

EXHIBIT "A"

**CHANGE OF ZONE FROM: R-1-7000-SINGLE FAMILY RESIDENTIAL ZONE
TO CR – COMMERCIAL RETAIL ZONE**

APN 143-080-032

PARCEL 1:

A PORTION OF LOT JJ OF "TRACT NO. 2 OF LA SIERRA HEIGHTS", MAP BOOK 7, PAGE 66 AND A PORTION OF LOT 54 OF "EL RICON", MAP BOOK 11, PAGES 85 AND 86, BOTH RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M., CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 54 OF "EL RICON" MAP BOOK 11, PAGES 85 AND 86, RECORDS OF RIVERSIDE COUNTY, BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HOLE AVENUE (PUBLIC STREET – 80.00 FEET WIDE), THENCE ALONG THE SOUTHERLY LOT LINE OF SAID LOT 54 AND SAID NORTHERLY RIGHT OF WAY LINE, NORTH 78°54'24" WEST, 226.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 34.50 FEET TO WHICH POINT A RADIAL LINE BEARS SOUTH 24°54'45" WEST; THENCE DEPARTING SAID SOUTHERLY LOT LINE AND SAID NORTHERLY RIGHT OF WAY LINE, CURVING TO THE RIGHT ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 54°30'21", AN ARC LENGTH OF 32.82 FEET TO A POINT ON THE WESTERLY LOT LINE OF SAID LOT 54 AND THE EASTERLY RIGHT OF WAY LINE OF CALIFORNIA AVENUE (PUBLIC STREET – 78.00 FEET WIDE); THENCE ALONG SAID WESTERLY LOT LINE AND SAID EASTERLY RIGHT OF WAY LINE, NORTH 11°05'36" EAST, 24.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 761.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 59°37'24" WEST; THENCE DEPARTING SAID WESTERLY LOT LINE ALONG SAID EASTERLY RIGHT OF WAY LINE, CURVING TO THE RIGHT ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 25°00'56", AN ARC LENGTH OF 332.25 FEET TO THE BEGINNING OF A TANGENT COMPOUND CURVE HAVING A RADIUS OF 41.50 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 34°36'29" WEST; THENCE CURVING TO THE RIGHT ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 45°34'43", AN ARC LENGTH OF 33.01 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF MOBLEY AVENUE (PUBLIC STREET – 70.00 FEET WIDE) AND THE NORTHEASTERLY LINE OF THAT PORTION OF LOT JJ OF "TRACT NO. 2 OF LA SIERRA HEIGHTS", MAP BOOK 7, PAGE 66, RECORDS OF RIVERSIDE COUNTY, AS VACATED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PER MINUTE BOOK ACTION FILE AUGUST 15, 1949, IN MINUTE BOOK 42, PAGE 321; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE AND SAID NORTHEASTERLY LINE SOUTH 34°20'00" EAST, 65.66 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE EASTERLY LOT LINE OF SAID LOT 54; THENCE ALONG SAID NORTHERLY PROLONGATION AND SAID EASTERLY LOT LINE, SOUTH 11°05'36" WEST, 292.07 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 60,673 SQUARE FEET / 1.393+/- ACRES.

PARCEL 2:

A PORTION OF LOT JJ OF "TRACT NO. 2 OF LA SIERRA HEIGHTS", MAP BOOK 7, PAGE 66 AND A PORTION OF LOT 54 OF "EL RICON", MAP BOOK 11, PAGES 85 AND 86, BOTH RECORDS OF RIVERSIDE COUNTY,

LYING WITHIN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M., CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

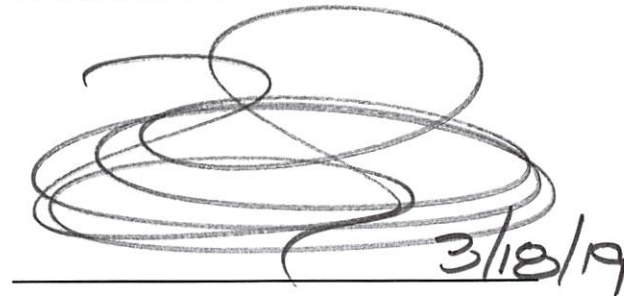
COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 54 OF "EL RICON" MAP BOOK 11, PAGES 85 AND 86, RECORDS OF RIVERSIDE COUNTY, BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HOLE AVENUE (PUBLIC STREET – 80.00 FEET WIDE), THENCE ALONG THE SOUTHERLY LOT LINE OF SAID LOT 54 AND SAID NORTHERLY RIGHT OF WAY LINE, NORTH 78°54'24" WEST, 250.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 54; THENCE ALONG THE WESTERLY LOT LINE OF SAID LOT 54 NORTH 11°05'36" EAST, 227.70 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CALIFORNIA AVENUE (PUBLIC STREET – 78.00 FEET WIDE); THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, ALONG THE WESTERLY LOT LINE OF SAID LOT 54, NORTH 11°05'36" EAST, 292.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 54; THENCE ALONG SAID NORTHERLY LOT LINE, SOUTH 78°54'24" EAST, 4.44 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LOT LINE, NORTH 55°39'16" EAST, 10.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MOBLEY AVENUE (PUBLIC STREET – 70.00 FEET WIDE) AND THE NORTHEASTERLY LINE OF THAT PORTION OF LOT JJ OF "TRACT NO. 2 OF LA SIERRA HEIGHTS", MAP BOOK 7, PAGE 66, RECORDS OF RIVERSIDE COUNTY, AS VACATED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PER MINUTE BOOK ACTION FILE AUGUST 15, 1949, IN MINUTE BOOK 42, PAGE 321; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE AND SAID NORTHEASTERLY LINE SOUTH 34°20'00" EAST, 166.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 41.50 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 79°37'39" EAST; THENCE ALONG SAID CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 45°04'12", AN ARC LENGTH OF 32.64 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CALIFORNIA AVENUE (PUBLIC STREET – 78.00 FEET WIDE), SAID POINT BEING THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 839.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 34°33'27" WEST;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF CALIFORNIA AVENUE AND CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 13°14'09", AN ARC LENGTH OF 193.81 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 20,291 SQUARE FEET / 0.466+/- ACRES.

THIS DESCRIPTION AND PLAT WERE CREATED FOR THE PURPOSES OF A CHANGE OF ZONE ONLY. THIS DESCRIPTION AND PLAT IS NOT INTENDED TO CREATE OR SEPARATE PARCEL OF REAL PROPERTY AND 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.



3/18/19

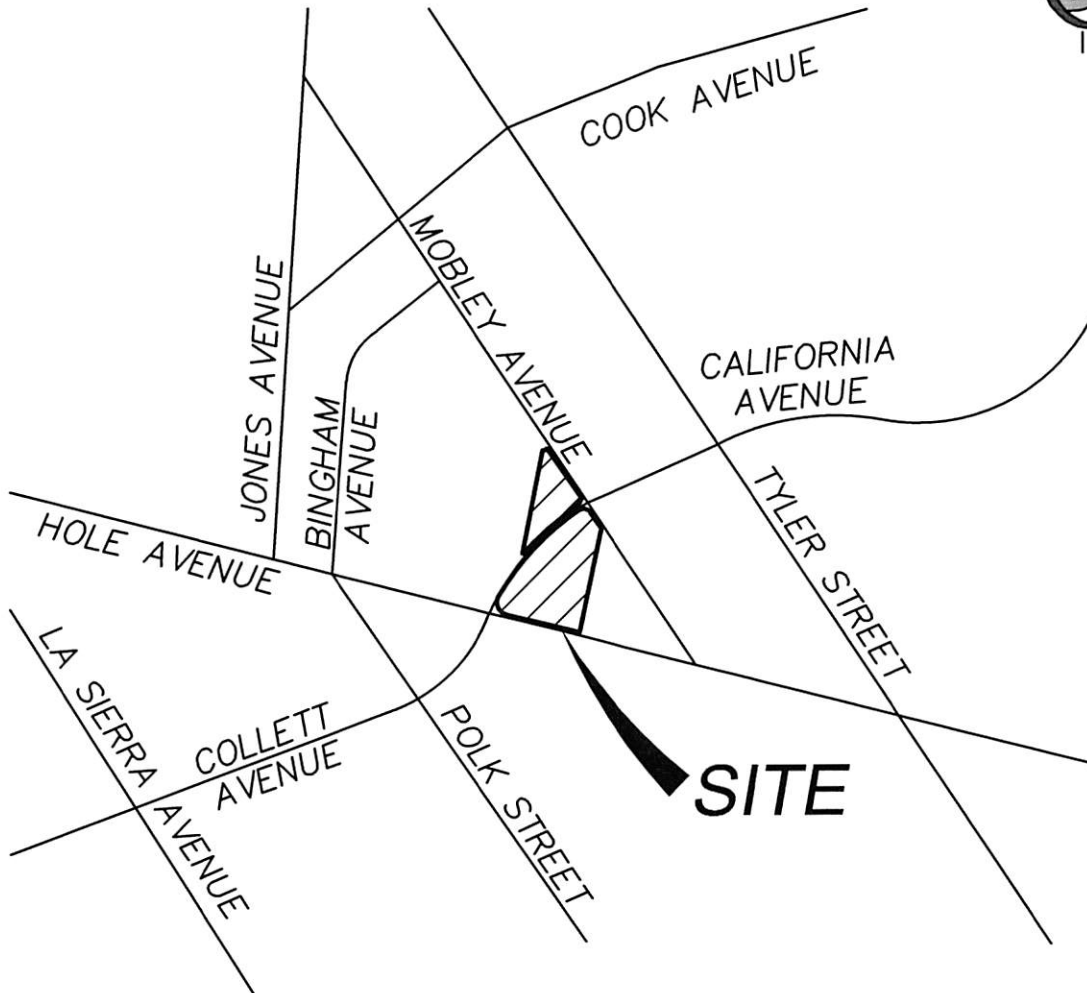
TRENT J. KEENAN, L.S. 8396



DESCRIPTION APPROVAL:

 9/30/19 DATE
CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION



THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SITUATE IN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.B.&M.

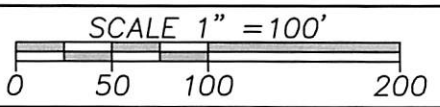
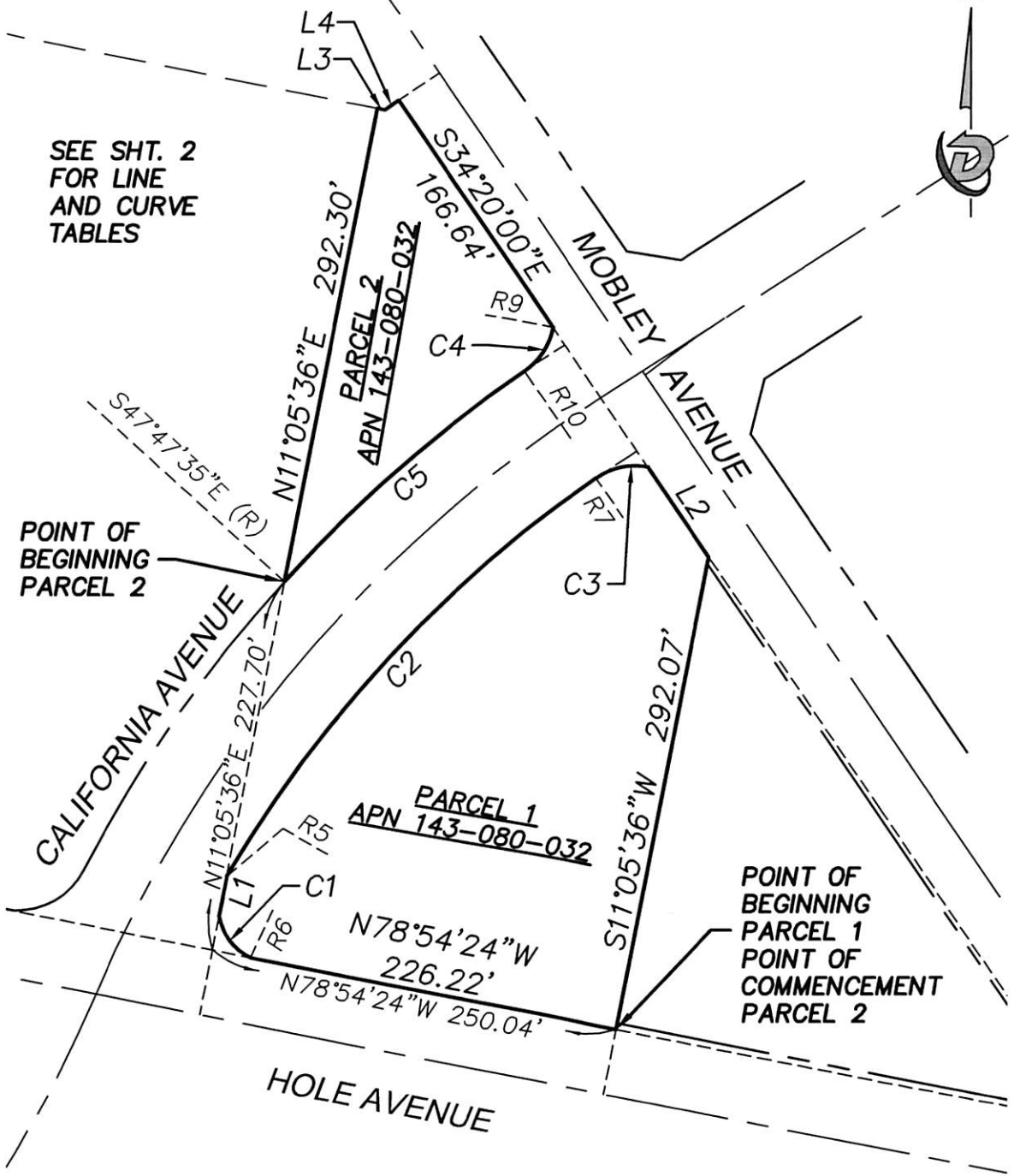
JOB NUMBER: 170115	
DRAWN BY: RDC	DATE: 3/18/19
CHECKED BY: -	DATE: -
SHEET 1 OF 3	



Diamondback
Land Surveying
 6140 BRENT THURMAN WAY, SUITE 230
 LAS VEGAS, NEVADA 89148
 (o) 702.823.DBLS (f) 702.933.9030
 ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION

N



JOB NUMBER: 170115	
DRAWN BY: RDC	DATE: 3/18/19
CHECKED BY: -	DATE: -
SHEET 2 OF 3	

Diamondback
Land Surveying

6140 BRENT THURMAN WAY, SUITE 230
 LAS VEGAS, NEVADA 89148
 (o) 702.823.DBLS (f) 702.933.9030
 ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION

Line Table		
Line #	Direction	Length
L1	N11°05'36"E	24.71'
L2	S34°20'00"E	65.66'
L3	N78°54'24"W	4.44'
L4	N55°39'16"E	10.00'

Radial Line Table	
Line #	Direction
R5	N59°37'24"W
R6	S24°54'45"W
R7	N34°36'29"W
R9	S79°37'39"E
R10	N34°33'27"W

Curve Table				
Curve #	Radius	Delta	Length	Tangent
C1	34.50'	54°30'21"	32.82'	17.77'
C2	761.00'	25°00'56"	332.25'	168.82'
C3	41.50'	45°34'43"	33.01'	17.44'
C4	41.50'	45°04'12"	32.64'	17.22'
C5	839.00'	13°14'09"	193.81'	97.34'

JOB NUMBER: 170115	
DRAWN BY: RDC	DATE: 3/18/19
CHECKED BY: -	DATE: -
SHEET 2 OF 3	



6140 BRENT THURMAN WAY, SUITE 230
 LAS VEGAS, NEVADA 89148
 (o) 702.823.DBLS (f) 702.933.9030
 ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON