

EXHIBIT "A"

ENCROACHMENT EASEMENT

That portion of Main Street (formerly 17th Street), in the City of Merced, County of Merced, State of California, lying northeasterly of and adjacent to the northeasterly line of Block 180 of Mondo Addition, according to the map thereof recorded October 27, 1947 in Book 11 of Maps, Page 35, Merced County Records, described as follows:

BEGINNING at the most northerly corner of said Block 180; thence

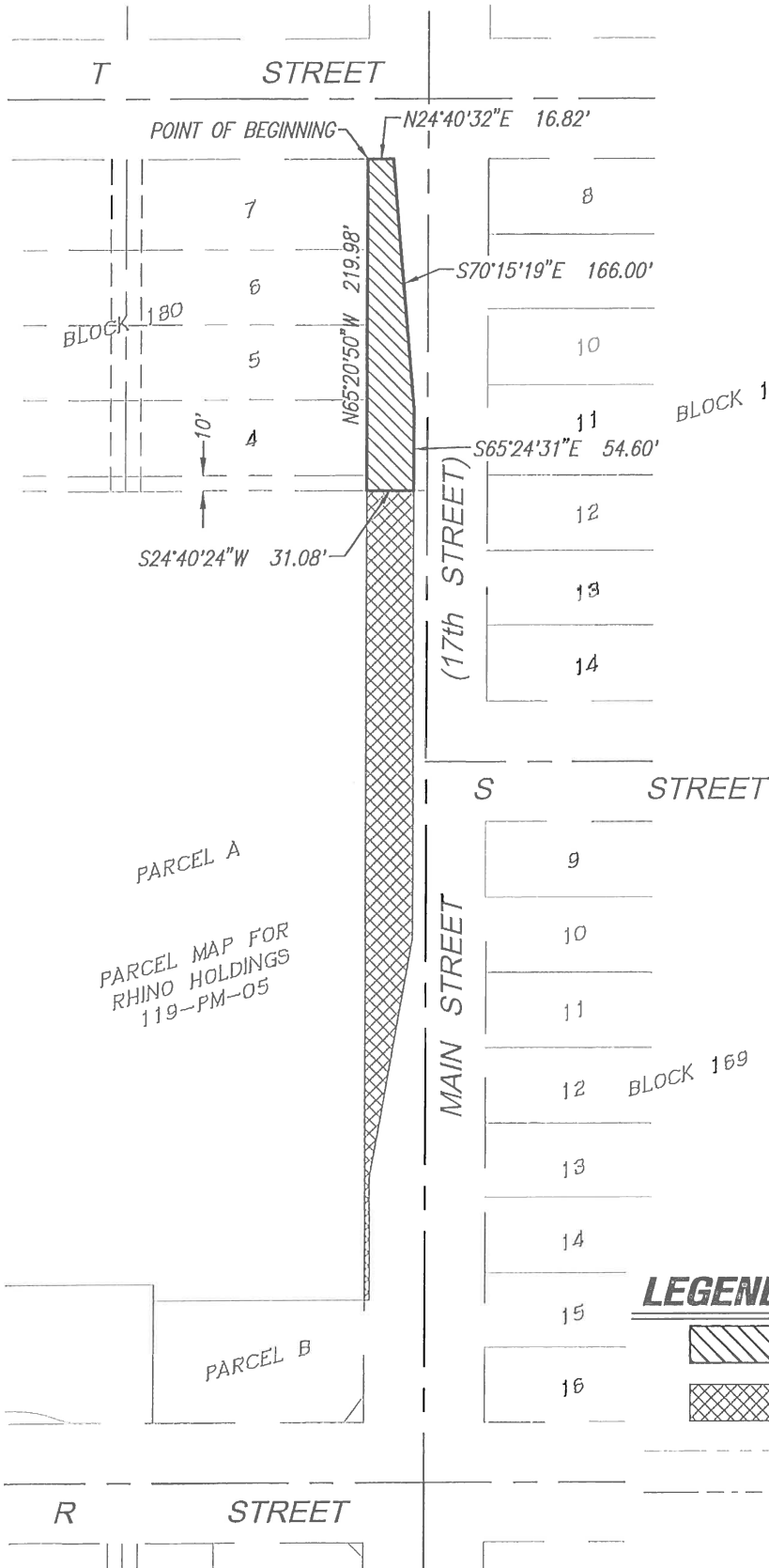
- 1) North 24° 40' 32" East, along the northeasterly prolongation of the northwesterly line of said Block 180, a distance of 16.82 feet; thence
- 2) South 70° 15' 19" East, a distance of 166.00 feet; thence
- 3) South 65° 24' 31" East, a distance of 54.60 feet; thence
- 4) South 24° 40' 24" West, a distance of 31.08 feet; thence
- 5) North 65° 20' 50" West, along the northeasterly line of said Block 180, a distance of 219.98 feet to the POINT OF BEGINNING.

Contains an area of: 5,651 Sq. Ft., more or less.



5-4-2023

EXHIBIT 'B'



5-4-2023

LEGEND



ENCROACHMENT PER THIS DOCUMENT



ENCROACHMENT PER SEPARATE DOCUMENT

PROPERTY LINE

SECTION LINE



EXHIBIT MAP

DESCRIPTION:

BEING A PORTION OF MAIN STREET LYING ADJACENT TO BLOCKS 180 AND 181

PROJECT NAME:

1140 MAIN STREET

03-10-2023

23-095

SHEET

1 OF 1