

EXHIBIT "A"

CHANGE OF ZONE FROM RE - RESIDENTIAL ESTATE ZONE

TO: CR - COMMERCIAL RETAIL ZONE

APN 155-060-028

THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

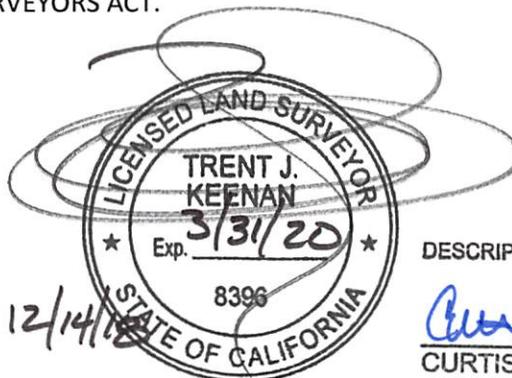
THAT PORTION OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, OF THE RANCHO LA SIERRA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 70 OF MAPS AND THOSE PORTIONS OF TRACTS 2 AND 4 OF THE RIVER FARM TRACT, PER MAP FILED IN BOOK 7, PAGE 52 OF MAPS; TOGETHER WITH A PORTION OF LOTS 14 AND 15 OF THE MCCLASKEY TRACT, PER MAP FILED IN BOOK 10, PAGES 36 AND 37 OF MAPS; ALSO TOGETHER WITH THAT PORTION OF LOT F (JURUPA AVENUE) AND LOT Z OF THE RANDOLPH SUBDIVISION, PER MAP FILED IN BOOK 16, PAGE 39 OF MAPS, ALL RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST EASTERLY CORNER OF PARCEL 1150-1A AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 60, PAGES 11 THROUGH 14, INCLUSIVE, OF RECORD OF SURVEYS, RECORDS OF SAID RIVERSIDE COUNTY, SAID CORNER BEING A POINT IN THE SOUTHWESTERLY LINE OF VAN BUREN BOULEVARD PER MAP NUMBER 702-N, ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR; THENCE SOUTH 49°35'11" EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 365.45 FEET TO THE NORTHEAST CORNER OF PARCEL 1 AS DESCRIBED IN DOCUMENTS RECORDED JULY 3, 2003 AS DOCUMENT NO. 2003-495229 AND RECORDED MAY 9, 2011 AS DOCUMENT NO. 2011-0204110, BOTH OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1, SOUTH 79°54'25" WEST, 211.95 FEET TO THE BEGINNING OF A 1954.00 FOOT RADIUS CURVE; THENCE CONTINUING ALONG SAID NORTH LINE OF PARCEL 1 AND ALONG SAID CURVE TO THE RIGHT, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 08°07'31", AN ARC LENGTH OF 277.10 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL 1150-1D OF SAID RECORD OF SURVEY FILED IN BOOK 60, PAGES 11 THROUGH 14, INCLUSIVE, OF RECORD OF SURVEYS; THENCE ALONG SAID EASTERLY LINE, NORTH 12°20'57" WEST, 76.00 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE, NORTH 03°08'47" WEST, 187.13 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1150-1D, SAID POINT COINCIDENT WITH A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 1150-1A; THENCE ALONG SAID SOUTHERLY LINE , NORTH 79°44'14" EAST, 236.06 FEET TO THE **POINT OF BEGINNING**.

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.

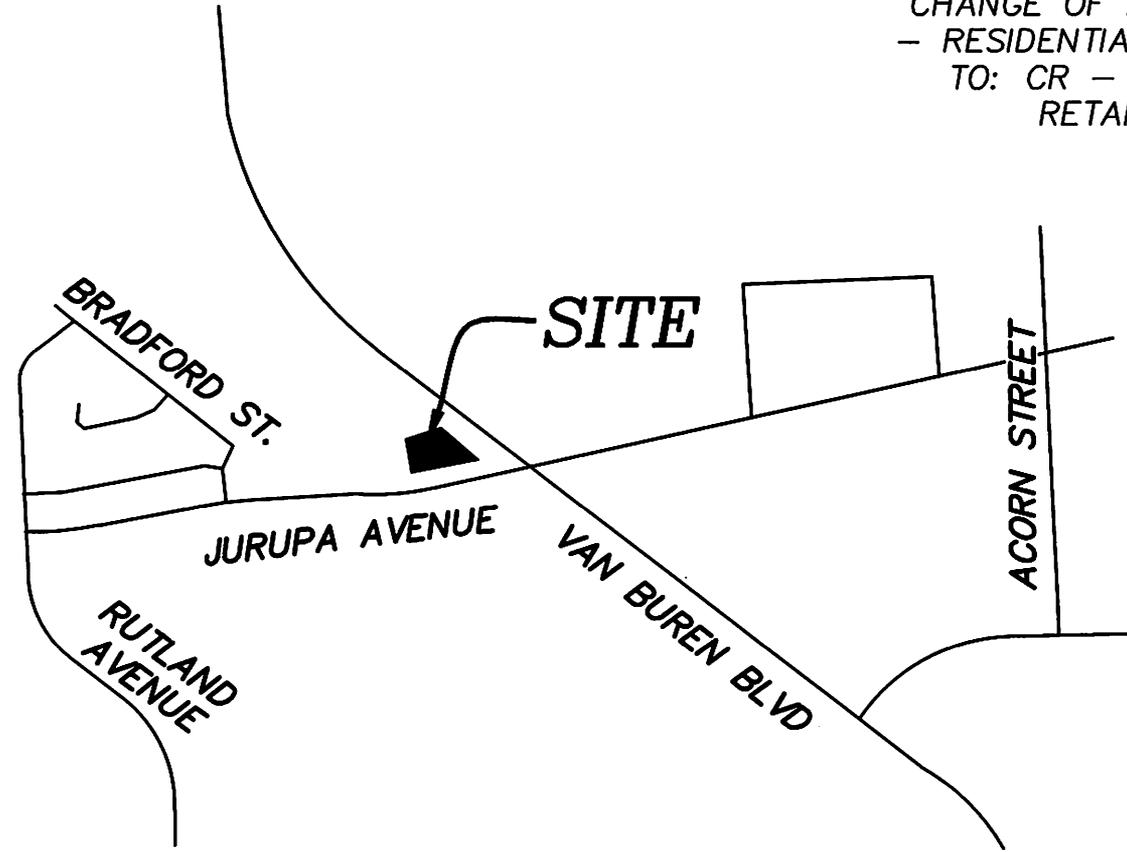
TRENT J. KEENAN, L.S. 8396



DESCRIPTION APPROVAL:

*Curtis C. Stephens* 12/12/18  
CURTIS C. STEPHENS, L.S. 7519 DATE  
CITY SURVEYOR

CHANGE OF ZONE FROM RE  
- RESIDENTIAL ESTATE ZONE  
TO: CR - COMMERCIAL  
RETAIL ZONE



VICINITY MAP  
NOT TO SCALE

THAT CERTAIN REAL PROPERTY  
IN THE CITY OF RIVERSIDE,  
COUNTY OF RIVERSIDE, STATE  
OF CALIFORNIA SITUATE IN  
SECTION 36, TOWNSHIP 2  
SOUTH, RANGE 6 WEST, OF  
THE RANCHO LA SIERRA



6140 BRENT THURMAN WAY, SUITE 230  
LAS VEGAS, NEVADA 89148  
(o) 702.823.DBLS (f) 702.933.9030

JOB NUMBER: 160781

ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

SHEET 1 OF 2

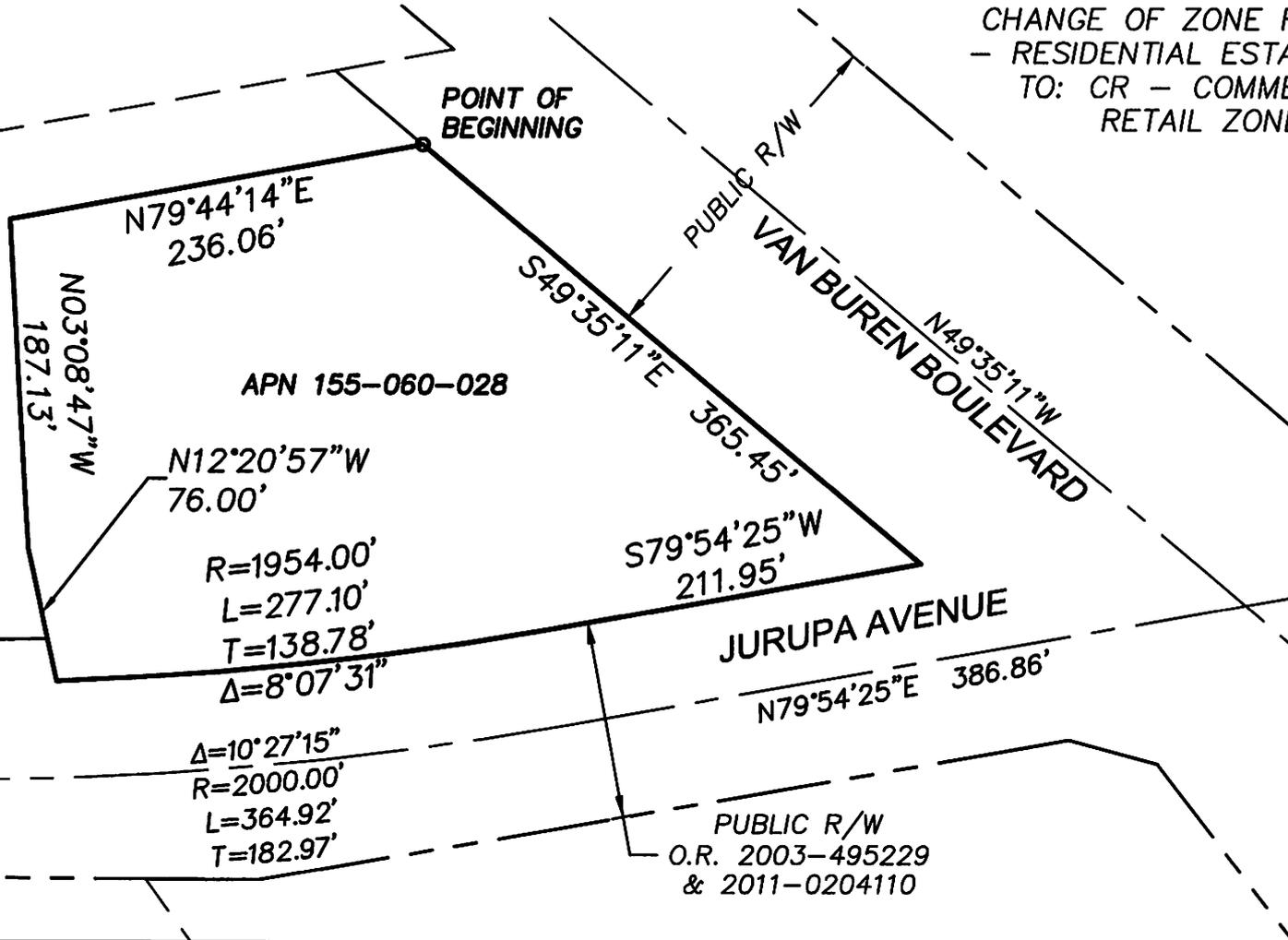
DRAWN BY: RDC

DATE: 12/3/2018

CHECKED BY: -

DATE: -

CHANGE OF ZONE FROM RE  
 - RESIDENTIAL ESTATE ZONE  
 TO: CR - COMMERCIAL  
 RETAIL ZONE

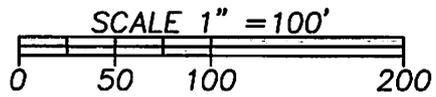


APN 155-060-028

PUBLIC R/W  
 VAN BUREN BOULEVARD

JURUPA AVENUE

PUBLIC R/W  
 O.R. 2003-495229  
 & 2011-0204110



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SHEET 2 OF 2

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