

**EXHIBIT "A"**  
**LEGAL DESCRIPTION- CHANGE OF ZONE**  
**FROM: R-1-7000 - SINGLE FAMILY RESIDENTIAL ZONE**  
**TO: CG-S-2-X-25-SP - COMMERCIAL GENERAL, BUILDING STORIES (MAXIMUM OF 2 STORIES),**  
**BUILDING SET BACK (25 FEET), AND SPECIFIC PLAN (RIVERSIDE AUTO CENTER) OVERLAY ZONES**

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

THOSE PORTIONS OF LOTS 2 AND 3 OF EL GRANDE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 5, PAGE 174 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST NORTHERLY CORNER OF A PARCEL, AS DESCRIBED IN GRANT DEED TO DBA RIVERSIDE HARLEY DAVIDSON, IN DOCUMENT NO. 2019-0211084, RECORDED JUNE 12, 2019, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH 34°00'29" EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL IN HARLEY DAVIDSON DEED, A DISTANCE OF 92.32 FEET;

THENCE SOUTH 55°59'31" WEST, A DISTANCE OF 129.79 FEET THE SOUTHWESTERLY LINE OF SAID LOT 2;

THENCE NORTH 33°57'34" WEST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 92.33 FEET TO THE SOUTHEASTERLY LINE OF PARCEL B, AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT LL-010-012, RECORDED FEBRUARY 5, 2002, INSTRUMENT NO. 2002-065154, OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 55°59'50" EAST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 129.72 FEET TO THE TO THE **POINT OF BEGINNING**;

CONTAINING 11,979 SQUARE FEET, MORE OR LESS.

THIS DESCRIPTION AND PLAT WERE CREATED FOR THE PURPOSES OF A CHANGE OF ZONING 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 BY ME OR UNDER MY SUPERVISION:

  
MICHAEL R. BREDECKE, PLS 9299

1-25-2021



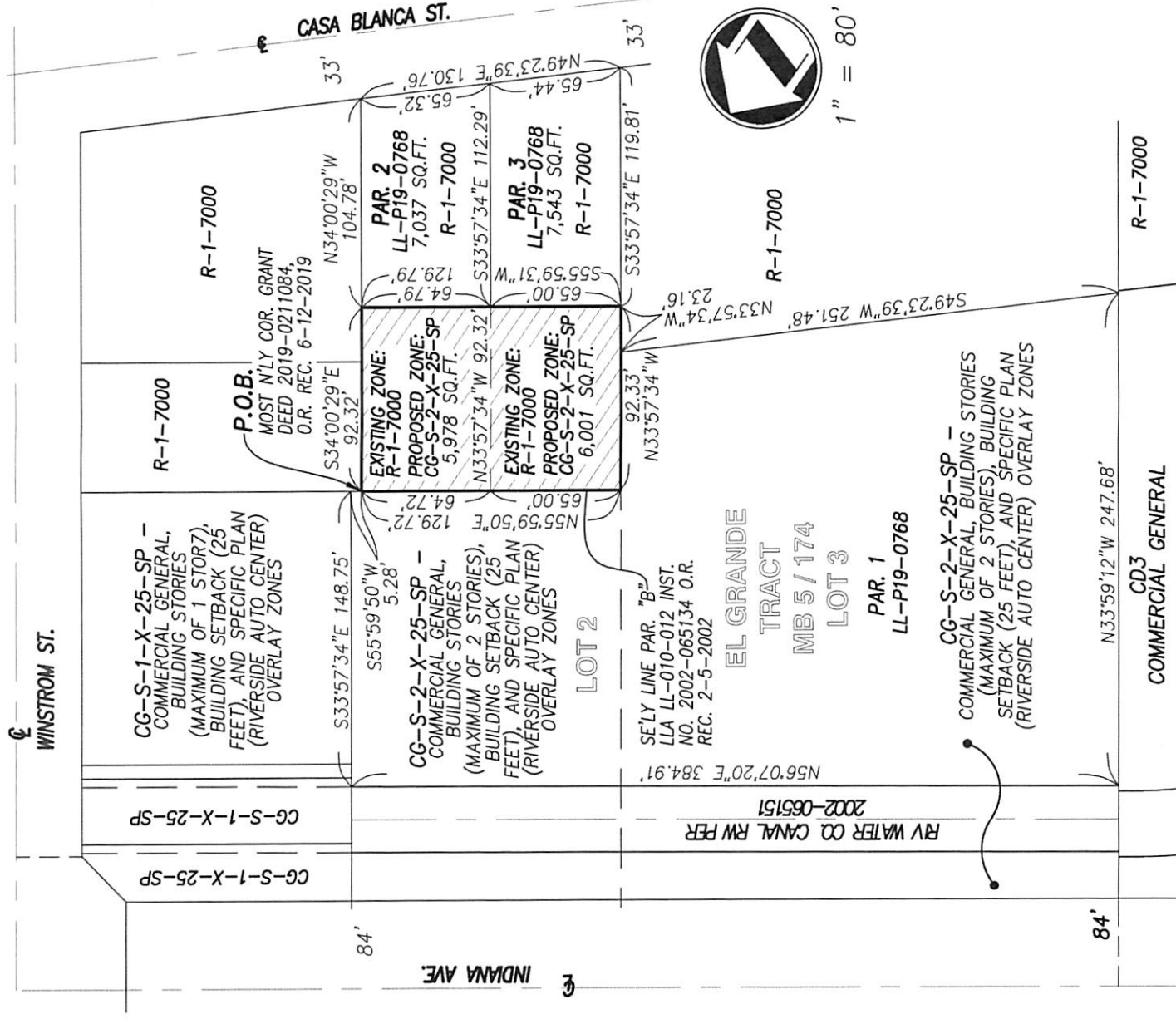
DESCRIPTION APPROVAL:

  
CURTIS C. STEPHENS, L.S. 7519      DATE 1/25/21  
CITY SURVEYOR

# CHANGE OF ZONE EXHIBIT

SHEET 1 OF 1

FROM: R-1-7000 - SINGLE FAMILY RESIDENTIAL ZONE  
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PLAT PREPARED BY:  
**adkkan ENGINEERS**  
 Civil Engineering - Surveying - Planning  
 6879 Airport Drive, Riverside, CA 92504  
 Tel:(951) 688-0241 · Fax:(951) 688-0599

JOB NO. 9206

DATE: 1-25-2021

CLIENT: THE MOTORCYCLE COMPANY

APPROVED BY:

Michael R. Brendecke, PLS

CHANGE OF ZONE EXHIBIT