

EXHIBIT "A"
LEGAL DESCRIPTION - CHANGE OF ZONE
TO: CG – COMMERCIAL GENERAL

The land hereinafter referred to is situated in the City of Riverside, County of Riverside, State of California, and is described as follows:

That portion of the Northwest Quarter of Section 33, Township 2 South, Range 4 West, San Bernardino Meridian, according to the Official Plat thereof, in the City of Riverside, County of Riverside, State of California, described as follows:

COMMENCING at the intersection of the West line of said Section 33, having a bearing of South 01°07'13" West, with the northerly line of Central Avenue, as conveyed to the County of Riverside by a Grant Deed recorded April 20, 1973 as Instrument No. 50871 of Official Records of said County, having a northerly half width of 55.00 feet, said intersection being a point on a non-tangent curve, concave Southerly, having a radius of 1,254.94 feet, a radial line to said point bears North 10° 39' 19" West; Thence easterly along said non-tangent curve and said northerly line, 120.51 feet through a central angle of 05°30'07";

Thence continuing along said northerly line, North 84°50'48" East, 795.92 feet to a curve in said northerly line, concave northerly, having a radius of 365.14 feet;

Thence easterly along said curve and said northerly line, 85.56 feet through a central angle of 13° 25' 34" to the southwesterly line of Sycamore Canyon Boulevard;

Thence along said southwesterly line, North 33°00'26" West, 50.51 feet to the most easterly corner of Parcel 19011-3 as described in Final Order of Condemnation recorded February 26, 2008 as DOC # 2008-0092111 also being a point on a curve concave northerly, having a radius of 319.21 feet, said curve being concentric with and 81.05 feet northwesterly, measured radially, from the centerline of Improved Central Avenue as shown on Caltrans Right-of-Way Map, Map No. 982000-93, a radial line to said point bears South 11°28'15" East to the **TRUE POINT OF BEGINNING**;

Thence easterly along said concentric line 77.06 feet through a central angle of 13°49'55" to an intersection with a non-tangent curve, concave northeasterly, having a radius of 478.91 feet, said curve being on the southwesterly Right-of-Way of State Route 215 as shown on Caltrans Right of Way Appraisal Map, Map No. RW000231-02, a radial line to said point bears South 54°30'33" West; Thence along said southwesterly Right-of-Way the following 4 courses: northwesterly along said curve 19.62 feet through a central angle of 02°20'49";

North 33°08'38" West 394.79 feet to the beginning of a tangent curve, concave southwesterly having a radius of 919.97 feet;

Northwesterly along said curve 167.69 feet through a central angle of 10°26'37";

Non-tangent North 57°30'19" West 241.56 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 540.00 feet, said curve being concentric with and 40.00 feet northeasterly, measured radially, from the centerline of Improved Sycamore Canyon Blvd as shown on Caltrans Monumentation Map, Map No. RW000104-05 through RW000104-07, a radial line to said point bears North 47°02'09" East;

Thence parallel and concentric with said centerline the following two courses: southerly along said curve 169.25 feet through a central angle of 17°57'27";

South 24°59'13" East, 519.01 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 65.62 feet, said curve is to be held tangent with the westerly extension of that portion of the southerly line of said Parcel 19011-3 with a bearing of South 78°51'50" West;

Thence southerly and easterly along said curve, 87.21 feet through a central angle of 76°08'57" to said westerly extension of the southerly line of said Parcel 19011-3;

Thence North 78°51'50" East, 77.41 feet to the **TRUE 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.

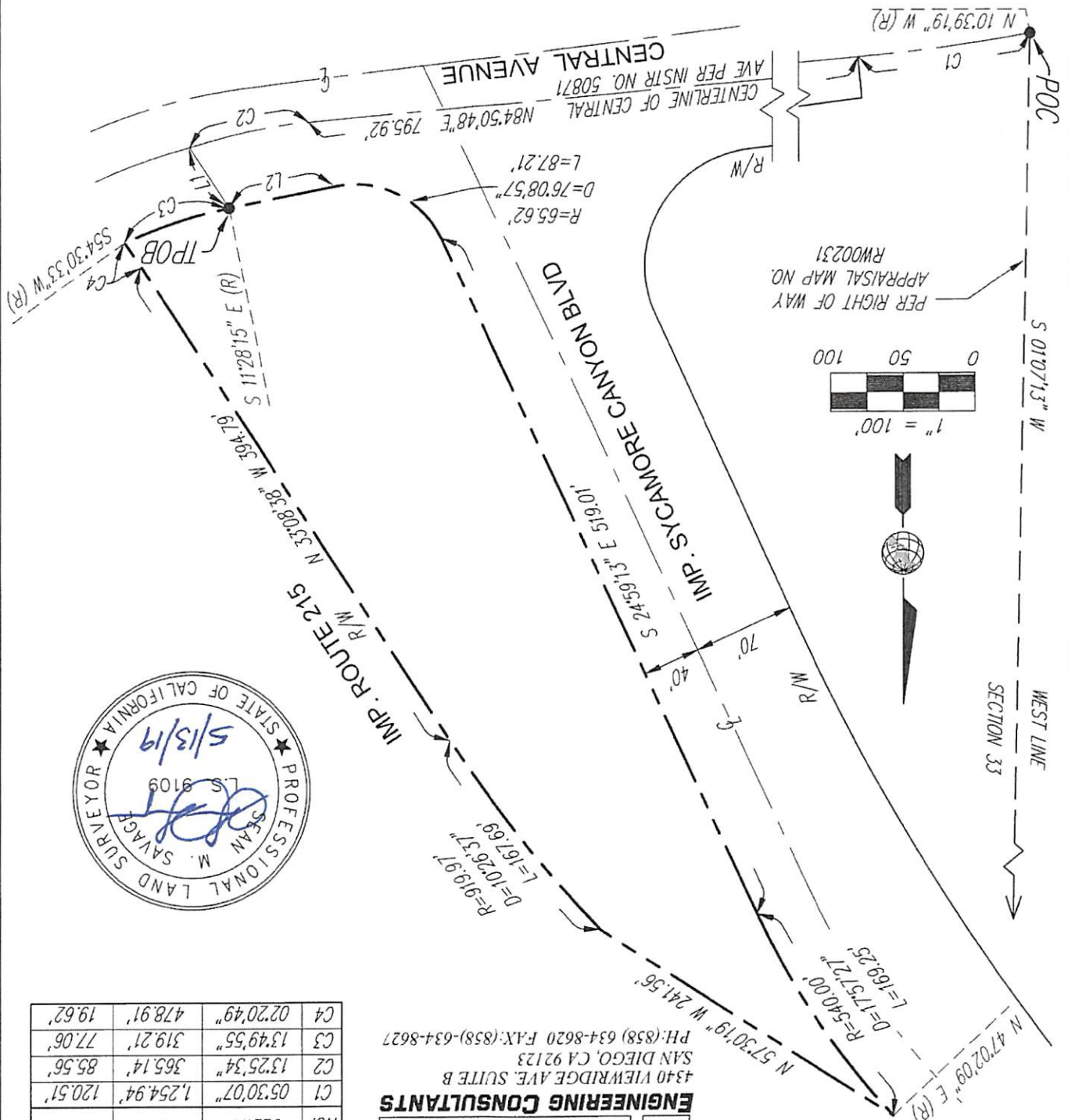

Sean M. Savage
5/13/19
Date



DESCRIPTION APPROVAL:

BY:  5/15/19
DATE

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



NO.	DELTA	RADIUS	LENGTH
C1	05°30'07"	1,254.94'	120.51'
C2	13°25'34"	365.14'	85.56'
C3	13°49'55"	319.21'	77.06'
C4	02°20'49"	478.91'	19.62'

NO.	BEARING	LENGTH
L1	N 33°00'26" W	50.51'
L2	N 78°51'50" E	77.41'

MEGA ENGINEERING CONSULTANTS
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CHANGE OF ZONE TO: CG - COMMERCIAL GENERAL

- LEGEND:**
- PROJECT BOUNDARY
 - - - RIGHT OF WAY LINE
 - - - STREET CENTERLINE
 - COUNTRY/CITY LIMITS
 - TRUE POINT OF BEGINNING
 - POINT OF COMMENCEMENT