

EXHIBIT A

All that portion of Canal (L) Street situated between Block 185 and Block 186, as said blocks are delineated on that certain map entitled "SUPPLEMENTAL MAP TO TOWN OF MERCED, recorded in Volume 2, Official Plats, Page 12, Merced County Records, also being in a portion of Section 30, Township 7 South, Range 14 East, M.D.B. & M., City of Merced, County of Merced, State of California, being more particularly described as follows:

BEGINNING at the southwesterly corner of said Block 186; thence, N24°40'00"E, along the northwesterly line of said Block 186, a distance of 170.00 feet to a point on the southwesterly line of that real property described in Volume 2171, Official Records, at Page 916, Merced County Records; thence, along the southwesterly line thereof the following courses:

- 1.) N65°20'00"W, a distance of 12.03 feet to the beginning of a curve concave to the northeast, having a radius of 10.00 feet; thence,
- 2.) Northwesterly along said curve, through a central angle of 48°14'23", an arc distance of 8.42 feet to a point of reverse curve, said curve concave to the southwest, having a radius of 27.50 feet, to said point a radial bearing bears S72°54'23"E; thence,
- 3.) Northwesterly along said curve, through a central angle of 96°28'46", an arc distance of 46.31 feet to a reverse curve concave to the northwest, having a radius of 10.00 feet, to said point a radial bearing bears N23°34'23"W; thence,
- 4.) Southwesterly along said curve, through a central angle of 48°14'23", an arc distance of 8.42 feet; thence,
- 5.) N65°20'00"W, a distance of 12.03 feet to a point on the southeasterly line of said Block 185;

thence, S24°40'00"W, along said southeasterly line of Block 185, a distance of 170.00 feet to the southeasterly corner of said Block 185; thence, S65°20'00"E, along the prolongation of said Block 185, a distance of 80.00 feet to the POINT OF BEGINNING.

The above-described parcel of land is delineated on Exhibit B, attached hereto, and made a part hereof.

The above-described strip of land contains 14,328 Sq. Ft., more or less, and is subject to any liens, encumbrances, covenants, restriction, and rights-of-way or easements of record or legally acquired.

