

**EXHIBIT "A"**  
**CHANGE OF ZONE**

**FROM: R-1-7000 - SINGLE-FAMILY RESIDENTIAL ZONE**  
**TO: R-1-7000-MH - SINGLE FAMILY RESIDENTIAL AND MOBILE HOME PARK OVERLAY ZONES**

APN: 246-130-001


IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING PORTIONS OF LOTS 135, 136 AND 143 OF THE LAND OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS PER MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO, COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

**BEGINNING** AT A STAKE ON THE COMMON BOUNDARY LINE BETWEEN LOT 143 AND 144, WHICH SAID STAKE IS LOCATED SOUTH 29° 00' 00" WEST 25.00 FEET FROM THE COMMON CORNER OF LOTS 143, 144, 147 AND 148 OF SAID SOUTHERN CALIFORNIA COLONY ASSOCIATION LANDS; THENCE SOUTH 29° 00' 00" WEST 660.40 FEET ALONG THE COMMON BOUNDARY LINE BETWEEN LOTS 143 AND 144 AND BETWEEN LOTS 135 AND 136; THENCE SOUTH 37° 33' 00" EAST, 230.75 FEET; THENCE SOUTH 50° 42' 00" WEST, 282.50, THENCE NORTH 88° 39' 00" WEST, 179.60 FEET; THENCE NORTH 58° 35' 00" WEST, 438.45 FEET TO THE EASTERLY LINE OF THE RIGHT OF WAY OF THE LOWER CANAL OF THE RIVERSIDE WATER COMPANY; THENCE NORTH 20° 36' 00" EAST, 87.30 FEET; THENCE NORTH 14° 19' 00" EAST, 369.45 FEET TO THE NORTHERLY LINE OF SAID LOT 136; THE LAST TWO COURSES FOLLOW THE EASTERLY LINE OF THE RIGHT OF WAY OF THE LOWER CANAL OF THE RIVERSIDE WATER COMPANY; THENCE SOUTH 61° 00' 00" EAST, 175.70 FEET ON THE NORTHERLY LINE OF SAID LOT 136; THENCE NORTH 29° 00' 00" EAST, 603.40 FEET; THENCE NORTH 61° 00' 00" WEST, 220.00 FEET; THENCE NORTH 29° 00' 00" EAST, 32.90 FEET TO A POINT 25.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID LOT 143; THENCE SOUTH 61° 00' 00" EAST, PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 143, 636.03 FEET, TO THE **POINT OF BEGINNING**.

EXCEPT THAT PORTION DESCRIBED IN THE DEED TO DICK MONTIJO, RECORDED JUNE 24, 1941 AS INSTRUMENT NO. 1599, AND DEED RECORDED APRIL 4, 1950 AS INSTRUMENT NO. 364 BOTH OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.


*THIS DESCRIPTION AND PLAT WERE CREATED FOR THE PURPOSES OF A CHANGE OF ZONE ONLY. THIS DESCRIPTION AND PLAT IS NOT INTENDED TO CREATE A SEPARATE PARCEL OF REAL PROPERTY. USING THIS DESCRIPTION AND PLAT FOR THE PURPOSES OF SALE, LEASE OR FINANCING WOULD BE IN VIOLATION OF THE CALIFORNIA SUBDIVISION MAP ACT AND LOCAL ORDINANCE REGULATING THE DIVISION OF REAL PROPERTY.*

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT.

  
\_\_\_\_\_  
GREGORY T. SCHLARBAUM, P.L.S. 6704

6/21/2018  
DATE

DESCRIPTION APPROVAL:

  
\_\_\_\_\_  
CURTIS C. STEPHENS, L.S. 7519      9/27/18      DATE  
CITY SURVEYOR



**CHANGE OF ZONE**

FROM: R-1-7000 - SINGLE-FAMILY RESIDENTIAL ZONE

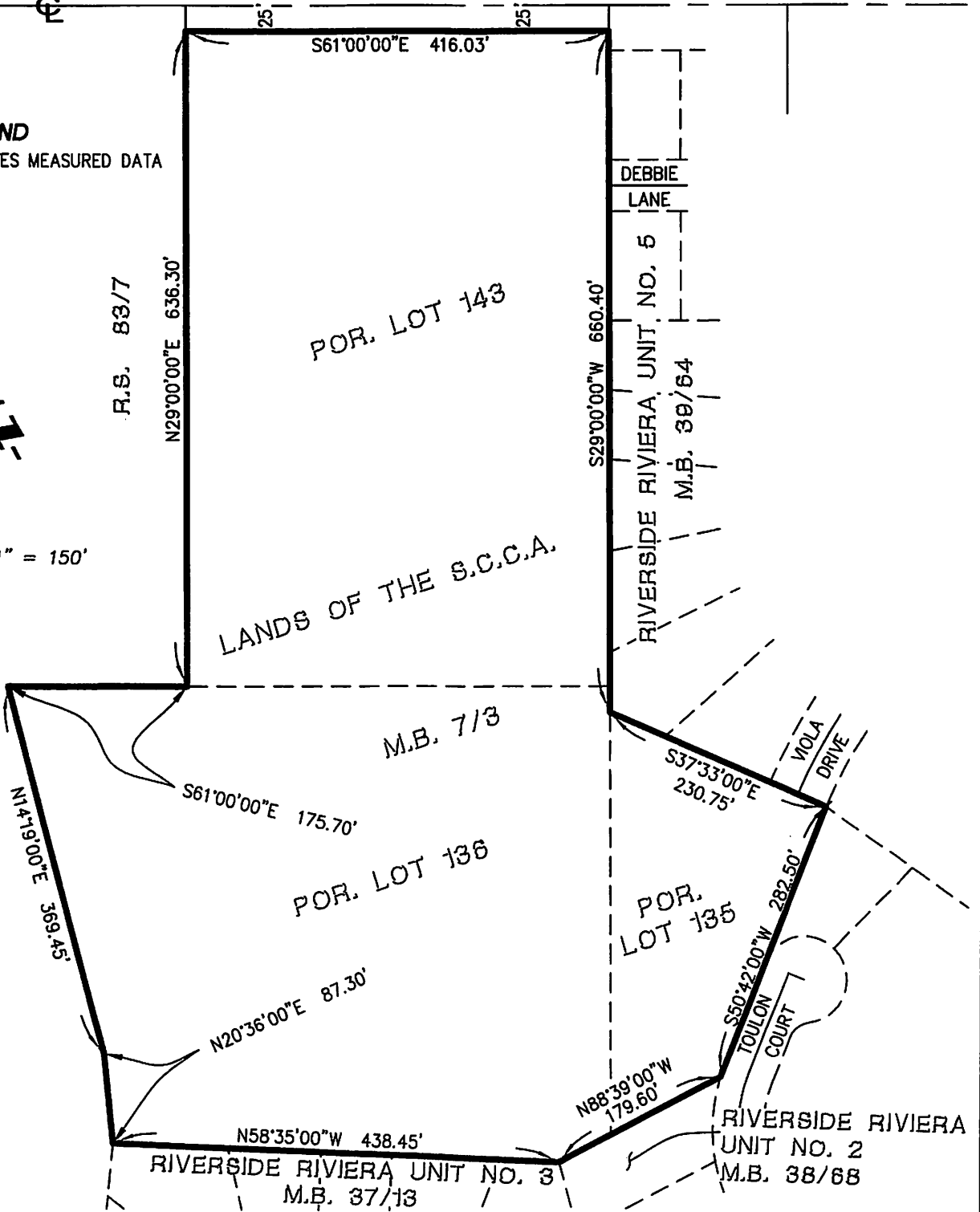
TO: R-1-7000-MH - SINGLE FAMILY RESIDENTIAL AND MOBILE HOME PARK OVERLAY ZONES

**CENTER STREET**

**LEGEND**  
(XXXX) INDICATES MEASURED DATA



SCALE: 1" = 150'



**CITY OF RIVERSIDE, CALIFORNIA**

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

**SHEET 1 OF 1**

**SCALE: 1" = 150'**

**DRAWN BY: GTS**  
**DATE: 6/21/2018**

**SUBJECT:** CENTER STREET MANUFACTURED HOME PARK - 3444 CENTER STREET  
P18-0020 (RZ), P18-0022 (CUP), AND P18-0023 (DR).