

**PETITION TO THE CITY COUNCIL OF THE CITY OF SAN BERNARDINO  
REQUESTING ANNEXING TERRITORY INTO A COMMUNITY FACILITIES DISTRICT  
NO. 2019-1 OF THE CITY OF SAN BERNARDINO AND A WAIVER WITH RESPECTS  
TO CERTAIN PROCEDURAL MATTERS UNDER THE MELLO-ROOS COMMUNITY  
FACILITIES ACT OF 1982 AND CONSENTING TO THE LEVY OF SPECIAL TAXES  
THEREON TO PAY THE COSTS OF SERVICES TO BE PROVIDED BY THE  
COMMUNITY FACILITIES DISTRICT**

1. The undersigned requests that the City Council of the City of San Bernardino, initiate and conduct proceedings pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act") (Government Code Section 53311 et seq.), to annex territory into Community Facilities District No. 2019-1 (Maintenance Services) (the "Community Facilities District") of the property described below and consents to the annual levy of special taxes on such property to pay the costs of services to be provided by the community facilities district.

2. The undersigned requests that the community facilities district provide any services that are permitted under the Act including, but not limited to, all necessary service, operations, administration and maintenance required to keep the landscape lighting, street lighting, traffic signals, flood control facilities, ground cover, shrubs, plants and trees, irrigation systems, graffiti removal, sidewalks and masonry walls, fencing entry monuments, tot lot equipment and associated appurtenant facilities within the district in a healthy, vigorous and satisfactory working condition.

3. The undersigned hereby certifies that as of the date indicated opposite its signature, it is the owner of all the property within the proposed boundaries of the Community Facilities District as described in Exhibit A hereto and as shown on the map Exhibit B hereto.

4. The undersigned requests that a special election be held under the Act to authorize the special taxes for the proposed community facilities district. The undersigned waives any requirement for the mailing of the ballot for the special election and expressly agrees that said election may be conducted by mailed or hand-delivered ballot to be returned as quickly as possible to the designated election official, being the office of the City Clerk and the undersigned request that the results of said election be canvassed and reported to the City Council at the same meeting of the City Council as the public hearing on the creation of the Community Facilities District or at the next available meeting.

5. Pursuant to Sections 53326(a) and 53327(b) of the Act, the undersigned expressly waives all applicable waiting periods for the election and waives the requirement for analysis and arguments relating to the special election, and consents to not having such materials provided to the landowner in the ballot packet, and expressly waives any requirements as to the form of the ballot. The undersigned expressly waives all notice requirements relating to hearings and special elections (except for published notices required by the Act), and whether such requirements are found in the California Elections Code, the California Government Code or other laws or procedures, including but not limited to any notice provided for by compliance with the provisions of Section 4101 of the California Elections Code.

6. The undersigned hereby consents to and expressly waives any and all claims based on any irregularity, error, mistake or departure from the provisions of the Act or other laws of the State and any and all laws and requirements incorporated therein, and no step or action in any proceeding relative to annexing territory into Community Facilities District No. 2019-1 of the portion of the incorporated area of the

City of San Bernardino or the special election therein shall be invalidated or affected by any such irregularity, error mistake or departure.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 30th day of September, 2022.

SBABP IV, LLC, a California limited liability company

By:  Patrick Dupont

Name: Patrick Dupont

Title: Authorized Representative

OWNER'S PROPERTY:

TRACT MAP OR PARCEL MAP NO.

or PROJECT NO. \_\_\_\_\_

OWNER'S MAILING ADDRESS:

SBABP IV, LLC

26569 Community Center Drive

Highland, CA 92346

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY COUNCIL OF THE CITY OF  
SAN BERNARDINO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
City Clerk of the City Council of the  
City of San Bernardino

**INSERT EXHIBIT A: BOUNDARY DESCRIPTION**

## EXHIBIT “A”

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

### PARCEL A:

IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING A PORTION OF LOT 4 OF BLOCK 68, RANCHO SAN BERNARDINO, AS PER PLAT RECORDED IN [BOOK 7, PAGE 2](#) OF MAPS, RECORDS OF SAID COUNTY, TOGETHER WITH PORTIONS OF THE VACATED STREETS AND/OR ALLEYS LYING WITHIN AND/OR ADJACENT TO THE AFORESAID BLOCK, DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 INCH IRON PIPE TAGGED R.C.E. 14031 MARKING THE CENTERLINE INTERSECTION OF VICTORIA AVENUE AND EAST 3RD STREET, AS SHOWN ON RECORD OF SURVEY FILED IN [BOOK 100, PAGES 76](#) THROUGH 81 INCLUSIVE OF RECORDS OF SURVEY OF SAID COUNTY; THENCE ALONG THE CENTERLINE OF SAID EAST 3RD STREET, SOUTH  $88^{\circ} 47' 21''$  EAST, A DISTANCE OF 2032.99 FEET TO THE NORTHERLY PROJECTION OF A LINE IN THE LEASE BOUNDARY OF SAN BERNARDINO INTERNATIONAL AIRPORT, WHICH HAS A COURSE SHOWN AS NORTH  $00^{\circ} 23' 24''$  WEST, 474.58 FEET ON SAID RECORD OF SURVEY; THENCE ALONG SAID PROJECTED LINE SOUTH  $00^{\circ} 23' 24''$  EAST, A DISTANCE OF 50.02 FEET TO A POINT IN A LINE PARALLEL WITH AND 50.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES OF THE CENTERLINE OF SAID EAST 3RD STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG LAST SAID PARALLEL LINE SOUTH  $88^{\circ} 47' 21''$  EAST, A DISTANCE OF 560.01 FEET; THENCE CONTINUING ALONG A LINE PARALLEL WITH AND 50.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES OF THE CENTERLINE OF 3RD STREET SOUTH  $87^{\circ} 17' 22''$  EAST, A DISTANCE OF 0.38 FEET TO THE NORTHERLY PROJECTION OF A LINE IN SAID LEASE BOUNDARY WHICH HAS A COURSE OF NORTH  $00^{\circ} 31' 55''$  WEST, 474.73 FEET; HENCE ALONG LAST SAID PROJECTION AND LEASE LINE SOUTH  $00^{\circ} 31' 55''$  EAST, A DISTANCE OF 903.48 FEET TO AN ANGLE POINT IN SAID LEASE BOUNDARY; THENCE ALONG SAID LEASE BOUNDARY NORTH  $88^{\circ} 47' 46''$  WEST A DISTANCE OF 562.63 FEET TO AN ANGLE POINT IN SAID LEASE BOUNDARY; THENCE ALONG SAID LEASE BOUNDARY AND ITS NORTHERLY PROJECTION NORTH  $00^{\circ} 23' 24''$  WEST A DISTANCE OF 903.49 FEET TO THE TRUE POINT OF BEGINNING.

### PARCEL B:

IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING A PORTION OF LOT 4 OF BLOCK 68, RANCHO SAN BERNARDINO, AS PER PLAT RECORDED IN [BOOK 7 PAGE 2](#) OF MAPS, RECORDS OF SAID COUNTY, TOGETHER WITH PORTIONS OF THE VACATED STREETS AND OR ALLEYS LYING WITHIN AND OR ADJACENT TO THE AFORESAID BLOCK, DESCRIBED AS FOLLOWS::

COMMENCING AT A 1” IRON PIPE TAGGED R.C.E. 14031 MARKING THE CENTERLINE INTERSECTION OF VICTORIA AVENUE AND EAST 3RD STREET, AS SHOWN ON RECORD OF SURVEY FILED IN [BOOK 100, PAGES 76](#) THROUGH 81 INCLUSIVE OF RECORD OF SURVEYS, OF SAID COUNTY; THENCE ALONG THE CENTERLINE OF SAID EAST 3RD STREET, SOUTH  $88^{\circ} 47' 21''$  EAST, A DISTANCE OF 1753.60 FEET TO A LINE PARALLEL WITH AND 279.28 FEET WESTERLY MEASURED AT RIGHT ANGLES OF THE NORTHERLY PROJECTION OF A LINE IN THE LEASE BOUNDARY OF THE SAN BERNARDINO INTERNATIONAL AIRPORT, WHICH HAS A COURSE SHOWN AS NORTH  $00^{\circ} 23' 24''$  WEST, 474.58 FEET ON SAID RECORD OF SURVEY, HEREAFTER REFERRED TO AS LINE “A”; THENCE ALONG SAID PARALLEL LINE SOUTH  $00^{\circ} 23' 24''$  EAST A DISTANCE OF 50.02 FEET TO A POINT IN A LINE PARALLEL WITH AND 50.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES OF THE CENTERLINE OF SAID EAST 3RD STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG LAST SAID PARALLEL LINE SOUTH  $88^{\circ} 47' 21''$  EAST A DISTANCE OF 279.39 FEET TO THE PROJECTION OF AFORESAID LINE “A”; THENCE ALONG SAID LAST PROJECTION AND LEASE LINE SOUTH  $00^{\circ} 23' 24''$  EAST, A DISTANCE OF 623.85 FEET TO A LINE PARALLEL WITH AND 194.86 FEET SOUTHERLY MEASURED AT RIGHT ANGLES OF A LINE IN SAID LEASE BOUNDARY WHICH HAS A COURSE SHOWN AS NORTH  $88^{\circ} 48' 29''$  WEST, 2441.93 FEET ON SAID RECORD OF SURVEY; THENCE ALONG LAST SAID PARALLEL LINE NORTH  $88^{\circ} 48' 29''$  WEST, A DISTANCE OF 279.38 FEET TO SAID LINE PARALLEL WITH AND 279.28 FEET WESTERLY MEASURED AT RIGHT ANGLES OF AFORESAID LINE “A”; THENCE ALONG LAST SAID PARALLEL LINE NORTH  $00^{\circ} 23' 24''$  WEST, A DISTANCE OF 623.94 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C:

IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING A PORTION OF LOTS 3 AND 4 OF BLOCK 68 AND LOT 14, BLOCK 67, RANCHO SAN BERNARDINO, AS PER PLAT RECORDED IN [BOOK 7, PAGE 2](#) OF MAPS, RECORDS OF SAID COUNTY, TOGETHER WITH PORTIONS OF THE VACATED STREETS AND OR ALLEYS LYING WITHIN AND OR ADJACENT TO THE AFORESAID BLOCKS, DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" IRON PIPE TAGGED R.C.E. 14031 MARKING THE CENTERLINE INTERSECTION OF VICTORIA AVENUE AND EAST 3RD STREET, AS SHOWN ON RECORD OF SURVEY FILED IN [BOOK 100, PAGES 76](#) THROUGH 81 INCLUSIVE OF RECORDS OF SURVEY OF SAID COUNTY; THENCE ALONG THE CENTERLINE OF SAID EAST 3RD STREET, SOUTH 89° 31' 24" WEST, A DISTANCE OF 395.34 FEET TO THE NORTHERLY PROJECTION OF A LINE IN THE LEASE BOUNDARY OF THE SAN BERNARDINO INTERNATIONAL AIRPORT, WHICH HAS A COURSE SHOWN AS NORTH 01° 15' 34" EAST, 426.64 FEET ON SAID RECORD OF SURVEY, HEREAFTER REFERRED TO AS LINE "A"; THENCE ALONG SAID PROJECTION SOUTH 01° 15' 34" WEST, A DISTANCE OF 41.27 FEET TO A POINT IN A LINE PARALLEL WITH AND 41.25 FEET SOUTHERLY MEASURED AT RIGHT ANGLES OF THE CENTERLINE OF SAID EAST 3RD STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE NORTH 89° 31' 24" EAST, A DISTANCE OF 396.63 FEET TO THE CENTERLINE OF VICTORIA AVENUE (VACATED) AS SHOWN ON SAID RECORD OF SURVEY; THENCE ALONG SAID CENTERLINE OF VICTORIA AVENUE SOUTH 00° 31' 47" EAST, A DISTANCE OF 8.77 FEET TO A LINE PARALLEL WITH AND 50.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES OF THE CENTERLINE OF SAID EAST 3RD STREET; THENCE ALONG LAST SAID PARALLEL LINE SOUTH 88° 47' 21" EAST, A DISTANCE OF 1753.47 FEET TO A LINE PARALLEL WITH AND 279.28 FEET WESTERLY MEASURED AT RIGHT ANGLES OF A PROJECTED LINE IN SAID LEASE BOUNDARY WHICH HAS A COURSE SHOWN AS NORTH 00° 23' 24" WEST, 474.58 FEET ON SAID RECORD OF SURVEY; THENCE ALONG LAST SAID PARALLEL LINE SOUTH 00° 23' 24" EAST, A DISTANCE OF 623.94 FEET TO A LINE PARALLEL WITH AND 194.86 FEET SOUTHERLY MEASURED AT RIGHT ANGLES OF A LINE IN SAID LEASE BOUNDARY WHICH HAS A COURSE SHOWN AS NORTH 88° 48' 29" WEST, 2441.93 FEET ON SAID RECORD OF SURVEY; THENCE ALONG LAST SAID PARALLEL LINE NORTH 88° 48' 29" WEST, A DISTANCE OF 2168.15 FEET TO THE SOUTHERLY PROJECTION OF AFORESAID LINE "A"; THENCE ALONG LAST SAID PROJECTION AND LEASE LINE NORTH 01° 15' 34" EAST A DISTANCE OF 621.50 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF PARCEL "E-1" AS SHOWN ON RECORD OF SURVEY 97-0077, RECORDED IN [BOOK 113, PAGES 15](#) THROUGH 22, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, SITUATED IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "E-1" AS SHOWN ON SAID RECORD OF SURVEY, MARKED WITH A 1" IRON PIPE WITH PLUG STAMPED LS 4430; THENCE ALONG THE WEST LINE OF SAID PARCEL "E-1", SOUTH 01°15'43" WEST A DISTANCE OF 621.43 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL "E-1", ALSO BEING THE NORTHWEST CORNER OF PARCEL "E-4" AS SHOWN ON SAID RECORD OF SURVEY 09-0077 AND AS DESCRIBED IN A DOCUMENT RECORDED DECEMBER 17, 1999 AS [INSTRUMENT NO. 1999-0517892 OFFICIAL RECORDS](#), COUNTY OF SAN BERNARDINO; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL "E-1", SOUTH 88°48'21" EAST A DISTANCE OF 717.73 FEET; THENCE PERPENDICULAR TO SAID SOUTHERLY LINE, NORTH 01°11'39" EAST A DISTANCE OF 624.10 FEET TO THE NORTHERLY LINE OF SAID PARCEL "E-1", ALSO BEING THE SOUTHERLY LINE OF EAST THIRD STREET (50-FOOT HALF WIDTH) PER SAID RECORD OF SURVEY 97-0077; THENCE ALONG SAID NORTHERLY LINE OF PARCEL "E-1", NORTH 88°47'24" WEST A DISTANCE OF 320.26 FEET, TO THE CENTERLINE OF VICTORIA AVENUE; THENCE ALONG SAID CENTERLINE, NORTH 00°31'50" WEST A DISTANCE OF 8.77 FEET, TO THE NORTHERLY LINE OF SAID PARCEL "E-1"; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°31'44" WEST A DISTANCE OF 396.64 FEET, TO THE POINT OF BEGINNING.

NOTE: THIS COMPANY HAS PROVIDED SAID DESCRIPTION AS AN ACCOMMODATION FOR THE PURPOSE OF FACILITATING THIS REPORT. SAID DESCRIPTION MAY NOT BE AN INSURABLE PARCEL PURSUANT TO THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND SHOULD NOT BE RELIED UPON TO CONVEY OR ENCUMBER SAID LAND, UNTIL APPROVED BY THE APPROPRIATE GOVERNING AGENCY.

PARCEL D:

THAT PORTION OF AREA "B-1 OF PARCEL "A" AS SHOWN IN RECORD OF SURVEY 97-0077, FILED IN [BOOK 113, PAGES 15](#) THROUGH 22 INCLUSIVE OF RECORDS OF SURVEY, SAN BERNARDINO COUNTY RECORDS, LYING WITHIN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL "E-2A" AS SHOWN ON SAID RECORD OF SURVEY; THENCE ALONG THE NORTHERLY LINE OF AREA "B-1", NORTH 88° 48' 21" WEST A DISTANCE OF 1,729.87 FEET; THENCE SOUTH 01° 11' 39" WEST A DISTANCE OF 258.60 FEET, TO THE NORTH RIGHT OF WAY OF SYCAMORE STREET (40.00 FEET WIDE) AS SHOWN ON TRACT [MAP NO. 2132](#), RECORDED IN [BOOK 31, PAGE 18](#) OF MAPS, RECORDS OF SAN BERNARDINO COUNTY; THENCE ALONG SAID NORTH RIGHT OF WAY, SOUTH 88° 46' 52" EAST A DISTANCE OF 1,737.03 FEET, TO THE WESTERLY LINE OF PARCEL "E-2B" AS SHOWN ON SAID RECORD OF SURVEY; THENCE ALONG SAID WESTERLY LINE, NORTH 00° 23' 17" WEST A DISTANCE OF 259.45 FEET, TO THE POINT OF BEGINNING.

NOTE: THIS COMPANY HAS PROVIDED SAID DESCRIPTION AS AN ACCOMMODATION FOR THE PURPOSE OF FACILITATING THIS REPORT. SAID DESCRIPTION MAY NOT BE AN INSURABLE PARCEL PURSUANT TO THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND SHOULD NOT BE RELIED UPON TO CONVEY OR ENCUMBER SAID LAND, UNTIL APPROVED BY THE APPROPRIATE GOVERNING AGENCY.

PARCEL E:

AN EASEMENT FOR ACCESS, INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC AS CONTAINED IN THAT CERTAIN QUITCLAIM DEED RECORDED MARCH 25, 2022 AS [DOCUMENT NO. 2022-0113550 OF OFFICIAL RECORDS](#) AND DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL "E-1" AS SHOWN ON "RECORD OF SURVEY 97-0077", RECORDED IN [BOOK 113 OF RECORD OF SURVEYS, PAGES 15](#) THROUGH 22 INCLUSIVE, SAN BERNARDINO COUNTY RECORDS. SAID PORTION IS SITUATED IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF VICTORIA AVENUE AND EAST 3" STREET, MARKED WITH A 1" IRON PIPE; THENCE ALONG THE CENTERLINE OF VICTORIA AVENUE, SOUTH 00° 31' 50" EAST A DISTANCE OF 50.02 FEET, TO A POINT ON THE NORTH LINE OF SAID PARCEL "E-1", ALSO BEING THE SOUTH RIGHT-OF-WAY OF EAST THIRD STREET (50-FOOT HALF WIDTH) PER SAID RECORD OF SURVEY 97-0077, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID CENTER LINE, SOUTH 00° 31' 50" EAST A DISTANCE OF 624.47 FEET, TO THE SOUTH LINE OF SAID PARCEL "E-1";

THENCE ALONG SAID SOUTH LINE, SOUTH 88° 48' 21" EAST A DISTANCE OF 301.46 FEET, TO A LINE PERPENDICULAR TO SAID SOUTH LINE;

THENCE ALONG SAID PERPENDICULAR LINE, NORTH 01° 11' 39" EAST A DISTANCE OF 624.10 FEET, TO SAID NORTH LINE OF PARCEL "E-1";

THENCE ALONG SAID NORTH LINE, NORTH 88° 47' 24" WEST A DISTANCE OF 320.26 FEET, TO THE POINT OF BEGINNING.

PARCEL F:

AN EASEMENT FOR USE, ACCESS, STORAGE, CONSTRUCTION, MAINTENANCE OF UTILITIES AND STORMWATER DRAINAGE AND/OR DETENTION FACILITIES OR RELATED USES OR OTHER USES SPECIFICALLY PERMITTED IN WRITING BY THE GRANTEE IN THAT CERTAIN QUITCLAIM DEED

RECORDED MARCH 25, 2022 AS [DOCUMENT NO. 2022-0113550 OF OFFICIAL RECORDS](#) AND DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL "E-1" AS SHOWN ON "RECORD OF SURVEY 97-0077", RECORDED IN [BOOK 113 OF RECORD OF SURVEYS, PAGES 15](#) THROUGH 22 INCLUSIVE, SAN BERNARDINO COUNTY RECORDS. SAID PORTION IS SITUATED IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF VICTORIA AVENUE AND EAST 3RD STREET, MARKED WITH A 1" IRON PIPE; THENCE ALONG THE CENTERLINE OF VICTORIA AVENUE, SOUTH 00° 31' 50" EAST A DISTANCE OF 50.02 FEET, TO A POINT ON THE NORTH LINE OF SAID PARCEL "E-1", ALSO BEING THE SOUTH RIGHT-OF-WAY OF EAST THIRD STREET (50-FOOT HALF WIDTH) PER SAID RECORD OF SURVEY 97-0077, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 00° 031' 50" EAST A DISTANCE OF 624.47 FEET, TO THE SOUTH LINE OF SAID PARCEL "E-1";

THENCE ALONG SAID SOUTH LINE, SOUTH 88° 48' 21" EAST A DISTANCE OF 301.46 FEET, TO A LINE PERPENDICULAR TO SAID SOUTH LINE;

THENCE ALONG SAID PERPENDICULAR LINE, NORTH 01°11'39" EAST A DISTANCE OF 624.10 FEET, TO SAID NORTH LINE OF PARCEL "E-1";

THENCE ALONG SAID NORTH LINE, NORTH 88 ° 47' 24" WEST A DISTANCE OF 320.26 FEET, TO THE POINT OF BEGINNING.

PARCEL G:

AN EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, TRUCK STAGING, PARKING, FENCING, CHARGING STATIONS, UTILITIES, CONSTRUCTION, REPLACEMENT AND MAINTENANCE OF IMPROVEMENTS, DEVELOPING, LEASING, OPERATIONS, TRANSFER OF MATERIALS, GOODS AND SUPPLIES, TRANSPORTATION AND SIGNAGE AS CONTAINED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 25, 2022 AS [DOCUMENT NO. 2022-0113551 OF OFFICIAL RECORDS](#).

PARCEL H:

A TAXIWAY EASEMENT AS CONTAINED IN THAT CERTAIN RELOCATION OF TAXIWAY EASEMENT RECORDED MARCH 25, 2022 AS [INSTRUMENT NO. 2022-0113553 OF OFFICIAL RECORDS](#) AND DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL "A", AND PARCEL "CMP-1", AS SHOWN ON RECORD OF SURVEY 97-0077, FILED IN [BOOK 113 OF RECORDS OF SURVEY, PAGES 15](#) THROUGH 22, INCLUSIVE, SAN BERNARDINO COUNTY RECORDS, LYING WITHIN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL "E-2B" AS SHOWN ON SAID RECORD OF SURVEY, MARKED WITH A 1" IRON PIPE WITH PLUG STAMPED LS 4430; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "E-2B", SOUTH 88° 47' 49" EAST A DISTANCE OF 32.19 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID PARCEL "E-2B", SOUTH 88° 47' 49" EAST A DISTANCE OF 214.08 FEET;

THENCE SOUTH 00° 24' 00" EAST A DISTANCE OF 536.15 FEET;

THENCE NORTH 88° 47' 49" WEST A DISTANCE OF 214.08 FEET;

THENCE NORTH 00° 24' 00" WEST A DISTANCE OF 536.15 FEET, TO THE POINT OF BEGINNING.

PARCEL I:

EASEMENTS FOR DRAINAGE FACILITIES, GREEN SPACE, WATER TOWER, STAGING AND PARKING, ACCESS AND UTILITIES AS CONTAINED IN THAT CERTAIN JOINT USE EASEMENT AGREEMENT RECORDED MARCH 25, 2022 AS [INSTRUMENT NO. 2022-0113552 OF OFFICIAL RECORDS](#).

ASSESSOR'S PARCEL NUMBER: 0136-371-18 (PORTION), 0136-371-36, 0136-371-37, 0136-371-33 (PORTION)



**INSERT EXHIBIT B: TRACT/PARCEL/SUBDIVISION MAP**

RECORDING REQUESTED BY:

**Commonwealth Land Title Company**

WHEN RECORDED MAIL TO:

City of San Bernardino  
Community Development – 3<sup>rd</sup> Floor  
290 North 'D' Street  
San Bernardino, CA 92401

1909689-09



Electronically  
Recorded in Official Records  
San Bernardino County

Office of the Assessor-Recorder-Clerk

**DOC# 2022-0273129**

08/09/2022  
09:58 AM  
SAN

T1585

Titles: 1 Pages: 11

Fees	\$44.00
Taxes	\$0.00
CA SB2 Fee	\$0.00
<b>Total</b>	<b>\$44.00</b>

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Space above line for recorders use only

**Certificate of Compliance**

Recording Requested by  
Gary L. Akers  
201 North "E" Street - 3<sup>rd</sup> Floor  
San Bernardino, CA

After Recording  
Please Return To:  
City of San Bernardino  
Community Development - 3<sup>rd</sup> Floor  
290 North "D" Street  
San Bernardino, Ca 92401

**CERTIFICATE OF COMPLIANCE**

For Lot Merger

**CITY FILE:**

Lot Merger No. **LM 2021-013**

**AFFECTING THAT REAL PROPERTY DESCRIBED AS FOLLOWS:**

Assessor's Parcel Numbers 0136-371-18, 0136-371-36, 0136-371-37,  
& Portion of 0136-371-33

**BRIEF DESCRIPTION OF LOT MERGER:**

To combine 4 existing parcels into one

**LIST OF ATTACHED EXHIBITS:**

Exhibit A	-	Legal Description of Parcels Prior to Lot Merger
Exhibit B	-	Legal Description of Parcel After Lot Merger
Exhibit C	-	Owner's Certification
Exhibit D	-	Legal Sketch of Merged Parcels

**LEGAL OWNER:**

SBABP IV, LLC  
27995 Highland Ave., Ste 102  
Highland, CA 92346

The City Engineer hereby states the division hereof complies with applicable provisions of the Subdivision Map Act and Title 19 of the City of San Bernardino Municipal Code.

Dated this 24<sup>th</sup> day of July 2022.

Alex Qishta,  
City Engineer, City of San Bernardino

By: 

David W. Krommenhoek, Willdan Engineering  
LS 9455  
Licensed Land Surveyor, Designee

**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los AngelesOn July 27, 2022

Date

before me,

Annette M. Zamora, Notary Public

Here Insert Name and Title of the Officer

personally appeared

David W. Krommenhoek

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Annette M. Zamora, Notary Public

Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_☐ Partner – ☐ Limited ☐ General☐ Individual☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_☐ Partner – ☐ Limited ☐ General☐ Individual☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

**EXHIBIT "A"**

LOT MERGER NO. 2021-013

**LEGAL DESCRIPTION OF PARCELS PRIOR TO LOT MERGER**

All that certain real property situated in the City of San Bernardino, County of San Bernardino, State of California, described as follows:

**PARCEL A (APN 0136-371-37):**

IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING A PORTION OF LOT 4 OF BLOCK 68, RANCHO SAN BERNARDINO, AS PER PLAT RECORDED IN BOOK 7, PAGE 2 OF MAPS, RECORDS OF SAID COUNTY, TOGETHER WITH PORTIONS OF THE VACATED STREETS AND/OR ALLEYS LYING WITHIN AND/OR ADJACENT TO THE AFORESAID BLOCK, DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 INCH IRON PIPE TAGGED R.C.E. 14031 MARKING THE CENTERLINE INTERSECTION OF VICTORIA AVENUE AND EAST 3RD STREET, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 100, PAGES 76 THROUGH 81, INCLUSIVE, OF RECORDS OF SURVEY OF SAID COUNTY; THENCE ALONG THE CENTERLINE OF SAID EAST 3RD STREET, SOUTH  $88^{\circ} 47' 21''$  EAST, A DISTANCE OF 2032.99 FEET TO THE NORTHERLY PROJECTION OF A LINE IN THE LEASE BOUNDARY OF SAN BERNARDINO INTERNATIONAL AIRPORT, WHICH HAS A COURSE SHOWN AS NORTH  $00^{\circ} 23' 24''$  WEST, 474.58 FEET ON SAID RECORD OF SURVEY; THENCE ALONG SAID PROJECTED LINE SOUTH  $00^{\circ} 23' 24''$  EAST, A DISTANCE OF 50.02 FEET TO A POINT IN A LINE PARALLEL WITH AND 50.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES OF THE CENTERLINE OF SAID EAST 3RD STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG LAST SAID PARALLEL LINE SOUTH  $88^{\circ} 47' 21''$  EAST, A DISTANCE OF 560.01 FEET; THENCE CONTINUING ALONG A LINE PARALLEL WITH AND 50.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES OF THE CENTERLINE OF 3RD STREET SOUTH  $87^{\circ} 17' 22''$  EAST, A DISTANCE OF 0.38 FEET TO THE NORTHERLY PROJECTION OF A LINE IN SAID LEASE BOUNDARY WHICH HAS A COURSE OF NORTH  $00^{\circ} 31' 55''$  WEST, 474.73 FEET; HENCE ALONG LAST SAID PROJECTION AND LEASE LINE SOUTH  $00^{\circ} 31' 55''$  EAST, A DISTANCE OF 903.48 FEET TO AN ANGLE POINT IN SAID LEASE BOUNDARY; THENCE ALONG SAID LEASE BOUNDARY NORTH  $88^{\circ} 47' 46''$  WEST A DISTANCE OF 562.63 FEET TO AN ANGLE POINT IN SAID LEASE BOUNDARY; THENCE ALONG SAID LEASE BOUNDARY AND ITS NORTHERLY PROJECTION NORTH  $00^{\circ} 23' 24''$  WEST A DISTANCE OF 903.49 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL B (APN 0136-371-36):**

IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING A PORTION OF LOT 4 OF BLOCK 68, RANCHO SAN BERNARDINO, AS PER PLAT RECORDED IN BOOK 7 PAGE 2 OF MAPS, RECORDS OF SAID COUNTY, TOGETHER WITH PORTIONS OF THE VACATED STREETS AND OR ALLEYS LYING WITHIN AND OR ADJACENT TO THE AFORESAID BLOCK, DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" IRON PIPE TAGGED R.C.E. 14031 MARKING THE CENTERLINE INTERSECTION OF VICTORIA AVENUE AND EAST 3RD STREET, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 100 PAGES 76 THROUGH 81, INCLUSIVE, OF RECORD OF SURVEYS, OF SAID COUNTY; THENCE ALONG THE CENTERLINE OF SAID EAST 3RD STREET, SOUTH  $88^{\circ} 47' 21''$  EAST, A DISTANCE OF 1753.60 FEET TO A LINE PARALLEL WITH AND 279.28 FEET WESTERLY MEASURED AT RIGHT ANGLES OF THE NORTHERLY PROJECTION OF A LINE IN THE LEASE BOUNDARY OF THE SAN BERNARDINO INTERNATIONAL AIRPORT,

WHICH HAS A COURSE SHOWN AS NORTH 00°23'24" WEST, 474.58 FEET ON SAID RECORD OF SURVEY, HEREAFTER REFERRED TO AS LINE "A"; THENCE ALONG SAID PARALLEL LINE SOUTH 00°23'24" EAST A DISTANCE OF 50.02 FEET TO A POINT IN A LINE PARALLEL WITH AND 50.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES OF THE CENTERLINE OF SAID EAST 3RD STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG LAST SAID PARALLEL LINE SOUTH 88°47'21" EAST A DISTANCE OF 279.39 FEET TO THE PROJECTION OF AFORESAID LINE "A"; THENCE ALONG SAID LAST PROJECTION AND LEASE LINE SOUTH 00°23'24" EAST, A DISTANCE OF 623.85 FEET TO A LINE PARALLEL WITH AND 194.86 FEET SOUTHERLY MEASURED AT RIGHT ANGLES OF A LINE IN SAID LEASE BOUNDARY WHICH HAS A COURSE SHOWN AS NORTH 88°48'29" WEST, 2441.93 FEET ON SAID RECORD OF SURVEY; THENCE ALONG LAST SAID PARALLEL LINE NORTH 88°48'29" WEST, A DISTANCE OF 279.38 FEET TO SAID LINE PARALLEL WITH AND 279.28 FEET WESTERLY MEASURED AT RIGHT ANGLES OF AFORESAID LINE "A"; THENCE ALONG LAST SAID PARALLEL LINE NORTH 00°23'24" WEST, A DISTANCE OF 623.94 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C (PORTION OF APN 0136-371-18):

IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING A PORTION OF LOTS 3 AND 4 OF BLOCK 68 AND LOT 14, BLOCK 67, RANCHO SAN BERNARDINO, AS PER PLAT RECORDED IN BOOK 7, PAGE 2 OF MAPS, RECORDS OF SAID COUNTY, TOGETHER WITH PORTIONS OF THE VACATED STREETS AND OR ALLEYS LYING WITHIN AND OR ADJACENT TO THE AFORESAID BLOCKS, DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" IRON PIPE TAGGED R.C.E. 14031 MARKING THE CENTERLINE INTERSECTION OF VICTORIA AVENUE AND EAST 3RD STREET, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 100, PAGES 76 THROUGH 81, INCLUSIVE, OF RECORDS OF SURVEY OF SAID COUNTY; THENCE ALONG THE CENTERLINE OF SAID EAST 3RD STREET, SOUTH 89° 31' 24" WEST, A DISTANCE OF 395.34 FEET TO THE NORTHERLY PROJECTION OF A LINE IN THE LEASE BOUNDARY OF THE SAN BERNARDINO INTERNATIONAL AIRPORT, WHICH HAS A COURSE SHOWN AS NORTH 01° 15' 34" EAST, 426.64 FEET ON SAID RECORD OF SURVEY, HEREAFTER REFERRED TO AS LINE "A"; THENCE ALONG SAID PROJECTION SOUTH 01° 15' 34" WEST, A DISTANCE OF 41.27 FEET TO A POINT IN A LINE PARALLEL WITH AND 41.25 FEET SOUTHERLY MEASURED AT RIGHT ANGLES OF THE CENTERLINE OF SAID EAST 3RD STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE NORTH 89° 31' 24" EAST, A DISTANCE OF 396.63 FEET TO THE CENTERLINE OF VICTORIA AVENUE (VACATED) AS SHOWN ON SAID RECORD OF SURVEY; THENCE ALONG SAID CENTERLINE OF VICTORIA AVENUE SOUTH 00° 31' 47" EAST, A DISTANCE OF 8.77 FEET TO A LINE PARALLEL WITH AND 50.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES OF THE CENTERLINE OF SAID EAST 3RD STREET; THENCE ALONG LAST SAID PARALLEL LINE SOUTH 88° 47' 21" EAST, A DISTANCE OF 1753.47 FEET TO A LINE PARALLEL WITH AND 279.28 FEET WESTERLY MEASURED AT RIGHT ANGLES OF A PROJECTED LINE IN SAID LEASE BOUNDARY WHICH HAS A COURSE SHOWN AS NORTH 00° 23' 24" WEST, 474.58 FEET ON SAID RECORD OF SURVEY; THENCE ALONG LAST SAID PARALLEL LINE SOUTH 00° 23' 24" EAST, A DISTANCE OF 623.94 FEET TO A LINE PARALLEL WITH AND 194.86 FEET SOUTHERLY MEASURED AT RIGHT ANGLES OF A LINE IN SAID LEASE BOUNDARY WHICH HAS A COURSE SHOWN AS NORTH 88° 48' 29" WEST, 2441.93 FEET ON SAID RECORD OF SURVEY; THENCE ALONG LAST SAID PARALLEL LINE NORTH 88° 48' 29" WEST, A DISTANCE OF 2168.15 FEET TO THE SOUTHERLY PROJECTION OF AFORESAID LINE "A"; THENCE ALONG LAST SAID PROJECTION AND LEASE LINE NORTH 01° 15' 34" EAST A DISTANCE OF 621.50 FEET TO THE TRUE POINT OF BEGINNING.

**EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:**

THAT PORTION OF PARCEL "E-1" AS SHOWN ON RECORD OF SURVEY 97-0077, RECORDED IN BOOK 113, PAGES 15 THROUGH 22, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, SITUATED IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "E-1" AS SHOWN ON SAID RECORD OF SURVEY, MARKED WITH A 1" IRON PIPE WITH PLUG STAMPED LS 4430; THENCE ALONG THE WEST LINE OF SAID PARCEL "E-1", SOUTH  $01^{\circ}15'43''$  WEST A DISTANCE OF 621.43 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL "E-1", ALSO BEING THE NORTHWEST CORNER OF PARCEL "E-4" AS SHOWN ON SAID RECORD OF SURVEY 99-0077 AND AS DESCRIBED IN A DOCUMENT RECORDED DECEMBER 17, 1999 AS INSTRUMENT NO. 1999-0517892 OFFICIAL RECORDS, COUNTY OF SAN BERNARDINO; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL "E-1", SOUTH  $88^{\circ}48'21''$  EAST A DISTANCE OF 717.73 FEET; THENCE PERPENDICULAR TO SAID SOUTHERLY LINE, NORTH  $01^{\circ}11'39''$  EAST A DISTANCE OF 624.10 FEET TO THE NORTHERLY LINE OF SAID PARCEL "E-1", ALSO BEING THE SOUTHERLY LINE OF EAST THIRD STREET (50-FOOT HALF WIDTH) PER SAID RECORD OF SURVEY 97-0077; THENCE ALONG SAID NORTHERLY LINE OF PARCEL "E-1", NORTH  $88^{\circ}47'24''$  WEST A DISTANCE OF 320.26 FEET, TO THE CENTERLINE OF VICTORIA AVENUE; THENCE ALONG SAID CENTERLINE, NORTH  $00^{\circ}31'50''$  WEST A DISTANCE OF 8.77 FEET, TO THE NORTHERLY LINE OF SAID PARCEL "E-1"; THENCE ALONG SAID NORTHERLY LINE, SOUTH  $89^{\circ}31'44''$  WEST A DISTANCE OF 396.64 FEET, TO THE POINT OF BEGINNING.

**PARCEL D (PORTION OF APN 0136-371-33):**

THAT PORTION OF AREA "B-1 OF PARCEL "A" AS SHOWN IN RECORD OF SURVEY 97-0077, FILED IN BOOK 113, PAGES 15 THROUGH 22, INCLUSIVE, OF RECORDS OF SURVEY, SAN BERNARDINO COUNTY RECORDS, LYING WITHIN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL "E-2A" AS SHOWN ON SAID RECORD OF SURVEY; THENCE ALONG THE NORTHERLY LINE OF AREA "B-1", NORTH  $88^{\circ}48'21''$  WEST A DISTANCE OF 1,729.87 FEET; THENCE SOUTH  $01^{\circ}11'39''$  WEST A DISTANCE OF 258.60 FEET, TO THE NORTH RIGHT OF WAY OF SYCAMORE STREET (40.00 FEET WIDE) AS SHOWN ON TRACT MAP NO. 2132, RECORDED IN BOOK 31, PAGE 18 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY; THENCE ALONG SAID NORTH RIGHT OF WAY, SOUTH  $88^{\circ}46'52''$  EAST A DISTANCE OF 1,737.03 FEET, TO THE WESTERLY LINE OF PARCEL "E-2B" AS SHOWN ON SAID RECORD OF SURVEY; THENCE ALONG SAID WESTERLY LINE, NORTH  $00^{\circ}23'17''$  WEST A DISTANCE OF 259.45 FEET, TO THE POINT OF BEGINNING.

EXISTING PARCELS A, B, C and D Containing: 46.599 Acres (2,029,864 square feet) of land, more or less.

Note: the hereinabove Legal Descriptions are based upon Record of Survey filed in Book 100, pages 76 through 81, inclusive, of Records of Survey, and Record of Survey 97-0077, filed in Book 113, Pages 15 through 22, Inclusive, of Records of Survey, both Records of said County, and the horizontal distances shown on said Record of Survey Maps are Grid distances. In order to obtain Ground distances, divide the Grid distances described herein by 0.99993157 (Combination Factor).



**EXHIBIT "B"**  
**LOT MERGER NO. 2021-013**  
**LEGAL DESCRIPTION OF PARCEL AFTER LOT MERGER**

**PARCEL 1**

IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING A PORTION OF LOTS 3 AND 4 OF BLOCK 68 AND LOT 14, BLOCK 67, RANCHO SAN BERNARDINO, AS PER PLAT RECORDED IN BOOK 7, PAGE 2 OF MAPS, RECORDS OF SAID COUNTY, TOGETHER WITH PORTIONS OF THE VACATED STREETS AND/OR ALLEYS LYING WITHIN AND/OR ADJACENT TO THE AFORESAID BLOCK, AS SHOWN ON RECORD OF SURVEY 97-0077, FILED IN BOOK 113, PAGES 15 THROUGH 22, INCLUSIVE, OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL "E-2B" OF SAID RECORD OF SURVEY; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL "E-2B" SOUTH 00° 31' 55" EAST, A DISTANCE OF 903.48 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "E-2B"; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL "E-2B" NORTH 88° 47' 46" WEST, A DISTANCE OF 562.63 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "E-2B"; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL "E-2B" NORTH 00° 23' 24" WEST, A DISTANCE OF 20.19 FEET; THENCE LEAVING SAID WESTERLY LINE NORTH 88° 47' 00" WEST, A DISTANCE OF 1737.03 FEET; THENCE NORTH 01° 11' 31" EAST, A DISTANCE OF 258.60 FEET TO THE SOUTHERLY LINE OF PARCEL "E-1" OF SAID RECORD OF SURVEY; THENCE ALONG SAID SOUTHERLY LINE SOUTH 88° 48' 29" EAST, A DISTANCE OF 0.06 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 01° 11' 31" EAST, A DISTANCE OF 624.17 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF EAST THIRD STREET, 50.00 FOOT HALF-WIDTH, AS SHOWN ON SAID RECORD OF SURVEY; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 88° 47' 21" EAST, A DISTANCE OF 2272.60 FEET TO AN ANGLE POINT IN SAID SOUTHERLY RIGHT OF WAY LINE; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 87° 17' 22" EAST, A DISTANCE OF 0.38 FEET TO THE POINT OF BEGINNING.

Note: the hereinabove Legal Description is based upon Record of Survey 97-0077, filed in Book 113, Pages 15 through 22, Inclusive, of Records of Survey, Records of said County, and the horizontal distances shown on said Record of Survey are Grid distances. In order to obtain Ground distances, divide the Grid distances described herein by 0.99993157 (Combination Factor).

Containing: 46.599 Acres (2,029,864 square feet) of land, more or less.

Exhibit "D" attached hereto and made a part hereof.

This real property description has been prepared by me, or under my direct supervision, in conformance with the Professional Land Surveyors' Act.

*Brian K. Mickelson*

Brian K. Mickelson, L.S. 7320

05/12/22  
date






EXHIBIT "C"

OWNER'S CERTIFICATE

LM 2021-013

I/WE HEREBY CERTIFY THAT I/WE ARE THE ONLY OWNER(S) OF THE PROPERTY AS DESCRIBED IN EXHIBITS "A" AND "B" AND I/WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS CERTIFICATE OF COMPLIANCE TO MERGE THE LOTS AS SHOWN ON THESE EXHIBITS.

SBABP IV, LLC,  
a California limited liability company  
By: Pine Mountain Development, LLC,  
a California limited liability company  
its sole Member

  
By: Patrick Dupont, Authorized Representative

7/15/2022  
Date

ATTACH ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

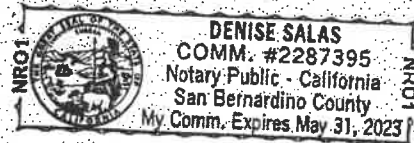
COUNTY OF San Bernardino ) ss:

On July 15, 2022 before me, Denise Salas - Notary Public  
 Notary Public (insert name and title of the officer),

personally appeared Patrick Dupont, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

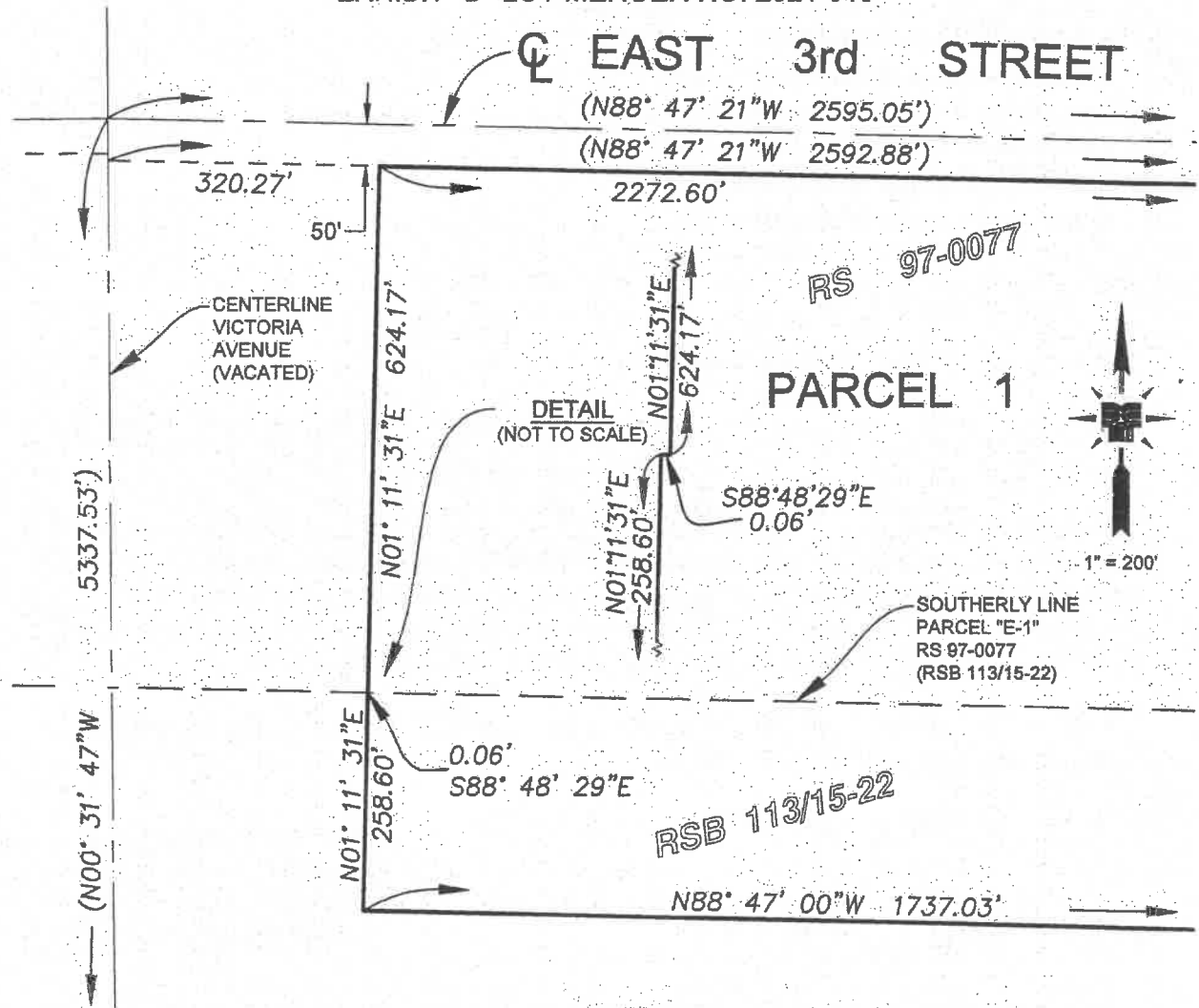
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Denise Salas

[Seal]

EXHIBIT "D" LOT MERGER NO. 2021-013



SEE SHEET 2 of 2

LEGEND



PARCEL MERGER BOUNDARY



LOT LINES TO BE REMOVED

(XXXXXX)

RECORD DATA PER RECORD OF SURVEY  
97-0077 (RSB 113/142-22)

ABBREVIATION

C/L CENTERLINE



*B. K. Mickelson*

BRIAN K. MICKELSON, LS 7320

5/12/2022  
DATE



**DAVID EVANS  
AND ASSOCIATES INC.**  
4141 E. Inland Empire Blvd., Suite 250  
Ontario California 91764  
Phone: 909.481.5750

EXHIBIT "D"

JOB NO.:  
SMBI-0003

SHEET: 1 TOTAL: 2

COUNTY:  
SAN BERNARDINO

CITY:  
SAN BERNARDINO

LOT MERGER  
No. 2021-013

APN:

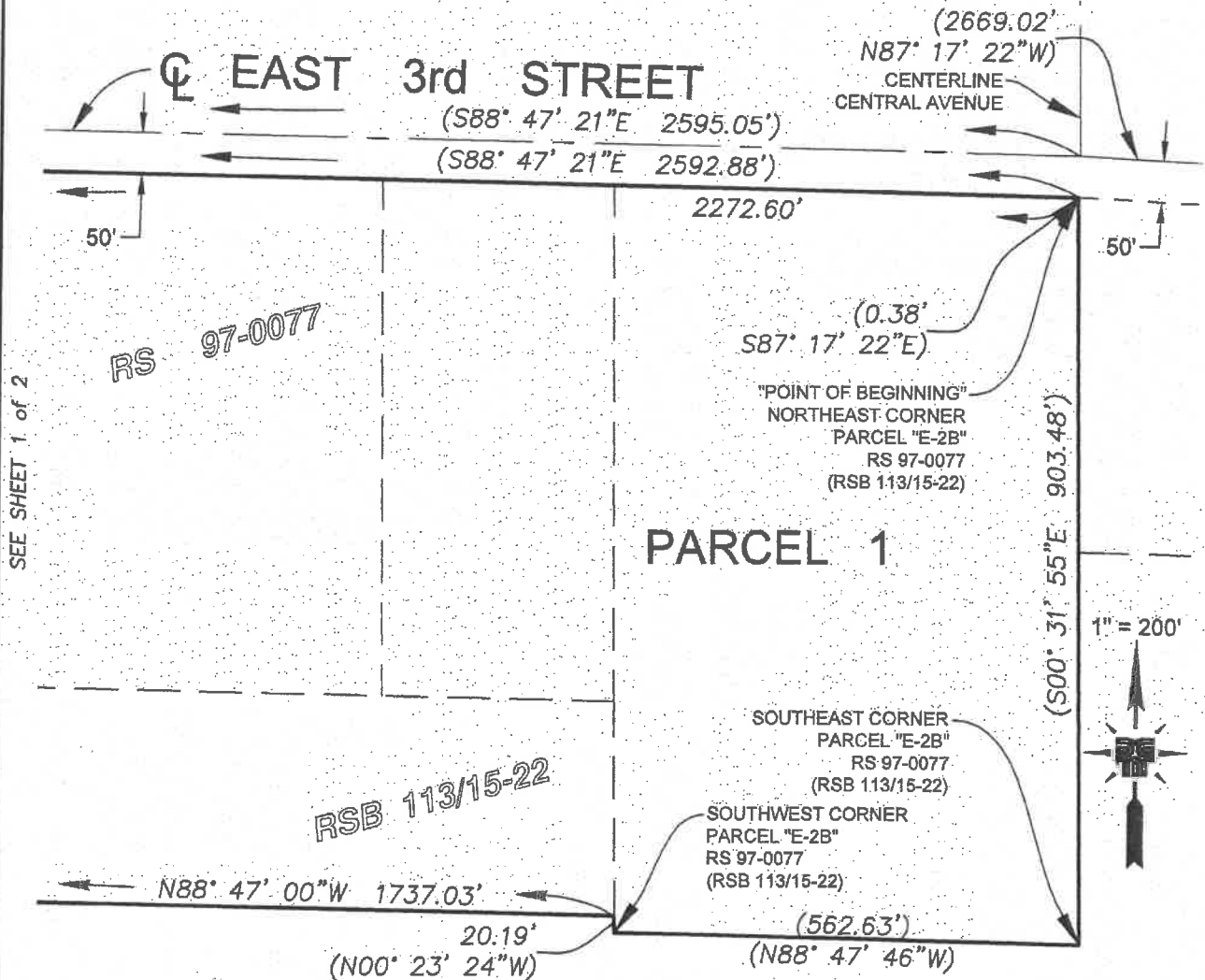
CHECKED BY:  
JSS

DRAWN BY:  
BKM

DATE:  
5/12/2022

SCALE:  
1"=200'

EXHIBIT "D" LOT MERGER NO. 2021-013



ABBREVIATION  
C/L CENTERLINE

LEGEND



PARCEL MERGER BOUNDARY



LOT LINES TO BE REMOVED

(XXXXXX)

RECORD DATA PER RECORD OF SURVEY  
97-0077 (RSB 113/142-22)



**DAVID EVANS  
AND ASSOCIATES INC.**  
4141 E. Inland Empire Blvd., Suite 250  
Ontario California 91764  
Phone: 909.481.5750

EXHIBIT "D"

JOB NO.:  
SMBI-0003

SHEET: 2 TOTAL: 2

COUNTY:  
SAN BERNARDINO

CITY:  
SAN BERNARDINO

LOT MERGER  
No. 2021-013

APN:

CHECKED BY:  
JSS

DRAWN BY:  
BKM

DATE:  
5/12/2022

SCALE:  
1"=200'