

**EXHIBIT "A"**  
**LEGAL DESCRIPTION – CHANGE OF ZONE**  
**FROM: R-1-7000 – SINGLE FAMILY RESIDENTIAL ZONE**  
**TO: CR-X-10-X-5 – COMMERCIAL RETAIL – LANDSCAPE SETBACKS**  
**(10-FOOT LANDSCAPE SETBACK ON INDIANA AVENUE AND 5-FOOT**  
**LANDSCAPE SETBACK ALONG 91 FREEWAY)**

Project: Rezone  
Address: 7111 Indiana Avenue  
APN: 230-210-039

That certain real property located in the City of Riverside, County of Riverside, State of California, being a parcel of land described in Certificate of Compliance for Lot Line Adjustment LL-P05-0506, recorded July 3, 2008 as Document No. 2008-0364425 of Official Records of Riverside County, California, described as follows:

All that portion of Lot 16 in Block 20 of Lands of W.T. Sayward and S.C. Evans, as shown by map on file in Book 3, Page 2 of Maps, Records of San Bernardino County, California, described as:

**COMMENCING** at the Southeast corner of said Lot, said point being the intersection of the northerly line of Indiana Avenue and the Westerly line of Washington Street;

Thence North 33°37'02" West, along the easterly line of said lot, 4.00 feet to the **POINT OF BEGINNING**;

Thence South 56°21'24" West, parallel with said Northerly line, 122.72 feet;

Thence North 33°38'53" West, 155.76 feet to the southeasterly line of the deed to the State of California, recorded June 22, 1955 in Book 1755, Page 546, Official Records of Riverside County, California;


Thence North 56°26'30" East, along said southeasterly line, 85.95 feet;

Thence continuing along said southeasterly line, 36.94 feet to the easterly line of said Lot;

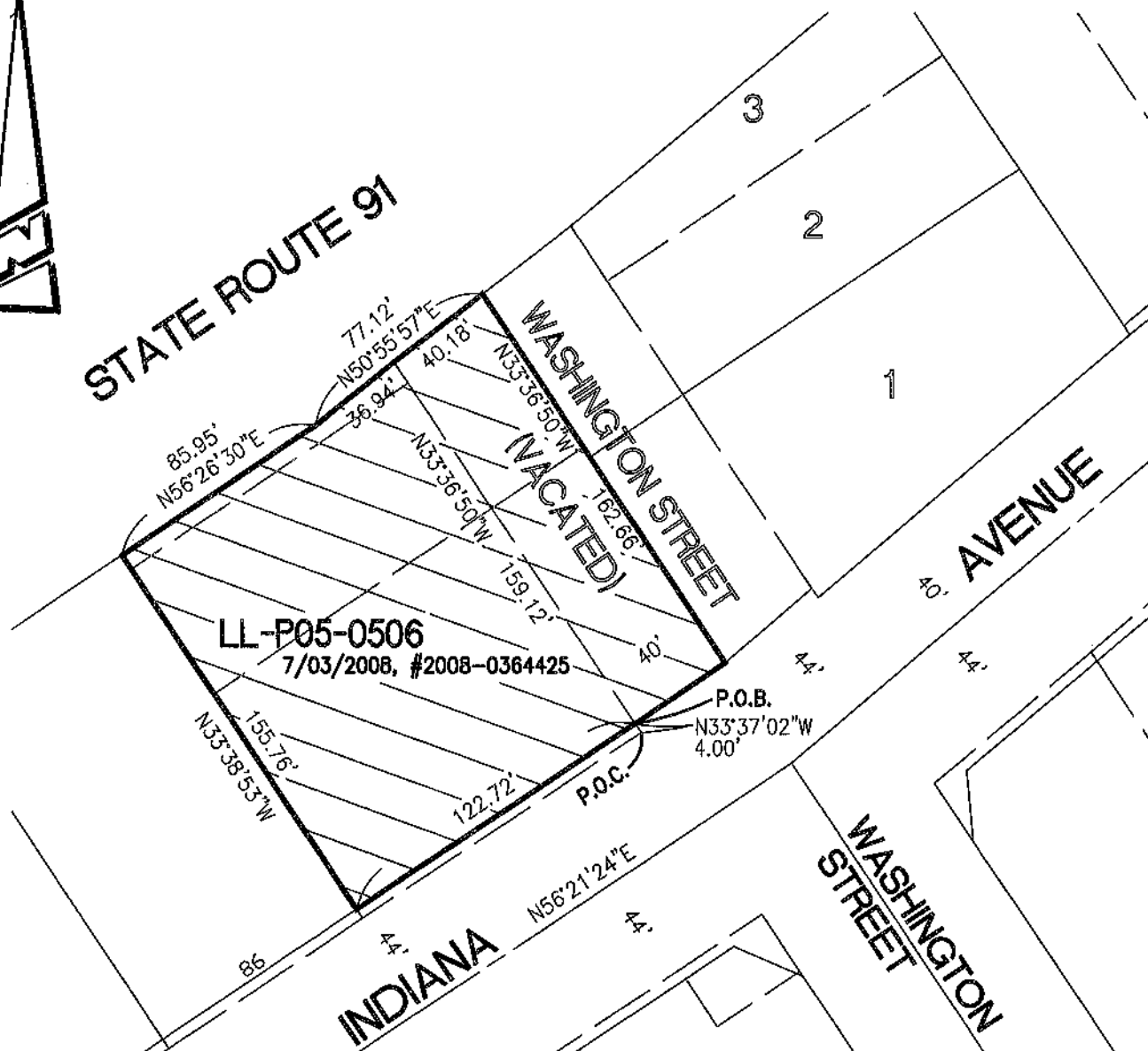
Thence along said easterly line South 33°36'50" East, 159.12 feet to the **POINT OF BEGINNING**.

**TOGETHER WITH** that portion of Washington Street vacated that would pass with title.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 7/6/21 Prep.   
Curtis C. Stephens, L.S. 7519 Date





**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.**

**SCALE: 1"=60'**

**DRAWN BY: CURT**

DATE: 4/21/21

**SUBJECT: 7111 INDIANA AVENUE -- APN 230-210-039 - REZONE**