

EXHIBIT "A"
LEGAL DESCRIPTION

Por. APN: 213-060-027
Address: 3280 Vine Street

That certain real property located in the City of Riverside, County of Riverside, State of California, being Parcel 2 of Certificate of Compliance for Lot Line Adjustment No. LL-P16-0868 recorded February 21, 2017, as Document No. 2017-0072936 of Official Records of Riverside County California, described as follows:

That portion of Block 2, Range 1, of the Map of the Town of Riverside, as shown by map on file in Book 7, Page 17 of Maps, Records of San Bernardino County, California, described as follows:

BEGINNING at the most Northerly corner of Parcel 2 described in the Grant of Easement to the City of Riverside by Document recorded August 20, 1999, as Document No. 1999-374581 of Official Records of Riverside County, California, said Beginning being on the Southeasterly Right-of-Way line of Vine Street as shown on said Map of the Town of Riverside;

Thence along said Southeasterly Right-of-Way line North 29°43'48" East 155.25 feet to a line parallel with and 160.16 feet Northeasterly of the Southwesterly line of said Block 2;

Thence leaving said Southeasterly Right-of-Way line and along said parallel line South 60°16'12" East 136.00 feet to a line parallel with and 136.00 feet Southeasterly of said Southeasterly Right-of-Way line;

Thence leaving said parallel line of said Southwesterly line and along said parallel line of said Southeasterly Right-of-Way line South 29°43'48" West 158.16 feet to the Northerly line of Parcel 1 of said Grant of Easement;

Thence leaving said parallel line and along said Northerly line the following three courses;

North 60°16'12" West 125.00 feet;

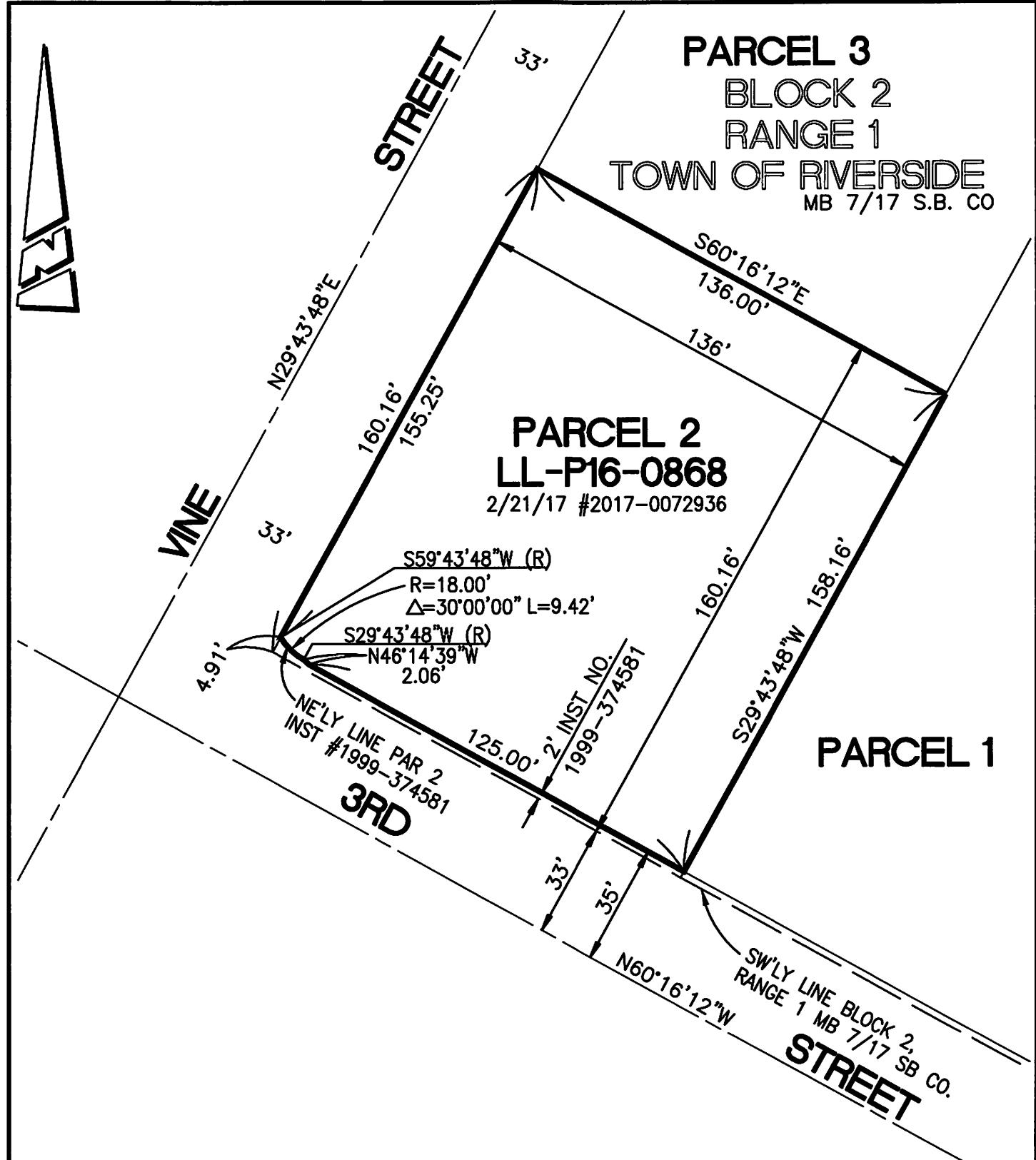
Thence North 46°14'39" West 2.06 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 18.00 feet and to which beginning a radial line bears South 29°43'48" West;

Thence Northwesterly 9.42 feet along said curve through a central angel of 30°00'00" to the **POINT OF BEGINNING**.

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

Curtis C. Stephens 10/16/18 Prep. ed
Curtis C. Stephens, L.S. 7519 Date





• 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"=40'

DRAWN BY: CURT

DATE: 10/15/18

SUBJECT: 3280 VINE STREET - APN 213-060-027