

EXHIBIT A
SITE LEGAL DESCRIPTION

1. REFERENCE IS HEREBY MADE TO POLICY/FILE NO.: NCS-1046314-ONT1 BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JANUARY 19, 2021 PRELIMINARY REPORT AND ANY AMENDMENTS, SUPPLEMENTS AND UPDATES THERETO WHEN PROVIDED PRIOR TO THE DATE OF SIGNATURE OR REVISION OF THIS SURVEY.
2. MAPPING SHOWN ON THIS SHEET IS BASED ON A FIELD SURVEY PERFORMED ON MAY 2021.
3. THIS SURVEY WAS BASED UPON DATA CONTAINED WITHIN A POLICY/FILE NO.: NCS-1046314-ONT1 BY FIRST AMERICAN TITLE INSURANCE COMPANY. HERNANDEZ, KROONE & ASSOCIATES, INC. MAKES NO STATEMENT AS TO THE ACCURACY OR INTEGRITY OF SAID TITLE REPORT OR THE INFORMATION CONTAINED THEREIN. REFERENCE IS HEREBY MADE TO SAID TITLE REPORT FOR MATTERS OR ENCUMBRANCES NOT PLOTTED OR OTHERWISE SHOWN HEREON.
4. ONLY IMPROVEMENTS, STRUCTURES, AND/OR PHYSICAL FEATURES WITHIN 10 FEET OF SURVEYED PROPERTY LINES HAVE BEEN DIMENSIONED, EXCEPT AS NOTED.
5. THE UTILITIES SHOWN HEREON WERE OBTAINED BY A FIELD SEARCH. THE ACTUAL LOCATION OF UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ARE SUBJECT TO VERIFICATION BY FIELD EXCAVATION.
6. SUMMARY OF RIGHT OF WAY, EASEMENTS AND SERVITUDES.
 - 6.1. ITEM 8 (BOOK 550 PAGE 396) EASEMENT DOCUMENT ILLEGIBLE.
 - 6.2. ITEM 9 (BOOK 5634 PAGE 155) EASEMENT OUTSIDE PROPERTY LIMITS.
 - 6.3. ITEM 10 (BOOK 5643 PAGE 74) EASEMENT OUTSIDE PROPERTY LIMITS.
 - 6.4. ITEM 12 (BOOK 8898 PAGE 1168) PORTION OF EASEMENT DESCRIBED IN PARCEL 1 WITHIN PROPERTY LIMITS. PARCEL 2 & PARCEL 3 OUTSIDE PROPERTY LIMITS.
 - 6.5. ITEM 13 (BOOK 9510 PAGE 904) EASEMENT OUTSIDE OF PROPERTY LIMITS.
 - 6.6. ITEM 14 (BOOK 9609 PAGE 1398) EASEMENT OUTSIDE OF PROPERTY LIMITS.
 - 6.7. ITEM 16 (INSTRUMENT NO. 86-136069) EASEMENT OUTSIDE OF PROPERTY LIMITS.
 - 6.8. ITEM 17 (INSTRUMENT NO. 88-143292) EASEMENT OUTSIDE OF PROPERTY LIMITS.
 - 6.9. ITEM 18 (INSTRUMENT NO. 88-143292) EASEMENT OUTSIDE OF PROPERTY LIMITS.
 - 6.10. ITEM 19 (INSTRUMENT NO. 2007-0409613) EASEMENT OUTSIDE OF PROPERTY LIMITS.
 - 6.11. ITEM 20 (INSTRUMENT NO. 2007-0486182) EASEMENT OUTSIDE OF PROPERTY LIMITS.

AT SAN BERNARDINO, 1.3 MILES EAST ALONG 3RD STREET FROM THE COURTHOUSE, 200 FEET EAST OF THE CENTERLINE OF LENA ROAD. NAVD 88 ELEVATION 1052.46 FEET

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE V, NAD83 (2010.00 EPOCH).

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE V, NAD83 (2010.00 EPOCH). ALL DISTANCES SHOWN ARE U.S. SURVEY FEET GRID DISTANCES, UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES DIVIDE GRID DISTANCES BY THE COMBINATION FACTOR 0.9999416651 AT CONTROL POINT E ^{N 1859.03 64} WITH A CONVERGENCE ANGLE OF +00°25'03.99" AND A GROUND DERIVED ELEVATION OF 1,041.46 FEET (NAVD83) COMPUTED. LEVEL LOOP RUN USING BM NG'S 749 (1,052.46 FEET).

(R1) INDICATES RECORD DATA PER M.B. 19/57-58 (R5) INDICATES RECORD DATA PER R.S. 47/85-87
(R2) INDICATES RECORD DATA PER P.M.B. 32/37 (R6) INDICATES RECORD DATA PER R.S. 109/60-61
(R3) INDICATES RECORD DATA PER C.S. 10025 (R7) INDICATES RECORD DATA PER R.S. 119/63
(R4) INDICATES RECORD DATA PER P.M.B. 137/90 (R8) INDICATES RECORD DATA PER P.M.B. 229/37-38

TO: COUNTY OF SAN BERNARDINO AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEM 4 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 2021.

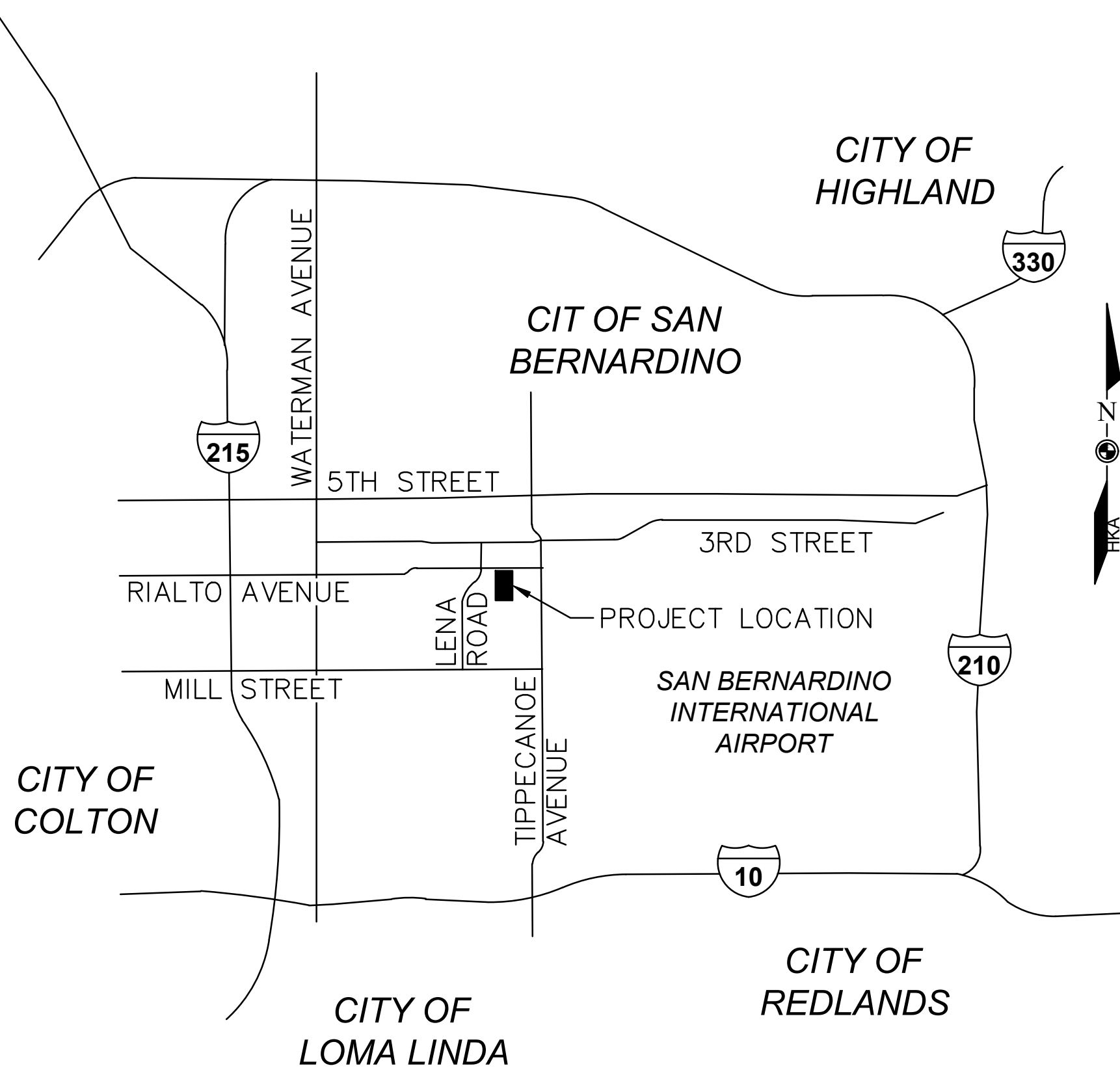
DATED 05/09/2022

(SIGNED) Richard R. Hernandez
RICHARD R. HERNANDEZ, L.S. 5786, EXP. 6/30/22



(SEAL)

IN ACCORDANCE WITH SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE, STATE OF CALIFORNIA (PROFESSIONAL LAND SURVEYORS' ACT), THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AND EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.



VICINITY MAP
N.T.S.

REAL PROPERTY IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

ALL THOSE PORTIONS OF LOTS 5, 6, 7, 8, 9 AND 10, IDA STOCKTON FIVE ACRE SUBDIVISION, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 19 OF MAPS, PAGE 57, RECORDS OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF STOCKTON STREET (VACATED) BY INSTRUMENT RECORDED JANUARY 17, 1917, IN BOOK "Z", PAGE 237, OF MISCELLANEOUS RECORDS, AS SHOWN ON SAID MAP; TOGETHER WITH THAT PORTION OF IDA STREET ADJOINING SAID LOT 5 ON THE WEST, VACATED BY RESOLUTION NO. 12544 OF THE MAYOR AND COMMON COUNCIL OF THE CITY OF SAN BERNARDINO, RECORDED SEPTEMBER 21, 1976, IN BOOK 9017, PAGE 1004, OFFICIAL RECORDS; AND THAT PORTION OF IDA STREET ADJOINING SAID LOT 5 ON THE WEST, CONVEYED TO THE COUNTY OF SAN BERNARDINO BY QUITCLAIM DEED RECORDED IN BOOK 9050, PAGE 944, OFFICIAL RECORDS, INCLUDED WITHIN THE BOUNDARY OF THE

HEREINAFTER DESCRIBED LAND:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE NORTH LIEN OF SAID LOTS 5, 6, 7, 8 AND 9 TO THE NORTHWEST CORNER OF LAND DESCRIBED AS PARCEL NO. 1 IN THE DEED TO BENJAMIN H. MATTESSON, ET UX, RECORDED OCTOBER 02, 1959, IN BOOK 4945, PAGE 329, OFFICIAL RECORDS; THENCE SOUTH 20 FEET; THENCE EAST 10 FEET; THENCE SOUTH TO A POINT DISTANT 170 FEET, MEASURED FROM THE NORTH LINE OF SAID LOT 9, SAID POINT ALSO
BEING THE SOUTHWEST CORNER OF SAID MATTESSON PROPERTY; THENCE EAST ALONG THE SOUTH LINE OF SAID MATTESSON PROPERTY TO THE E, SOUTHEAST CORNER OF SAID PARCEL NO. 2, THENCE SAID POINT ALSO BEING THE WEST LINE OF PROPERTY AS CONVEYED TO G.W. LOCK, ET UX, BY DEED RECORDED MAY 13, 1920, IN BOOK 684, PAGE 312, OF DEEDS; THENCE SOUTH ALONG THE WEST LINE OF SAID LOCK PROPERTY TO THE SOUTH LINE OF SAID LOT 10; THENCE WEST ALONG THE
SOUTH LINE OF LOTS 10, 9, 8, 7, 6 AND 5 TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 5 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOTS 6, 7 AND 8 CONVEYED TO THE REDEVELOPMENT AGENCY OF SAN BERNARDINO BY DEED RECORDED MAY 13, 1985, INSTRUMENT NO. 85-112535, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN LENA ROAD AND CARDIFF AVENUE, NOW KNOWN AS RIALTO AVENUE, AS RELINQUISHED TO THE CITY OF SAN BERNARDINO BY RESOLUTION NO. R-76-191 BY THE BOARD OF SUPERVISORS OF SAN BERNARDINO COUNTY, CALIFORNIA RECORDED JULY 27, 1976, IN BOOK 8977, PAGE 1064, OFFICIAL RECORDS.

PARCEL NO. 2:

LOT 4 OF THE IDA STOCKTON FIVE ACRE SUBDIVISION, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 19 OF MAPS, PAGE 57, RECORDS OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF IDA STREET ADJOINING SAID LOT 4 ON THE EAST, CONVEYED TO THE COUNTY OF SAN BERNARDINO BY QUITCLAIM DEED RECORDED IN BOOK 9050, PAGE 944, OFFICIAL RECORDS OF SAID COUNTY; AND THAT PORTION OF IDA STREET ADJOINING SAID LOT 4 ON THE EAST, VACATED BY RESOLUTION NO. 12544 OF THE MAYOR AND COMMON COUNCIL OF THE CITY OF SAN BERNARDINO, RECORDED SEPTEMBER 22, 1976, IN BOOK 9017, PAGE 1004, OFFICIAL RECORDS.

PARCEL 3:

THE NORTH 170 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT PORTION OF LOT 9, IDA STOCKTON FIVE ACRE SUBDIVISION, AS PER PLAT RECORDED IN BOOK 19 OF MAPS, PAGE(S) 57, RECORDS OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 9 OF SAID IDA STOCKTON SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 9 TO A POINT THAT IS 691.53 FEET NORTH OF THE SOUTH LINE OF SAID LOT, 6.23 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT, TO A POINT 20 FEET SOUTH TO THE NORTH LINE OF SAID LOT; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT, 10 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT, 20 FEET TO A POINT IN THE NORTH LINE OF SAID LOT; THENCE EAST ALONG THE NORTH LINE OF SAID LOT, 16.23 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THE NORTH 170 FEET OF THE FOLLOWING DESCRIBED PROPERTY;

ALL THAT PORTION OF LOT 10 OF THE IDA STOCKTON FIVE ACRE SUBDIVISION, AS PER PLAT RECORDED IN BOOK 19 OF MAPS, PAGE(S) 57, RECORDS OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 10; THENCE EAST ALONG THE NORTH LINE OF SAID LOT; 123.77 FEET TO A POINT SAID POINT BEING THE NORTHWEST CORNER OF LAND CONVEYED TO G.W. LOCK AND WIFE BY DEED RECORDED IN BOOK 684 OF DEEDS, PAGE(S) 312 RECORDS OF SAID COUNTY; THENCE SOUTH ALONG THE WEST LINE OF SAID LOCK LAND TO A POINT 691.53 FEET NORTH OF THE SOUTH LINE OF SAID LOT 10, SAID POINT BEING ON THE NORTH LINE OF LAND CONVEYED TO L.S. CHAPMAN AND COMPANY BY DEED RECORDED IN BOOK 687 OF DEEDS, PAGE 290, RECORDS OF SAID COUNTY; THENCE WEST ALONG THE NORTH LINE OF SAID CHAPMAN PROPERTY TO THE WEST LINE OF SAID LOT 10; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 10 TO THE POINT OF BEGINNING.

APN: 0279-261-17-0-000 AND 0279-271-16-0-000 AND 0279-271-17-0-000 AND 0279-271-19-0-000 AND 0279-271-20-0-000

[illegible]

REVIEWED BY :	DATE : _____ 20 ____

REVIEWED BY :	DATE : _____ 20 ____

REVIEWED BY :	DATE : _____ 20 ____

R E V I E W E R S	

S E A L



Hernandez, Kroone & Associates
Engineers & Land Surveyors

HQ: 234 East Drake Drive, San Bernardino, CA 92401
PHONE: 909-884-3222 ▲ info@hkagroup.com

VALLEY COMMUNICATION CENTER
APN: 0279-261-17,
0279-271-16, -17, -19 & 20
385 N ARROWHEAD AVENUE, 1ST FLOOR
SAN BERNARDINO, CALIFORNIA 92415

DESIGNED BY :			RRH		
DRAWN BY :			YL		
CHECKED BY :			JT		
CONSULTANT JOB/SHEET NO.					
DRAWING NO.					
18-1022H					
SHT	1	OF	3	SHTS	