

EXHIBIT "A"
LEGAL DESCRIPTION

FROM: R-1-7000-SP-SINGLE FAMILY RESIDENTIAL AND SPECIFIC PLAN
(MAGNOLIA AVENUE) OVERLAY ZONES

TO: CR-SP - COMMERCIAL RETAIL AND SPECIFIC PLAN (MAGNOLIA
AVENUE) OVERLAY ZONES

PROJECT: REZONE

APN: 225-250-004

ADDRESS: 3524 CENTRAL AVENUE

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER
OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION
34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND
MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY;

THENCE WEST 230 FEET FOR THE **POINT OF BEGINNING**;

THENCE CONTINUING WEST 75 FEET;

THENCE SOUTH 210 FEET;

THENCE EAST 75 FEET;

THENCE NORTH 210 FEET TO THE **POINT OF BEGINNING**;

EXCEPTING THERFROM THE NORTH 25 FEET DEEDED TO THE COUNTY OF SAN
BERNARDINO FOR HIGHWAY PURPOSES.

ALSO EXCEPTING THEREFROM, THAT PORTION CONVEYED TO THE CITY OF
RIVERSIDE, CALIFORNIA, BY DEED RECORDED, SEPTEMBER 30, 1953, IN BOOK
1512, PAGE 418, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

PARCEL 2

ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SOUTHEAST QUARTER 330 FEET SOUTHERLY FROM THE NORTHEAST CORNER THEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO ELMER C. PICKERING AND WIFE, BY DEED RECORDED JULY 2, 1940, IN BOOK 467, PAGE 484, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CAUFORNIA;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL, 230 FEET FOR THE **POINT OF BEGINNING**;

THENCE CONTINUING WESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL, 75 FEET;

THENCE NORTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF SOUTHEAST QUARTER, 120 FEET TO A POINT 210 FEET SOUTHERLY OF THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION;

THENCE EASTERLY AND PARALLEL WITH THE NORTHERLY LINE OF SOUTHEAST QUARTER OF SAID SECTION, 75 FEET;

THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF SOUTHEAST QUARTER, 120 FEET TO THE **POINT OF BEGINNING**.

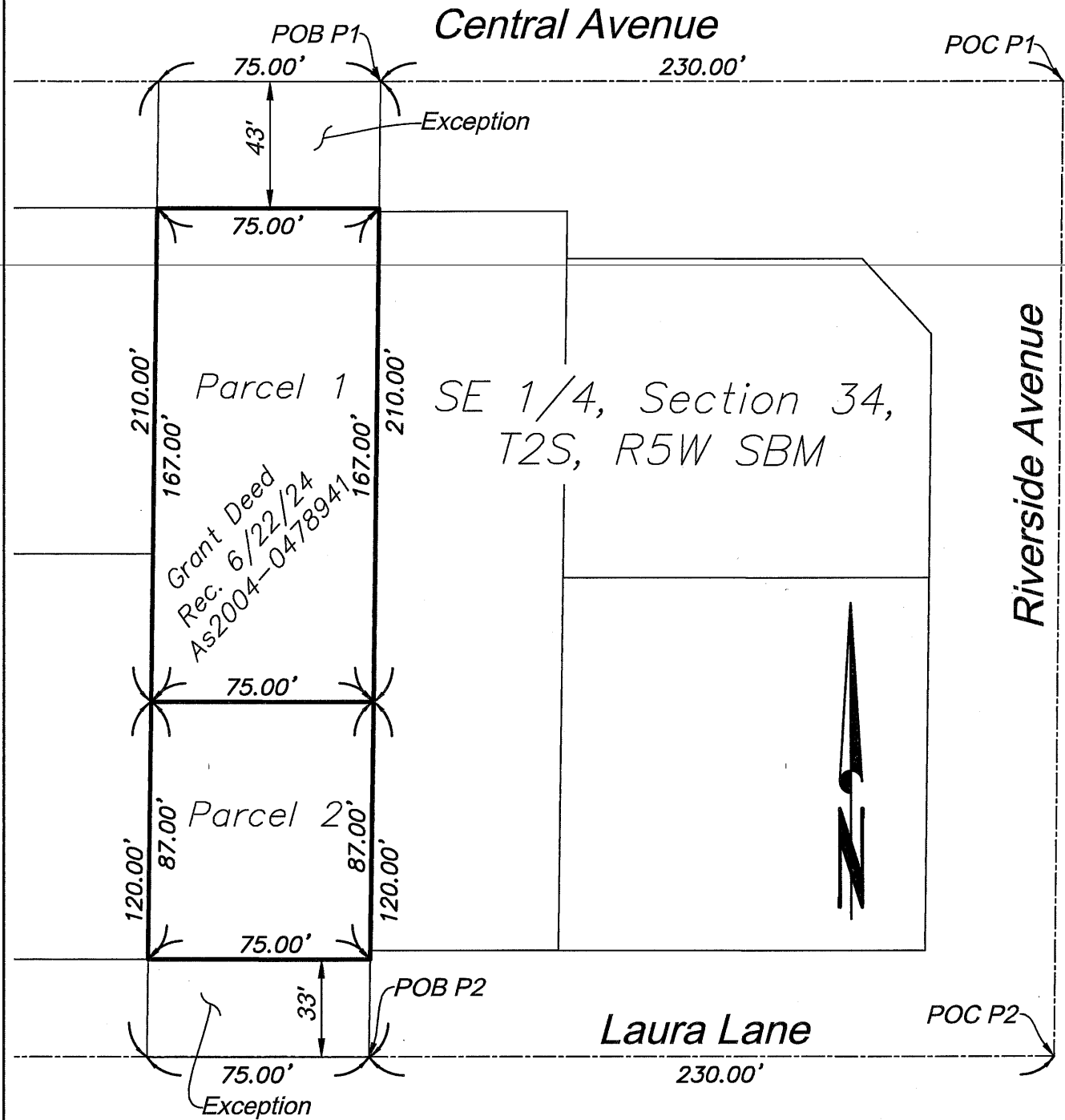
EXCEPTING THEREFROM A RIGHT OF WAY FOR STREET AND PUBUC UTILITY PURPOSES OVER THE SOUTHERLY 33 FEET THEREOF.

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

DBW 5/31/2026 Prep. dbw
Douglas B. Webber, L.S. 9477 Date



EXHIBIT



• 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" = 50'

DRAWN BY: dbw DATE: 4/01/26

SUBJECT: 3524 Central Avenue - Rezone