

# EXHIBIT "A"

## ENCROACHMENT EASEMENT

That portion of Main Street (formerly 17<sup>th</sup> 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

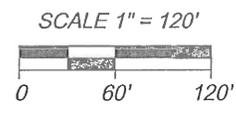
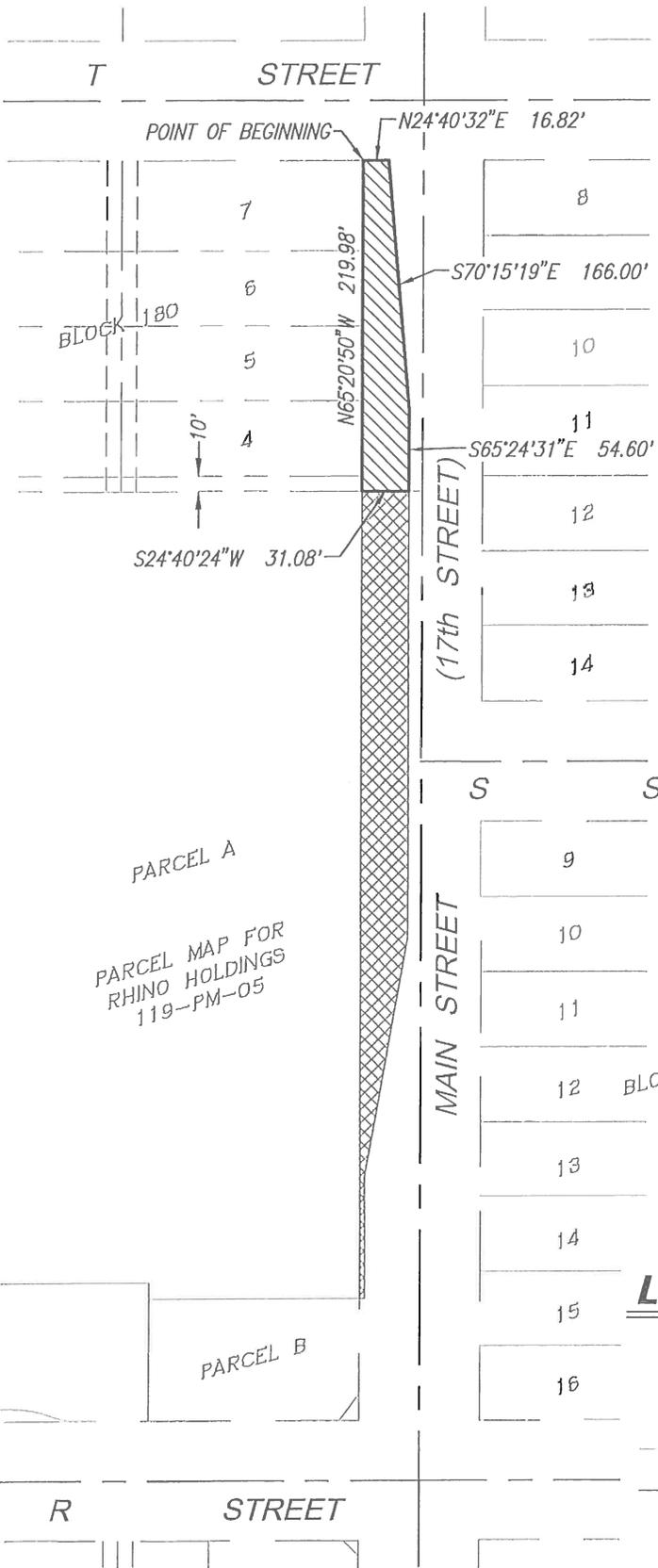
- 1) North 24° 40' 32" East, along the northeasterly prolongation of the northwesterly line of said Block 180, a distance of 16.82 feet; thence
- 2) South 70° 15' 19" East, a distance of 166.00 feet; thence
- 3) South 65° 24' 31" East, a distance of 54.60 feet; thence
- 4) South 24° 40' 24" West, a distance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



S-4-2023

# EXHIBIT 'B'



PARCEL A  
 PARCEL MAP FOR  
 RHINO HOLDINGS  
 119-PM-05

PARCEL B



5-4-2023

## LEGEND

- ENCROACHMENT PER THIS DOCUMENT
- ENCROACHMENT PER SEPARATE DOCUMENT
- PROPERTY LINE
- SECTION LINE

	EXHIBIT MAP	PROJECT NAME:		SHEET
	DESCRIPTION: BEING A PORTION OF MAIN STREET LYING ADJACENT TO BLOCKS 180 AND 181	1140 MAIN STREET		1 OF 1
		03-10-2023	23-095	