

EXHIBIT A

LEGAL DESCRIPTION OF CITY'S PROPERTY

Licensors' Property of which Premises are a part is legally described as follows:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 3 AND A PORTION OF LOT E OF PARCEL MAP 21574, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 147, PAGES 28](#) THROUGH 30 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT E;

THENCE NORTHERLY ALONG THE WEST LINE OF LOT E AND PARCEL 3, ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 3068 FEET, THROUGH A CENTRAL ANGLE OF 10° 54' 50" AND AN ARC LENGTH OF 584.40 FEET TO THE POINT OF BEGINNING OF SAID BOUNDARY LINE (THE INITIAL RADIAL LINE BEARS NORTH 89° 31' 26" EAST) TO A POINT ON THE SOUTHERLY LINE OF TRACT NO. 22383-1 AS SHOWN BY MAP ON FILE IN [BOOK 197, PAGES 64](#) THROUGH 69, INCLUSIVE OF MAPS;

THENCE NORTH 77° 31' 17" EAST A DISTANCE OF 95.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 330.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF A NON-TANGENT CURVE BEARS SOUTH 77° 31' 17" WEST;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 67° 20' 07", AN ARC LENGTH OF 387.82 FEET;

THENCE SOUTH 78° 37' 46" EAST A DISTANCE OF 145.13 FEET;

THENCE SOUTH 79° 48' 50" EAST A DISTANCE OF 88.34 FEET;

THENCE SOUTH 35° 03' 11" EAST A DISTANCE OF 32.34 FEET TO THE WEST LINE OF LASSELLE STREET, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 6050.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF NON-TANGENT CURVE BEARS NORTH 82° 51' 48" WEST;

THE PREVIOUSLY FIVE COURSES BEING ALONG THE SOUTHERLY LINE OF SAID TRACT;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02° 45' 47", AN ARC LENGTH OF 291.76 FEET;

THENCE NORTH 88° 30' 30" WEST A DISTANCE OF 515.55 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 3 TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ANY AND ALL OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES AND OTHER MINERALS LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS MORE PARTICULARLY SET FORTH AND PROVIDED IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 22, 1983 AS [INSTRUMENT NO. 242971 OF OFFICIAL RECORDS](#).

[APN: 312-243-010](#)