

# EXHIBIT "A"

## ZONING CODE MAP AMENDMENT

SHEET 1 OF 3

FROM: CR-SP - COMMERCIAL RETAIL AND SPECIFIC PLAN (SYCAMORE CANYON BUSINESS PARK) OVERLAY ZONES  
TO: BMP-SP - BUSINESS AND MANUFACTURING PARK AND SPECIFIC PLAN (SYCAMORE CANYON BUSINESS PARK) OVERLAY ZONES

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER, DISTANT NORTH 00° 32' 52" EAST, 968.04 FEET FROM THE SOUTHWEST CORNER THEREOF; SAID POINT OF BEGINNING ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 7727-01-01, IN FINAL ORDER OF CONDEMNATION TO THE STATE OF CALIFORNIA, RECORDED JULY 7, 1992 AS INSTRUMENT NO. 249946 AND ALSO BEING SHOWN AS THE SOUTHWEST CORNER OF PARCEL 5 OF PARCEL MAP NO. 32297, RECORDED IN BOOK 218, OF PARCEL MAPS, PAGES 66 THROUGH 70, INCLUSIVE, RECORDS OF SAID COUNTY;

THENCE ALONG THE BOUNDARY OF SAID PARCEL 7727-01-01 THE FOLLOWING FOUR (4) COURSES:

- (1) SOUTH 89° 52' 03" EAST, 575.85 FEET;
- (2) SOUTH 00° 32' 52" WEST, 375.25 FEET;
- (3) NORTH 89° 52' 19" WEST, 10.00 FEET;
- (4) SOUTH 00° 32' 52" WEST, 262.75 FEET;

THENCE CONTINUING ALONG SAID BOUNDARY, NORTH 89° 52' 19" WEST, 115.85 FEET TO A POINT IN THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN GRANT DEED TO THE STATE OF CALIFORNIA, RECORDED NOVEMBER 16, 1989 AS INSTRUMENT NO. 402506, SAID POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 00° 32' 52" WEST, 280.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ALESSANDRO BOULEVARD, SAID NORTHERLY RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 50.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 89° 52' 19" WEST, 89.59 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY PROLONGATION OF A LINE THAT IS PARALLEL WITH AND 16.00 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES FROM A SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL 7727-01-01 DESCRIBED AS HAVING A BEARING SOUTH 61° 43' 56" EAST PER SAID FINAL ORDER OF CONDEMNATION;

THENCE ALONG SAID PARALLEL LINE, NORTH 61° 43' 56" WEST, 110.53 FEET TO AN ANGLE POINT BEING AN INTERSECTION WITH A LINE THAT IS PARALLEL AND 16.00 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES FROM A SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL 7727-01-01 DESCRIBED AS HAVING A BEARING OF SOUTH 28° 37' 34" EAST PER SAID FINAL ORDER OF CONDEMNATION;

THENCE ALONG SAID PARALLEL LINE, NORTH 28° 37' 34" WEST, 179.77 FEET TO AN INTERSECTION WITH SAID BOUNDARY OF PARCEL 7727-01-01;

THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES;

- (1) NORTH 60° 11' 00" EAST, 86.04 FEET;
- (2) NORTH 27° 30' 41" WEST, 144.73 FEET;

THENCE CONTINUING ALONG SAID BOUNDARY, SOUTH 65° 10' 50" WEST, 84.29 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND 16.00 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES FROM A SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL 7727-01-01 DESCRIBED AS HAVING A BEARING OF SOUTH 26° 51' 09" EAST PER SAID FINAL ORDER OF CONDEMNATION;

THENCE ALONG SAID PARALLEL LINE AND THE NORTHWESTERLY PROLONGATION THEREOF, NORTH 26° 51' 09" WEST, 227.98 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 10;

THENCE ALONG SAID WEST LINE, NORTH 00° 32' 52" EAST, 369.53 FEET TO THE POINT OF BEGINNING.

SHEET 2 OF 3

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EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS.

BEGINNING AT THE AFOREMENTIONED POINT "A";  
THENCE SOUTH 89° 52' 19" EAST, 115.85 FEET;  
THENCE NORTH 00° 32' 52" EAST, 20.73 FEET;  
THENCE SOUTH 89° 57' 35" WEST, 205.49 FEET;  
THENCE SOUTH 16° 57' 58" EAST, 169.98 FEET;  
THENCE SOUTH 45° 01' 30" EAST, 53.88 FEET TO THE EASTERLY BOUNDARY OF SAID GRANT DEED TO THE STATE OF CALIFORNIA, ALSO BEING THE WESTERLY LINE OF PARCEL A OF LOT LINE ADJUSTMENT LL-P15-1066, RECORDED JUNE 2, 2016 AS INSTRUMENT NO. 2106-0226386 OF OFFICIAL RECORDS OF SAID COUNTY;  
THENCE ALONG THE EASTERLY BOUNDARY OF SAID GRANT DEED AND THE WESTERLY LINE OF PARCEL A OF SAID LOT LINE ADJUSTMENT LL-P15-1066, NORTH 00° 32' 52" EAST, 180.34 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8.82 ACRES

THIS DESCRIPTION AND PLAT WERE CREATED FOR THE PURPOSES OF A (REZONING OR GENERAL PLAN AMENDMENT) ONLY. THIS DESCRIPTION AND PLAT IS NOT INTENDED TO CREATE A SEPARATE PARCEL OF REAL PROPERTY FOR THE PURPOSE OF SALE, LEASE OR FINANCING, WHICH WOULD BE IN VIOLATION OF THE CALIFORNIA SUBDIVISION MAP ACT AND LOCAL ORDINANCE REGULATING THE DIVISION OF REAL PROPERTY.

DESCRIPTION APPROVAL:

BY: DBW 11/02/2022  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

Brian L. Thienes  
BRIAN L. THIENES  
P.L.S. NO. 5750  
REG. EXP. DEC. 31, 2023

10/31/22  
DATE

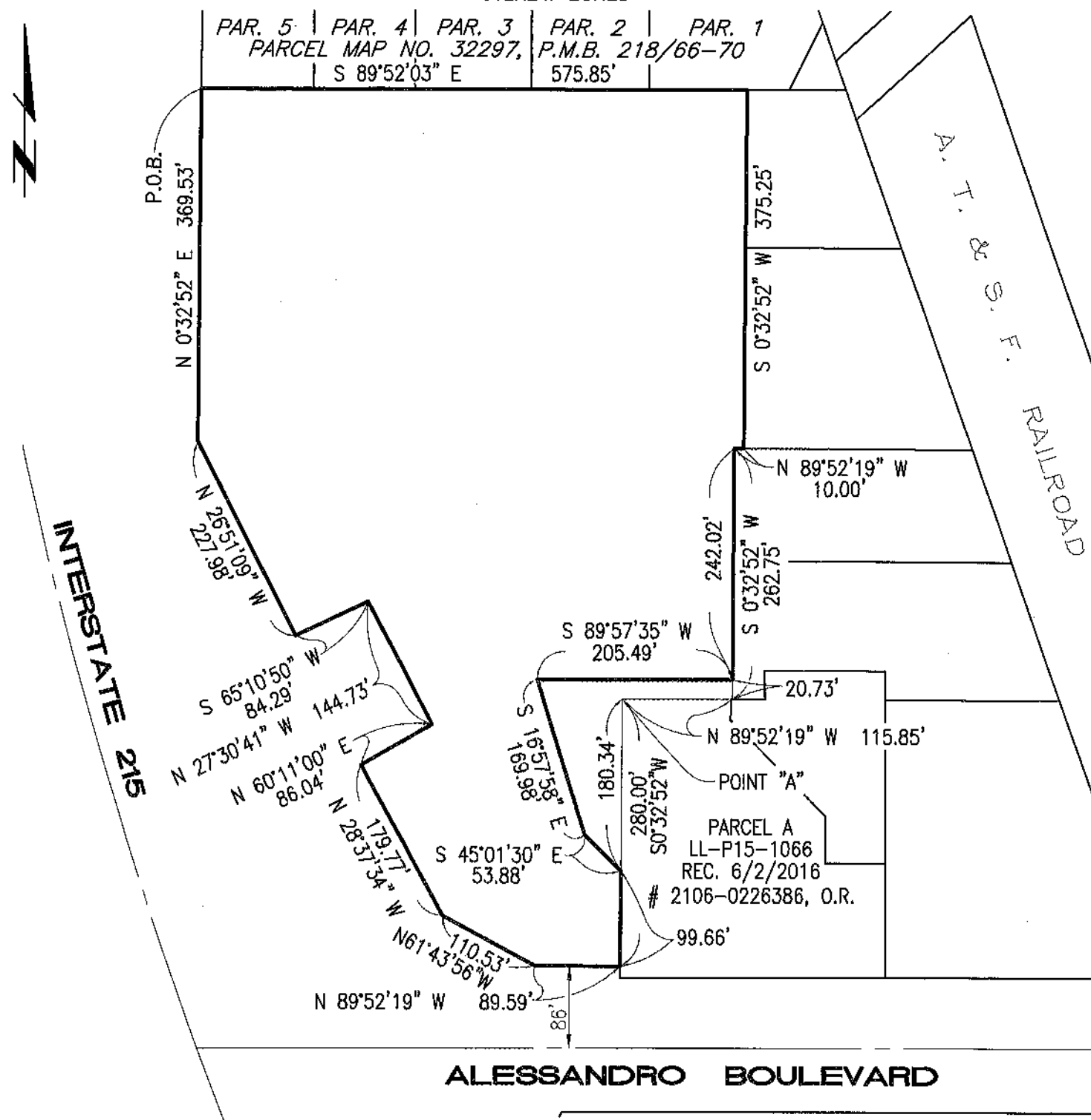
**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
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APN: 0263-100-028  
and 0263-091-008

### SURVEYOR:

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BRIAN L. THIENES  
P.L.S. NO. 5750  
REG. EXP. DEC. 31, 2023

10/3/22  
DATE

