

EXHIBIT "A"
Legal Description

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ALSO BEING A PORTION OF THE GRANT DEED TO INTEX PROPERTIES INLAND EMPIRE, L.P., RECORDED FEBRUARY 18, 1997 AS DOCUMENT NO. 1997-0054117 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF CHERRY AVENUE (60.00 FEET EASTERLY HALF WIDTH) WITH SOUTH HIGHLAND AVENUE, (33.00 FOOT NORTHERLY HALF WIDTH) AS SHOWN ON MAP FILED IN BOOK 163, PAGES 42 THROUGH 93, INCLUSIVE, OF RECORDS OF SURVEY, RECORDS OF SAN BERNARDINO COUNTY;

THENCE ALONG SAID CENTERLINE OF CHERRY AVENUE NORTH 00°01'56" EAST, 427.37 FEET;

THENCE PERPENDICULAR TO SAID CENTERLINE SOUTH 89°58'04" EAST, 60.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CHERRY AVENUE AND THE NORTHERLY LINE OF SAID DOCUMENT NO. 1997-0054117, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE AND SAID NORTHERLY LINE OF DOCUMENT NO. 1997-0054117 SOUTH 11°11'54" EAST, 12.81 FEET;

THENCE SOUTH 00°49'54 EAST, 99.77 FEET TO A LINE PARALLEL WITH AND 64.00 FEET EASTERLY OF THE CENTERLINE OF SAID CHERRY AVENUE;

THENCE ALONG SAID PARALLEL LINE SOUTH 00°01'56" WEST, 211.46 FEET;

THENCE SOUTH 14°00'14" EAST, 29.47 FEET;

THENCE SOUTH 43°48'20" EAST, 31.92 FEET TO THE INTERSECTION OF THE NORTHWESTERLY LINE OF THE LAND CONVEYED IN A DEED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA RECORDED JULY 31, 1991 AS DOCUMENT NO. 91-290525 OF SAID OFFICIAL RECORDS AND A LINE PARALLEL WITH AND 52.00 FEET NORTHERLY OF SAID CENTERLINE OF SOUTH HIGHLAND AVENUE;

THENCE ALONG SAID NORTHWESTERLY LINE OF THE LAND CONVEYED TO THE METROPOLITAN WATER DISTRICT SOUTH 44°23'30" WEST, 15.92 FEET TO THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE IN SAID DOCUMENT NO. 1997-0054117 HAVING A BEARING AND DISTANCE OF NORTH 43°47'30" WEST, 31.95 FEET;

THENCE ALONG SAID COURSE NORTH 43°47'30" WEST, 31.95 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF CHERRY AVENUE;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF CHERRY AVENUE NORTH 00°01'56" EAST, 363.73 FEET TO THE **TRUE POINT OF BEGINNING**;

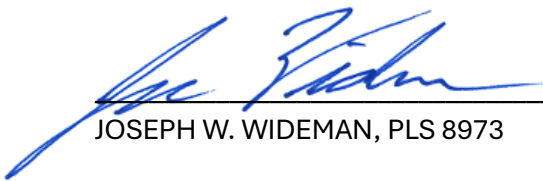
SUBJECT TO ALL OTHER EASEMENTS AND OFFERS OF DEDICATION OF RECORD;

CONTAINING 1,973 SQUARE FEET (0.045 ACRES), MORE OR LESS;

THE BEARINGS AND DISTANCES SHOWN ON THE ABOVE DESCRIPTION AND ON EXHIBIT "B" ARE GRID, TO OBTAIN GROUND DISTANCES, DIVIDE GRID DISTANCES BY THE COMBINATION FACTOR OF 0.99990826.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY DIRECT SUPERVISION:


JOSEPH W. WIDEMAN, PLS 8973

12-29-25
DATE

