

**EXHIBIT "A"**  
**LEGAL DESCRIPTION - CHANGE OF ZONE**

**APN:**

**146-141-029**

**146-141-065**

**146-141-066**

**146-141-067**

**146-141-071**

**146-141-072**

**PARCEL "A"**

**FROM: R-1-7000 - SINGLE FAMILY RESIDENTIAL ZONE AND O – OFFICE ZONE**

**TO: O – OFFICE ZONE**

**IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:**

**BEING A PORTION OF LOTS 2 AND 4 IN BLOCK 60 OF TRACT NO. 2 OF LA SIERRA HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 66 OF MAPS, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 2 IN BLOCK 60; THENCE N86°19'07"W A DISTANCE OF 0.14 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO J.C. HUGULEY, ET AL BY DEED RECORDED MARCH 09, 1925 IN BOOK 664, PAGE 593 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA POINT BEING THE TRUE POINT OF BEGINNING.**

**THENCE N62°03'34"E A DISTANCE OF 106.99 FEET ALONG SAID SOUTHEASTERLY LINE;**

**THENCE S27°48'01"E A DISTANCE OF 215.91 FEET;**

**THENCE N62°05'38"E A DISTANCE OF 116.19 FEET;**

**THENCE 27°56'57"E A DISTANCE OF 172.17 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE AS PARCEL 4 BY DEED RECORDED MAY 27, 1977 AS INSTRUMENT NO. 97145 OF OFFICIAL RECORDS OF SAID COUNTY;**

**THENCE S60°36'47"W ALONG SAID NORTHWESTERLY LINE OF SAID PARCEL A DISTANCE OF 188.77 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 23.50 FEET;**

**THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL AND SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID CUVE TO THE RIGHT THROUGH A CENTRAL ENGLE OF 91°37'16", AN ARC DISTANCE OF 37.58 FEET TO THE END THEREOF;**

THENCE N27°45'57"W ALONG SAID BOUNDARY LINE A DISTANCE OF 150.56 FEET TO AN ANGLE POINT THEREIN, SAID POINT BEING IN THE NORTHWESTERLY LINE OF PARCEL 1 AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 34 OF RECORDS OF SURVEY AT PAGE 80 THEREOF, RECORDS OF SAID COUNTY;

THENCE S62°02'36"W ALONG SAID BOUNDARY LINE AND ALONG SAID NORTHWESTERLY LINE OF PARCEL 1 A DISTANCE OF 11.00 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE AS PARCEL 2 BY DEED RECORDED NOVEMBER 16, 1990 AS INSTRUMENT NO. 420793 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE N27°45'57"W ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 2 A DISTANCE OF 218.80 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.38 ACRES, MORE OR LESS.

**PARCEL "B"**

**FROM: R-1-7000 - SINGLE FAMILY RESIDENTIAL ZONE AND O - OFFICE ZONE  
TO: R-3-1500 - MULTI-FAMILY RESIDENTIAL**

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

BEING A PORTION OF LOTS 2 IN BLOCK 60 OF TRACT NO. 2 OF LA SIERRA HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 66 OF MAPS, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 2 IN BLOCK 60; THENCE N86°19'07"W A DISTANCE OF 0.14 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO J.C. HUGULEY, ET AL BY DEED RECORDED MARCH 09, 1925 IN BOOK 664, PAGE 593 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N62°03'34"E A DISTANCE OF 106.99 FEET ALONG SAID SOUTHEASTERLY LINE TO A POINT ON SAID LINE BEING THE TRUE POINT OF BEGINNING;

THENCE N62°03'34"E CONTINUING ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 120.22 FEET TO A POINT ON SAID SOUTHEASTERLY LINE ALSO BEING ALONG THAT CERTAIN PARCEL OF LAND CONVEYED TO MRS. MYRTA B. GIDDINGS AND LOIS M. GIDDINGS BY DEED RECORDED APRIL 18, 1923 IN BOOK 576 PAGE 508 OF DEEDS, RECORDS OF SAID COUNTY, A DISTANCE OF 120.22 FEET TO A POINT ON SAID SOUTHEASTERLY LINE;

THENCE N27°36'36"W ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 2.32 TO THE NORTHWESTERLY LINE OF SAID LOT 2;

THENCE N61°20'21"E ALONG SAID NORTHEASTERLY LINE OF SAID LOT 2 A DISTANCE OF 200.59 FEET TO THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE GENERAL CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS BY DEED RECORDED AUGUST 08, 1975 AS INSTRUMENT NO. 95844, RECORDS OF SAID COUNTY;

THENCE S27°36'19"E ALONG THE NORTHEASTERLY LINE OF SAID LAST PARCEL A DISTANCE OF 17.09 FEET TO THE MOST WESTERLY CORNER OF SAID LAST PARCEL.

THENCE N62°02'12"E ALONG THE NORTHWESTERLY LINE OF SAID PARCEL A DISTANCE OF 212.89 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED FEBRUARY 15, 1985 AS INSTRUMENT NO. 32478 OFFICIAL RECORDS OF SAID COUNTY;

THENCE S27°25'38"E ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 50.10 FEET TO THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND GRANTED TO R.S. HODGE AND HENRIETTA J. HODGE, HIS WIFE, BY DEED RECORDED SEPTEMBER 12, 1924 IN BOOK 613 PAGE 575 OF DEEDS, RECORDS OF SAID COUNTY;

THENCE N62°03'39"E ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 20.00 FEET;

THENCE S27°25'38"E A DISTANCE OF 60.00 FEET;

THENCE S62°25'39"W A DISTANCE OF 80.99 TO A POINT ON THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE GENERAL CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS BY DEED RECORDED AUGUST 08, 1975 AS INSTRUMENT NO. 95844, RECORDS OF SAID COUNTY;

THENCE S27°36'13"E ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 65.00 FEET TO AN ANGLE POINT THEREIN;

THENCE N62°03'39"E A DISTANCE OF 60.79 TO A POINT ON THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED FEBRUARY 15, 1985 AS INSTRUMENT NO. 32478 OFFICIAL RECORDS OF SAID COUNTY;

THENCE S27°25'38"E ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 190.43 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE AS PARCEL 4 BY DEED RECORDED OCTOBER 04, 1985 AS INSTRUMENT NO. 224758 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE S60°36'47"W ALONG SAID NORTHWESTERLY LINE OF PARCEL 4 AND THE NORTHWESTERLY LINE OF PARCELS 1, 2 AND 3 AS CONVEYED TO THE CITY OF RIVERSIDE BY SAID DEED AND ALONG THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED NOVEMBER 25, 1974 AS INSTRUMENT NO. 151223 AND ALONG THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED MAY 27, 1977 AS INSTRUMENT NO. 97145, ALL RECORDS OF SAID COUNTY, A DISTANCE OF 414.77;

THENCE N27°56'57"W LEAVING SAID NORTHWESTERLY LINE A DISTANCE OF 121.17 FEET;

THENCE S62°05'38"W A DISTANCE OF 116.19 FEET;

THENCE N27°48'01"W A DISTANCE OF 215.91 TO THE TRUE POINT OF BEGINNING.

THENCE N27°48'01"W A DISTANCE OF 215.91 TO THE TRUE POINT OF BEGINNING.

CONTAINING 4.13 ACRES, MORE OR LESS.

THIS DESCRIPTION AND PLAT WERE CREATED FOR THE PURPOSES OF ENTITLEMENT 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.

PREPARED UNDER MY SUPERVISION



RICHARD D. REAVES  
LS 9386



03/18/2020

DESCRIPTION APPROVAL:



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

4/6/20

DATE

# EXHIBIT "B" PLAT - CHANGE OF ZONE

SHEET 1 OF 1 SHEETS





## PARCEL "A"

FROM: O - OFFICE AND R-1-7000 SINGLE FAMILY RESIDENTIAL  
TO: O - OFFICE

## PARCEL "B"

FROM: O-OFFICE AND R-1-7000 SINGLE FAMILY RESIDENTIAL  
TO: HDR-HIGH DENSITY RESIDENTIAL

## LEGEND:

-  NEW ADJUSTED LOT LINE
-  EXISTING LOT LINES TO REMAIN
-  LOT LINE ELIMINATED
-  OLD LOT LINES AND ABANDONED STREET RIGHT OF WAYS

