

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Address: 3096 Cottage Street  
A.P.N.: 219-321-001

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

Lot 13 together with the northerly 25.00 feet of Lot 14 and the northerly 100.00 feet of Lot 15, all in Division "A", Hall's Addition to Riverside, as shown by map on file in Book 9, Page 1 of Maps, Records of San Bernardino County California.

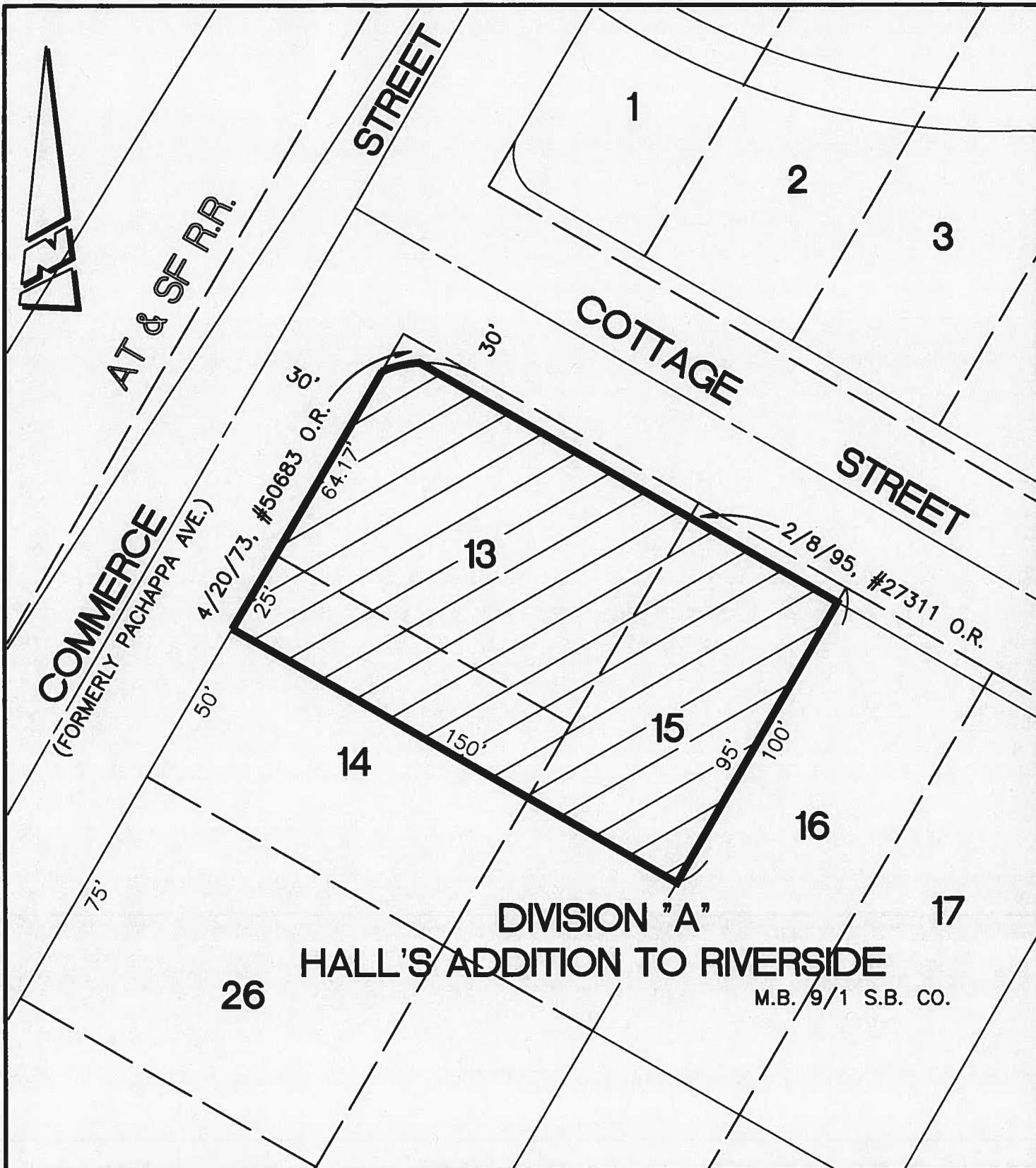
**EXCEPTING THEREFROM** that portion described in Grant Deed to the City of Riverside by document recorded April 20, 1973 as Instrument No. 50683 of Official Records of Riverside County, California

**ALSO EXCEPTING THEREFROM** that portion described in Grant of Easement to the City of Riverside by document recorded February 8, 1995 as Instrument No. 27311 of Official Records of Riverside County, California

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

Curtis C. Stephens 8/25/16 Prep. (Signature)  
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: 8/25/15

SUBJECT: 3096 COTTAGE STREET - APN 219-321-001