

EXHIBIT "A"
LEGAL DESCRIPTION

A.P.N. 250-190-009

Address: 1393 University Avenue

That portion of Lot 60, in Section 19, Township 2 South, Range 4 West, S.B.M., of the Map Showing the Lands of the East Riverside Land Company, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Book 6, page 44, records of San Bernardino County, more particularly described as follows:

BEGINNING at a point on the westerly line of said Lot 60, a distance of 17.00 feet northerly of the southwesterly corner thereof, said point lying on the northerly line of University Avenue as it currently exists;

Thence North $00^{\circ}11'13''$ East, along said westerly line of Lot 60, a distance of 425.00 feet;

Thence South $89^{\circ}52'00''$ East, parallel with the southerly line of said Lot 60, a distance of 100.00 feet;

Thence South $00^{\circ}11'13''$ West, parallel with the westerly line of said Lot 60, a distance of 422.47 feet to a point on said northerly line of University Avenue;

Thence South $87^{\circ}58'30''$ West, along said northerly line of University Avenue, a distance of 67.62 feet to an angle point therein;

Thence North $89^{\circ}52'00''$ West, continuing along said northerly line, a distance of 32.43 feet to the **POINT OF BEGINNING**.

Area – 42,415.6 S.F. 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 4/16/19 Prep. CS
Curtis C. Stephens, L.S. 7519 Date



