

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

PROJECT: COLUMBIA AVENUE COMMERCIAL CENTER FOR EMPIRE PHARMACY

APN: 210-043-002-0; 210-043-005-3; 210-043-006-4; 210-043-007-5; 210-043-008-6; 210-043-009-7; 210-043-040-4; 210-043-041-5 AND 210-043-042-6.

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

PARCEL A:

THAT PORTION OF LOT 9 IN BLOCK 2 OF LANSDOWNE DIVISION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 OF MAPS, PAGE 82, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT, DISTANT ALONG SAID EASTERLY LINE, SOUTH 0° 48' 09" WEST, 20.93 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT;

THENCE ALONG SAID EASTERLY LINE, SOUTH 0° 48' 09" WEST, 113.68 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT, NORTH 89° 14' 25" WEST, 15.38 FEET;

THENCE PARALLEL WITH SAID EASTERLY LINE, NORTH 0° 48' 09" EAST, 90.62 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25 FEET, AND WHICH INTERSECTS SAID EASTERLY LINE AT THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 29.40 FEET TO SAID POINT OF BEGINNING.

PARCEL B:

LOT 10 IN BLOCK 2 OF LANSDOWNE DIVISION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 82 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED SEPTEMBER 6, 1960 IN BOOK 2761, PAGE 367 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL C:

LOT 11 IN BLOCK 2 OF LANSDOWNE DIVISION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 82 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JULY 31, 1981 AS INSTRUMENT NO. 145911 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL D:

LOT 12 IN BLOCK 2 OF LANSDOWNE DIVISION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; EXCEPTING THEREFROM THAT PORTION DEED TO THE CITY OF RIVERSIDE BY DEED RECORDED JULY 2, 1981 AS INSTRUMENT NO. 126294 OFFICIAL RECORDS.

PARCEL E:

LOT 13 IN BLOCK 2 LANSDOWNE DIVISION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 82 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL F:

LOT 14 IN BLOCK 2 OF LANSDOWNE DIVISION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 82 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL G:

LOT 15 IN BLOCK 2 OF LANSDOWNE DIVISION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL H:

LOT 16 IN BLOCK 2 OF LANSDOWNE DIVISION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 82 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

PARCEL I:

LOT 17 IN BLOCK 2 OF LANSDOWNE DIVISION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN MAP BOOK 8, PAGE 82 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL J:

LOT 18 IN BLOCK 2 OF LANSDOWNE DIVISION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN MAP BOOK 8, PAGE 82 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 18;

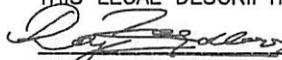
THENCE SOUTH 83° 39' 10" EAST, 83.00 FEET;

THENCE SOUTH 53° 39' 10" EAST, 22.53 FEET TO THE EASTERLY LINE OF SAID LOT;

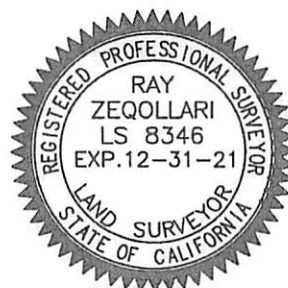
THENCE NORTH 13° 31' 14" EAST, ALONG SAID EASTERLY LINE, 22.94 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT;

THENCE NORTH 89° 52' 39" WEST, ALONG THE NORTHERLY LINE OF SAID LOT, 106.00 FEET TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.


RAY R. ZEQUOLLARI
EXP. DATE: 12/31/2021

04/15/2020
DATE



DESCRIPTION APPROVAL:


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

4/15/20
DATE

FROM: R-1-7000 SINGLE FAMILY RESIDENTIAL ZONE
TO: CR-COMMERCIAL RETAIL ZONE



9/6/1960
B2761, P367 O.R.

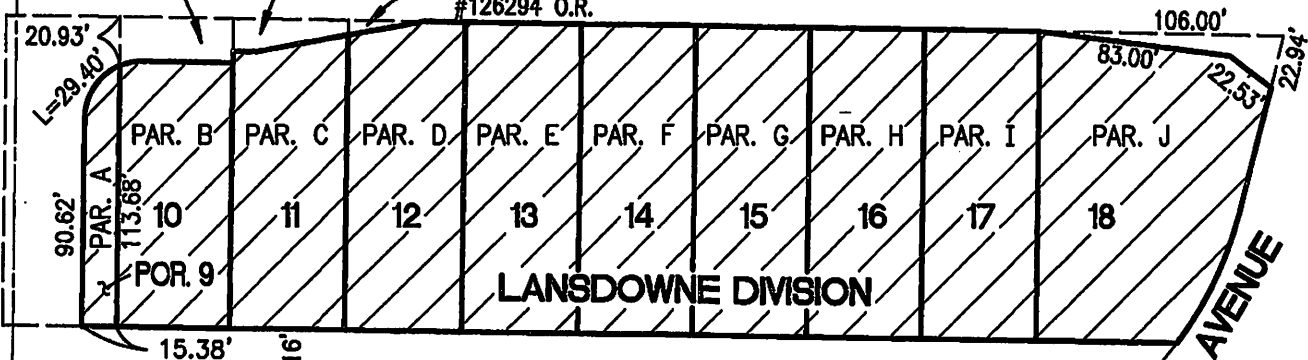
7/2/1981
#145911 O.R.

7/31/1981
#126294 O.R.

COLUMBIA AVENUE

LA CADENA DRIVE

CHICAGO AVENUE



LANDSDOWNE DIVISION

BLOCK 2

M.B. 8/82 RIV. CO.

30

31

32

33

34

35

SPRING GARDEN STREET

BRANDYWINE AVENUE

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1"=80'

DRAWN BY: CURT

DATE: 4/17/20

SUBJECT: P19-0180 - REZONE