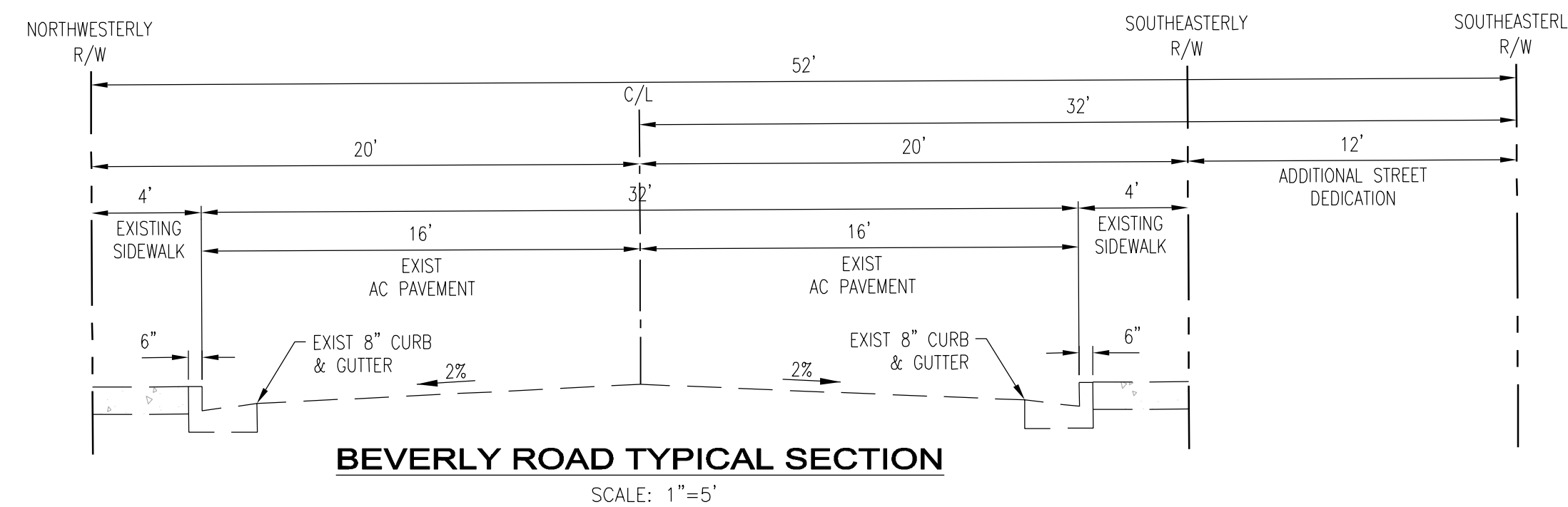
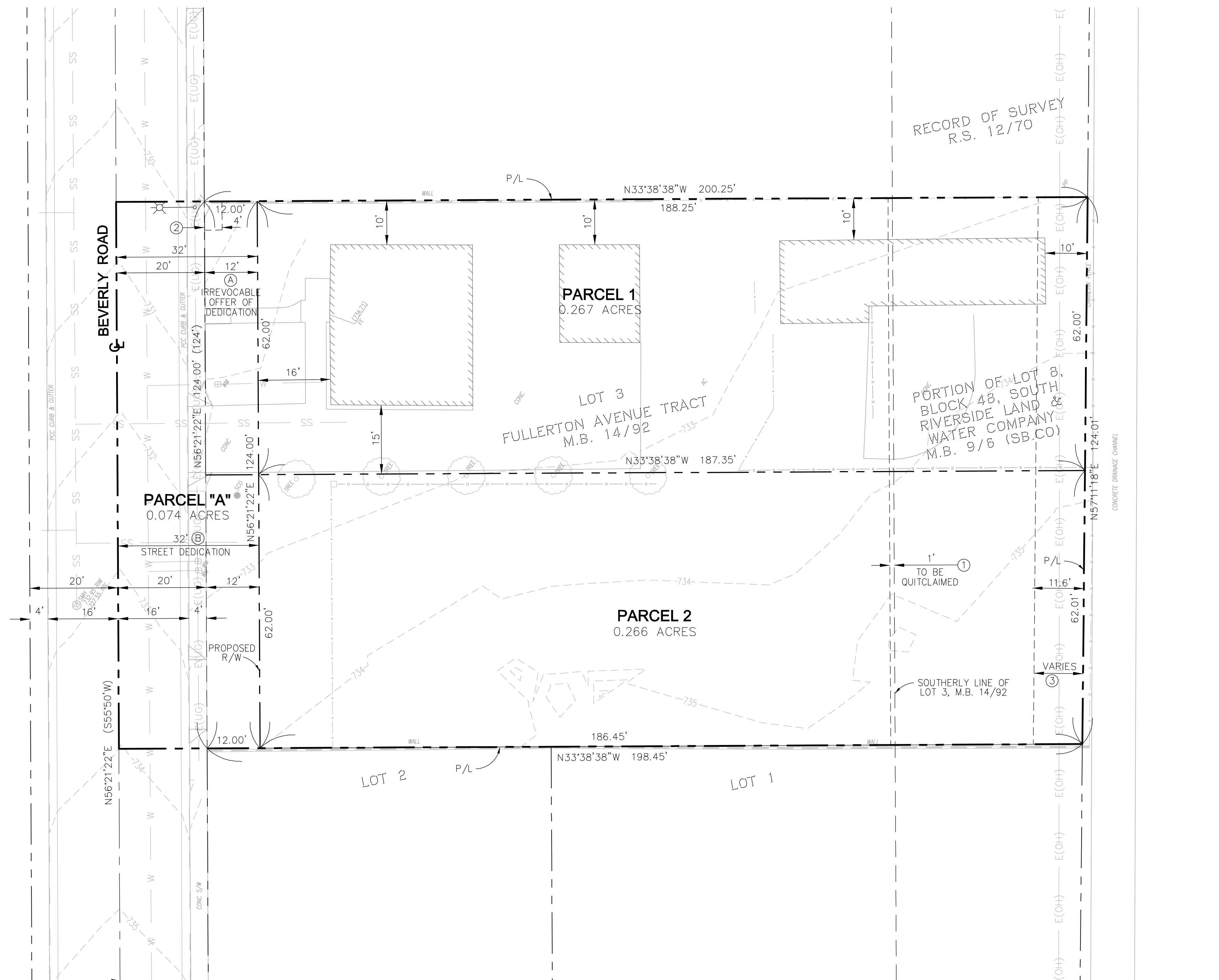
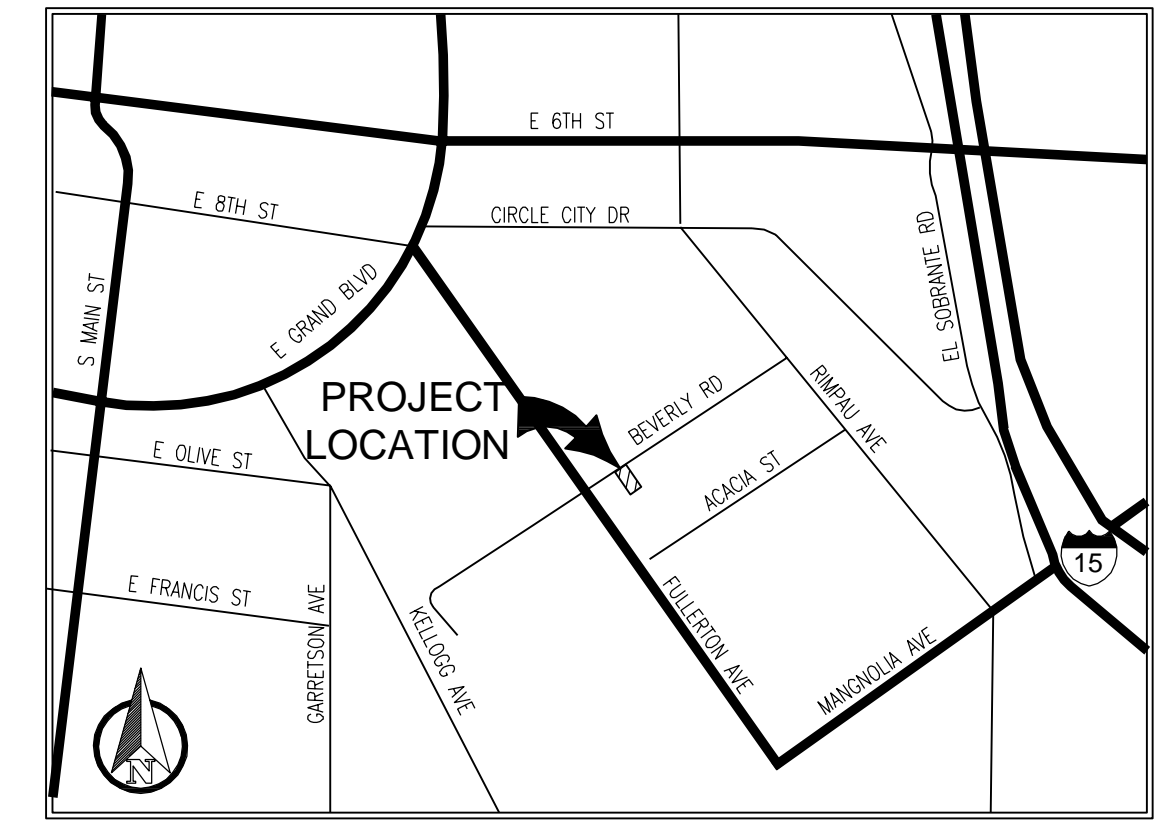
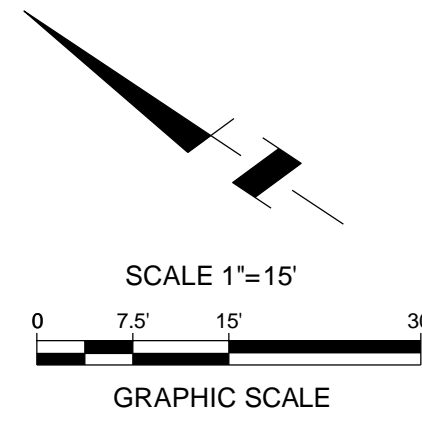


# PARCEL MAP NO. 38314



**SITE OWNER:**

FRANCISCO JAVIER VILLANUEVA  
2360 OAK AVE  
CORONA, CA 92882  
PHONE: (951) 278-0736  
CONTACT: MR. JAVIER VILLANUEVA

**ARCHITECT:**

SIDE STUDIO  
16612 GRAND AVENUE  
BELLFLOWER, CA 90706  
EMAIL: MOISES@SIDESTUDIO.COM  
PHONE: 917.301.8776  
CONTACT: MR. MOISES ACOSTA

**CIVIL ENGINEER**

VALUED ENGINEERING, INC  
600 N MOUNTAIN AVENUE #C102  
UPLAND, CA 91786  
PHONE: (909) 982-4601  
CONTACT: MR. JEFF MEITER

**ASSESSOR PARCEL**

111-020-003

**GROSS ACREAGE**

0.567

**NET ACREAGE**

0.567

**LEGAL DESCRIPTION**

LOT 3 OF FULLERTON AVENUE TRACT, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN MAP BOOK 14, PAGE 92, RECORDS OF SAID COUNTY

**LOT SUMMARY**

LOT #	AREA (SF) GROSS	AREA (SF) NET	LENGTH (FT)	WIDTH (FT)
1	13,627.73 (0.313 AC)	11,643.73 (0.267 AC)	188.37	62.00
2	13,571.89 (0.311 AC)	11,587.88 (0.266 AC)	188.45	62.01
A		3224.00 (0.074 AC)		

**SURVEYOR'S NOTES**

(XXX) INDICATES RECORD INFORMATION PER M.B. 14/92

P/L INDICATES PROPERTY LINE

R/W INDICATES RIGHT-OF-WAY LINE

**ZONING**

R-2 (LOW DENSITY, MULTIPLE FAMILY RESIDENTIAL)

**GENERAL PLAN**

LDR - LOW DENSITY RESIDENTIAL

**FLOOD ZONE**

ZONE "X"  
FEMA MAP#06065C1422G  
DATED 08/28/2008

**GAS COMPANY**

341 S LINCOLN AVE,  
CORONA, CA 92882  
PHONE: (800) 427-2200

**SCE**

E ONTARIO AVE,  
CORONA, CA 92336  
PHONE: (800) 611-1911

**WATER**

755 PUBLIC SAFETY WAY  
CORONA, CA 92878  
PHONE: (951) 736-2481  
CONTACT: MR. JUSTING AMON

**TELEPHONE**

AT&T  
199 RIVER ROAD  
CORONA, CA 92880  
PHONE: (909) 736-2981

**EXISTING EASEMENTS**

EASEMENT FOR PIPELINES, DITCHES, FLUMES AND CONDUITS IN FAVOR OF TEMESCAL WATER COMPANY IN INTEREST TO SOUTH RIVERSIDE LAND AND WATER COMPANY, RECORDED 12/26/1895 AS BOOK 28, PAGE 385 OF DEEDS (NOT PLOTTABLE FROM RECORD)

① EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, AS SUCCESSOR IN INTEREST TO SOUTHERN SIERRAS POWER COMPANY, RECORDED 5/6/1929 AS BOOK 805, PAGE 573 OF DEEDS (EASEMENT TO BE QUITCLAIMED)

② AN OFFER OF DEDICATION FOR SIDEWALK AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF CORONA, RECORDED 4/16/2007 AS INST. NO. 2007-0254982, O.R.

③ EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRICAL AND COMMUNICATIONS SYSTEMS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED 5/16/1974 AS INSTRUMENT NO. 58940, O.R.

**PROPOSED EASEMENTS**

Ⓐ IRREVOCABLE OFFER OF DEDICATION FOR STREET IMPROVEMENT AND PUBLIC UTILITY PURPOSES TO THE CITY OF CORONA

Ⓑ GRANT OF EASEMENT FOR PUBLIC STREET AND UTILITY PURPOSES TO THE CITY OF CORONA

DPR#2021-0023

**DIGALERT**  
DIAL BEFORE YOU DIG  
TWO WORKING DAYS BEFORE YOU DIG  
TOLL FREE 1-800-227-2600  
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

**VALUED ENGINEERING, INC**  
CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING  
600 N. MOUNTAIN AVE., STE. C102, UPLAND, CA 91786  
PHONE: (909) 982-4601

Prepared Under The Supervision Of:

DATE: \_\_\_\_\_  
ENGINEER R.C.E. 64696

**CITY OF CORONA, CALIFORNIA**

**JAVIER VILLANUEVA DEVELOPMENT**

DRAWN BY:

DESIGNED BY:

PARCEL MAP NO. 38314

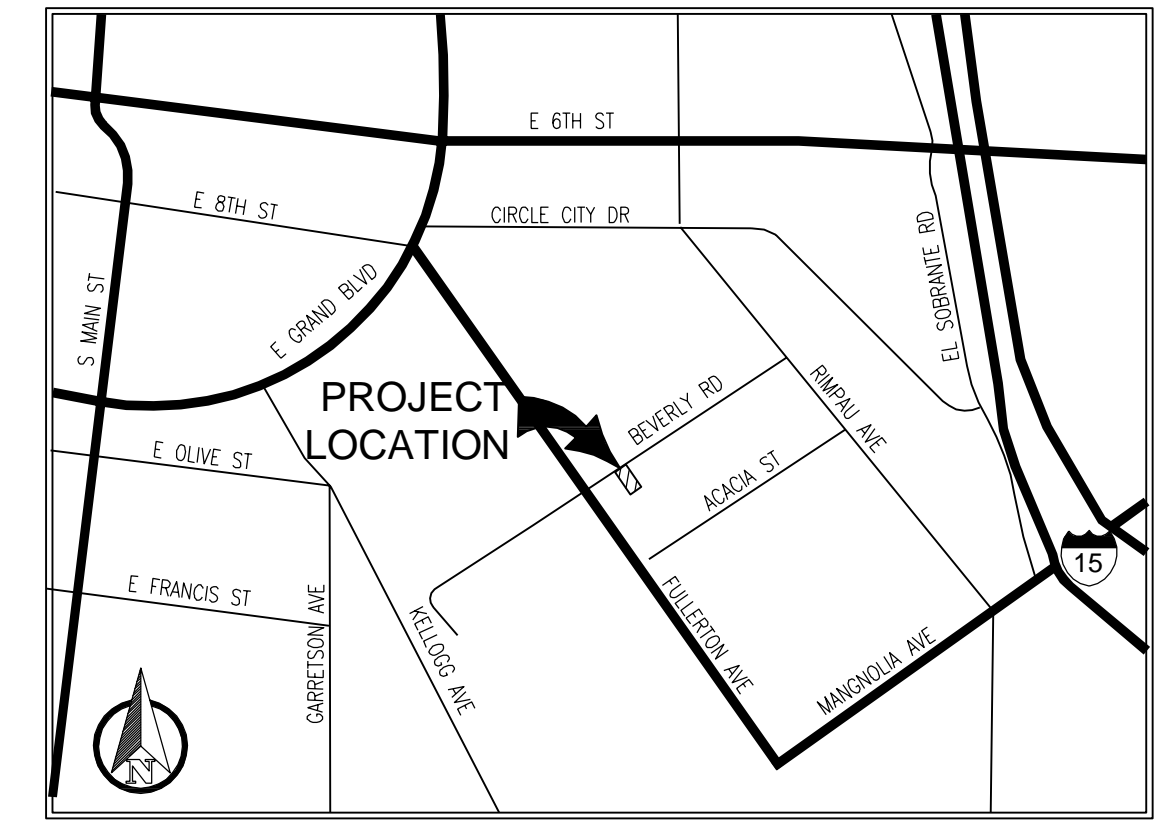
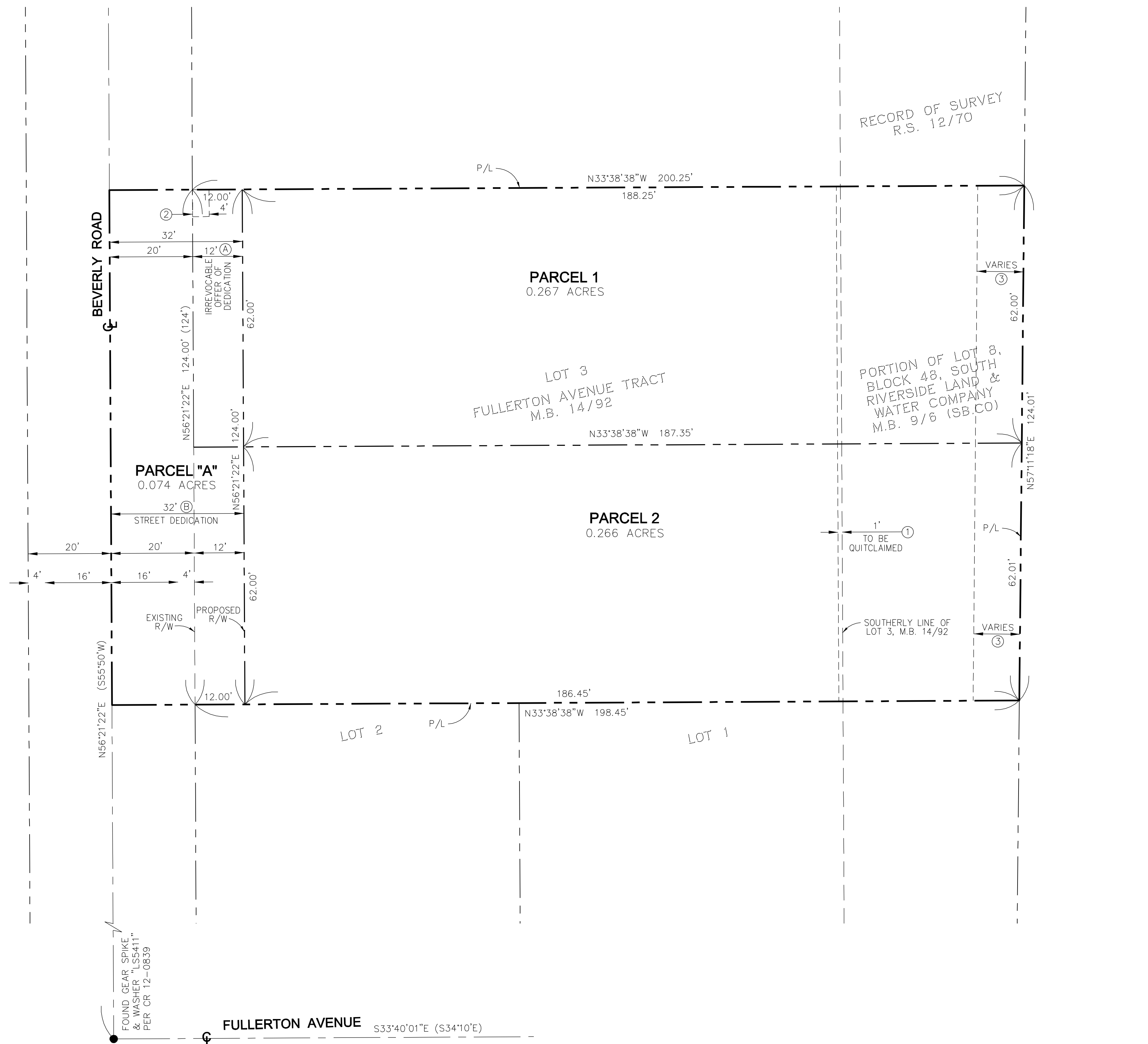
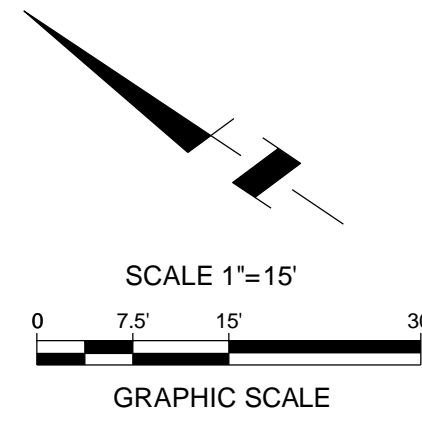
SCALE: 1"=15'

DATE: 11/01/2022

DWG NO.: 1

**EXHIBIT 2**

# PARCEL MAP NO. 38314



### SITE OWNER:

FRANCISCO JAVIER VILLANUEVA  
2360 OAK AVE  
CORONA, CA 92882  
PHONE: (951) 278-0736  
CONTACT: MR. JAVIER VILLANUEVA

### ARCHITECT:

SIDE STUDIO  
16612 GRAND AVENUE  
BELLFLOWER, CA 90706  
EMAIL: MOISES@SIDESTUDIO.COM  
PHONE: 917.301.8776  
CONTACT: MR. MOISES ACOSTA

### CIVIL ENGINEER

VALUED ENGINEERING, INC  
600 N MOUNTAIN AVENUE #C102  
UPLAND, CA 91786  
PHONE: (909) 982-4601  
CONTACT: MR. JEFF MEITER

### ASSESSOR PARCEL

111-020-003

### GROSS ACREAGE

0.567

### NET ACREAGE

0.567

### LEGAL DESCRIPTION

LOT 3 OF FULLERTON AVENUE TRACT, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN MAP BOOK 14, PAGE 92, RECORDS OF SAID COUNTY

### LOT SUMMARY

LOT #	AREA (SF) GROSS	AREA (SF) NET	LENGTH (FT)	WIDTH (FT)
1	13,627.73 (0.313 AC)	11,643.73 (0.267 AC)	188.37	62.00
2	13,571.89 (0.311 AC)	11,587.88 (0.266 AC)	188.45	62.01
A		3224.00 (0.074 AC)		

### SURVEYOR'S NOTES

(XXX) INDICATES RECORD INFORMATION PER M.B. 14/92

P/L INDICATES PROPERTY LINE

R/W INDICATES RIGHT-OF-WAY LINE

### ZONING

R-2 (LOW DENSITY, MULTIPLE FAMILY RESIDENTIAL)

### GENERAL PLAN

LDR - LOW DENSITY RESIDENTIAL

### FLOOD ZONE

ZONE "X"  
FEMA MAP#06065C1422G  
DATED 08/28/2008

### GAS COMPANY

341 S LINCOLN AVE.  
CORONA, CA 92882  
PHONE: (800) 427-2200

### SCE

E ONTARIO AVE.  
CORONA, CA 92336  
PHONE: (800) 611-1911

### WATER

755 PUBLIC SAFETY WAY  
CORONA, CA 92878  
PHONE: (951) 736-2481  
CONTACT: MR. JUSTING AMON

### TELEPHONE

AT&T  
199 RIVER ROAD  
CORONA, CA 92880  
PHONE: (909) 736-2981

### EXISTING EASEMENTS

EASEMENT FOR PIPELINES, DITCHES, FLUMES AND CONDUITS IN FAVOR OF TEMESCAL WATER COMPANY IN INTEREST TO SOUTH RIVERSIDE LAND AND WATER COMPANY, RECORDED 12/26/1895 AS BOOK 28, PAGE 385 OF DEEDS (NOT PLOTTABLE FROM RECORD)

① EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, AS SUCCESSOR IN INTEREST TO SOUTHERN SIERRAS POWER COMPANY, RECORDED 5/6/1929 AS BOOK 805, PAGE 573 OF DEEDS (EASEMENT TO BE QUITCLAIMED)

② AN OFFER OF DEDICATION FOR SIDEWALK AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF CORONA, RECORDED 4/16/2007 AS INST. NO. 2007-0254982, O.R.

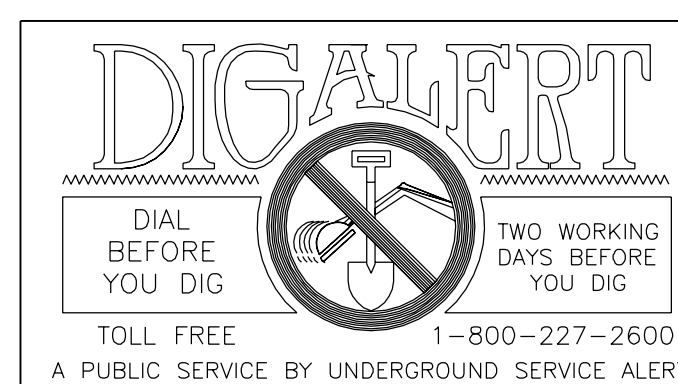
③ EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRICAL AND COMMUNICATIONS SYSTEMS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED 5/16/1974 AS INSTRUMENT NO. 58940, O.R.

### PROPOSED EASEMENTS

Ⓐ IRREVOCABLE OFFER OF DEDICATION FOR STREET IMPROVEMENT AND PUBLIC UTILITY PURPOSES TO THE CITY OF CORONA

Ⓑ GRANT OF EASEMENT FOR PUBLIC STREET AND UTILITY PURPOSES TO THE CITY OF CORONA

DPR#2021-0023



Prepared Under The Supervision Of:

CITY OF CORONA, CALIFORNIA

JAVIER VILLANUEVA DEVELOPMENT

DRAWN BY:

DESIGNED BY:

PARCEL MAP NO. 38314

SCALE:

1"=15'

DATE:

11/01/2022

DWG NO.:

2/2

DATE:

ENGINEER R.C.E. 64696