

EXHIBIT "A" ROADWAY VACATION

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

THAT PORTION OF SEGMENT 3 AS SHOWN ON STATE HIGHWAY MAP BOOK 15, PAGES 82 AND 83, BEING A PORTION OF HIGHLAND AVENUE AS SHOWN ON ORANGE HEIGHTS ACRES, ACCORDING TO MAP FILED IN BOOK 19, PAGE 23 OF MAPS AND AS SHOWN ON TRACT 1909, ACCORDING TO MAP FILED IN BOOK 27, PAGE 70, BOTH RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 5 WEST, S.B.M. AND A PORTION OF THE SOUTHERLY 30 FEET OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 5 WEST, S.B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 9 OF SAID ORANGE HEIGHTS ACRES, SAID POINT BEING THE CENTERLINE INTERSECTION OF HIGHLAND AVENUE AND OLEANDER AVENUE;

THENCE, ALONG THE CENTERLINE OF OLEANDER AVENUE AND THE WESTERLY LINE OF SAID LOT 9, SOUTH 00°00'22" EAST A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF HIGHLAND AVENUE AND THE NORTHERLY LINE OF THE LAND CONVEYED TO THE STATE OF CALIFORNIA IN A DEED RECORDED APRIL 14, 1999 AS INSTRUMENT NO. 19990156994 OF OFFICIAL RECORDS AND THE POINT OF BEGINNING;

THENCE, ALONG SAID NORTHERLY LINE, SOUTH 89°56'30" WEST A DISTANCE OF 47.13 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 80.20 FEET, A CENTRAL ANGLE OF 58°50'00" AND A RADIAL BEARING OF NORTH 79°04'52" WEST;

THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 82.35 FEET TO THE NORTHERLY LINE OF THE SOUTHERLY 30.00 FEET OF SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE, 30.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SECTION 30 AND THE CENTERLINE OF HIGHLAND AVENUE, NORTH 89°55'49" EAST A DISTANCE OF 655.71 FEET TO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF THE WESTERLY HALF OF SAID LOT 9;

THENCE, ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID WESTERLY HALF, SOUTH 00°01'05" EAST A DISTANCE OF 60.00 FEET TO THE SOUTHERLY LINE OF HIGHLAND AVENUE;

THENCE, ALONG THE SOUTHERLY LINE OF HIGHLAND AVENUE, SOUTH 89°55'49" WEST A DISTANCE OF 659.59 FEET TO SAID POINT OF BEGINNING.

RESERVING HEREON AN EASEMENT FOR PUBLIC UTILITIES.

AREA OF SAID PARCEL BEING 0.95 ACRES MORE OR LESS.

ATTACHED HERETO AND MADE A PART OF THIS LEGAL DESCRIPTION IS A PLAT LABELED EXHIBIT "B"

THIS DESCRIPTION WAS PREPARED UNDER MY SUPERVISION PURSUANT TO SECTION 8726(l) OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.



05/20/2026

BRIAN T. HESS, PLS 8136

DATE



EXHIBIT "B" PLAT

LOT 10
TRACT NO. 1909
MB 27/70

OLEANDER AVENUE
P.O.B.
N79°04'52"W(R)
C1
P.O.C.
NW CORNER LOT 9
MB 19/23
N20°14'52"W(R)

APN 0240-041-45

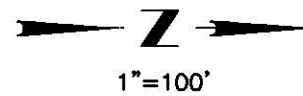
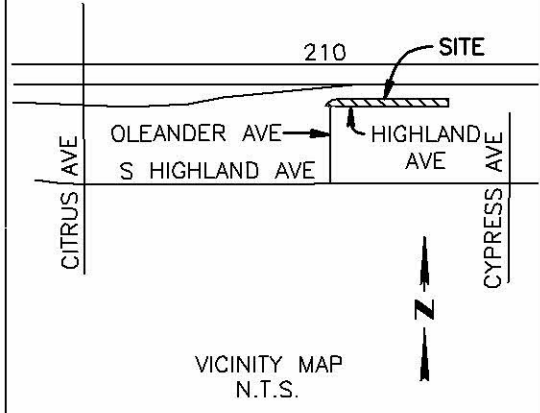
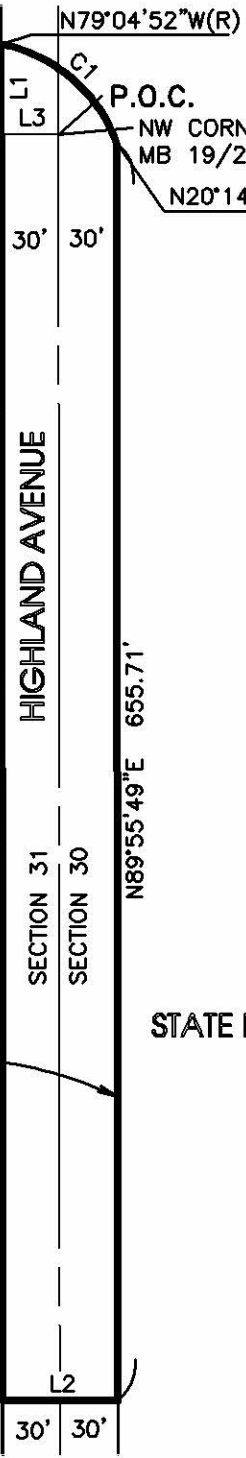
LOT 9
ORANGE HEIGHTS ACRES
MB 19/23

APN 0240-041-44

EASEMENT RESERVED
FOR P.U.E.

APN 0240-041-39

EASTERLY LINE OF WESTERLY
HALF OF LOT 9, MB 19/23



ASSESSOR PARCEL NUMBER

- 0240-041-45
- 0240-041-44
- 0240-041-39



AREA=41,423 S.F. / 0.95 AC.

CURVE	LENGTH	RADIUS	DELTA
C1	82.35'	80.20'	58°50'00"

LINE	BEARING	DISTANCE
L1	S89°56'30"W	47.13'
L2	S00°01'05"E	60.00'
L3	S00°00'22"E	30.00'

STATE ROUTE 210/30



05/20/2026

SUBJECT: VACATION	DATE:	05/20/2026	H D I NC. 28039 SCOTT RD, SUITE 0387 MARIETTA, CA 92563	SHEET	1
	SCALE:	1"=100'		OF	1
	DR BY:	BTH			
	CK BY:	BTH			
	W.D.:	23-020			

EXHIBIT "A"

ROADWAY VACATION

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

THOSE PORTIONS OF LOT 10 AND OLEANDER AVENUE OF TRACT 1909, ACCORDING TO MAP FILED IN BOOK 27, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 5 WEST, S.B.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF HIGHLAND AVENUE AND OLEANDER AVENUE;

THENCE, ALONG THE CENTERLINE OF OLEANDER AVENUE, SOUTH 00°00'22" EAST A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF HIGHLAND AVENUE AND THE NORTHERLY LINE OF THE LAND CONVEYED TO THE STATE OF CALIFORNIA IN A DEED RECORDED APRIL 14, 1999 AS INSTRUMENT NO. 19990156994 OF OFFICIAL RECORDS, AND THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG THE CENTERLINE OF OLEANDER AVENUE, SOUTH 00°00'22" EAST A DISTANCE OF 362.89 FEET TO THE NORTHERLY LINE OF SOUTH HIGHLAND AVENUE, 52.00' HALF WIDTH;

THENCE, ALONG THE NORTHERLY LINE OF SOUTH HIGHLAND AVENUE, NORTH 89°51'40" WEST A DISTANCE OF 57.04 FEET TO THE ANGLE POINT CUTBACK AS DEDICATED TO THE CITY OF FONTANA IN A DEED RECORDED JULY 24, 1997 AS INSTRUMENT NO. 19970261927 OF OFFICIAL RECORDS;

THENCE, ALONG THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID INST. NO. 19970261927, NORTH 45°04'25" EAST A DISTANCE OF 32.54 FEET TO A POINT BEING 34.00 FEET WESTERLY OF THE CENTERLINE OF OLEANDER AVENUE;

THENCE, ALONG THE WESTERLY LINE OF OLEANDER AVENUE AS PER SAID INST. NO. 19970261927 AND PARCEL MAP 19578, ACCORDING TO MAP FILED IN BOOK 245, PAGES 8 THROUGH 10 OF PARCEL MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, NORTH 00°00'22" WEST A DISTANCE OF 269.87 FEET TO THE SOUTHERLY LINE OF THE SAID INSTRUMENT NO. 19990156994;

THENCE, ALONG THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 19990156994 THE FOLLOWING THREE (3) COURSES:

SOUTH 89°59'38" WEST A DISTANCE OF 1.00 FEET TO A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 36.52 FEET, A CENTRAL ANGLE OF 27°55'20" AND A RADIAL BEARING OF NORTH 89°59'38" EAST;

ALONG THE ARC OF SAID CURVE TO THE NORTH AND WEST A DISTANCE OF 17.80 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 80.20 FEET, A CENTRAL ANGLE OF 38°50'50" AND A RADIAL BEARING OF NORTH 62°04'18" EAST;

ALONG THE ARC OF SAID CURVE TO THE NORTH AND EAST A DISTANCE OF 54.38 FEET TO THE SOUTHERLY LINE OF HIGHLAND AVENUE;

THENCE, ALONG THE SOUTHERLY LINE OF HIGHLAND AVENUE, NORTH 89°56'30" EAST A DISTANCE OF 47.13 FEET TO SAID POINT OF BEGINNING.

RESERVING HEREON AN EASEMENT FOR UTILITIES AND TRAFFIC SIGNAL EQUIPMENT AND PUBLIC ACCESS AND PEDESTRIAN PURPOSES ON THE SOUTHERLY 45.00' THEREOF.

ALSO RESERVING HEREON AN EASEMENT FOR PUBLIC UTILITIES.

AREA OF SAID PARCEL BEING 0.31 ACRES MORE OR LESS.

ATTACHED HERETO AND MADE A PART OF THIS LEGAL DESCRIPTION IS A PLAT LABELED EXHIBIT "B"

THIS DESCRIPTION WAS PREPARED UNDER MY SUPERVISION PURSUANT TO SECTION 8726(l) OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.



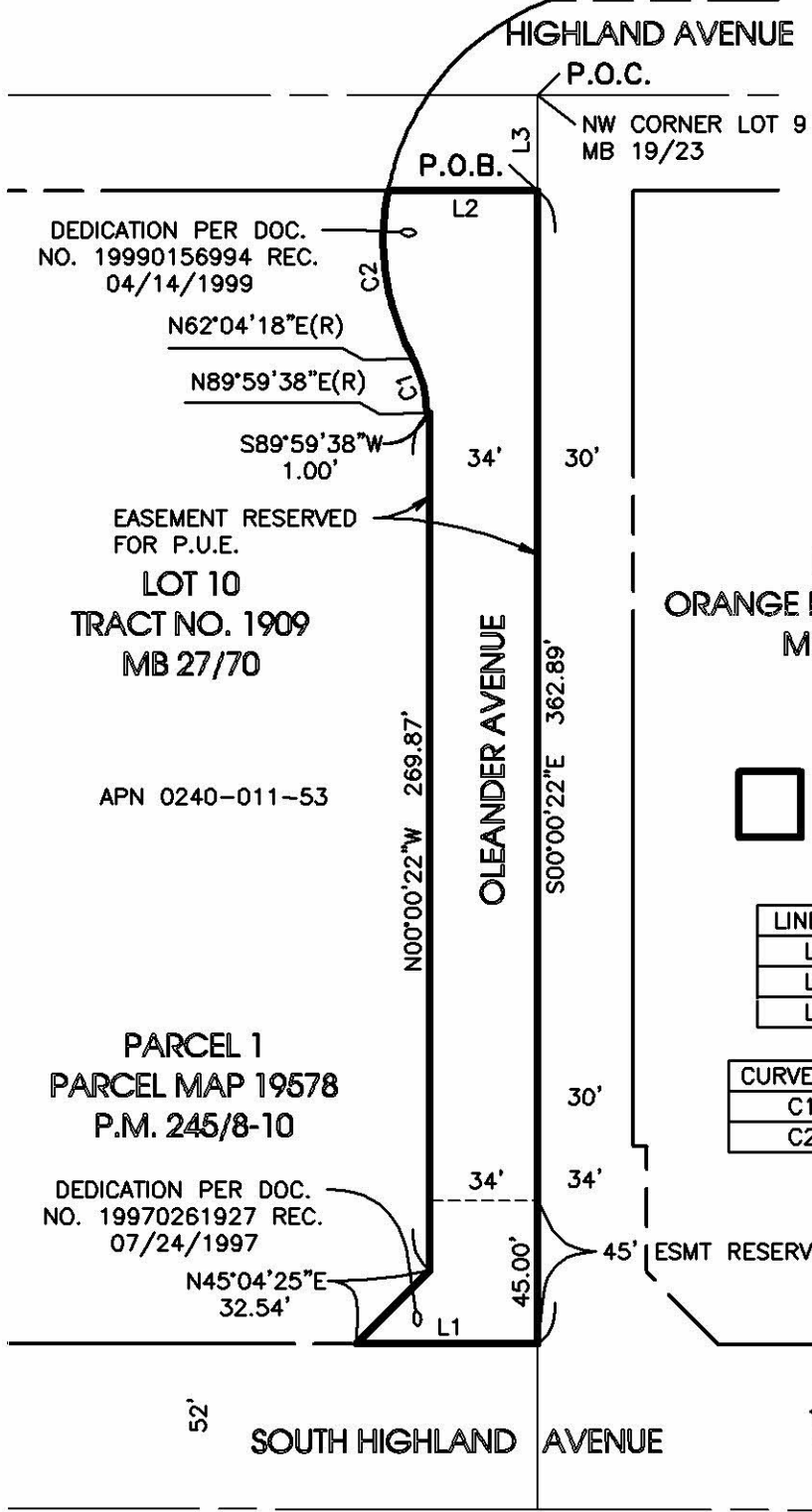
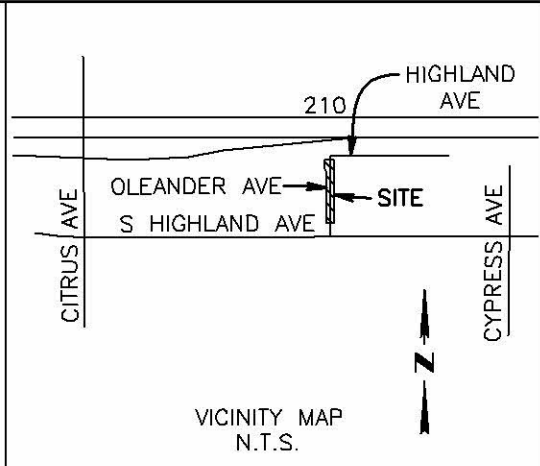
05/20/2026

BRIAN T. HESS, PLS 8136

DATE



EXHIBIT "B" PLAT



ASSESSOR PARCEL NUMBER

0240-011-53

LOT 9
ORANGE HEIGHTS ACRES
MB 19/23



AREA=13,291 S.F. / 0.31 AC.

LINE	BEARING	DISTANCE
L1	N89°51'40"W	57.04'
L2	N89°56'30"E	47.13'
L3	S00°00'22"E	30.00'

CURVE	LENGTH	RADIUS	DELTA
C1	17.80'	36.52'	27°55'20"
C2	54.38'	80.20'	38°50'50"



05/20/2026

SUBJECT: VACATION	DATE:	05/20/2026	H ESS D EVELOPMENT I NC. 28039 SCOTT RD, SUITE 0387 MARIETTA, GA 30067	SHEET 1 OF 1
	SCALE:	1"=60'		
	DR BY:	BTH		
	CK BY:	BTH		
	W.D.:	23-020		

EXHIBIT "A"
ROADWAY VACATION

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

THOSE PORTIONS OF LOT 9 AND OLEANDER AVENUE AS SHOWN ON ORANGE HEIGHTS ACRES, ACCORDING TO MAP FILED IN BOOK 19, PAGE 23 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 5 WEST, S.B.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 9 OF SAID ORANGE HEIGHTS ACRES, SAID POINT BEING THE CENTERLINE INTERSECTION OF HIGHLAND AVENUE AND OLEANDER AVENUE;

THENCE, ALONG THE CENTERLINE OF OLEANDER AVENUE AND THE WESTERLY LINE OF SAID LOT 9, SOUTH 00°00'22" EAST A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF HIGHLAND AVENUE AND THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG THE CENTERLINE OF OLEANDER, SOUTH 00°00'22" EAST A DISTANCE OF 362.89 FEET TO THE NORTHERLY LINE OF SOUTH HIGHLAND AVENUE, 52.00 FEET HALF WIDTH;

THENCE, ALONG SAID NORTHERLY LINE, SOUTH 89°56'12" EAST A DISTANCE OF 56.80 FEET TO THE ANGLE POINT CUTBACK AS DEDICATED TO THE CITY OF FONTANA IN A DEED RECORDED AUGUST 6, 1997 AS INSTRUMENT NO. 19970279197 OF OFFICIAL RECORDS;

THENCE, ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID INST. NO. 19970279197 THE FOLLOWING THREE (3) COURSES:

NORTH 44°47'23" WEST A DISTANCE OF 32.37 FEET TO A POINT BEING 34.00 FEET EASTERLY OF THE CENTERLINE OF OLEANDER AVENUE;

PARALLEL WITH THE CENTERLINE OF OLEANDER AVENUE, NORTH 00°00'22" WEST A DISTANCE OF 39.45 FEET TO AN ANGLE POINT;

NORTH 89°58'26" WEST A DISTANCE OF 4.00 FEET TO A POINT BEING 30.00 FEET EASTERLY OF THE CENTERLINE OF OLEANDER AVENUE;

THENCE, PARALLEL WITH THE CENTERLINE OF OLEANDER AVENUE, NORTH 00°00'22" WEST A DISTANCE OF 300.57 FEET TO THE SOUTHERLY LINE OF HIGHLAND AVENUE;

THENCE, ALONG THE SOUTHERLY LINE OF HIGHLAND AVENUE, SOUTH 89°55'49" WEST A DISTANCE OF 30.00 FEET TO SAID POINT OF BEGINNING.

RESERVING HEREON AN EASEMENT FOR UTILITIES AND TRAFFIC SIGNAL EQUIPMENT AND PUBLIC ACCESS AND PEDESTRIAN PURPOSES ON THE SOUTHERLY 45.00' THEREOF.

ALSO RESERVING HEREON AN EASEMENT FOR PUBLIC UTILITIES.

AREA OF SAID PARCEL BEING 0.26 ACRES MORE OR LESS.

ATTACHED HERETO AND MADE A PART OF THIS LEGAL DESCRIPTION IS A PLAT LABELED EXHIBIT "B"

THIS DESCRIPTION WAS PREPARED UNDER MY SUPERVISION PURSUANT TO SECTION 8726(i) OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.



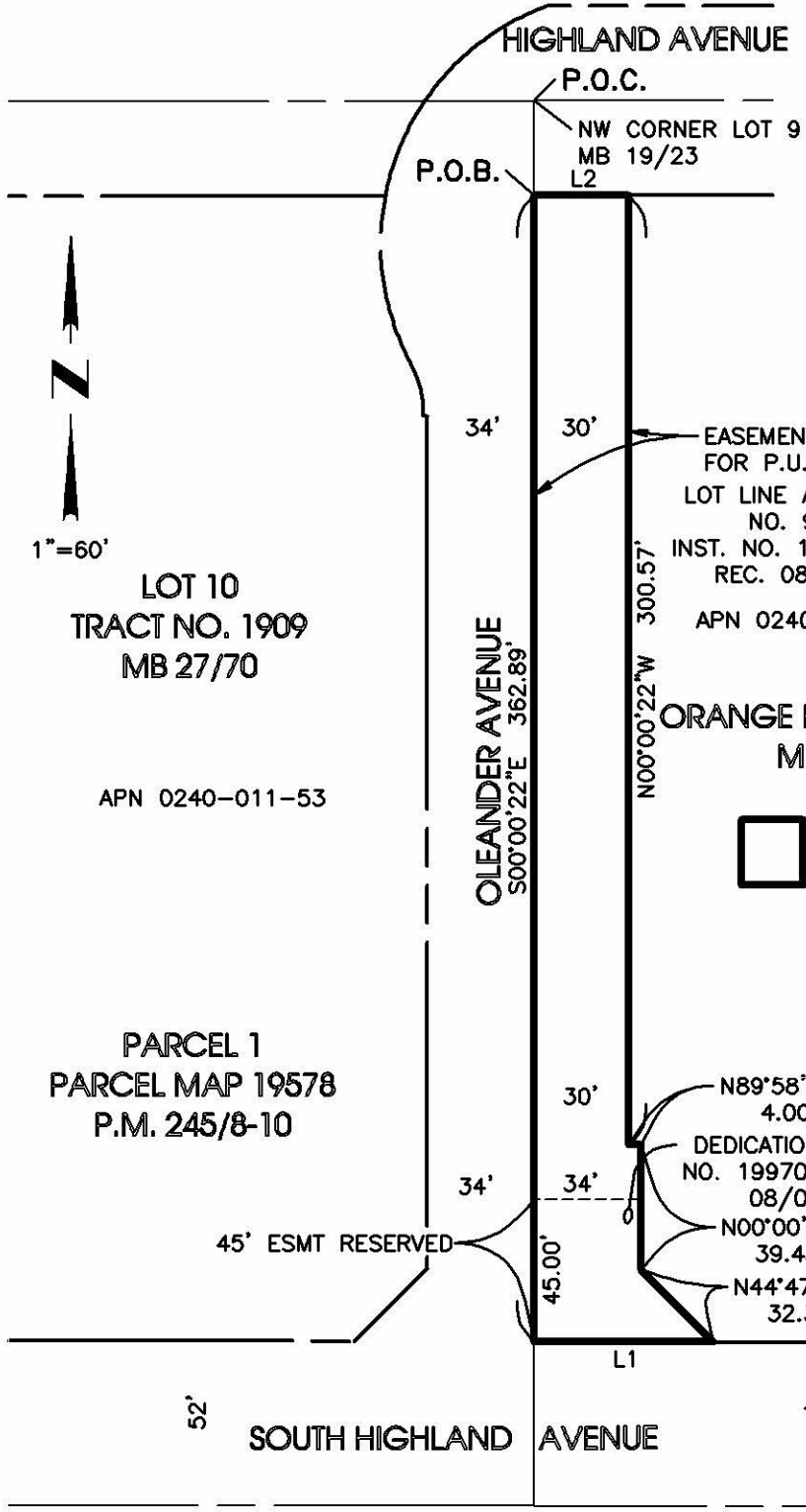
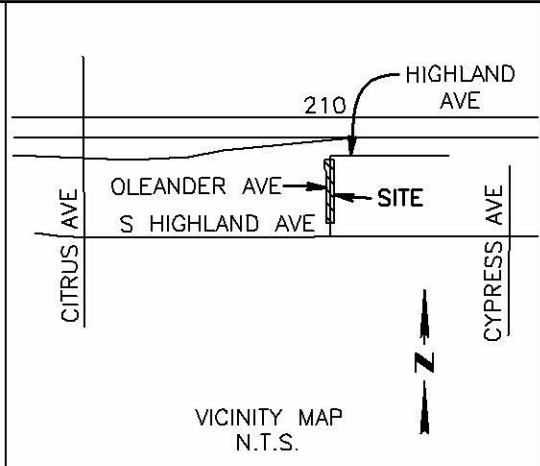
05/20/2026

BRIAN T. HESS, PLS 8136

DATE



**EXHIBIT "B"
PLAT**



ASSESSOR PARCEL NUMBER

0240-041-45
EASEMENT RESERVED
FOR P.U.E.
LOT LINE ADJUSTMENT
NO. 97-001
INST. NO. 19970279187
REC. 08/06/1997
APN 0240-041-45

AREA=11,399 S.F. / 0.26 AC.

LINE	BEARING	DISTANCE
L1	S89°56'12"E	56.80'
L2	S89°55'49"W	30.00'



05/20/2026

SUBJECT: VACATION	DATE:	05/20/2026	H D E V E L O P M E N T I N C. 28039 SCOTT RD, SUITE 0387 MARIETTA, CA 92563	SHEET 1 OF 1
	SCALE:	1"=60'		
	DR BY:	BTH		
	CK BY:	BTH		
	W.D.:	23-020		