

EXHIBIT "A"
LEGAL DESCRIPTION
ZONE CHANGE
FROM CR-COMMERCIAL RETAIL ZONE
TO R-1-7000-SINGLE FAMILY RESIDENTIAL ZONE

APN:155-441-023

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVERSIDE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THOSE PORTIONS OF LOTS 1 AND 6, LOT "A" (OHIO AVENUE), AND LOT "C" (JURUPA AVENUE), OF THE BIXMILL TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGES 28 THROUGH 30, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 8 OF TRACT NO. 6537, AS PER MAP RECORDED IN BOOK 92, PAGES 26 AND 27 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 64°28'32" EAST, A DISTANCE OF 298.38 FEET;

THENCE NORTH 30°02'16" EAST, A DISTANCE OF 297.94 FEET TO THE MOST NORTHERLY CORNER OF LOT 17 OF SAID TRACT NO. 6537;

THE LAST TWO COURSES AND DISTANCES FOLLOW THE NORTHWESTERLY LINE OF SAID TRACT NO. 6537;

THENCE NORTH 59°57'44" WEST, A DISTANCE OF 250.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 945.00 FEET;

THENCE WESTERLY ON SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°50'37", AN ARC DISTANCE OF 376.77 FEET TO A POINT THEREIN, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 07°11'39" EAST;

THENCE SOUTH 49°46'03" WEST, A DISTANCE OF 33.88 FEET;

THENCE SOUTH 02°20'28" WEST, A DISTANCE OF 56.85 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 645.00 FEET;

THENCE SOUTHERLY ON SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE 27°51'56", AN ARC DISTANCE OF 313.69 FEET TO THE END THEREOF;

THENCE SOUTH 25°31'28" EAST, A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CONDITIONAL CERTIFICATE OF COMPLIANCE NO. COC-8-789, RECORDED NOVEMBER 13, 1979 AS INSTRUMENT NO. 241824 OF OFFICIAL RECORDS.

APN(S): 155-441-023

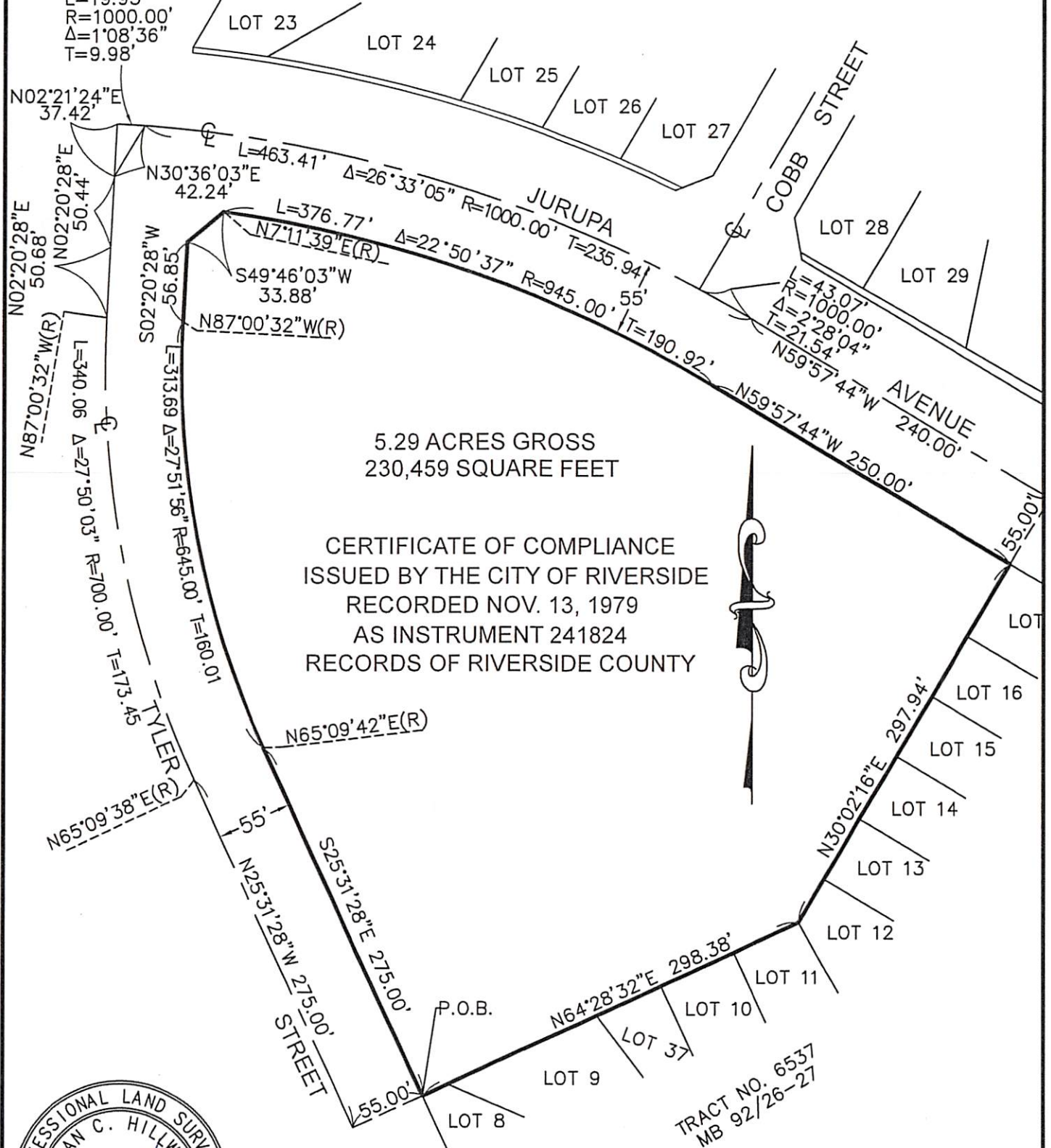
ALAN C. HILLWIG
LS 5137



DESCRIPTION APPROVAL:


CURTIS C. STEPHENS, L.S. 7519 7/16/19
CITY SURVEYOR DATE

L=19.95'
R=1000.00'
 $\Delta=1^{\circ}08'36''$
T=9.98'



ALAN C. HILLWIG, PLS 5137
 LICENSE EXPIRES: 6-30-21

SHEET 1 OF 1

EXHIBIT "A"
LEGAL DESCRIPTION
S-BUILDING STORIES OVERLAY ZONE

APN 155-441-023

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVERSIDE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THOSE PORTIONS OF LOTS 1 AND 6, LOT "A" (OHIO AVENUE), AND LOT "C" (JURUPA AVENUE), OF THE BIXMILL TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGES 28 THROUGH 30, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 17 OF TRACT NO. 6537, AS PER MAP RECORDED IN BOOK 92, PAGES 26 AND 27 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; SAID CORNER ALSO BEING SHOWN ON RECORD OF SURVEY 07-127 FILED IN BOOK 126 PAGE 51, RECORD OF SAID COUNTY:

THENCE NORTH 59°57'44" WEST 67.00 FEET ALONG THE SOUTHERLY LINE OF JURUPA AVENUE AS SHOWN ON SAID RECORD OF SURVEY;
THENCE LEAVING SAID SOUTHERLY LINE SOUTH 30°2'16" WEST 45.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 30°01'54" WEST 62.00 FEET;

THENCE NORTH 59°57'44" WEST 17.00 FEET;

THENCE SOUTH 30°01'54" WEST 81.00 FEET;

THENCE NORTH 59°57'44" WEST 148.97 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 38.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE FROM AN INITIAL RADIAL BEARING OF SOUTH 30°02'16" WEST, THROUGH A CENTRAL ANGLE OF 145°33'54" AN ARC DISTANCE OF 96.54 FEET;

THENCE SOUTH 25°31'38" EAST 141.77 FEET;

THENCE SOUTH 64°28'23" WEST 81.00 FEET;

THENCE SOUTH 25°31'37" EAST 24.00 FEET;

THENCE SOUTH 64°28'23" WEST 59.00 FEET;

THENCE NORTH 25°33'43" WEST 52.00 FEET;

THENCE SOUTH 64°28'23" WEST 2.97 FEET;

THENCE NORTH 25°31'37" WEST 52.00 FEET;

THENCE NORTH 64°28'23" EAST 3.00 FEET;

THENCE NORTH 25°31'37" WEST 52.00 FEET;

THENCE SOUTH 64°28'23" WEST 3.00 FEET;

THENCE NORTH 25°31'37" WEST 52.04 FEET;

THENCE NORTH 64°28'23" EAST 3.08 FEET;

THENCE NORTH 25°31'37" WEST 56.09 FEET;

THENCE SOUTH 69°51'39" WEST 0.75 FEET;

THENCE NORTH 17°07'29" WEST 56.11 FEET;

THENCE NORTH 75°13'14" EAST 3.00 FEET;

THENCE NORTH 12°33'00" WEST 56.61 FEET;

THENCE SOUTH 79°41'36" WEST 2.99 FEET;

THENCE NORTH 6°19'40" WEST 55.90 FEET;

THENCE NORTH 85°59'05" EAST 3.24 FEET;

THENCE NORTH 02°09'44" WEST 56.45 FEET;

THENCE SOUTH 88°35'58" EAST 59.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 60.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FROM AN INITIAL RADIAL BEARING OF NORTH 88°13'55" WEST, THROUGH A CENTRAL ANGLE OF 12°50'29" AN ARC DISTANCE OF 13.45 FEET;

THENCE NORTH 14°36'34" EAST 16.64 FEET;

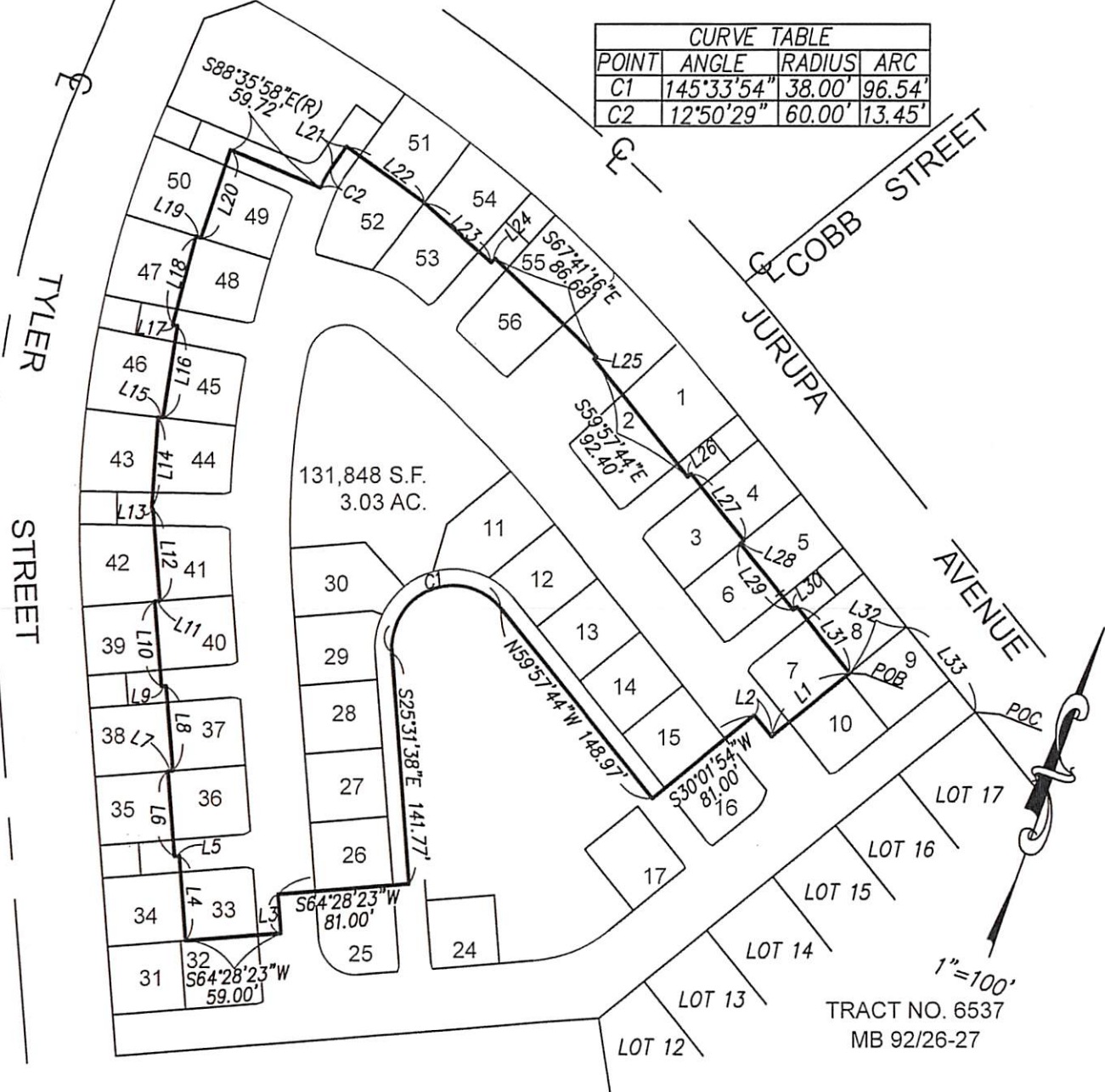
THENCE SOUTH 75°23'15" EAST 59.12 FEET;



DESCRIPTION APPROVAL: Alan C. Stephens
CURTIS C. STEPHENS, L.S. 7619
CITY SURVEYOR
DATE 7/16/19

THENCE SOUTH 69°48'00" EAST 55.22 FEET;
THENCE NORTH 20°59'35" EAST 3.33 FEET;
THENCE SOUTH 67°41'16" EAST 86.68 FEET;
THENCE SOUTH 26°15'01" WEST 2.12 FEET;
THENCE SOUTH 59°57'44" EAST 92.40 FEET;
THENCE NORTH 30°1'54" EAST 3.00 FEET;
THENCE SOUTH 59°57'44" EAST 52.00 FEET;
THENCE SOUTH 30°01'54" WEST 3.00 FEET;
THENCE SOUTH 59°57'44" EAST 52.00 FEET;
THENCE NORTH 30°01'54" EAST 3.00 FEET;
THENCE SOUTH 59°57'44" EAST 52.00 FEET TO THE POINT OF BEGINNING.

S-BUILDING STORIES OVERLAY ZONE



CURVE TABLE			
POINT	ANGLE	RADIUS	ARC
C1	145°33'54"	38.00'	96.54'
C2	12°50'29"	60.00'	13.45'

LINE TABLE								
L1	S 30°01'54" W	62.00'	L12	N 25°31'37" W	56.09'	L23	S 69°48'00" E	55.22'
L2	N 59°57'44" W	17.00'	L13	S 69°51'39" W	0.75'	L24	N 20°59'35" E	3.33'
L3	S 25°31'37" E	24.00'	L14	N 17°07'29" W	56.11'	L25	S 26°15'01" W	2.12'
L4	N 25°33'43" W	52.00'	L15	N 75°13'14" E	3.00'	L26	N 30°01'54" E	3.00'
L5	S 64°28'23" W	2.97'	L16	N 12°33'00" W	56.61'	L27	S 59°57'44" E	52.00'
L6	N 25°31'37" W	52.00'	L17	S 79°41'36" W	2.99'	L28	S 30°01'54" W	3.00'
L7	N 64°28'23" E	3.00'	L18	N 06°19'40" W	55.90'	L29	S 59°57'44" E	52.00'
L8	N 25°31'37" W	52.00'	L19	N 85°59'05" E	3.24'	L30	N 30°01'54" E	3.00'
L9	S 64°28'23" W	3.00'	L20	N 02°09'44" W	56.45'	L31	S 59°57'44" E	52.00'
L10	N 25°31'37" W	52.04'	L21	N 14°36'34" E	16.64'	L32	N 30°02'16" E	45.00'
L11	N 64°28'23" E	3.08'	L22	S 75°23'15" E	59.12'	L33	N 59°57'44" W	67.00'

Prepared by HILLWIG-GOODROW, INC.:
31407 Outer Hwy. 10, Redlands, CA 92373 (888) 626-5137

ALAN C. HILLWIG, PLS 5137
LICENSE EXPIRES: 6-30-21

DATE

SCALE: 1"=100'

FILE NO.: 795-01

DATE: MAY 6, 2019

SHEET 1 OF 1

