

EXHIBIT “A”

EXHIBIT "A"
LEGAL DESCRIPTION – CHANGE OF ZONE
FROM: R-1-7000-SP – SINGLE FAMILY RESIDENTIAL – SPECIFIC PLAN
(MAGNOLIA AVENUE) OVERLAY ZONES
TO: CR-X-10-SP – COMMERCIAL RETAIL – BUILDING SETBACK (10 FEET –
MAGNOLIA AVENUE) – SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONES

APN 138-470-013

Address: 10920 Magnolia Avenue

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

That portion of the northeasterly rectangular half of Lot 3 in Block 39 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72, (formerly known as Book 1, Page 70) of Maps, Records of San Bernardino County, California, described by metes and bounds as follows:

BEGINNING at a point on the northwesterly line of said Lot 3, located 125 feet northeasterly from the northwesterly corner of the northeasterly half of said Lot 3;

THENCE northeasterly, along the northwesterly line of said Lot, a distance of 125 feet;

THENCE southeasterly, parallel with southwesterly line of said Lot, a distance of 348 feet;

THENCE southwesterly, parallel with the northwesterly line of said Lot, a distance of 125 feet;

THENCE northwesterly, parallel with southwesterly line of said Lot, a distance of 348 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM the northwesterly 11.00 feet thereof.

Area – 0.97 Ac. More or less

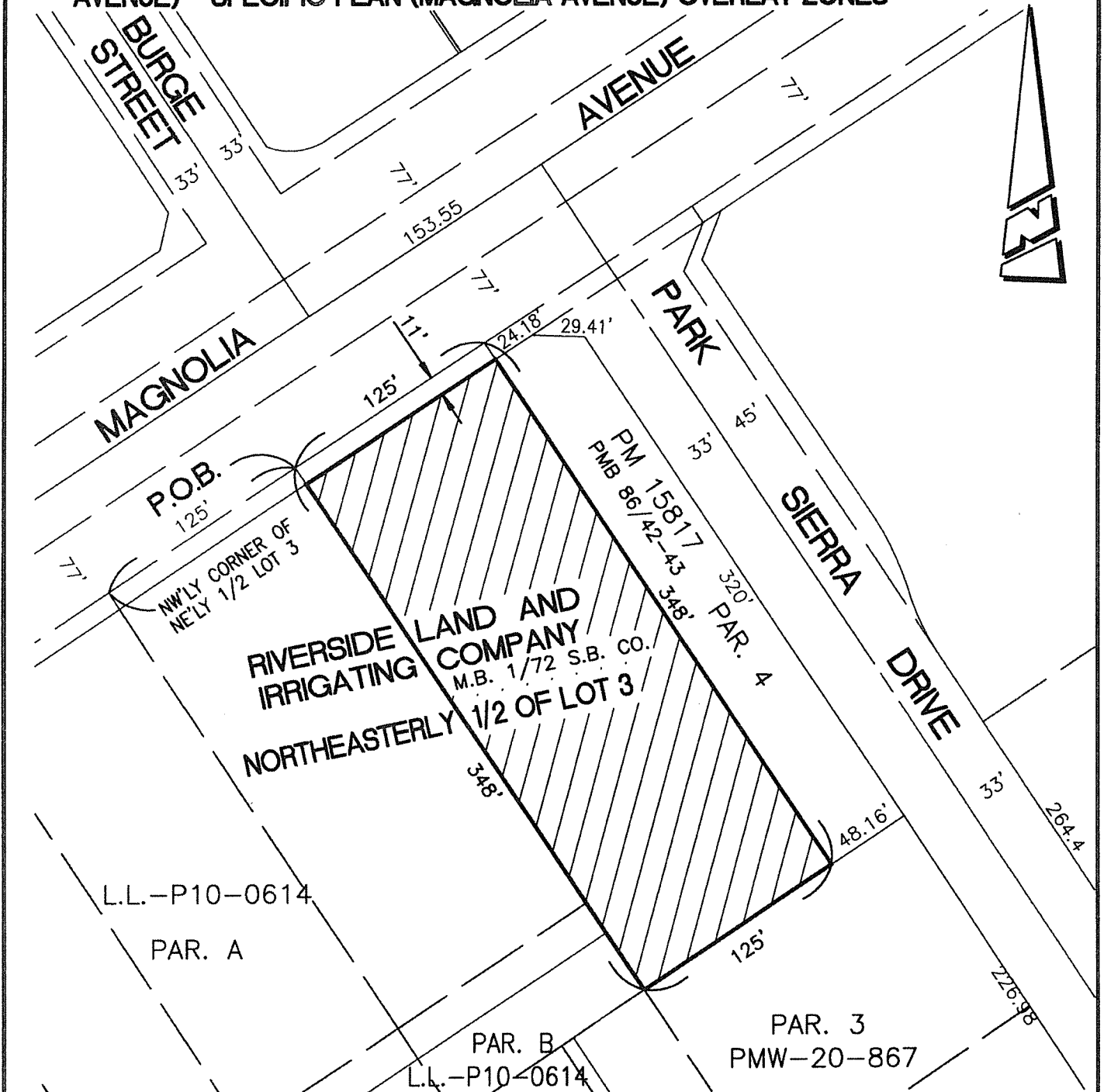
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens 7/27/17 Prep. CS
Curtis C. Stephens, L.S. 7519 Date



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• 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

SCALE: 1"=80'

DRAWN BY: CURT

DATE: 7/26/17

SUBJECT: APN 138-470-013 - 10920 MAGNOLIA AVENUE