

EXHIBIT "A"
LEGAL DESCRIPTION

Address: 3230 Vine Street
A.P.N.: 213-060-028

That certain real property located in the City of Riverside, County of Riverside, State of California, being Parcel 3 of Certificate of Compliance for Lot Line Adjustment LL-P16-0868, recorded February 21, 2017 as Document No. 2017-0072936 of Official Records of Riverside County, California, described as follows:

Those portions of Block 1 and Block 2, Range 1 and a portion of Second Street (vacated) 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 intersection of the Northwesterly line of said Block 2 with a line parallel with and 160.16 feet Northeasterly of the Southwesterly line of said Block 2, said intersection being on the Southeasterly Right-of-Way of Vine street as shown on said Town of Riverside;

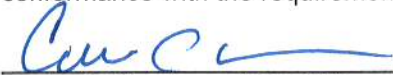

Thence along said Northwesterly line and Southeasterly Right-of-Way line of said Blocks 1 and 2, North 29°43'48 East, 304.84 feet to a line parallel with and 69.00 feet Northeasterly of the Southwesterly line of said Block 1;

Thence leaving said Northwesterly line and said Right-of-Way line and along said parallel line, South 60°16'12" East, 136.000 feet to a line parallel with and 136.00 feet Southeasterly of said Right-of-Way line;

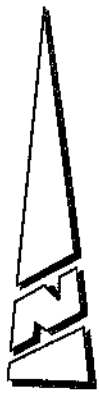
Thence leaving said line parallel with the Southwesterly line of Block 1 and along said line parallel to said Right-of-Way, South 29°48'12" West, 304.84 feet to said line parallel with the Southwesterly line of Block 2,

Thence leaving said parallel line of said Right-of-Way and along said line parallel with the Southwesterly line of Block 2, North 60°16'12" West, 136.00 feet 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.

 3/24/20 Prep. 
Curtis C. Stephens, L.S. 7519 Date





91 FREEWAY

VINE

STREET

BLOCK 1 RANGE 1

SECOND STREET (VACATED)

THIRD STREET

P.O.B.

TOWN OF RIVERSIDE

M.B. 7/17 S.B. CO.

N29°43'48"E

S60°16'12"E

304.84'

394.84'

N60°16'12"W

S29°43'48"W

PAR. 3

LL-P16-0868

PAR. 1

PAR. 2

BLOCK 2

RANGE 1

• 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"=60'

DRAWN BY: CURT

DATE: 7/15/20

SUBJECT: 3230 VINE STREET -- APN 213-060-028