

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 Blocks 180 and 181 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:

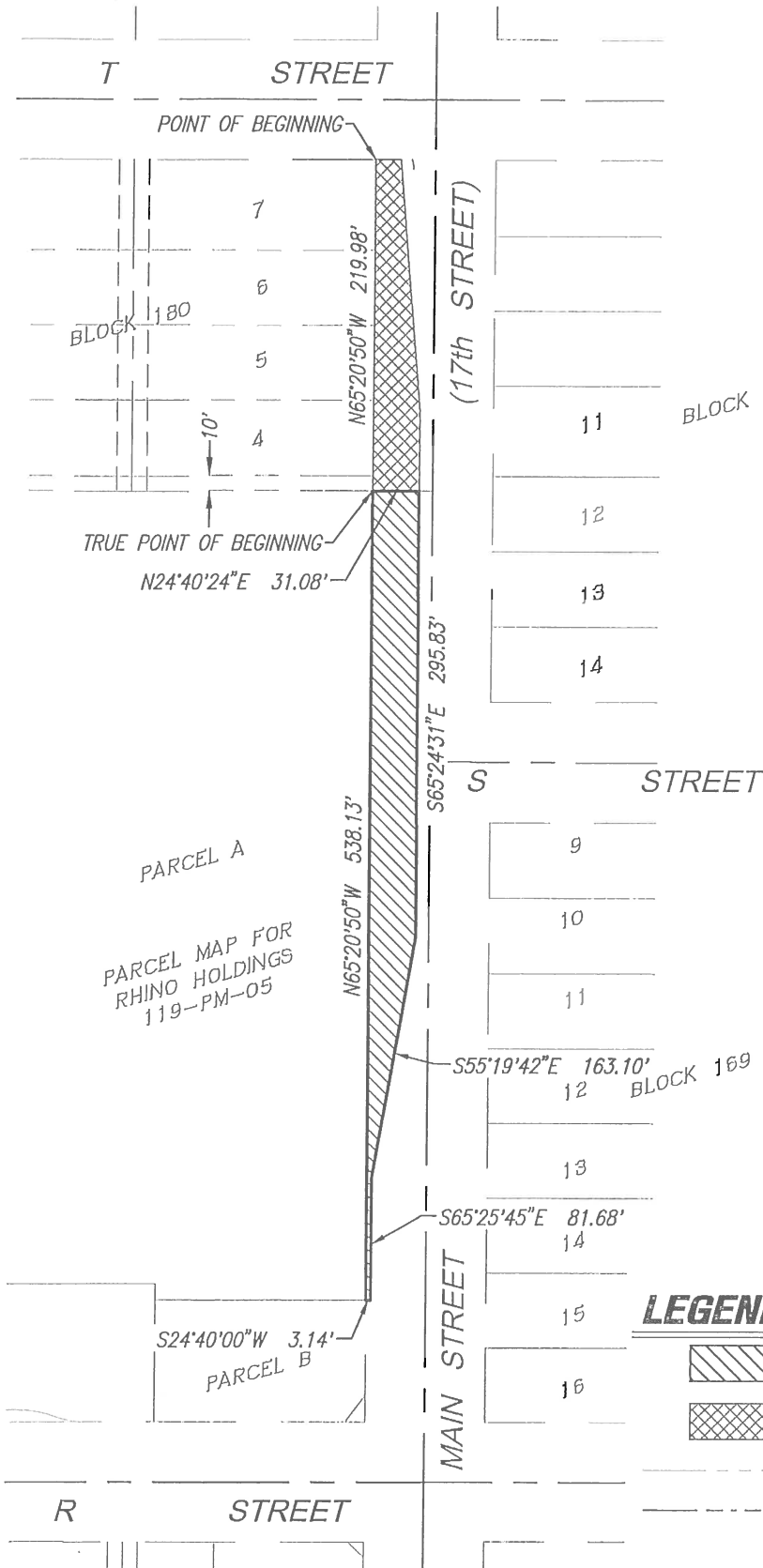
BEGINNING at the most northerly corner of said Block 180; thence South 65° 20' 50" East, along the northeasterly line of said Block 180, a distance of 219.98 feet to the most northerly corner of Parcel A as shown on that certain map entitled Parcel Map for Rhino Holdings I, LLC, filed on October 26, 2020 as Instrument No. 2020039062 in Book 119 of Parcel Maps, at Page 5 through 6 inclusive, Merced County Records, said corner being the TRUE POINT OF BEGINNING; thence

- 1) North 24° 40' 24" East, along the northeasterly prolongation of the northwesterly line of said Parcel A, a distance of 31.08 feet; thence
- 2) South 65° 24' 31" East, a distance of 295.83 feet; thence
- 3) South 55° 19' 42" East, a distance of 163.10 feet; thence
- 4) South 65° 25' 45" East, a distance of 81.68 feet; thence
- 5) South 24° 40' 00" West, a distance of 3.14 feet to the northeast corner of said Parcel A; thence
- 6) North 65° 20' 50" West, along the northeasterly line of said Parcel A, a distance of 538.13 feet to the TRUE POINT OF BEGINNING.

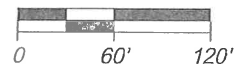
Contains an area of: 12,255 Sq. Ft., more or less.



EXHIBIT 'B'



SCALE 1" = 120'



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