

EXHIBIT "A"

SBIAA COMBINED FIRE AGENCY BUILDING 302 LEGAL DESCRIPTION

PARCEL A (Combined Fire Agency)

In the City of San Bernardino, County of San Bernardino, State of California, being a portion of Lot 3, Block 68 Rancho San Bernardino, per plat recorded in Book 7, Page 2 of Maps, Records of said County, described as follows:

Commencing at the northeast corner of Parcel "E-4", as shown on Record of Survey filed in Book 113, Pages 15 through 22 inclusive, of Record of Surveys of said County; thence South $01^{\circ}15'34''$ West along the easterly line of said Parcel "E-4", a distance of 310.00 feet to a line parallel with and 310.00 feet southerly of the S.B.L.A.A. Boundary as shown on said Record of Survey; thence South $88^{\circ}48'29''$ East along said parallel line a distance of 355.93 feet to **TRUE POINT OF BEGINNING**; thence South $88^{\circ}48'29''$ East continuing along said parallel line a distance of 667.83 feet; thence South $00^{\circ}15'51''$ East, a distance of 347.51 feet; thence South $45^{\circ}27'40''$ West, a distance of 22.74 feet; thence North $88^{\circ}48'50''$ West, a distance of 637.03 feet; thence North $44^{\circ}40'18''$ West, a distance of 18.41 feet to the easterly line of Victoria Avenue (60.00 feet wide) VACATED as shown on said Record of Survey; thence North $00^{\circ}31'47''$ West along last said easterly line a distance of 351.08 feet to the **TRUE POINT OF BEGINNING**.

The land described herein contains approximately 242,376 S.F

See EXHIBIT "B" for plat depicting the property described herein.

This legal description was prepared by me or under my direction.


Edward J. Bonadiman, P.L.S.

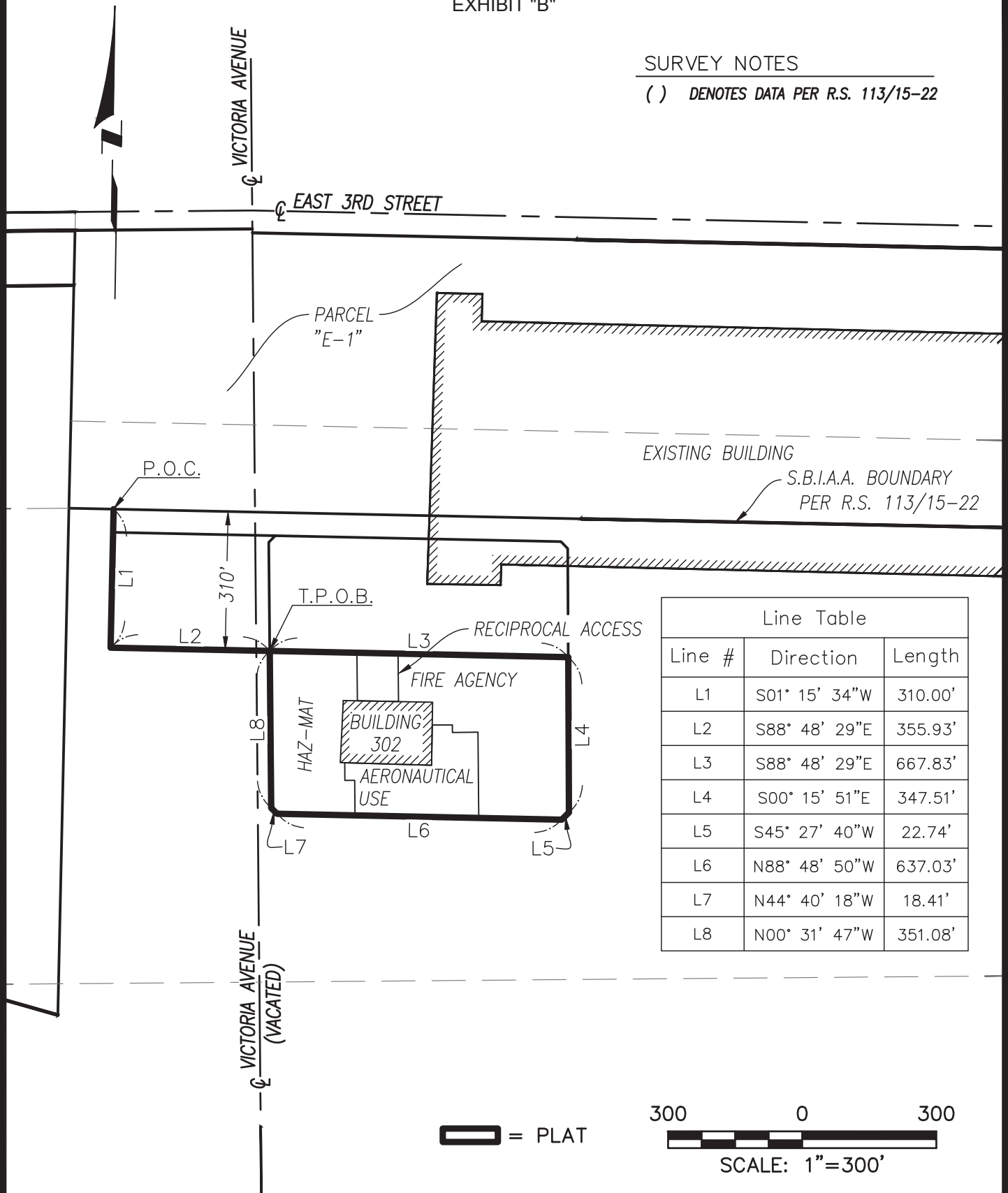
1/13/2026
DATE



EXHIBIT "B"

SURVEY NOTES

() DENOTES DATA PER R.S. 113/15-22



DRAWN BY: IC
 CHECKED BY: EJB
 DATE: 1-13-2026
 JOB NO.: 255250



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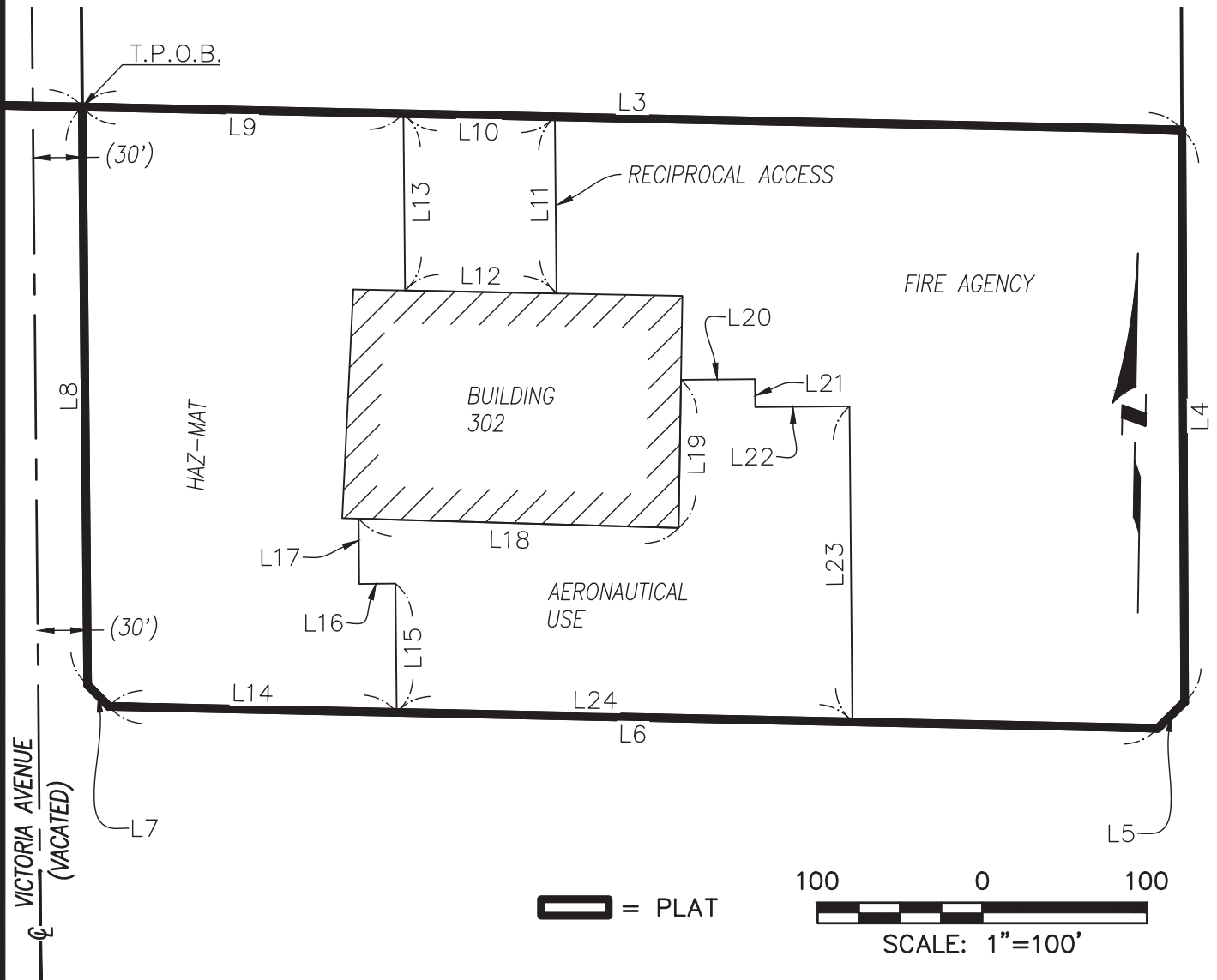
TEL. (909) 885-3806
 234 NORTH ARROWHEAD AVE.
 SAN BERNARDINO, CA 92408
 FAX (909) 381-1721
 www.bonadiman.com

BUILDING 302
 LEGAL PLAT

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EXHIBIT "B" (CONT.)

Line Table								
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	S01° 15' 34"W	310.00'	L9	S88° 48' 29"E	194.98'	L17	N00° 31' 47"W	39.63'
L2	S88° 48' 29"E	355.93'	L10	S88° 48' 29"E	92.03'	L18	S88° 19' 29"E	194.34'
L3	S88° 48' 29"E	667.83'	L11	S00° 31' 47"E	107.25'	L19	N00° 57' 00"E	90.03'
L4	S00° 15' 51"E	347.51'	L12	N88° 52' 59"W	92.02'	L20	N89° 28' 13"E	44.94'
L5	S45° 27' 40"W	22.74'	L13	N00° 31' 47"W	107.37'	L21	S00° 31' 47"E	17.02'
L6	N88° 48' 50"W	637.03'	L14	S88° 48' 50"E	174.71'	L22	N89° 28' 13"E	57.24'
L7	N44° 40' 18"W	18.41'	L15	N00° 31' 47"W	78.29'	L23	S00° 31' 47"E	191.72'
L8	N00° 31' 47"W	351.08'	L16	S89° 28' 13"W	22.01'	L24	N88° 48' 50"W	276.82'



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