

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

A.P.N.: 213-291-013  
Address: 3252 Mission Inn Avenue

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

Parcel C of that certain Corrected Certificate of Compliance for Lot Line Adjustment No. LL-001-978 as evidenced by document recorded April 22, 1998 as Instrument No. 155581 of Official Records of Riverside County California, described as follows:

Being those portions of Lots 2, 3, 4, 5, 7, 8 and 9 of Block 7, Range 2 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 Northeasterly corner of Lot 6 of said Map, said point also being in the Southerly line of Mission Inn Avenue (formerly Seventh Street) 99 feet wide;

Thence along the Northerly lines of said Lots 6 and 7, North 61°04'23" West, 80.40 feet to the **TRUE POINT OF BEGINNING**;

Thence South 28°52'15" West, 175.70 feet;

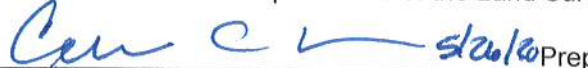

Thence North 61°04'23" West, 190.74 feet to a point in the Northeasterly line as described in deed recorded May 27, 1959 as Instrument No. 45717 of Official Records of said Riverside County, said line also being the Southeasterly line of relocated Mulberry Street;

Thence along said Northeasterly line, North 43°36'59" East, 163.45 feet;

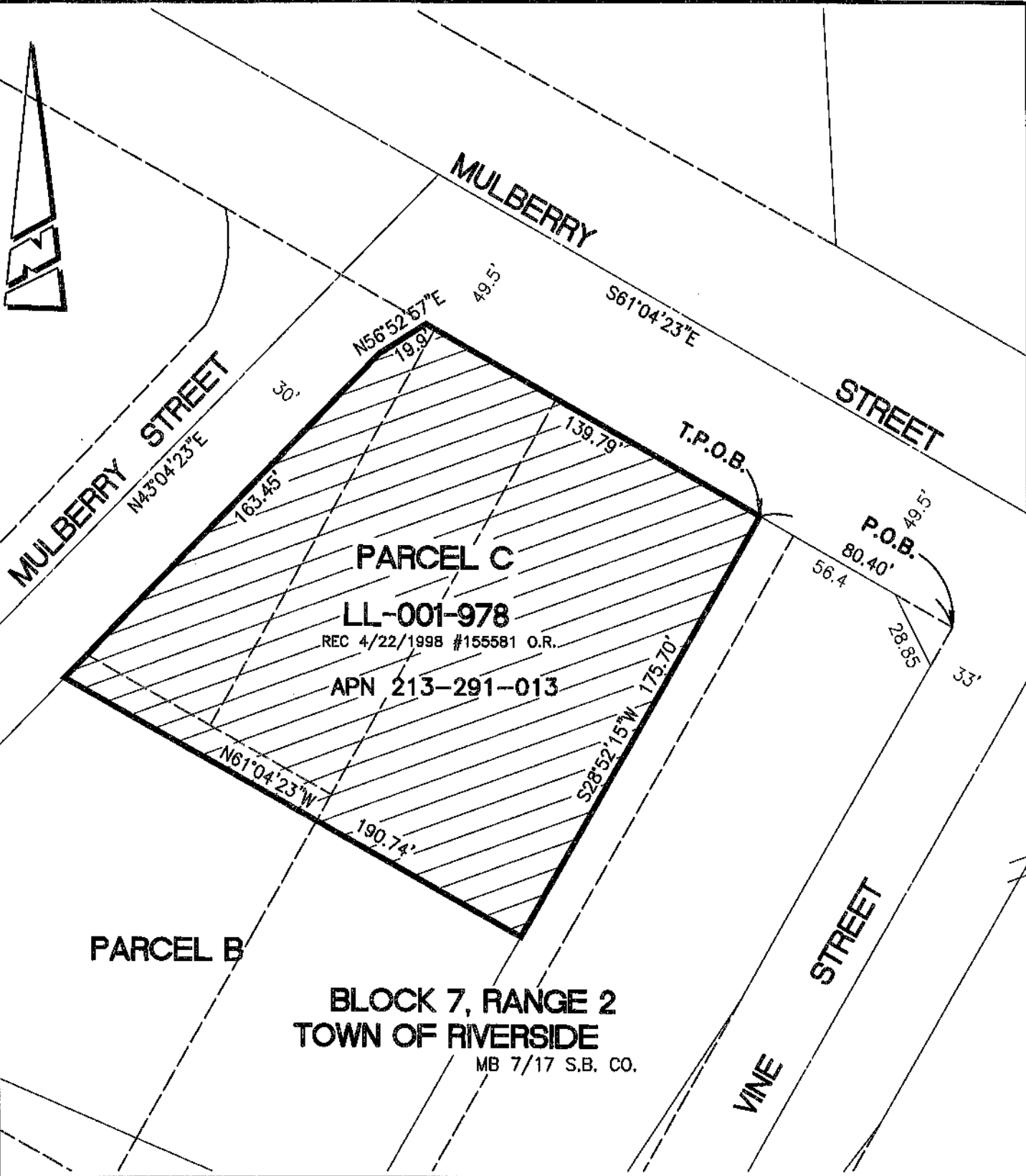
Thence North 56°52'57" East, 19.90 feet to a point in the Southerly line of said Mission Inn Avenue;

Thence South 61°04'23" East, 139.79 feet to the **TRUE POINT OF BEGINNING**.

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

 Prep.   
Curtis C. Stephens, L.S. 7519 Date





**PARCEL C**

**LL-001-978**

REC 4/22/1998 #155581 O.R.

**APN 213-291-013**

**PARCEL B**

**BLOCK 7, RANGE 2  
TOWN OF RIVERSIDE**

MB 7/17 S.B. CO.

**• 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: CURT

DATE: 5/26/20

SUBJECT: 3252 MISSION INN AVENUE - APN 213-291-013