

EXHIBIT A

SUMMARY VACATION OF EXCESS RIGHT OF WAY AND EASEMENTS ALONG MISSION AVENUE BETWEEN COFFEE STREET AND STATE HIGHWAY 99

LEGAL DESCRIPTION

All that certain real property being portions of Mission Avenue as shown on the Map of Merced Colony, recorded in Volume 4 of Official Plats at Page 24, Merced County Records, lying in the southeast quarter of Section 33, Township 7 South, Range 14 East, Mount Diablo Base and Meridian, as shown on the Map of Smith's Merced Tract recorded in Volume 5 of Official Plats at Page 4, Merced County Records, lying in the northeast quarter of Section 4, Township 8 South, Range 14 East, Mount Diablo Base and Meridian, as shown on the Parcel Map for L. J. Steiner, LLC recorded in Book 99 of Parcel Maps at Pages 25-27, Merced County Records, lying in the southeast quarter of Section 33, Township 7 South, Range 14 East, Mount Diablo Base and Meridian and Record of Survey for Department of Transportation recorded Book 49 of Record of Surveys at Pages 45-50, Merced County Records, in the City of Merced and the County of Merced, State of California, described as follows:

COMMENCING at the southeast corner of said Section 33, thence North 89° 57' 17" West along the south line of said Section 33 and the center line of Mission Avenue as shown on said Map of Smith's Merced Tract, a distance of 55.00 feet to the **TRUE POINT OF BEGINNING** of this description; thence South 0° 15' 23" East to a point on the south line of Mission Avenue as shown on said Map of Smith's Merced Tract, a distance of 30.00 feet; thence North 89° 57' 17" West along the south line of said Mission Avenue to point on the east line of State Highway 99 as shown on said Record of Survey for Department of Transportation, a distance of 379.09 feet; thence North 20° 42' 03" West along the east line of State Highway 99 as shown on said Record of Survey for Department of Transportation to the southwest corner of Parcel 4 of said Parcel Map for L. J. Steiner, LLC, a distance of 71.65 feet; thence South 89° 57' 17" East along the south line of said Parcel 4 to the southerly southeast corner of said Parcel 4, a distance of 391.97 feet; thence North 44° 53' 52" East along the southeasterly diagonal line of said Parcel 4, a distance of 12.90 feet; thence South 0° 15' 23" East to the **TRUE POINT OF BEGINNING**, a distance of 46.15 feet.

Containing 26,078 square feet, more or less.

As shown on Exhibit B attached hereto.

Subject to rights of record, if any.

All that certain easements defined as Public Utility Easement, Landscaping Strip Easement, Tree Planting Easement and Sidewalk Easement, 18.00 feet in width, northerly and adjacent to the south line of Parcel 4 as shown on the Parcel Map for L. J. Steiner, LLC recorded in Volume 99 of Parcel Maps at Pages 25-27, Merced County Records, lying in the southeast quarter of Section 33, Township 7 South, Range 14 East, Mount Diablo Base and Meridian, in the City of Merced and the County of Merced, State of California, described as follows:

COMMENCING at the southeast corner of said Section 33, thence North 89° 57' 17" West along the south line of said Section 33 and the center line of Mission Avenue as shown on the Map of Smith's Merced Tract recorded in Volume 5 of Official Plats at Page 4, Merced County Records, a distance of 55.00 feet; thence North 0° 15' 23" West to the **TRUE POINT OF BEGINNING** of this description, a point on the southeasterly diagonal line of said Parcel 4 of said Parcel Map for L. J. Steiner, LLC, a distance of

46.15 feet; thence South 44° 53' 52" West along the southeast diagonal line of said Parcel 4 to the southerly southeast corner of said Parcel 4 and a point on the north line of Mission Avenue, a distance of 12.90 feet; thence North 89° 57' 17" West along the south line of said Parcel 4 to the southwest corner of said Parcel 4 and a point on the east line of State Highway 99, a distance of 391.97 feet; thence North 20° 42' 03" West along the west line of said Parcel 4 and the east line of State Highway 99, a distance of 19.25 feet; thence South 89° 57' 17" East parallel with and 18.00 feet northerly from the south line of said Parcel 4, a distance of 391.31 feet; thence North 44° 53' 52" East along a diagonal parallel with and 18.00 feet northwesterly from the southeast diagonal of said Parcel 4 to a point on the west line of 18.00-foot wide easements as shown as shown on said Parcel 4, a distance of 23.32 feet; thence South 0° 15' 23" East to the **TRUE POINT OF BEGINNING**, along the prolongation of said 18.00-foot wide easement as shown on said Parcel Map for L. J. Steiner, LLC, a distance of 25.39 feet.

Containing 7,375 square feet, more or less.
As shown on Exhibit B attached hereto.
Subject to rights of record, if any.



REV 6/3/2019