

# Exhibit 3

Amer Makkawi

17402 Harlan Dr

Yorba Linda ca 92886

Yorba Linda Ca 92886

714 504-3590

July 16, 2024

~~June 28, 2024~~

City of corona

City clerk

400 South Vicentia Ave, Suite 115

Corona California 92882

Ref; Railroad Street widening

Waver request in N. Vicentia. APN 117-031-040

Dear All,

Subject: Request for Waiver of Improvements on APN 117-031-040

I hope this letter finds you well. I am writing to formally request a waiver of certain improvements requested by the city that may affect my property located at N.E corner of Victoria Ave and Railroad Street.

After reviewing the development plans prepared by Sake Engineer Inc, I understand that improvements such as street widening, are necessary for the enhancement of the infrastructure in our community. However, I respectfully request that my property be exempted from these proposed improvements for the following reasons:

The entire southerly portion of Railroad Street will be impacted by such widening and all the abutting existing homes will be affected, and piecemeal widening in Railroad will be impractical and will create more dangerous traffic circulation for incoming traffic, and I believe such widening may be desired in the foreseeable future, but I don't see that happening for the next 50 years.

Future widening of the Railroad will impact an additional 6 lots per attached Exhibit "B", that requires land acquisition.

Our lot frontage is very small and any widening for a such small portion will not help any traffic circulation with the required transition.

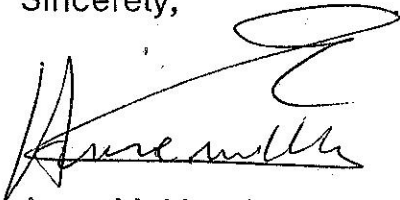
-Per Municipal Code Section 15.60.060 , the cost of widening would make this project unfeasible and would not allow me to continue any development and building homes .

Since Railroad Street widening will cost about \$30,500 and it is a TUMF facility we would like to request a credit of the TUMF fees toward the cash in lieu fee of the future improvements.

By granting us a waiver for the widening, you would allow this project to remain feasible for us. This Waiver would result in the transformation of a vacant lot turning into a beautiful home in our community that represents the aesthetic and beauty of the City of Corona.

Thank you for considering my request. I appreciate your attention to this matter and look forward to a favorable resolution.

Sincerely,

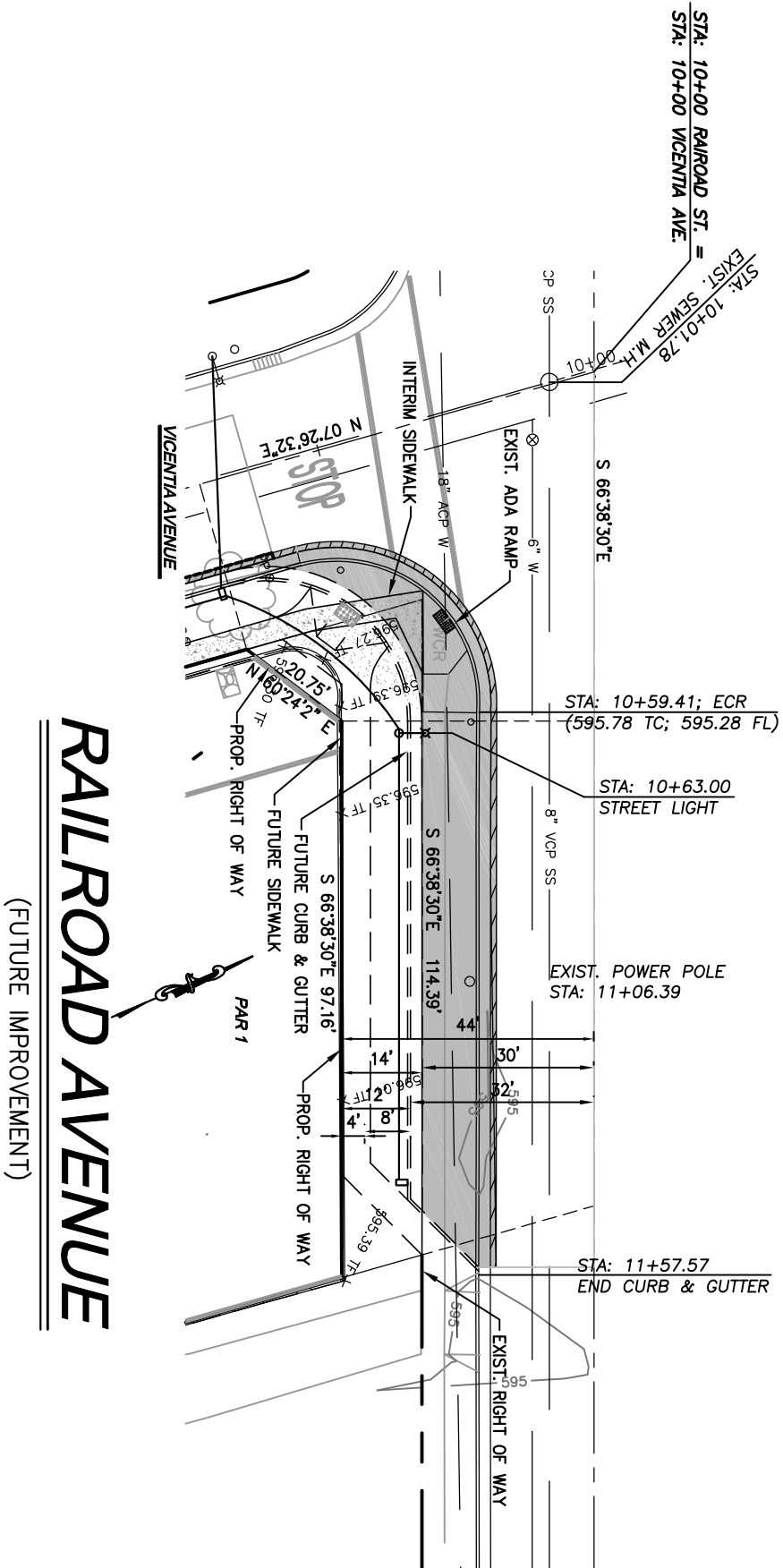
A handwritten signature in black ink, appearing to read "Amer Makkawi", with a large, stylized flourish above the name.

Amer Makkawi

Owner/Developer

steve makkawi <visionsinfurnitureinc@yahoo.com>

# EXHIBIT A



Impacted  
Properties for  
future widening

Future R/W

SITE

# EXHIBIT "B"

Date: SIO, NOAA, U.S. Navy, NGA, GEBCO

Cota St

N Veterans Ave

Railroad

Railroad St

Extra Space Storage

Google Earth

33°52'58.73" N 117°34'23.30" W elev 615 ft eye alt 1365 ft

1985