

EXHIBIT "A"
LEGAL DESCRIPTION – CHANGE OF ZONE
FROM: R-1-7000 – SINGLE FAMILY RESIDENTIAL ZONE
TO: O-X-10-X-5 - OFFICE - BUILDING SETBACK OVERLAY ZONES

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL A APN 229-035-020

Parcel 1 of Certificate of Compliance for Lot Line Adjustment LL-P06-0774 recorded July 17, 2007 as Document No. 2007-0462318 of Official Records of Riverside County, California.

PARCEL B APN 229-034-013

Lot 1 together with Lot 38 in Block 2 and the Northeasterly one-half of McKinley Street, Lot 'A' (vacated) of Orange Acres, as shown by map on file in Book 13, Page 7 of Maps, Records of Riverside County California.

EXCEPTING THEREFROM that portion of said Lots 38 and Lot 'A' lying Northwesterly of the Southeasterly line of State Highway Route 91 as shown by Map VIII RIV 43, sheet 21 of 23 sheets on file with the County Surveyor of said County.

PARCEL C APN 229-034-014

Lot 2 in Block 2 of Orange Acres, as shown by map on file in Book 13, Page 7 of Maps, Records of Riverside County California.

PARCEL D APN 229-034-015

Lot 3 in Block 2 of Orange Acres, as shown by map on file in Book 13, Page 7 of Maps, Records of Riverside County California.

PARCEL E APN 229-034-016

Lot 44 together with the southwesterly half of Lot 45 in Block 2 of Orange Acres, as shown by map on file in Book 13, Page 7 of Maps, Records of Riverside County California.

This description and plat were created for the purposes of a Rezoning only. This description and plat is not intended to create a separate parcel of real property and for the purpose 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 direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens 12/21/16 Prep. [Signature]
Curtis C. Stephens, L.S. 7519 Date





SUBJECT: 229-034-013, -014, -015, -016 & 229-035-020 - REZONE