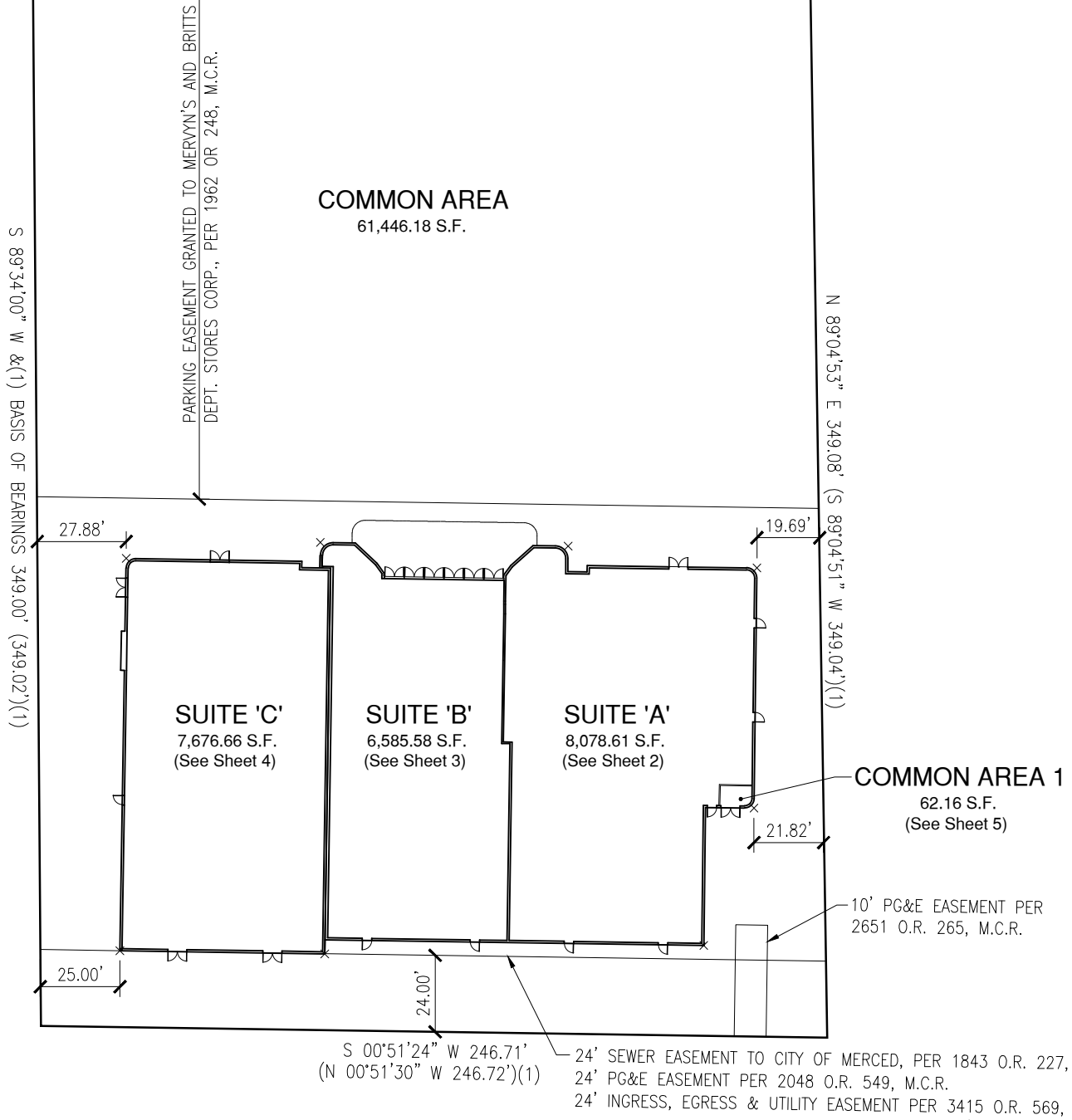
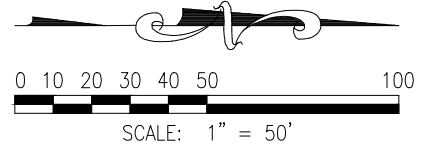


(S 00°51'30" W 243.76')(1)
N 00°51'22" E 243.75'



Address:
635 FAIRFIELD DR.

W:\024-160 MOE CONDO (OLD THEATRE)DWG\24-160 CONDO PLANISHEET 1



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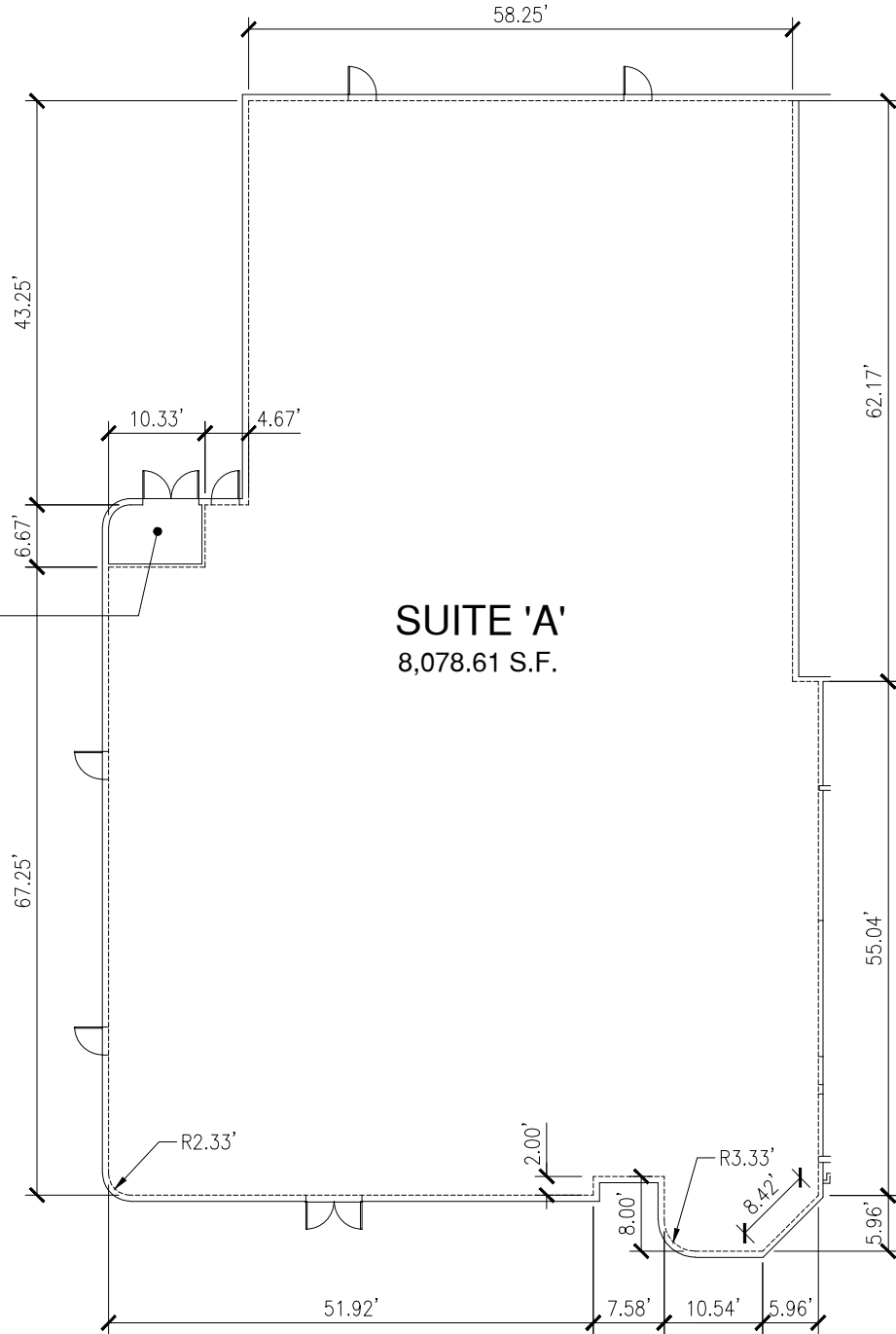
' EXHIBIT A '

AIRSPACE CONDOMINIUM PLAN FOR "GSRA, LLC" CONSISTING OF
PARCEL B AS SHOWN ON PARCEL MAP FOR U.A. REGENCY THEATRE,
RECORDED IN BOOK 60, OF PARCEL MAPS PAGE 28, MERCED
COUNTY RECORDS, LYING WITHIN SECTION 18, T.7S.,R.14E., M.D.B.&
M., M.C.R., STATE OF CALIFORNIA

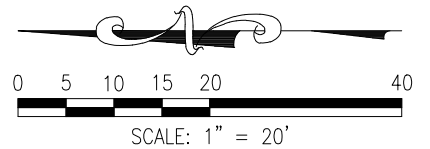
DESIGNED: G.V.E. & S.
DRAWN BY: STAFF
CHECKED: PRL
DATE: NOVEMBER 2024
JOB NO.: 24-160
SHEET 1 OF 5

COMMON AREA 1
62.16 S.F.
(SEE SHEET 5)

SUITE 'A'
8,078.61 S.F.



NOTE:
-DIMENSIONS SHOWN ARE FORM
INTERIOR WALL LINE



W:\024-160 MOE CONDO (OLD THEATRE)\DWG\24-160 CONDO PLAN\SHEET 2



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M., M.C.R., STATE OF CALIFORNIA

DESIGNED: G.V.E. & S.

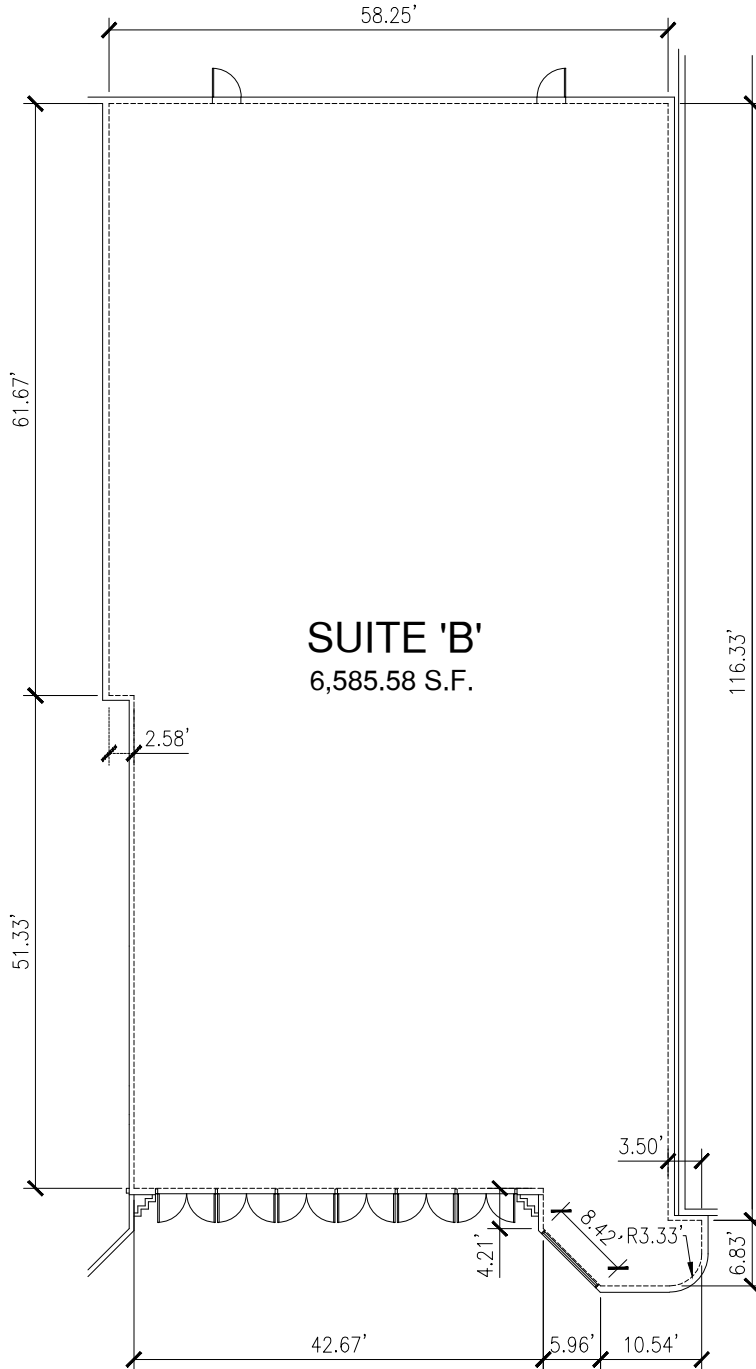
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CHECKED: PRL

DATE: NOVEMBER 2024

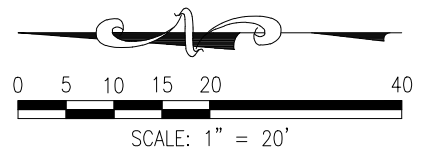
JOB NO.: 24-260

SHEET **2** OF **5**



SUITE 'B'
6,585.58 S.F.

NOTE:
-DIMENSIONS SHOWN ARE FORM
INTERIOR WALL LINE



W:\0\24-160 MOE CONDO (OLD THEATRE)\DWG\24-160 CONDO PLAN\SHEET 3



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M., M.C.R., STATE OF CALIFORNIA

DESIGNED: G.V.E. & S.

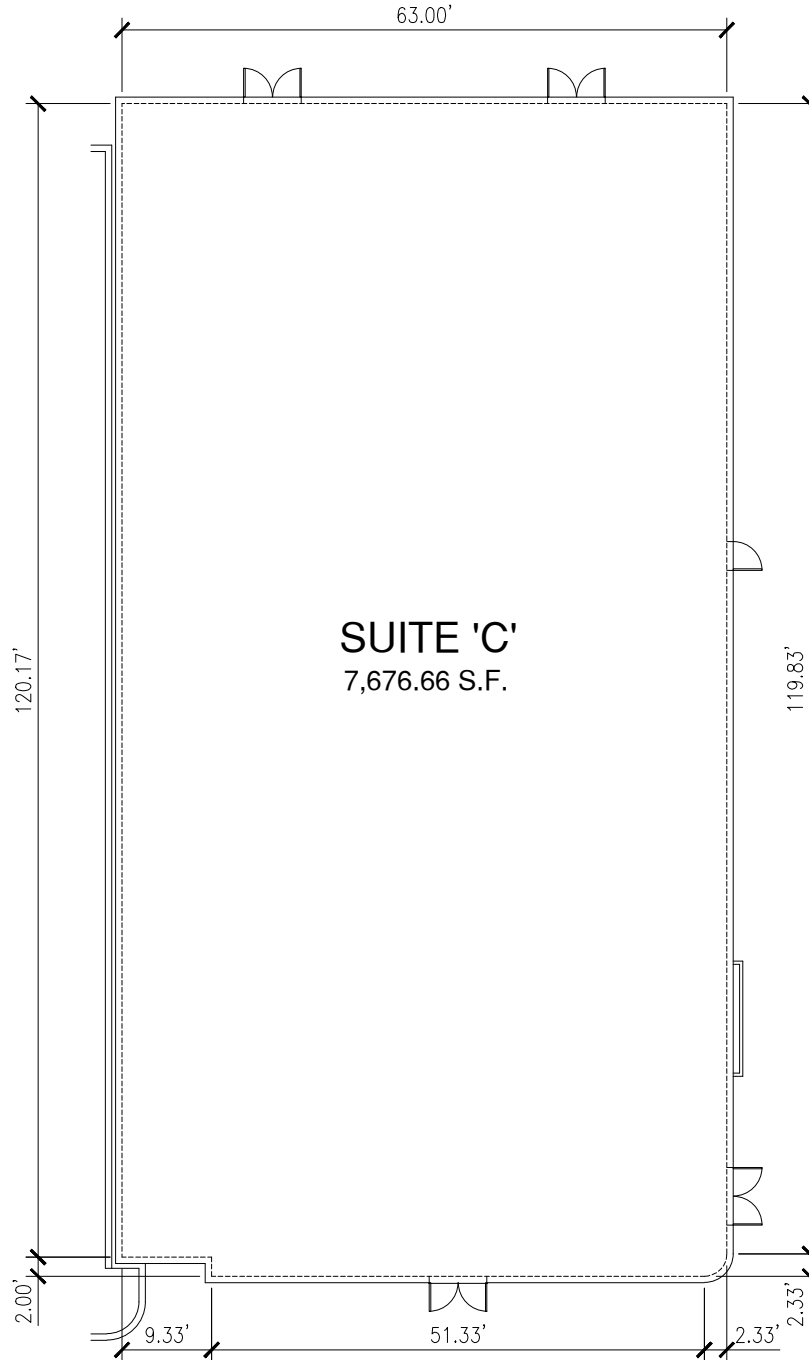
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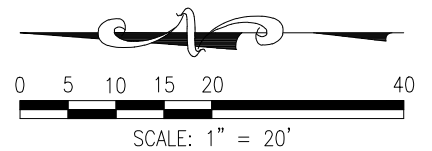
DATE: NOVEMBER 2024

JOB NO.: 24-260

SHEET **3** OF **5**



NOTE:
-DIMENSIONS SHOWN ARE FORM
INTERIOR WALL LINE



W:\024-160 MOE CONDO (OLD THEATRE)\DWG\24-160 CONDO PLAN\SHEET 4



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DESIGNED: G.V.E. & S.

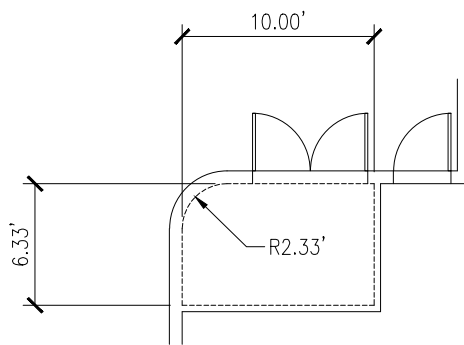
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CHECKED: PRL

DATE: NOVEMBER 2024

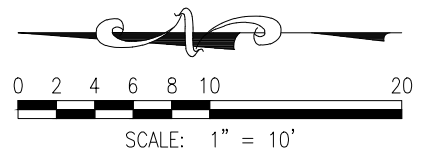
JOB NO.: 24-260

SHEET **4** OF **5**



COMMON AREA 1
62.16 S.F.

NOTE:
-DIMENSIONS SHOWN ARE FORM
INTERIOR WALL LINE



W:\0\24-160 MOE CONDO (OLD THEATRE)\DWG\24-160 CONDO PLAN\SHEET 5



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DRAWN BY: STAFF

CHECKED: PRL

DATE: NOVEMBER 2024

JOB NO.: 24-260

SHEET **5** OF **5**