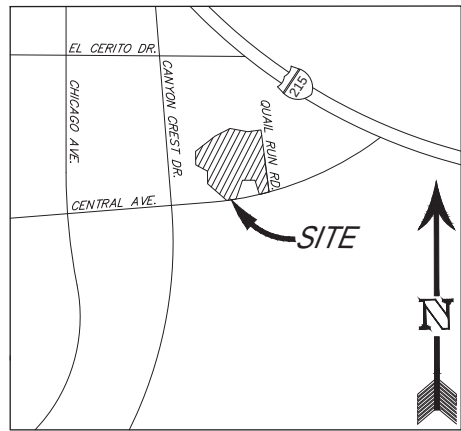




THOMAS GUIDE PG. 716, PORT. GRID D1, E1
VICINITY MAP
NOT TO SCALE

OWNER/APPLICANT

ALFA LIMITED
169-F EAST 21ST STREET
COSTA MESA, CA. 92627
PHONE (949) 456-0685

ENGINEER

SDH & ASSOCIATES INC.
5225 CANYON CREST DRIVE 71439
RIVERSIDE, CA. 92507
PHONE (951) 683-3691
FAX (951) 788-2314

ASSESSORS PARCEL NUMBERS

253-240-028-6
253-240-028-8

SURROUNDING ZONING

NORTH: R-1-10500 SINGLE FAMILY RESIDENTIAL
EAST: R-3-3000 MULTI FAMILY RESIDENTIAL
WEST: R-3-1500 MULTI FAMILY RESIDENTIAL
SOUTH: R-1-7000 SINGLE FAMILY RESIDENTIAL &
R-3-1500 MULTI FAMILY RESIDENTIAL

ZONING LEGEND

- PF PUBLIC FACILITIES
- R-1-7000 SINGLE FAMILY RESIDENTIAL
- R-3-3000 MULTI FAMILY RESIDENTIAL

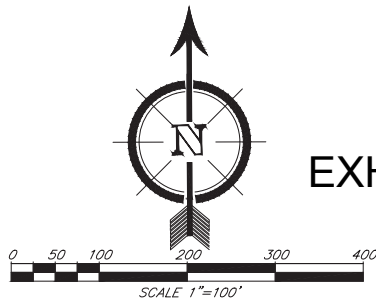
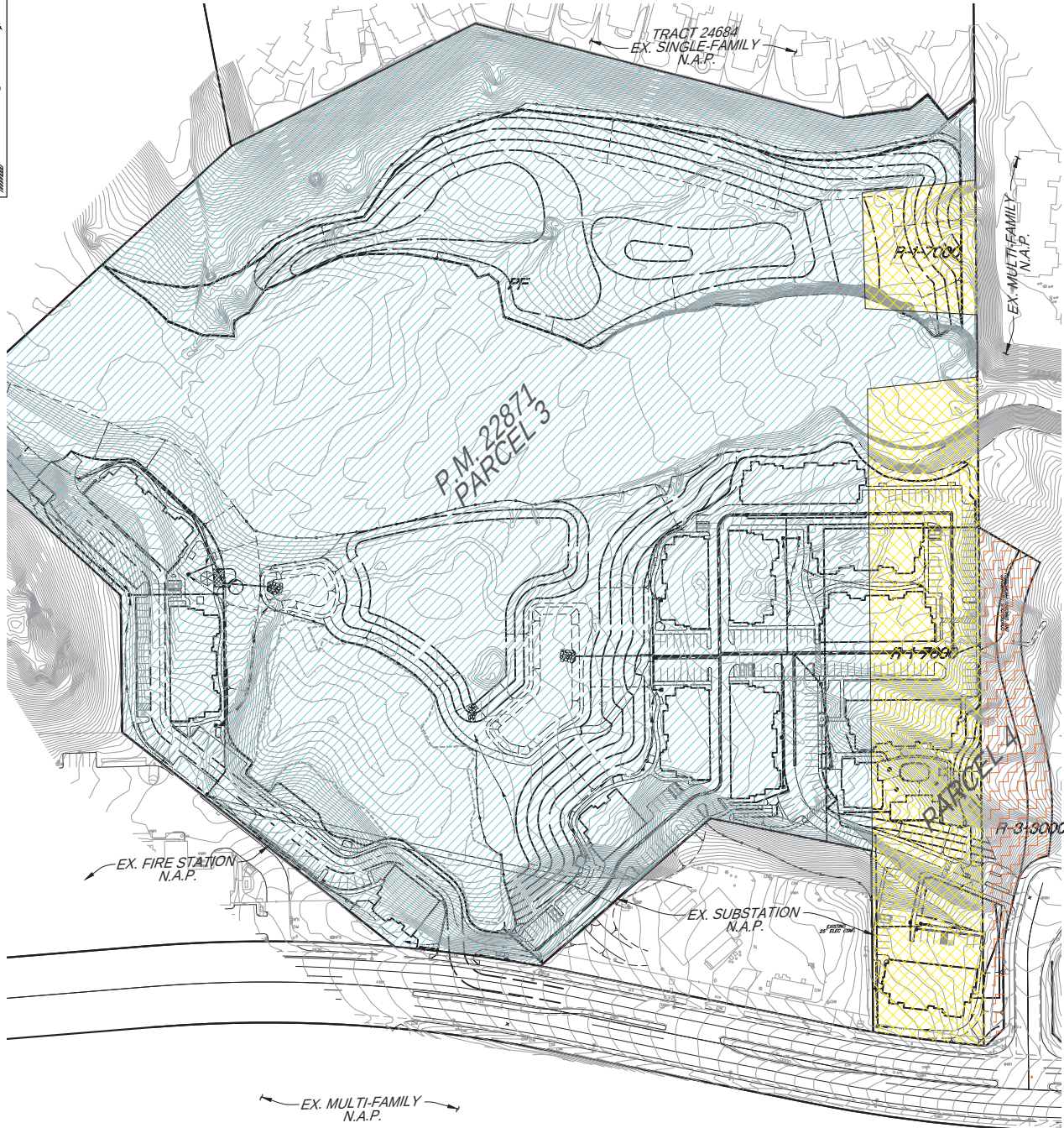


EXHIBIT 5

IN THE CITY RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

ZONE CHANGE EXHIBIT
QUAIL RUN APARTMENTS
AUGUST 2014

PORT. SEC 32, T2S, R4W, SBBM



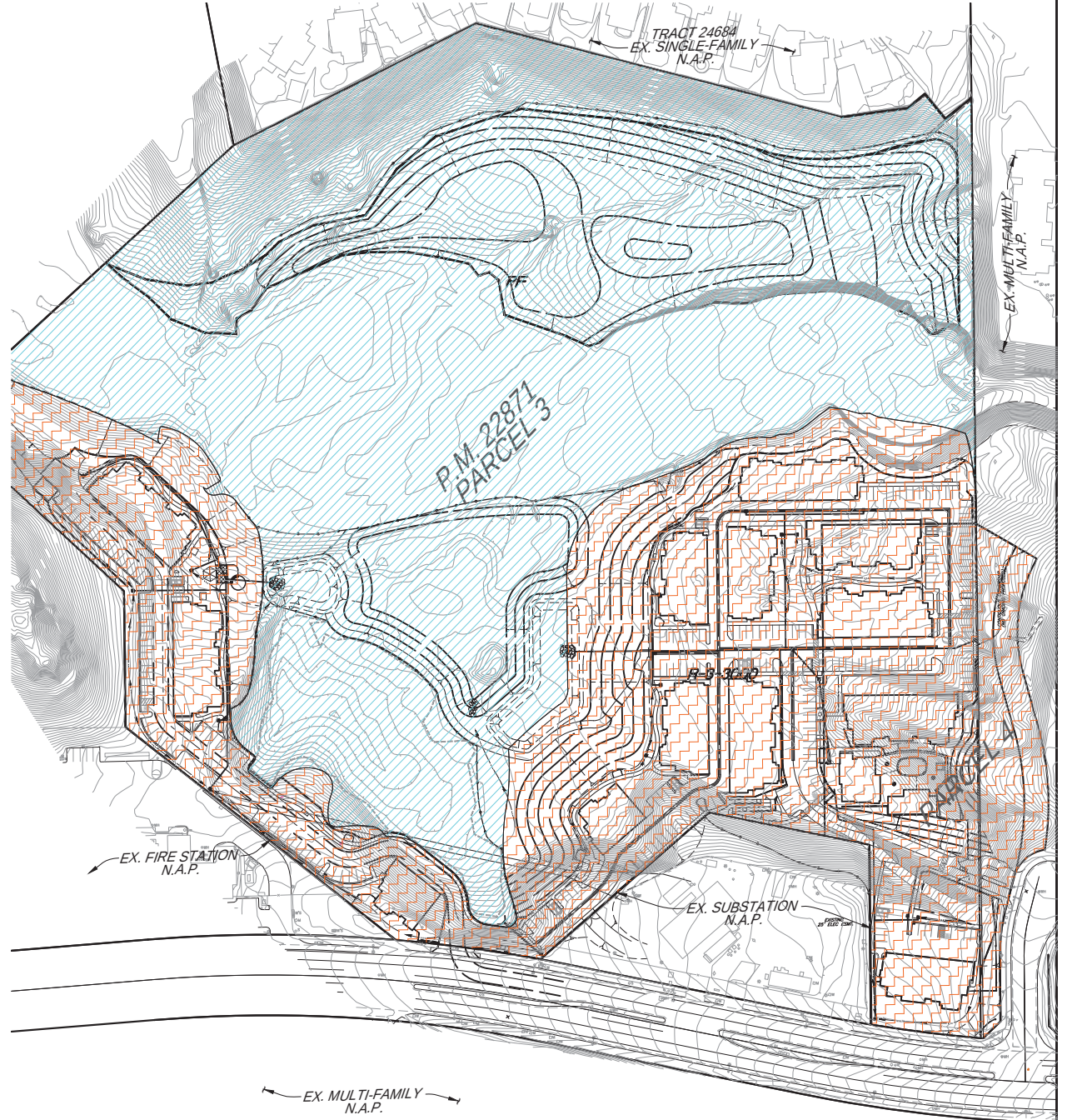
EXISTING ZONING
SCALE: 1"=100'

EXISTING	SYMBOL	ZONING QUANTITIES (AC.)
PF		1,146,161 S.F. 26.3
R-1-7000		163,061 S.F. 3.7
R-3-3000		37,320 S.F. 0.9
TOTAL		1,346,542 S.F. 30.9

PROPERTY LEGAL DESCRIPTION

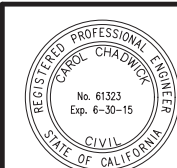
PARCEL A: (APN: 253-240-028) AS SHOWN BY MAP ON FILE IN PARCEL MAP BOOK 156, PAGES 50 THROUGH 54 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
TOGETHER WITH THAT PORTION OF PARCEL 2 OF SAID PARCEL MAP DESCRIPTION AS FOLLOWS:
BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL 2;
THENCE NORTH 00°04'10" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 580.83 FEET;
THENCE SOUTH 51°09'34" WEST, A DISTANCE OF 45.20 FEET;
THENCE 38°50'26" WEST, A DISTANCE OF 44.00 FEET;
THENCE 51°09'34" WEST, A DISTANCE OF 30.00 FEET;
THENCE SOUTH 82°46'08" WEST, A DISTANCE OF 91.93 FEET;

THENCE NORTH 75°00'00" WEST, A DISTANCE OF 33.80 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL 3 OF SAID PARCEL MAP 22871;
THENCE SOUTH 00°04'10" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 564.86 FEET TO THE NORTHWESTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871;
THENCE SOUTH 89°55'50" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL 4, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.
THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THE AT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED JUNE 22, 1990 AS INSTRUMENT NO. 90-232042 OF OFFICIAL RECORDS.
PARCEL B: (APN: 253-260-020) PARCEL 4 OF PARCEL MAP 22871 AS SHOWN BY MAP ON FILE IN BOOK 156 OF PARCEL MAP PAGES 50 THROUGH 54 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



PROPOSED ZONING
SCALE: 1"=100'

PROPOSED	SYMBOL	ZONING QUANTITIES (AC.)
PF		794,744 S.F. 18.2
R-3-3000		551,821 S.F. 12.7
TOTAL		1,346,542 S.F. 30.9



PREPARED BY:



SDH AND ASSOCIATES INC.
5225 CANYON CREST DRIVE 71439
RIVERSIDE, CALIFORNIA 92507
TEL: (951) 683-3691 FAX (951) 788-2314

SCALE: 1"=100'
DATE: AUGUST 2014

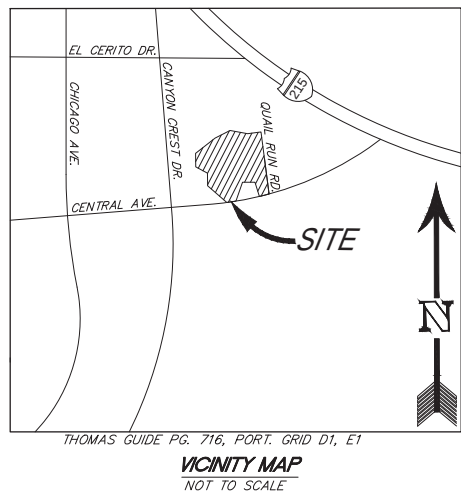
BENCHMARK:

P.K. NAIL AND CITY ENGINEER TAG IN THE SOUTHWEST CORNER OF A BASIN ALONG THE WESTERLY CURB OF CANYON CREST DRIVE 17.5 FEET SOUTHWESTLY OF THE COR OF THE SOUTHWEST CURB RETURN AT CENTRAL AVENUE AND CANYON CREST DRIVE.

CITY OF RIVERSIDE

ZONE CHANGE EXHIBIT

1
OF
1
SHEETS



OWNER/APPLICANT

ALFA LIMITED
169-F EAST 21ST STREET
COSTA MESA, CA. 92627
PHONE (949) 456-0685

ENGINEER

SDH & ASSOCIATES INC.
5225 CANYON CREST DRIVE 71439
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ASSESSORS PARCEL NUMBERS

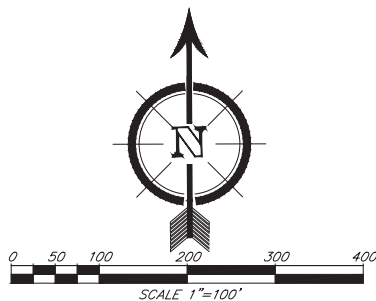
253-240-028-6
253-240-028-8

SURROUNDING ZONING

NORTH: R-1-10500 SINGLE FAMILY RESIDENTIAL
EAST: R-3-3000 MULTI FAMILY RESIDENTIAL
WEST: R-3-1500 MULTI FAMILY RESIDENTIAL
SOUTH: R-1-7000 SINGLE FAMILY RESIDENTIAL &
R-3-1500 MULTI FAMILY RESIDENTIAL

ZONING LEGEND

- PF PUBLIC FACILITIES
- R-1-7000 SINGLE FAMILY RESIDENTIAL
- R-3-3000 MULTI FAMILY RESIDENTIAL



PROPERTY LEGAL DESCRIPTION

PARCEL A: (APN: 253-240-028)
PARCEL 3 OF PARCEL MAP 22871, AS SHOWN BY MAP ON FILE IN PARCEL
MAP BOOK 156, PAGES 50 THROUGH 54 INCLUSIVE, RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA.
TOGETHER WITH THAT PORTION OF PARCEL 2 OF SAID PARCEL MAP
DESCRIPTION AS FOLLOWS:
BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL 2;
THENCE NORTH 00°04'10" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL
2, A DISTANCE OF 580.83 FEET;
THENCE SOUTH 51°09'34" WEST, A DISTANCE OF 45.20 FEET;
THENCE 38°50'26" WEST, A DISTANCE OF 44.00 FEET;
THENCE 51°09'34" WEST, A DISTANCE OF 30.00 FEET;
THENCE SOUTH 82°46'08" WEST, A DISTANCE OF 91.93 FEET;

THENCE NORTH 75°00'00" WEST, A DISTANCE OF 33.80 FEET TO A POINT ON
THE EASTERLY LINE OF PARCEL 3 OF SAID PARCEL MAP 22871;
THENCE SOUTH 00°04'10" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL
3, A DISTANCE OF 564.86 FEET TO THE NORTHWESTERLY CORNER OF PARCEL
4 OF SAID PARCEL MAP 22871;
THENCE SOUTH 89°55'50" EAST, ALONG THE NORTHERLY LINE OF SAID
PARCEL 4, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.
THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THE AT CERTAIN CERTIFICATE
OF COMPLIANCE RECORDED JUNE 22, 1990 AS INSTRUMENT NO. 90-232042
OF OFFICIAL RECORDS.
PARCEL B: (APN: 253-260-020)
PARCEL 4 OF PARCEL MAP 22871 AS SHOWN BY MAP ON FILE IN BOOK 156
OF PARCEL MAP PAGES 50 THROUGH 54 THEREOF, RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA.

IN THE CITY RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

ZONE CHANGE EXHIBIT
QUAIL RUN APARTMENTS
AUGUST 2014

PORT. SEC 32, T2S, R4W, SBBM



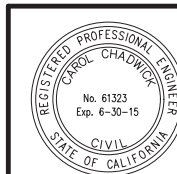
EXISTING ZONING
SCALE: 1"=100'

PROPOSED	SYMBOL	ZONING QUANTITIES (AC.)
PF		1,146,161 S.F. 26.3
R-1-7000		163,061 S.F. 3.7
R-3-3000		37,320 S.F. 0.9
TOTAL		1,346,542 S.F. 30.9



PROPOSED ZONING
SCALE: 1"=100'

PROPOSED	SYMBOL	ZONING QUANTITIES (AC.)
PF		759,591 S.F. 17.4
R-1-7000		35,153 S.F. 0.8
R-3-3000		551,821 S.F. 12.7
TOTAL		1,346,542 S.F. 30.9



PREPARED BY:



SDH AND ASSOCIATES INC.
5225 CANYON CREST DRIVE 71439
RIVERSIDE, CALIFORNIA 92507
TEL: (951) 683-3691 FAX (951) 788-2314

SCALE: 1"=100'
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CITY OF RIVERSIDE

ZONE CHANGE EXHIBIT

1
OF
1
SHEETS