

EXHIBIT A

An area of land for lease situated in a portion of the Northeast Quarter (NE1/4) of Section 35, Township 7 South, Range 13 East, M.D.B. & M., City of Merced, County of Merced, State of California, said area of land also being in a portion of Lot G, as said Lot G is delineated on that certain map entitled "MAP OF THE MERCED AIRPORT INDUSTRIAL PARK" recorded on October 16, 1972 in Volume 20, in Official Plats, at Pages 49-54, Merced County Records, said area of land being more particularly described as follows:

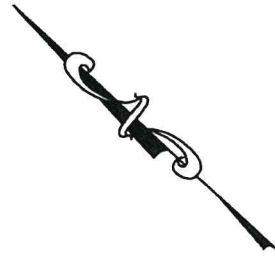
Commencing at the southwest corner of said Lot G, also being the northwest corner of Lot B of said Map of the Merced Airport Industrial Park; thence N41°30'30"W, along the westerly line of said Lot G, a distance of 320.00 feet; thence N78°31'32"E, parallel with the southerly line of said Lot G, a distance of 403.05 feet to the POINT OF BEGINNING of the hereon describe lease area; thence continuing N78°31'32"E, a distance of 70.00 feet; thence S11°28'28"E, a distance of 70.00 feet; thence S78°31'32"W, a distance of 70.00 feet; thence N11°28'28"W, a distance of 70.00 feet to the POINT OF BEGINNING.

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

The above-described area of lease contains 4,900 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.

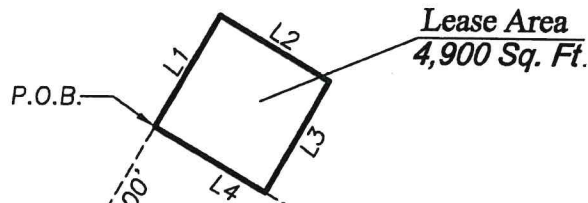


PORTION OF
LOT G
20 O.P. 49



Course	Bearing	Distance
L1	N78°31'32"E	70.00'
L2	S11°28'28"E	70.00'
L3	S78°31'32"W	70.00'
L4	N11°28'28"W	70.00'

Scale: 1"=100'



N78°31'32"E 403.05'



LOT B
20 O.P. 49

N41°30'30"W 320.00'

PORTION OF
LOT B
20 O.P. 49



City of Merced
"Gateway to Yosemite"
DEVELOPMENT SERVICES
ENGINEERING PROJECTS AND STANDARDS
678 W. 18th Street (209) 385-6846

EXHIBIT B
LEASE AREA

DR. BY: CARDOSO
DATE: 3/14/24
CH. BY: #####
DATE: 3/14/24
File No.
SCALE: 1"=100'