

EXHIBIT "A"
LOT MERGER NO. _____
LEGAL DESCRIPTION BEFORE LOT MERGER

PARCEL A:

PARCEL 1:

THAT PORTION OF THE SOUTH 660 FEET OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTH LINE OF SAID NORTHWEST QUARTER DISTANT NORTH 89° 51' WEST 1319.36 FEET THEREON FROM THE CENTER OF SAID SECTION 28; THENCE NORTH 0° 32' WEST 509.68 FEET, MORE OR LESS, TO A POINT THAT IS SOUTH 0° 32' EAST 150.32 FEET FROM THE NORTH LINE OF SAID SOUTH 660 FEET; THENCE SOUTH 79° 37' WEST TO A POINT IN A LINE THAT BEARS NORTH 0° 32' WEST FROM A POINT IN THE SOUTH LINE OF SAID NORTHWEST QUARTER, DISTANT NORTH 89° 61' WEST, 1619.36 FEET FROM THE CENTER OF SAID SECTION, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 79° 37' WEST TO A POINT IN THE NORTHERLY PROLONGATION OF THE CENTER LINE OF ORANGE AVENUE AS SHOWN ON MAP OF ORANGE VILLA TRACT, AS PER PLAT THEREOF RECORDED IN BOOK 16, PAGES 79 AND 80 OF MAPS, RECORDS OF SAID COUNTY; THENCE NORTH ALONG SAID PROLONGED CENTER LINE TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTH 660 FEET OF SAID NORTHWEST QUARTER; THENCE EAST ALONG SAID NORTH LINE TO A POINT THEREON THAT BEARS NORTH 0° 32' WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 32' EAST TO THE TRUE POINT OF BEGINNING.

APN: 1133-071-08-0-000

PARCEL 2:

THE WEST 75 FEET OF THAT PORTION OF THE SOUTH 660 FEET OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTH LINE OF SAID NORTHWEST QUARTER DISTANT SOUTH 09° 43' WEST, 1319.36 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00° 54' WEST, 505.13 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00° 54' WEST, 154.87 FEET TO A POINT IN THE NORTH LINE OF SAID SOUTH 660 FEET;

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THENCE SOUTH 09° 18' WEST, 300 FEET, ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF THE PARCEL OF LAND CONVEYED TO JAMES G. JEFFERYS AND WIFE BY DEED RECORDED DECEMBER 31, 1954 AS INSTRUMENT NO. 80 IN BOOK 3537, PAGE 326 OF OFFICIAL RECORDS; THENCE SOUTH 00° 54' WEST, 208.28 FEET ALONG THE EAST LINE OF THE LAND SO CONVEYED TO JEFFERYS; THENCE NORTH 79° 11' 45" EAST TO THE TRUE POINT OF BEGINNING.

APN: 1133-071-09-0-000

PARCEL 3:

AN EASEMENT FOR ROAD AND UTILITIES PURPOSES OVER, UPON, ACROSS OR UNDER A STRIP OF LAND 60 FEET IN WIDTH LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT IN THE WEST LINE OF SAID NORTHWEST QUARTER DISTANT NORTH 01° 05' 10" WEST, 270 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 79° 11' 45" EAST ALONG SAID CENTER LINE TO A POINT THAT BEARS NORTH 00° 54' WEST, 749.78 FEET AND SOUTH 79° 11' 45" WEST, 210.50 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 60° 41' 15" EAST, 239.91 FEET TO A POINT IN THE EAST LINE OF SAID NORTHWEST QUARTER DISTANT THEREON NORTH 0° 54' WEST, 592.87 FEET FROM THE SOUTHEAST CORNER THEREOF

NOTE: THE BASIS FOR THE BEARINGS AS USED IN THE ABOVE DESCRIPTION ARE THOSE SET OUT FOR THE WEST, SOUTH AND EAST LINES OF SAID NORTHWEST QUARTER IN PLAT OF TRACT NO. 3279, AS RECORDED IN BOOK 44, PAGE 1 OF MAPS, RECORDS OF SAID COUNTY.

EXCEPT THEREFROM THOSE PORTIONS INCLUDED WITHIN PARCELS 1 AND 2 ABOVE.

PARCEL B:

PARCEL 1:

THAT PORTION OF THE SOUTH 660.00 FEET OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

EXHIBIT "A"
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COMMENCING AT A POINT IN THE SOUTH LINE OF SAID NORTHWEST QUARTER DISTANT THEREON NORTH 89° 51' 00" WEST, 1319.36 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;

THENCE NORTH 0° 32' 00" WEST, 509.68 FEET TO A POINT MARKED BY A 1-INCH IRON PIPE, THAT IS SOUTH 0° 32' 00" EAST, 150.32 FEET FROM THE NORTH LINE OF SAID SOUTH 660.00 FEET OF SAID NORTHWEST QUARTER, SAID POINT BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DEED TO WAYNE J. SIKKILA AND WIFE, RECORDED FEBRUARY 10, 1956 IN BOOK 3854, PAGE 415 OF OFFICIAL RECORDS, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0° 32' 00" WEST 150.32 FEET ALONG THE WEST LINE OF SIKKILA LAND TO THE NORTH LINE OF SAID SOUTH 660.00 FEET;

THENCE NORTH 89° 51' 00" WEST, 300.00 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DEED TO JAMES G. JEFFERYS AND WIFE, RECORDED IN BOOK 3537, PAGE 326 OF OFFICIAL RECORDS;

THENCE SOUTH 0° 32' 00" EAST, 208.28 FEET ALONG THE EAST LINE OF SAID JEFFERYS' LAND TO THE SOUTHEAST CORNER THEREOF, SAID POINT BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DEED TO THE NORTH FONTANA LAND COMPANY, RECORDED MAY 19, 1954 IN BOOK 3386, PAGE 39 OF OFFICIAL RECORDS;

THENCE NORTH 79° 37' 00" EAST, 305.14 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ANY PORTION LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER WHICH IS NORTH 01° 05' 10" WEST, 270.00 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 79° 11' 45" EAST, TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER WHICH BEARS NORTH 0° 54' 00" WEST, 749.70 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER.

ALSO EXCEPT THE WEST 75.00 FEET THEREOF, MEASURED ALONG THE NORTH LINE OF SAID SOUTH 600.00 FEET.

APN: 1133-071-10-0-000

EXHIBIT "A"
LOT MERGER NO. _____
LEGAL DESCRIPTION BEFORE LOT MERGER

PARCEL 2:

AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER, UPON, ACROSS AND UNDER A STRIP OF LAND, 60.00 FEET IN WIDTH, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, SAID STRIP LYING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT IN THE WEST LINE OF SAID NORTHWEST QUARTER, DISTANT NORTH 01° 05' 10" WEST, 270.00 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 79° 11' 45" EAST, ALONG SAID CENTER LINE TO A POINT THAT BEARS NORTH 0° 54' 00" WEST 749.78 FEET AND SOUTH 79° 11' 45" WEST, 210.50 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 60° 41' 15" EAST, 239.01 FEET TO A POINT IN THE EAST LINE OF SAID NORTHWEST QUARTER, DISTANT THEREON NORTH 0° 54' 00" WEST, 592.87 FEET FROM THE SOUTHEAST CORNER THEREOF.

EXCEPT THEREFROM THAT PORTION INCLUDED WITHIN PARCEL 1 ABOVE.

APN: 1133-071-08-0-000, 1133-071-09-0-000, 1133-071-10-0-000

EXHIBIT "A"
LOT MERGER NO. _____
LEGAL DESCRIPTION AFTER LOT MERGER

PARCEL 1:

THAT PORTION OF THE SOUTH 660 FEET OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN IN THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 98, PAGE 87, ALSO SHOWN AS PARCELS 1 AND 2 OF THAT CERTAIN TRUST TRANSFER DEED TO DELORES RIGGIO AND ROBERT S. RIGGIO AS CO-TRUSTEES OF THE RIGGIO FAMILY SURVIVOR'S TRUST DATED AUGUST 29, 1989 RECORDED JANUARY 30, 2020 AS PER DOCUMENT NO. 2020-0034395 TOGETHER WITH PARCEL 1 OF THAT CERTAIN GRANT DEED TO BATFISH HOLDINGS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY RECORDED APRIL 7, 2022 AS DOCUMENT NO. 2022-0131688, ALL RECORDS OF THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID SOUTH 660 FEET OF SAID NORTHWEST QUARTER WITH THE NORTHERLY PROLONGATION CENTERLINE OF ORANGE AVENUE AS SHOWN ON SAID RECORD OF SURVEY;

THENCE, ALONG SAID NORTHERLY LINE, NORTH 89° 17' 55" EAST 658.23 FEET;

THENCE, SOUTH 00° 58' 42" EAST 154.90 FEET TO THE CENTERLINE OF STONEHURST DRIVE (FORMERLY KNOWN AS STONEHURST AVENUE) AS SHOWN ON SAID RECORD OF SURVEY;

THENCE, ALONG SAID CENTERLINE OF STONEHURST DRIVE, SOUTH 79° 11' 12" WEST 668.78 FEET TO SAID NORTHERLY PROLONGATION CENTERLINE OF ORANGE AVENUE;

THENCE, LEAVING SAID CENTERLINE OF STONEHURST DRIVE AND ALONG SAID NORTHERLY PROLONGATION CENTERLINE OF ORANGE AVENUE, NORTH 00° 49' 33" WEST 272.31 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A GROSS AREA OF 140,660 SQUARE FEET (3.229 ACRES), MORE OR LESS.

ALSO SHOWN IN EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND MATTERS OF RECORD, IF ANY.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY SUPERVISION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.


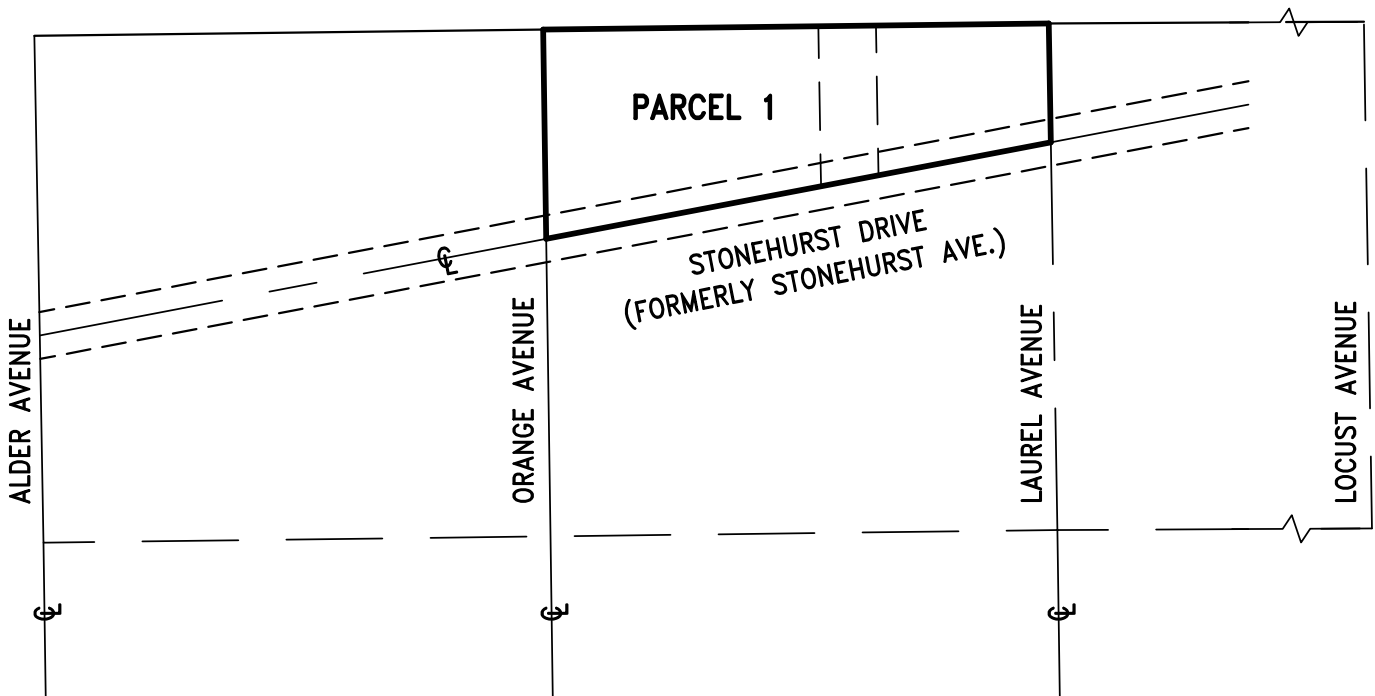

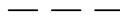

MICHAEL FURLONG, PLS 8899 2/2/24
DATE

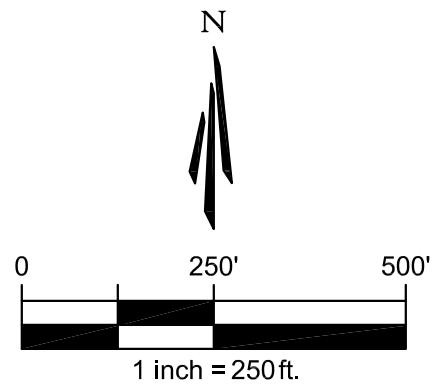


EXHIBIT "B"
LOT MERGER NO. _____
PLAT _____



LEGEND:

-  DENOTES MERGED PROPERTY LINE
-  DENOTES EXISTING LOT LINE TO BE MERGED
- R1 DENOTES RECORD DATA PER R.S.B. 98/87



THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

 2/2/24
MICHAEL FURLONG, PLS 8899 DATE

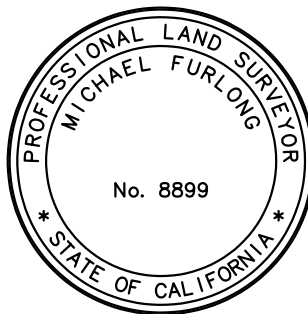
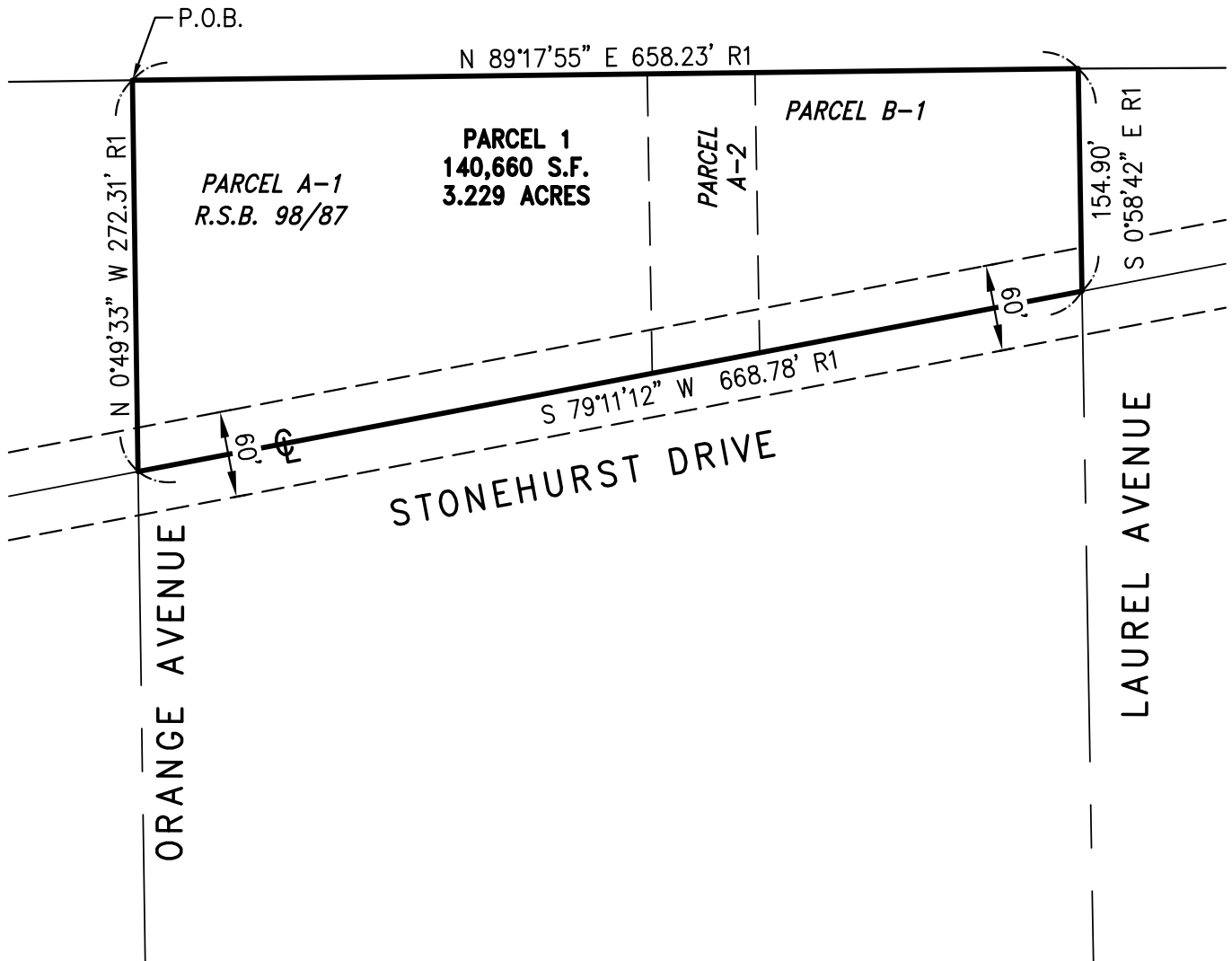




EXHIBIT "B"
LOT MERGER NO. _____
PLAT _____



LEGEND:

-  DENOTES MERGED PROPERTY LINE
-  DENOTES EXISTING LOT LINE TO BE MERGED
- R1 DENOTES RECORD DATA PER R.S.B. 98/87

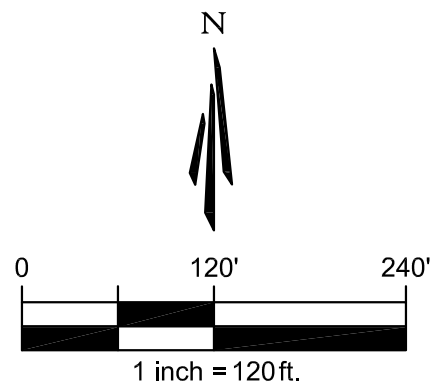


EXHIBIT "B"
 LOT MERGER NO. _____
 EASEMENT PLAT

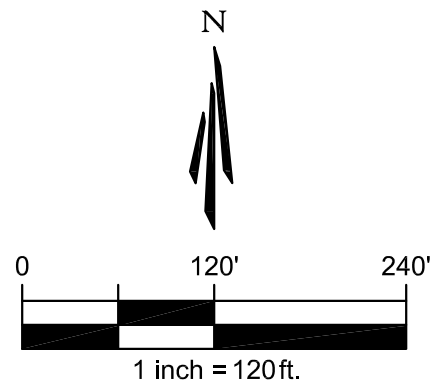
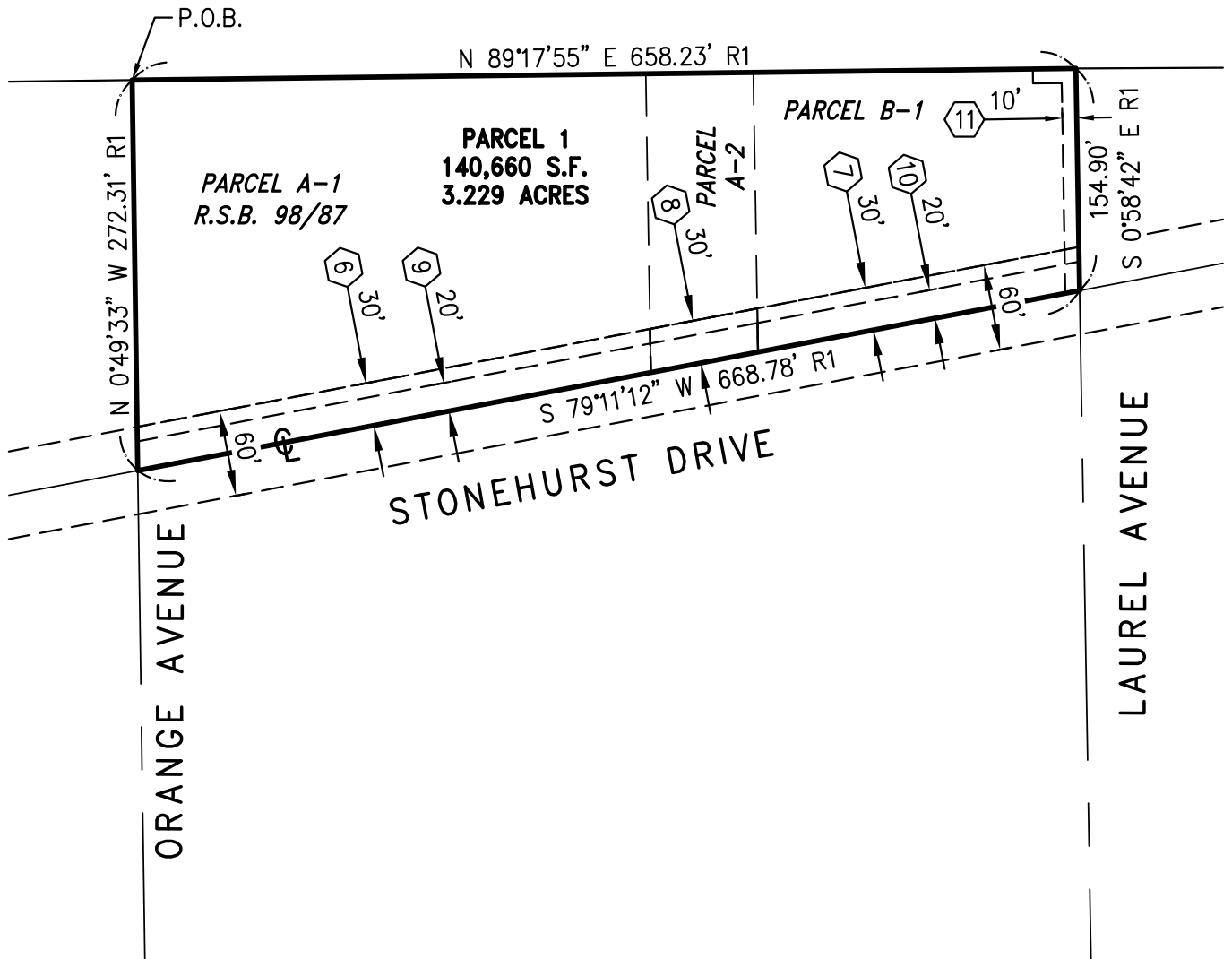


EXHIBIT "B"
LOT MERGER NO. _____
PLAT _____

EXISTING EASEMENT NOTES:

PER CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT ORDER NO. 00181238-994-LT2-JC DATED DECEMBER 5, 2023:

- 4 AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRIC LINES AND TELEPHONE LINES AND CABLES PURPOSES AND RIGHTS INCIDENTAL THERETO RECORDED JULY 25, 1951 IN BOOK 2799, PAGE 434 O.R. *(NOT PLOTTED, SAID EASEMENT APPEARS TO BE OUTSIDE OF THE SUBJECT PROPERTY)*
- 6 AN EASEMENT FOR PUBLIC UTILITY AND ROAD PURPOSES AND RIGHTS INCIDENTAL THERETO RECORDED DECEMBER 31, 1954 IN BOOK 3537, PAGE 326, O.R. *(PLOTTED)*
- 7 AN EASEMENT FOR PUBLIC UTILITY AND ROAD PURPOSES AND RIGHTS INCIDENTAL THERETO RECORDED APRIL 5, 1957 IN BOOK 4198, PAGE 210 O.R. *(PLOTTED)*
- 8 AN EASEMENT FOR PUBLIC UTILITY AND ROAD PURPOSES AND RIGHTS INCIDENTAL THERETO RECORDED APRIL 5, 1957 IN BOOK 4198, PAGE 212 O.R. *(PLOTTED)*
- 9 AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY FOR ONE OR MORE PIPELINES AND CONDUIT PURPOSES AND RIGHTS INCIDENTAL THERETO RECORDED JULY 15, 1998 AS INSTRUMENT NO. 19980274922 O.R. *(PLOTTED)*
- 10 AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY FOR ONE OR MORE PIPELINES AND CONDUIT PURPOSES AND RIGHTS INCIDENTAL THERETO RECORDED JULY 15, 1998 AS INSTRUMENT NO. 19980274926 O.R. *(PLOTTED)*
- 11 AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO RECORDED APRIL 28, 1999 AS INSTRUMENT NO. 19990179013 O.R. *(PLOTTED)*

EXHIBIT "C"
OWNER'S CERTIFICATE FOR LOT MERGER NO. _____

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

OWNER #1: APN 1133- 071-08-0-000 AND 1133-071-09-0-000:
DELORES RIGGIO AND ROBERT S. RIGGIO AS CO-TRUSTEES OF THE RIGGIO FAMILY SURVIVOR'S TRUST DATED AUGUST 29, 1989 AS TO PARCEL A:

BY: _____	BY: _____
NAME: _____	NAME: _____
TITLE: _____	TITLE: _____

OWNER #2: APN 1133- 071-10-0-000:
BAT FISH HOLDINGS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, WHICH ERRONEOUSLY ACQUIRED TITLE AS BATFISH HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO PARCEL B.

BY: _____	BY: _____
NAME: _____	NAME: _____
TITLE: _____	TITLE: _____

OWNER'S CERTIFICATE FOR LOT MERGER NO. _____

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 _____)
) SS
COUNTY OF _____)

ON _____ BEFORE ME _____, A NOTARY PUBLIC,
PERSONALLY APPEARED _____

I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF _____,
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

SIGNATURE _____

NAME OF NOTARY _____

COUNTY IN WHICH COMMISSIONED _____

DATE COMMISSION EXPIRES _____

COMMISSION NUMBER _____

OWNER'S CERTIFICATE FOR LOT MERGER NO. _____

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.

ON _____ BEFORE ME _____, A NOTARY PUBLIC,
PERSONALLY APPEARED _____

I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF _____,
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

COMMISSION NUMBER _____

EXHIBIT "C"

BENEFICIARY'S CERTIFICATE FOR LOT MERGER NO. _____

I / WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF A CERTIFICATE OF COMPLIANCE TO MERGE THE LOTS AS SHOWN ON THESE EXHIBITS.

GLORIA SANDOVAL, A SINGLE WOMAN, BENEFICIARY UNDER A DEED OF TRUST
RECORDED APRIL 7, 2022 AS INSTRUMENT NO. 2022-0131689 OF OFFICIAL RECORDS.

BY: _____ BY: _____

NAME: _____ NAME: _____

TITLE: _____ TITLE: _____

NOTARY 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 _____)
) SS
COUNTY OF _____)

ON _____ BEFORE ME _____, A NOTARY PUBLIC,
PERSONALLY APPEARED _____

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 _____,
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE _____

NAME OF NOTARY _____

COUNTY IN WHICH COMMISSIONED

DATE COMMISSION EXPIRES _____

COMMISSION NUMBER