

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**FOR**  
**ZONE CHANGE**

Parcels of land being a portion of that patented placer mining claim known as Lot 4045, and also known as the McKnight Consolidated Clay Mining Claim, consisting of the McKnight, Luckey and Trio Placer Claims, and lying within fractional Sections 3 and 10 in Township 4 South, Range 7 West, San Bernardino Base and Meridian, in the County of Riverside, State of California, according to the Official Plat thereof, as shown on a Record of Survey, on file in Book 121, Pages 47 through 49, of Record of Surveys, in said County, and shown by Mineral Survey No. 4045 and Amended Map of Sections 4 and 10, of said Township and Range, dated February 1, 1917, Records of the General Land Office, on file at the Bureau of Land Management Office, Washington D.C. and being more particularly described as follows:

**PARCEL A**

**COMMENCING** from the Southwest corner of said fractional Section 3, Thence northerly along said Section, North 0°57'23" East, a distance of 197.17 feet to the north line of that patented placer mining claim known as the Luckey Placer Mining Claim as shown on said Amended Map and said Record of Survey;

Thence North 77°00'33" East, a distance of 232.78 feet to the Northwest corner of said McKnight Placer Mining Claim and the **TRUE POINT OF BEGINNING**;

Thence easterly along the north line of last said Claim, South 89°44'22" East, a distance of 561.01 feet;

Thence leaving said north line, South, a distance of 255.67 feet to a point in the north line of said fractional Section 10;

Thence continuing along last said course, South, a distance of 393.28 feet to the south line of said McKnight Placer Mining Claim;

Thence westerly along said south line, North 88°03'14" West, a distance of 537.17 feet to the Southwest corner of said Claim;

Thence leaving said south line and northerly along the westerly line of said Claim, North 2°11'01" West, a distance of 381.42 feet to a point on the north line of Said Section 10;

Thence continuing along said westerly line of Claim and last said Course, North 2°11'01" West, a distance of 252.30 feet to the **TRUE POINT OF BEGINNING**;

Said parcel contains 351,800 square feet = 8.08 acres.

Subject to: Covenants, conditions, restrictions, reservations, easements and Right of Ways of record, if any.

All as shown on Exhibit "B", attached hereto and by this reference made a part thereof

## **PARCEL B**

**COMMENCING** from the Southwest corner of said fractional Section 3, Thence northerly along said Section, North  $0^{\circ}57'16''$  East, a distance of 197.17 feet to the north line of that patented placer mining claim known as the Luckey Placer Mining Claim as shown on said Amended Map and said Record of Survey;

Thence North  $77^{\circ}00'33''$  East, a distance of 232.78 feet to the northwest corner of said McKnight Placer Mining Claim; Thence easterly along the north line of last said Claim, South  $89^{\circ}44'22''$  East, a distance of 561.01 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing easterly along said North line and along last said course, South  $89^{\circ}44'22''$  East, a distance of 284.50 feet to the Westerly line of Parcel 2070-105 as shown on Record of Survey filed in Book 64, Pages 75-79, inclusive, of Record of Surveys, In the Office of the Recorder for said County;

Thence southerly along said parcel line, South  $32^{\circ}43'44''$  East, a distance of 132.40 feet to the southwest corner of said parcel;

Thence easterly along the southerly line of said parcel, North  $75^{\circ}20'36''$  East, a distance of 51.65 feet to the westerly line of that parcel of land granted to the City of Corona per deed recorded June 8, 2010 as Instrument No. 2010-262206 of Official Records of said County and to the beginning of a non-tangent curve, concave southwesterly and having a radius of 19,938.00 feet; the radial of which bears North  $44^{\circ}43'28''$  East;

Thence southerly along the westerly line of said parcel and along said curve, through a central angle of  $0^{\circ}39'33''$ , an arc length of 229.39 feet to a point in the north line of said Section 10;

Thence continuing southerly along the westerly line of said parcel and along said curve, through a central angle of  $0^{\circ}34'22''$ , an arc length of 199.33 feet to the most southerly corner of said parcel and to the easterly line of McKnight Placer Mining Claim;

Thence leaving said parcel and along the easterly line of said Claim, South  $11^{\circ}04'54''$  East, a distance of 275.37 feet to the southeast corner of said Claim;

Thence westerly along the southerly line of said Claim, North  $88^{\circ}03'14''$  West, a distance of 760.75 feet;

Thence leaving said southerly line, North, a distance of 393.28 feet to a point on the north line of said Section 10;

Thence continuing along last said course, North, a distance of 255.67 feet to the north line of said Claim and **POINT OF BEGINNING**;

Said parcel contains 389,465 square feet = 8.94 acres.

Subject to: Covenants, conditions, restrictions, reservations, easements and Right of Ways of record, if any.

All as shown on Exhibit "B", attached hereto and by this reference made a part thereof,

**KWC ENGINEERS**

CIVIL ENGINEERS • PLANNERS • SURVEYORS

Thomas Caseldine      5-21-21  
Thomas M. Caseldine      Date  
P.L.S. 9029

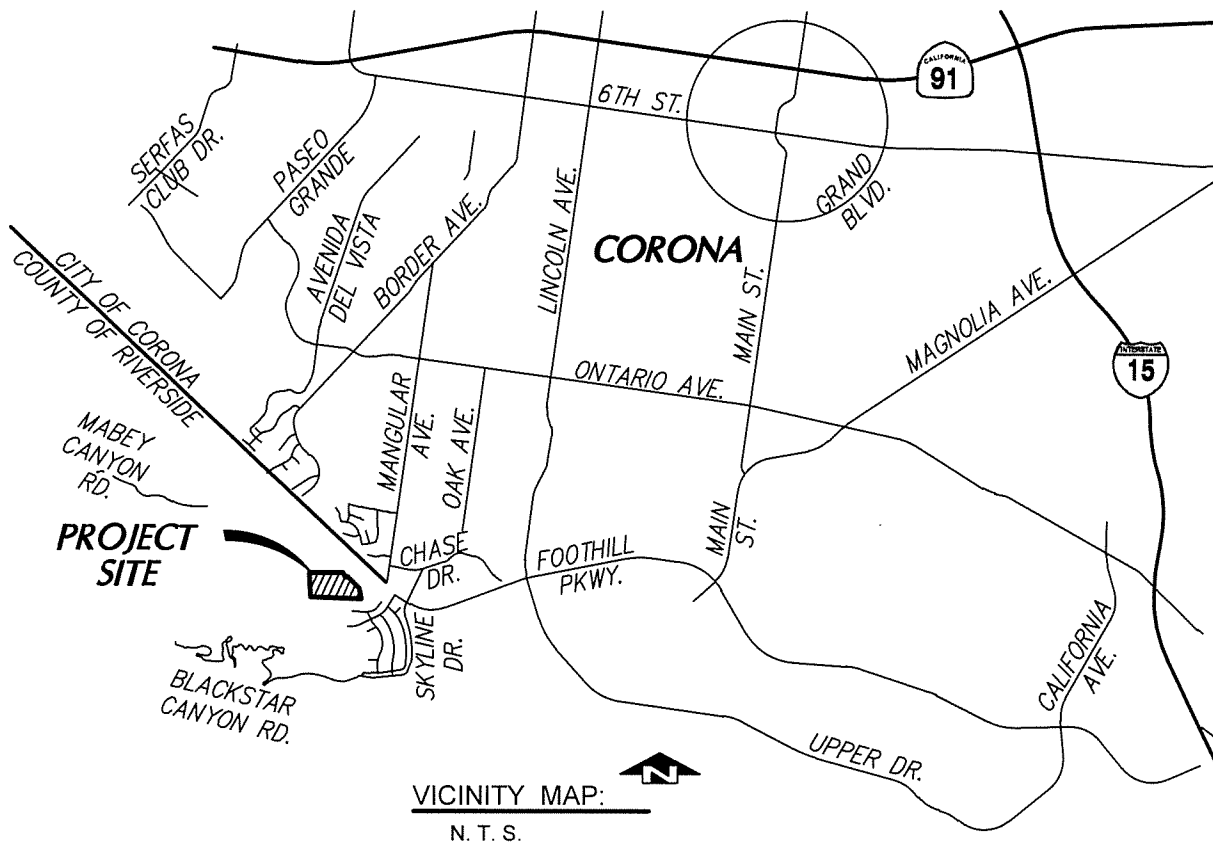


May 21, 2021  
LLC/KWC/llc  
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## EXHIBIT "B"

SHEET 1 OF 4 SHEETS

## CHANGE OF ZONE



## ZONING DESIGNATION:

A.P.N.	CURRENT ZONING DESIGNATION	PROPOSED ZONING	AREA (AC.)
<b>PARCEL A</b>			
275-050-014	AGRICULTURE	R-3 MF RESIDENTIAL	3.24
275-080-041	AGRICULTURE	R-3 MF RESIDENTIAL	4.83
<b>PARCEL B</b>			
275-050-014	AGRICULTURE	C-3 GENERAL COMMERCIAL	2.48
275-080-041	AGRICULTURE	C-3 GENERAL COMMERCIAL	6.46
		<b>R-3 MF RESIDENTIAL SUBTOTAL</b>	<b>8.07</b>
		<b>C-3 GEN COMMERCIAL SUBTOTAL</b>	<b>8.94</b>
		<b>TOTAL</b>	<b>17.01</b>



**KWC ENGINEERS**






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*Thomas Caseldine* 5-21-21  
THOMAS M. CASELDINE DATE  
L.S. 9029

EXHIBIT "B"  
CHANGE OF ZONE  
INDEX SHEET

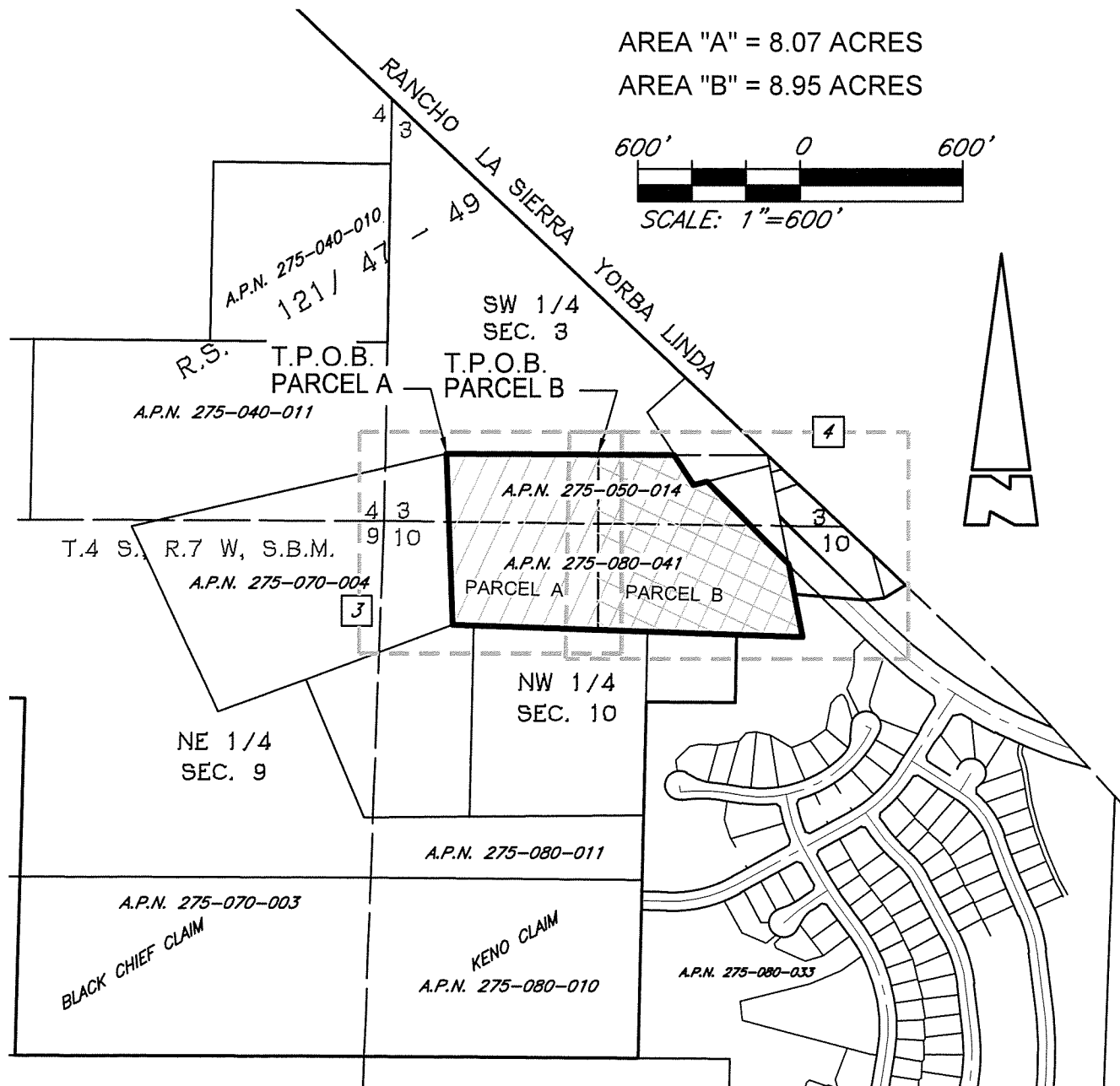
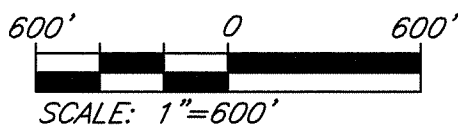
SHEET 2 OF 4 SHEETS

LEGEND:

-  ZC BOUNDARY
-  SECTION LINE
-  SHEET INDEX
-  PROPOSED ZONING  
R-3 MF RESIDENTIAL
-  PROPOSED ZONING  
C-3 GENERAL COMMERCIAL

AREA "A" = 8.07 ACRES

AREA "B" = 8.95 ACRES



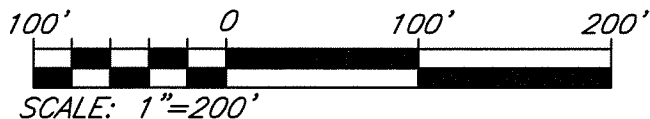
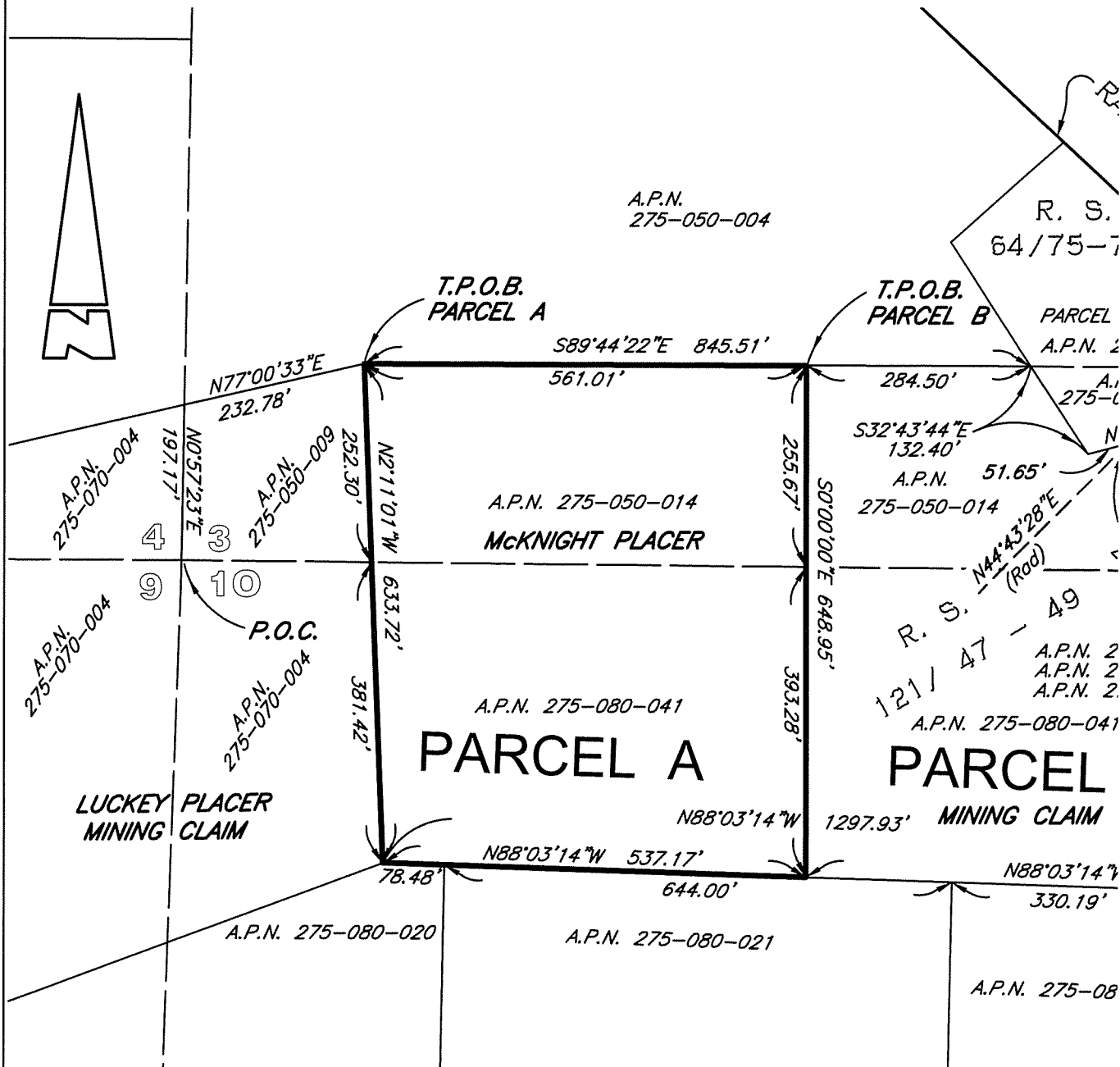
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EXHIBIT "B"  
CHANGE OF ZONE

SHEET 3 OF 4 SHEETS



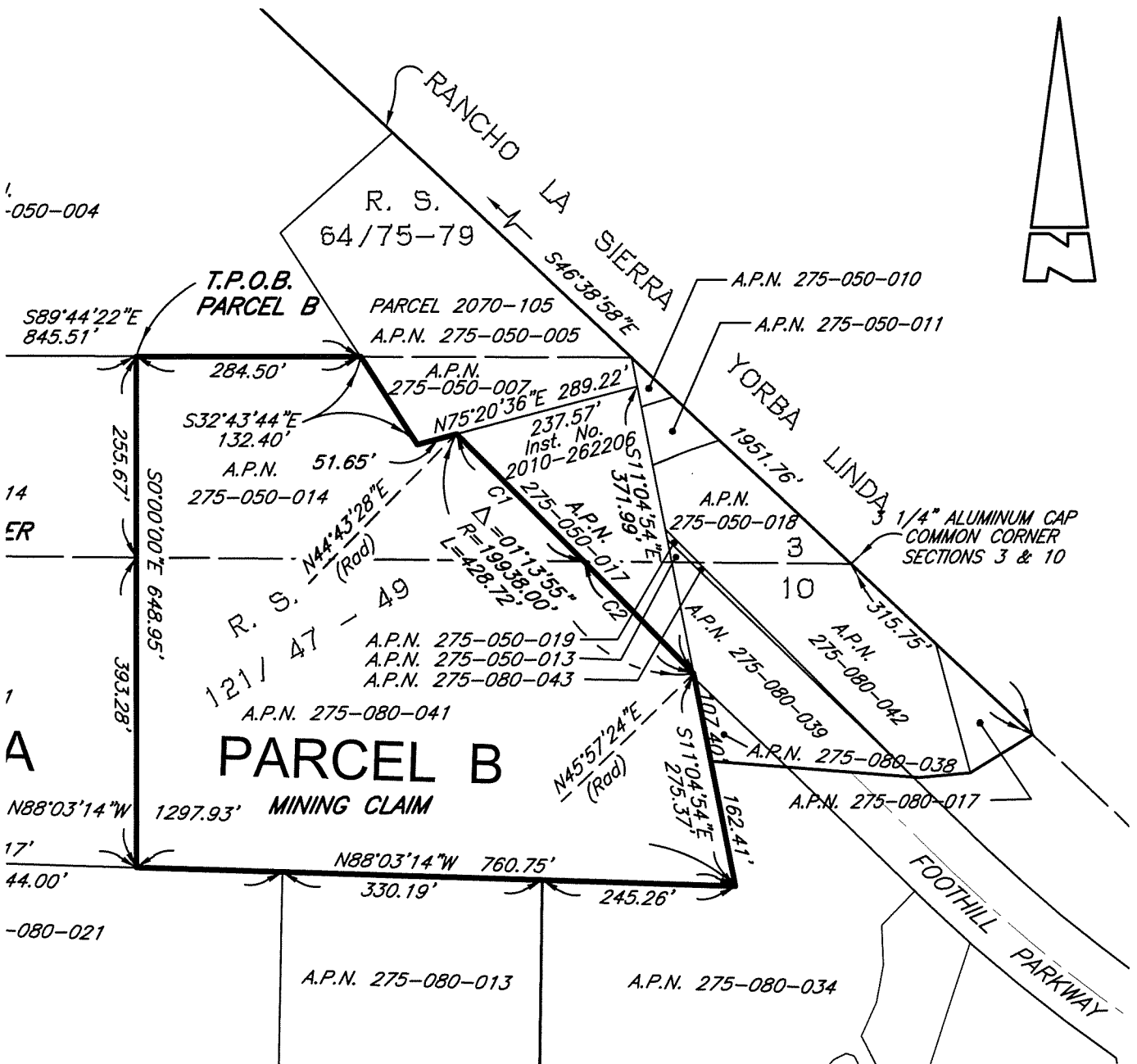
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EXHIBIT "B"  
CHANGE OF ZONE

SHEET 4 OF 4 SHEETS



100' 0 100' 200'

SCALE: 1"=200'

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