

EXHIBIT "A"
LEGAL DESCRIPTION

APN: 207-102-005

Address: 4428 Houghton Avenue

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

PARCEL 1

Lot 8 of the Redwood Tract, as shown by map on file in Book 11, Page 77 of Maps, Records of Riverside County, California.

EXCEPTING THEREFROM that portion thereof particularly described as follows:

BEGINNING at the most Westerly corner of said Lot 8;

Thence Easterly on the Northwestern boundary line of said Lot 8, a distance of 45.5 feet to a point;

Thence deflecting $151^{\circ}10'30''$ to the right from said Northwestern boundary line of said Lot 8 extended Easterly, a distance of 32.55 feet to a point;

Thence deflecting $43^{\circ}32'$ to the right, a distance of 16.52 feet to a point on the Southwesterly boundary line of said Lot 8;

Thence Northerly on said Southwesterly boundary line of Lot 8, a distance of 11.45 feet to the **POINT OF BEGINNING**.

PARCEL 2

That portion of Lot 6 of the Redwood Tract, as shown by map on file in Book 11, Page 77 of Maps, Records of Riverside County, California, particularly described as follows:

BEGINNING at the most Northerly corner of Lot 8 of said Redwood Tract;

Thence deflecting to the left $74^{\circ}23'$ from the Northwestern line of said Lot 8 extended Easterly, a distance of 24.82 feet to a point, said point being on the chord of a curve having a radius of 91 feet, said point also being on the Westerly line of Houghton Avenue;

Thence deflecting to the left $67^{\circ}54'30''$ from said chord extended Northerly, a distance of 5.69 feet to a point;

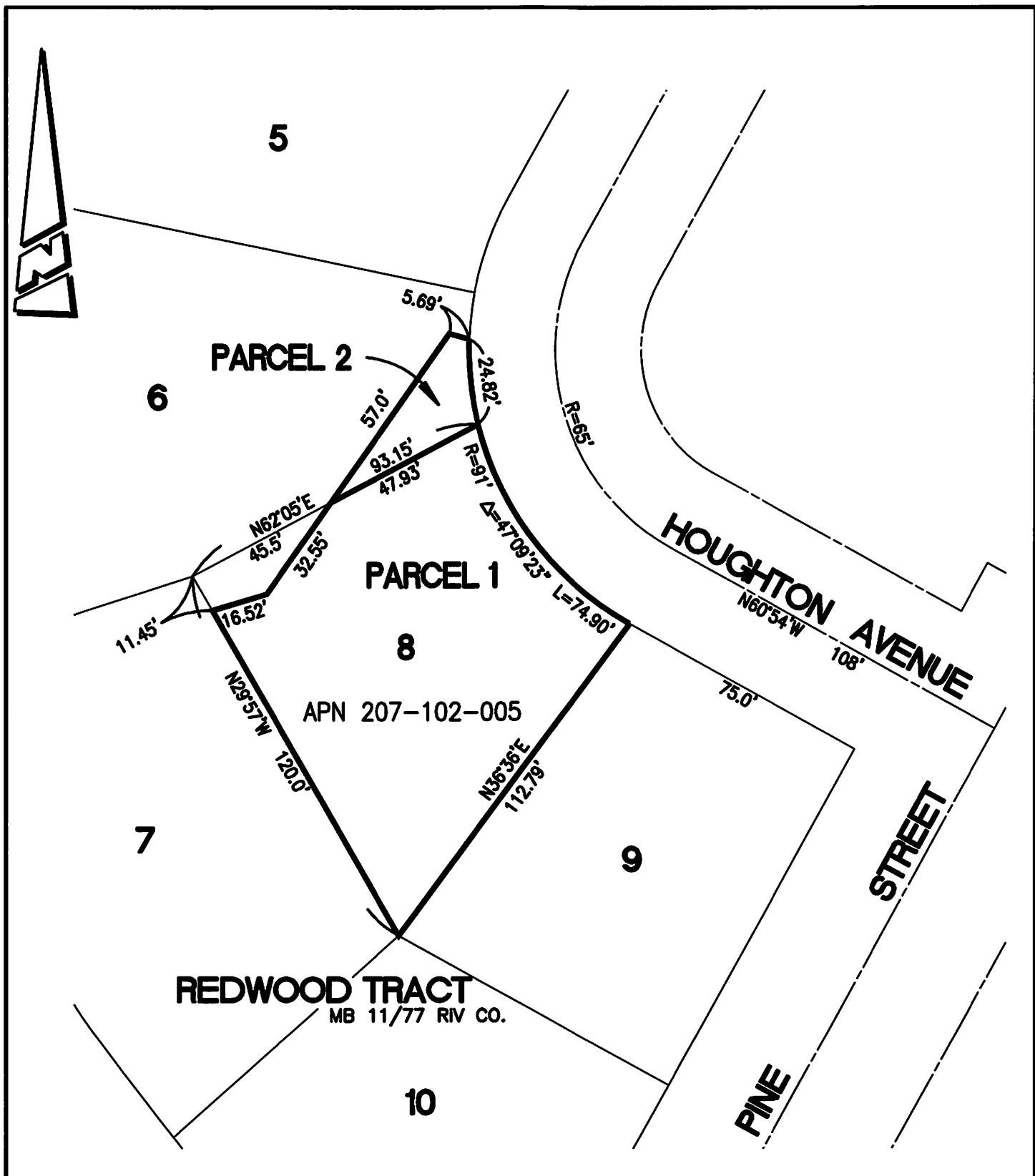
Thence deflecting to the left $66^{\circ}19'$, a distance of 57 feet to a point on the Northwesterly boundary line of said Lot 8;

Thence easterly on said Northwesterly boundary line of Lot 8, a distance of 47.93 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.

Curtis C. Stephens 6/10/21 Prep. *CS*
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: 6/8/21

SUBJECT: 4428 HOUGHTON AVENUE - APN 207-102-005