

**EXHIBIT "A" - LEGAL DESCRIPTION  
CHANGE OF ZONE  
FROM: R-1-7000 SINGLE FAMILY RESIDENTIAL ZONE  
TO: R-3-1500 MULTIPLE FAMILY RESIDENTIAL ZONE**

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

**Parcel A**

Lot 22 of El Rincon as shown by map on file in Book 11, Pages 85 and 86 of Maps, in the Office of the County Recorder of Riverside County, California.

**Excepting therefrom** the Southerly 180.00 feet of the Westerly 180.00 feet thereof.

**Parcel B**

Lot 23 of El Rincon as shown by map on file in Book 11, Pages 85 and 86 of Maps, in the Office of the County Recorder of Riverside County, California.

Area = 74,850 sq. ft. +/-

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

DBW                      12/23/2025 Prep. dbw  
Douglas B. Webber, L.S. 9477                      Date



**EXHIBIT "A" - PLAT  
CHANGE OF ZONE  
FROM: R-1-7000 SINGLE FAMILY RESIDENTIAL ZONE  
TO: R-3-1500 MULTIPLE FAMILY RESIDENTIAL ZONE**

NOTES

BEARINGS AND  
DISTANCES SHOWN  
HEREON ARE RECORD  
DATA M.B. 11/85.

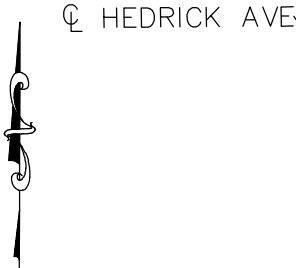
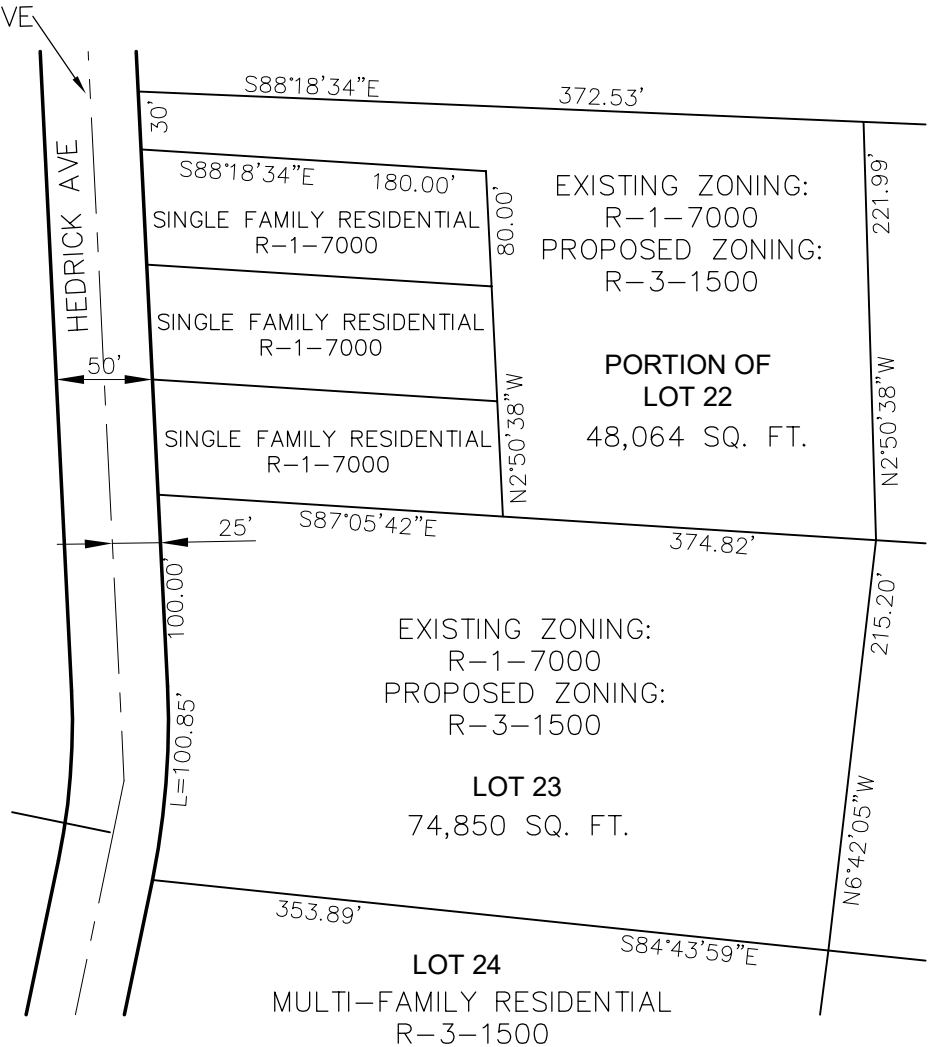


EXHIBIT PREPARED FOR:  
A&L CAPITAL, LLC  
P.O. BOX 893130  
TEMECULA, CA 92589

EXHIBIT PREPARED BY:  
G&G ENGINEERING, INC.  
1251 N. MANASSERO ST.  
SUITE 402  
ANAHEIM, CA 92807

DATE EXHIBIT PREPARED:  
DECEMBER 18, 2023

ASSESSOR'S PARCEL NO.  
A PORTION OF  
143-040-010  
& 143-040-011



**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

COZ-000-0000

SCALE: 1" = 100'

DRAWN BY: A.G.

DATE: 12/18/23

SUBJECT: CHANGE OF ZONE