

EXHIBIT "A"

SBIAA COMBINED FIRE AGENCY BUILDING 302 LEGAL DESCRIPTION

PARCEL A (Combined Fire Agency)

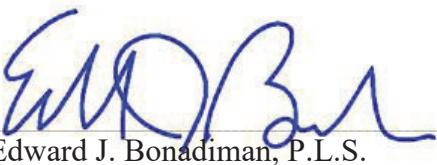
In the City of San Bernardino, County of San Bernardino, State of California, being a portion of Lot 3, Block 68 Rancho San Bernardino, per plat recorded in Book 7, Page 2 of Maps, Records of said County, described as follows:

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°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°48'29" East along said parallel line a distance of 355.93 feet to **TRUE POINT OF BEGINNING**; thence South 88°48'29" East continuing along said parallel line a distance of 667.83 feet; thence South 00°15'51" East, a distance of 347.51 feet; thence South 45°27'40" West, a distance of 22.74 feet; thence North 88°48'50" West, a distance of 637.03 feet; thence North 44°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°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

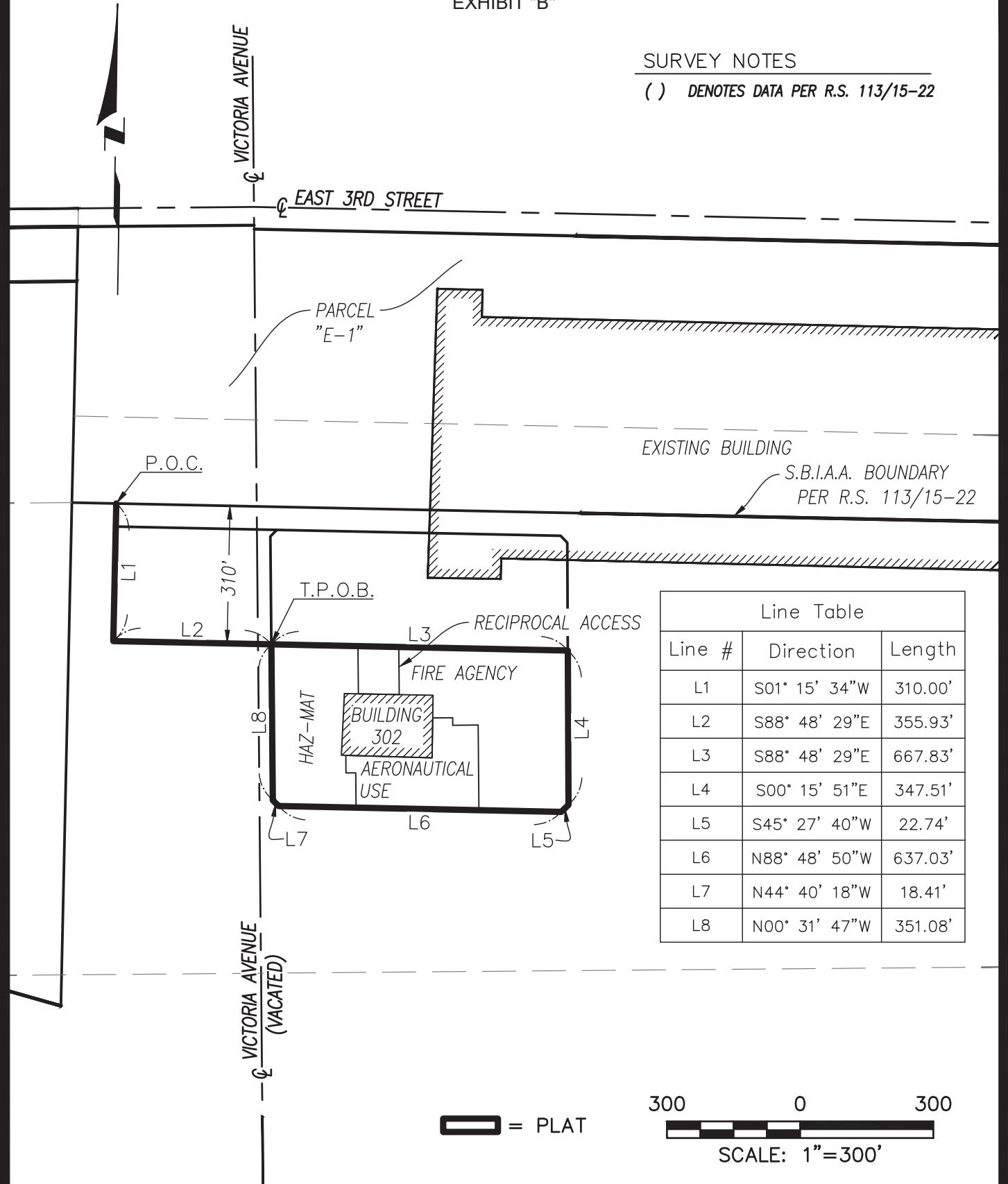
DATE



EXHIBIT "B"

SURVEY NOTES

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



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

BONADIMAN
JOSEPH E. BONADIMAN & ASSOCIATES, INC.
ENGINEERS • G.I.S. • SURVEYING • PLANNING

TEL. (909) 885-3806
234 NORTH ARROWHEAD AVE.
SAN BERNARDINO, CA 92408
FAX (909) 391-1721
www.bonadiman.com

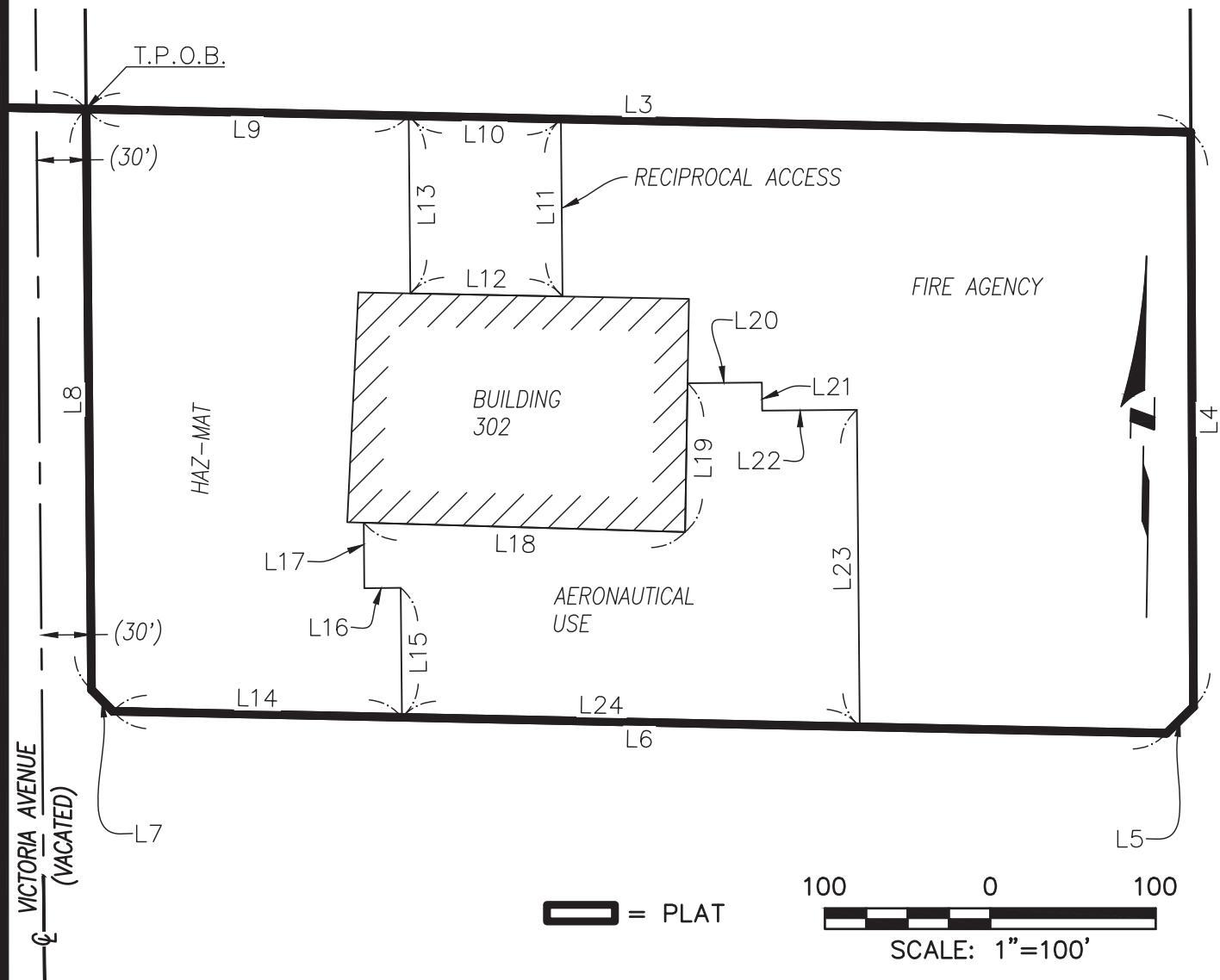
BUILDING 302
LEGAL PLAT

PAGE
2
OF 3

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'



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

BONADIMAN
JOSEPH E. BONADIMAN & ASSOCIATES, INC.
ENGINEERS • G.I.S. • SURVEYING • PLANNING

TEL. (909) 885-3806
234 NORTH ARROWHEAD AVE.
SAN BERNARDINO, CA 92408
FAX (909) 391-1721
www.bonadiman.com

BUILDING 302
LEGAL PLAT

PAGE
3
OF 3