

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 031-114-009-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 15 AND 16 IN BLOCK 182, ACCORDING TO MAP ENTITLED, "SUPPLEMENTAL MAP OF TOWN OF MERCED", RECORDED MARCH 4, 1889 IN BOOK 1 OF MAPS, PAGE 12, AND NOW APPEARING IN VOL. 2 OF MAPS, PAGE 12, MERCED COUNTY RECORDS.

EXCEPTING THAT PORTION GRANTED TO THE CITY OF MERCED BY DEED RECORDED FEBRUARY 27, 1995, BOOK 3328, OFFICIAL RECORDS, PAGE 289, MERCED COUNTY RECORDS, (5335-95) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 16 OF BLOCK 182 AS SHOWN ON MAP OF TOWN OF MERCED, RECORDED IN VOLUME 2 OF RECORDED MAPS AT PAGE 12, MERCED COUNTY RECORDS, SAID AREA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT THAT IS THE INTERSECTION OF THE WEST LINE OF Q STREET AND THE NORTH LINE OF WEST 16TH STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING COURSES AND DISTANCES:

NORTH 65°20'00" WEST, 8.25 FEET; NORTH 69°40'00" EAST, 11.67 FEET; SOUTH 24°40'00" WEST, 8.25 FEET;

ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO THE CITY OF MERCED BY DEED RECORDED APRIL 28, 1998, INSTRUMENT NO. 14564, BOOK 3714, PAGE 685 OF OFFICIAL RECORDS, SAID AREA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOTS 15 AND 14 IN BLOCK 182 AS SHOWN ON "SUPPLEMENTAL MAP TO TOWN OF MERCED", RECORDED IN VOLUME 2 OF OFFICIAL PLATS AT PAGE 12, MERCED COUNTY RECORDS, LYING IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 13 EAST, M.D.B.&M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEASTERLY 5.00 FEET OF SAID LOT 16 ALSO THE SOUTHEASTERLY 13.00 FEET OF THE NORTHEASTERLY 5.00 FEET OF SAID LOT 15.