

EXHIBIT D

PERMANENT ACCESS EASEMENT

An Access Easement in favor of the Napa County Flood Control and Water Conservation District (“DISTRICT”) in, on, over, across and through the real property, situated in the County of Napa, State of California, described and depicted in the attachments hereto (“ACCESS EASEMENT AREA”) for the purposes of access to the Flood Protection Levee Easement, also described and depicted in the attachments hereto (“FPLE AREA”).

This Access Easement includes the right and privilege to cross over the fee owner’s land (“FEE OWNER”) to inspect, maintain, repair, patrol, and replace the flood control improvements and facilities located in the FPLE AREA including all appurtenances and access thereto.

The Access Easement includes, but is not limited to, use of the ACCESS EASEMENT AREA for construction, maintenance equipment, and other DISTRICT authorized patrol vehicles.

FEE OWNER retains for itself and its heirs and assigns, the right to use said ACCESS EASEMENT AREA for purposes that will not interfere with the DISTRICT’S full enjoyment of the rights provided for herein; provided that FEE OWNER, or anyone on their behalf, shall not erect or construct any building, fence, barrier, or other structure, or drill or operate any well, or plant any tree, landscaping, vegetation, or other obstruction within said ACCESS EASEMENT AREA.

The rights and obligations contained in this Access Easement run with and burden the land, and are binding on the FEE OWNER and its successors and assigns.

PERMANENT ACCESS EASEMENT LEGAL DESCRIPTION AND PLAT MAP

PERMANENT ACCESS EASEMENT
Exhibit E-1

A portion of the Lands of Elkgrove Homeowners Association, Inc., a California corporation, as described in the Grant Deed recorded on December 14, 1989 in Book 1704 of Official Records, page 80 in the office of the Napa County Recorder, State of California, said portion described as follows:

Beginning at a point on the south line of said Lands of Elkgrove Homeowners Association, Inc. that bears North 89° 58' 02" East 818.41 feet from the southwest corner of said Lands of Elkgrove Homeowners Association, Inc.; thence leaving said south line thence North 31° 35' 15" West 48.15 feet to the beginning of a curve concave to the Southwest having a radius of 30.00 feet; thence 30.58 feet along said curve through a central angle of 58° 24' 45"; thence North 90° 00' 00" West 33.69 feet; thence North 0° 00' 00" East 6.08 feet to the beginning of a curve concave to the Southwest having a radius of 20.00 feet; thence 31.43 feet along said curve through a central angle of 90° 01' 58"; thence South 89° 58' 02" West 301.15 feet to the beginning of a curve concave to the southeast having a radius of 35.00 feet and **Being Point A**; thence 16.35 feet along said curve through a central angle of 26° 46' 13" to the beginning of a reverse curve concave to the north having a radius of 35.00 feet; thence 14.33 feet along said curve through a central angle of 23° 27' 43" to the beginning of a compound curve concave to the north having a radius of 100.00 feet; thence 28.09 feet along said curve through a central angle of 16° 05' 33" to the beginning of a reverse curve concave to the south having a radius of 86.00 feet; thence 19.19 feet along said curve through a central angle of 12° 47' 03"; thence South 89° 58' 02" West 286.97 feet to the beginning of a curve concave to the south having a radius of 50.00 feet; thence 18.07 feet along said curve through a central angle of 20° 42' 18" to the beginning of a compound curve concave to the southeast having a radius of 95.00 feet; thence 37.48 feet along said curve through a central angle of 22° 36' 25" to the west line of said Lands of Elkgrove Homeowners Association, Inc.; thence along said west line North 0° 07' 47" East 32.56 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 2.50 feet and to which a radial line bears South 68° 25' 07" West; thence leaving said west line southeasterly 1.77 feet along said curve through a central angle of 40° 27' 39" to the beginning of a compound curve concave to the north having a radius of 24.00 feet; thence 23.33 feet along said curve through a central angle of 55° 42' 05" to the beginning of a compound curve concave to the west having a radius of 2.50 feet; thence 5.64 feet along said curve through a central angle of 129° 10' 09" to the beginning of a compound curve concave to the south having a radius of 28.23 feet; thence 22.64 feet along said curve through a central angle of 45° 57' 37" to the beginning of a compound curve concave to the southeast having a radius of 2.50 feet; thence 1.98 feet along said curve through a central angle of 45° 17' 10" feet to said west line; thence along said west line a non-tangent bearing North 0° 07' 47" East 28.02 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 52.00 feet and to which a radial line bears South 48° 21' 10" West; thence leaving said west line southeasterly 43.91 feet along said curve through a central angle of 48° 23' 08"; thence North 89° 58' 02" East 286.29 feet to the beginning of a curve concave to the northwest having a radius of 104.50 feet; thence 35.20 feet along said curve through a central angle of 19° 18' 03" to the beginning of a

reverse curve concave to the south having a radius of 66.00 feet; thence 47.69 feet along said curve through a central angle of 41° 24' 07" to the beginning of a reverse curve concave to the northeast having a radius of 64.00 feet; thence 13.53 feet along said curve through a central angle of 12° 06' 57"; thence along a non-tangent bearing North 89° 58' 02" East 328.37 feet; thence South 0° 03' 13" East 26.10 feet; thence North 90° 00' 00" East 21.01 feet; thence North 58° 24' 45" East 7.64 feet; thence South 31° 35' 15" East 91.47 feet; thence South 20° 07' 43" East 1.48 feet to the south line of said Lands of Elkgrove Homeowners Association, Inc.; thence along said south line South 89° 58' 02" West 5.54 feet to the **Point of Beginning**

Excepting therefrom

Commencing at a point that bears North 65° 06' 21" West 20.98 feet from said Point A being the beginning of a curve concave to the north having a radius of 61.76 feet and to which a radial line bears South 18° 21' 10" East; thence southwesterly 33.89 feet along said curve through a central angle of 31° 26' 34" to the beginning of a compound curve concave to the east having a radius of 3.13 feet; thence 7.59 feet along said curve through a central angle of 138° 52' 28" to the beginning of a compound curve concave to the south having a radius of 40.50 feet; thence 35.58 feet along said curve through a central angle of 50° 20' 12" to the beginning of a compound curve concave to the west having a radius of 3.20 feet; thence 7.78 feet along said curve through a central angle of 139° 20' 46" to the **Point of Beginning**.

Basis of Bearing

The bearing between Monuments #B-9 and #B-10 on Lincoln Avenue shown on the map Record of Survey Map No. 3052, filed June 26, 1978 in Book 20 of Record of Surveys at Page 64-72, Napa County Records, as North 89° 43' 00" West and measured as North 89° 43' 09" West.

End Description

Area: 18,009 Sq. Ft.
0.41 Ac.



NAPA ELKS HALL ASSOCIATION
APN: 044-170-008

ELKGROVE HOMEOWNERS ASSOC, INC.
APN: 044-330-082
1704 O.R. 80

AREA
18,009 SF
0.41 AC

NAPA RIVER

P.O.B.

RIVER GLEN
HOMEOWNERS ASSOC
APN: 044-320-059

GLEN VIEW APARTMENTS LLC
APN: 044-281-005

N89°58'02"E 818.41'

DETAIL A

DETAIL B

DETAIL C

SOSCOL AVE



1"=100'



- LEGEND
- PROPERTY LINE
 - EASEMENT LINE
 - ADJACENT PROPERTY LINE
 - TIE LINE

PERMANENT
ACCESS EASEMENT

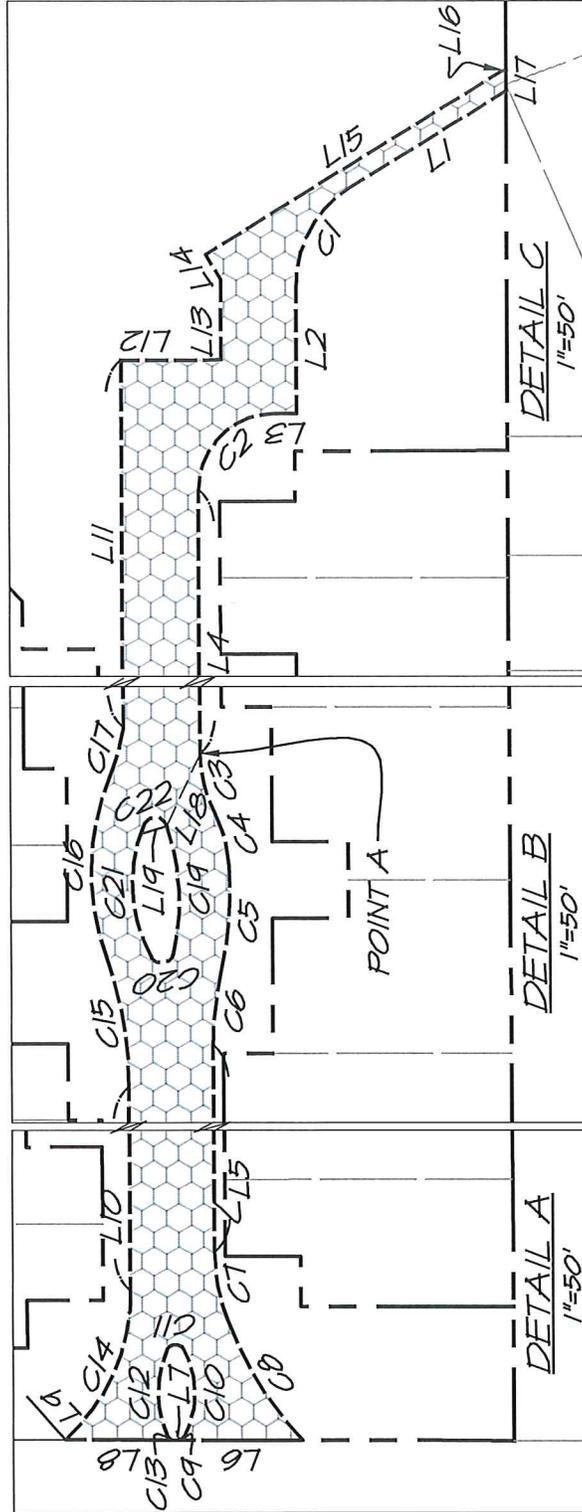
EXHIBIT E-2

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04-20-2023
044-330-082 E-2
1 OF 2



SEE SHEET 2
FOR LINE & CURVE
DATA

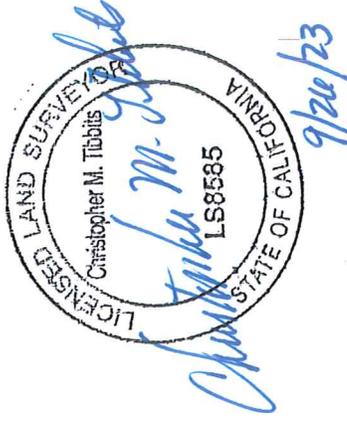
BASIS OF BEARING

THE BEARING BETWEEN MONUMENTS #B-9 AND #B-10 ON LINCOLN AVENUE SHOWN ON THE MAP RECORD OF SURVEY MAP NO. 3052, FILED JUNE 26, 1978 IN BOOK 20 OF RECORD OF SURVEYS AT PAGE 64-72, NAPA COUNTY RECORDS, AS NOT AFFECT THE DEED DESCRIPTION NORTH 89° 43' 00" WEST AND MEASURED AS NORTH 89° 43' 09" WEST.

THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY. ANY ERRORS OR OMISSIONS ON THIS EXHIBIT SHALL NOT AFFECT THE DEED DESCRIPTION

Line Table	
Line #	Direction
L1	N31°35'15"W
L2	N90°00'00"W
L3	N0°00'00"E
L4	S89°58'02"W
L5	S89°58'02"W
L6	N0°07'47"E
L7(R)	S68°25'07"W
L8	N0°07'47"E
L9(R)	S48°21'10"W
L10	N89°58'02"E
L11	N89°58'02"E
L12	S0°03'13"E
L13	N90°00'00"E
L14	N58°24'45"E
L15	S31°35'15"E
L16	S20°07'43"E
L17	S89°58'02"W
L18(T)	N65°06'21"W
L19(R)	S18°21'10"E

Curve Table			
Curve #	Length	Radius	Delta
C1	30.58'	30.00'	58°24'45"
C2	31.43'	20.00'	90°01'58"
C3	16.35'	35.00'	26°46'13"
C4	14.33'	35.00'	23°27'43"
C5	28.09'	100.00'	16°05'53"
C6	19.19'	86.00'	12°47'03"
C7	18.07'	50.00'	20°42'18"
C8	37.48'	95.00'	22°36'25"
C9	1.77'	2.50'	40°27'39"
C10	23.33'	24.00'	55°42'05"
C11	5.64'	2.50'	129°10'09"
C12	22.64'	28.23'	45°57'37"
C13	1.98'	2.50'	45°17'10"
C14	43.91'	52.00'	48°23'08"
C15	35.20'	104.50'	19°18'03"
C16	47.69'	66.00'	41°24'07"
C17	13.53'	64.00'	12°06'57"
C19	33.89'	61.76'	31°26'34"
C20	7.59'	3.13'	138°52'28"
C21	35.58'	40.50'	50°20'12"
C22	7.78'	3.20'	139°20'46"



LEGEND
 (R) RADIAL LINE
 (T) TIE LINE
 PERMANENT
 ACCESS EASEMENT

EXHIBIT E-2



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 09-20-2023
 044-330-082 E-2 2 OF 2

BASIS OF BEARING
 THE BEARING BETWEEN MONUMENTS #B-9 AND #B-10 ON LINCOLN AVENUE SHOWN
 ON THE MAP RECORD OF SURVEY MAP NO. 3052, FILED JUNE 26, 1978 IN BOOK
 20 OF RECORD OF SURVEYS AT PAGE 64-72, NAPA COUNTY RECORDS, AS
 NORTH 89° 43' 00" WEST AND MEASURED AS NORTH 89° 43' 09" WEST.

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 NOT AFFECT THE DEED DESCRIPTION

North: 1878539.9461' East: 6481725.4792'

Segment #1 : Line

Course: N31°35'15"W Length: 48.16'
North: 1878580.9708' East: 6481700.2530'

Segment #2 : Curve

Length: 30.58' Radius: 30.00'
Delta: 58°24'45" Tangent: 16.77'
Chord: 29.28' Course: N60°47'37"W
Course In: S58°24'45"W Course Out: N0°00'00"E
RP North: 1878565.2568' East: 6481674.6977'
End North: 1878595.2568' East: 6481674.6977'

Segment #3 : Line

Course: N90°00'00"W Length: 33.69'
North: 1878595.2568' East: 6481641.0077'

Segment #4 : Line

Course: N0°00'00"E Length: 6.08'
North: 1878601.3368' East: 6481641.0077'

Segment #5 : Curve

Length: 31.43' Radius: 20.00'
Delta: 90°01'58" Tangent: 20.01'
Chord: 28.29' Course: N45°00'59"W
Course In: N90°00'00"W Course Out: N0°01'58"W
RP North: 1878601.3368' East: 6481621.0077'
End North: 1878621.3368' East: 6481620.9963'

Segment #6 : Line

Course: S89°58'02"W Length: 301.15'
North: 1878621.1645' East: 6481319.8463'

Segment #7 : Curve

Length: 16.35' Radius: 35.00'
Delta: 26°46'13" Tangent: 8.33'
Chord: 16.20' Course: S76°34'55"W
Course In: S0°01'58"E Course Out: N26°48'11"W
RP North: 1878586.1645' East: 6481319.8664'
End North: 1878617.4042' East: 6481304.0840'

Segment #8 : Curve

Length: 14.33' Radius: 35.00'
Delta: 23°27'43" Tangent: 7.27'
Chord: 14.23' Course: S74°55'41"W
Course In: N26°48'11"W Course Out: S3°20'28"E
RP North: 1878648.6438' East: 6481288.3016'
End North: 1878613.7033' East: 6481290.3414'

Segment #9 : Curve

Length: 28.09' Radius: 100.00'
Delta: 16°05'33" Tangent: 14.14'
Chord: 27.99' Course: N85°17'41"W
Course In: N3°20'28"W Course Out: S12°45'05"W
RP North: 1878713.5333' East: 6481284.5134'
End North: 1878615.9997' East: 6481262.4413'

Segment #10 : Curve

Length: 19.19' Radius: 86.00'
Delta: 12°47'03" Tangent: 9.63'
Chord: 19.15' Course: N83°38'27"W
Course In: S12°45'05"W Course Out: N0°01'58"W
RP North: 1878532.1207' East: 6481243.4593'
End North: 1878618.1207' East: 6481243.4101'

Segment #11 : Line

Course: S89°58'02"W Length: 286.97'
North: 1878617.9565' East: 6480956.4401'

Segment #12 : Curve

Length: 18.07' Radius: 50.00'
Delta: 20°42'18" Tangent: 9.13'
Chord: 17.97' Course: S79°36'53"W
Course In: S0°01'58"E Course Out: N20°44'16"W
RP North: 1878567.9565' East: 6480956.4687'
End North: 1878614.7170' East: 6480938.7641'

Segment #13 : Curve

Length: 37.48' Radius: 95.00'
Delta: 22°36'25" Tangent: 18.99'
Chord: 37.24' Course: S57°57'31"W
Course In: S20°44'16"E Course Out: N43°20'41"W
RP North: 1878525.8720' East: 6480972.4028'
End North: 1878594.9595' East: 6480907.1961'

Segment #14 : Line

Course: N0°07'47"E Length: 32.56'
North: 1878627.5195' East: 6480907.2699'

Segment #15 : Curve
Length: 1.77' Radius: 2.50'
Delta: 40°27'39" Tangent: 0.92'
Chord: 1.73' Course: S41°48'43"E
Course In: N68°25'07"E Course Out: S27°57'28"W
RP North: 1878628.4390' East: 6480909.5946'
End North: 1878626.2308' East: 6480908.4226'

Segment #16 : Curve
Length: 23.33' Radius: 24.00'
Delta: 55°42'05" Tangent: 12.68'
Chord: 22.42' Course: S89°53'35"E
Course In: N27°57'28"E Course Out: S27°44'38"E
RP North: 1878647.4298' East: 6480919.6743'
End North: 1878626.1889' East: 6480930.8467'

Segment #17 : Curve
Length: 5.64' Radius: 2.50'
Delta: 129°10'09" Tangent: 5.26'
Chord: 4.52' Course: N2°19'42"W
Course In: N27°44'38"W Course Out: N23°05'13"E
RP North: 1878628.4015' East: 6480929.6829'
End North: 1878630.7013' East: 6480930.6633'

Segment #18 : Curve
Length: 22.64' Radius: 28.23'
Delta: 45°57'37" Tangent: 11.97'
Chord: 22.04' Course: N89°53'35"W
Course In: S23°05'13"W Course Out: N22°52'24"W
RP North: 1878604.7322' East: 6480919.5935'
End North: 1878630.7424' East: 6480908.6206'

Segment #19 : Curve
Length: 1.98' Radius: 2.50'
Delta: 45°17'10" Tangent: 1.04'
Chord: 1.92' Course: S44°29'02"W
Course In: S22°52'24"E Course Out: N68°09'33"W
RP North: 1878628.4390' East: 6480909.5924'
End North: 1878629.3691' East: 6480907.2718'

Segment #20 : Line
Course: N0°07'47"E Length: 28.02'
North: 1878657.3890' East: 6480907.3353'

Segment #21 : Curve
Length: 43.91' Radius: 52.00'
Delta: 48°23'08" Tangent: 23.36'
Chord: 42.62' Course: S65°50'24"E
Course In: N48°21'10"E Course Out: S0°01'58"E
RP North: 1878691.9452' East: 6480946.1923'
End North: 1878639.9452' East: 6480946.2220'

Segment #22 : Line
Course: N89°58'02"E Length: 286.29'
North: 1878640.1090' East: 6481232.5120'

Segment #23 : Curve
Length: 35.20' Radius: 104.50'
Delta: 19°18'03" Tangent: 17.77'
Chord: 35.04' Course: N80°19'00"E
Course In: N0°01'58"W Course Out: S19°20'01"E
RP North: 1878744.6090' East: 6481232.4522'
End North: 1878646.0020' East: 6481267.0488'

Segment #24 : Curve
Length: 47.69' Radius: 66.00'
Delta: 41°24'07" Tangent: 24.94'
Chord: 46.66' Course: S88°37'58"E
Course In: S19°20'01"E Course Out: N22°04'06"E
RP North: 1878583.7240' East: 6481288.8993'
End North: 1878644.8886' East: 6481313.6963'

Segment #25 : Curve
Length: 13.53' Radius: 64.00'
Delta: 12°06'57" Tangent: 6.79'
Chord: 13.51' Course: S73°59'22"E
Course In: N22°04'06"E Course Out: S9°57'09"W
RP North: 1878704.1997' East: 6481337.7419'
End North: 1878641.1628' East: 6481326.6806'

Segment #26 : Line
Course: N89°58'02"E Length: 328.37'
North: 1878641.3507' East: 6481655.0506'

Segment #27 : Line
Course: S0°03'13"E Length: 26.10'
North: 1878615.2507' East: 6481655.0750'

Segment #28 : Line
Course: N90°00'00"E Length: 21.01'
North: 1878615.2507' East: 6481676.0850'

Segment #29 : Line
Course: N58°24'45"E Length: 7.64'
North: 1878619.2525' East: 6481682.5931'

Segment #30 : Line
Course: S31°35'15"E Length: 91.47'
North: 1878541.3346' East: 6481730.5051'

Segment #31 : Line
Course: S20°07'43"E Length: 1.48'
North: 1878539.9450' East: 6481731.0144'

Segment #32 : Line
Course: S89°58'02"W Length: 5.54'
North: 1878539.9418' East: 6481725.4744'

Perimeter: 1895.76' Area: 18367.84 Sq. Ft.
Error Closure: 0.0064 Course: S48°12'39"W
Error North: -0.00429 East: -0.00480
Precision 1: 296209.38

Excepting there from

End North: 1878575.4587' East: 6480281.1461'

Segment #19 : Curve
Length: 33.89' Radius: 61.76'
Delta: 31°26'34" Tangent: 17.38'
Chord: 33.47' Course: S87°22'07"W
Course In: N18°21'10"W Course Out: S13°05'24"W
RP North: 1878634.0773' East: 6480261.6999'
End North: 1878573.9222' East: 6480247.7124'

Segment #20 : Curve
Length: 7.59' Radius: 3.13'
Delta: 138°52'28" Tangent: 8.34'
Chord: 5.86' Course: N7°28'22"W
Course In: N13°05'24"E Course Out: N28°02'09"W
RP North: 1878576.9708' East: 6480248.4213'
End North: 1878579.7335' East: 6480246.9501'

Segment #21 : Curve
Length: 35.58' Radius: 40.50'
Delta: 50°20'12" Tangent: 19.03'
Chord: 34.45' Course: N87°07'58"E
Course In: S28°02'09"E Course Out: N22°18'04"E
RP North: 1878543.9860' East: 6480265.9861'
End North: 1878581.4567' East: 6480281.3548'

Segment #22 : Curve
Length: 7.78' Radius: 3.20'
Delta: 139°20'46" Tangent: 8.64'
Chord: 6.00' Course: S1°58'27"W
Course In: S22°18'04"W Course Out: S18°21'10"E
RP North: 1878578.4961' East: 6480280.1405'
End North: 1878575.4589' East: 6480281.1480'

Perimeter: 84.84' Area: 359.40 Sq. Ft.
Error Closure: 0.0020 Course: N85°54'11"E
Error North: 0.00014 East: 0.00196
Precision 1: 42420.00



FLOOD PROTECTION LEVEE EASEMENT LEGAL DESCRIPTION AND
PLAT MAP

FLOOD PROTECTION LEVEE EASEMENT
Exhibit C-1

A portion of the Lands of Elkgrove Homeowners Association, Inc., a California corporation, as described in the Grant Deed recorded on December 14, 1989 in Book 1704 of Official Records, page 80 in the office of the Napa County Recorder, State of California, said portion described as follows:

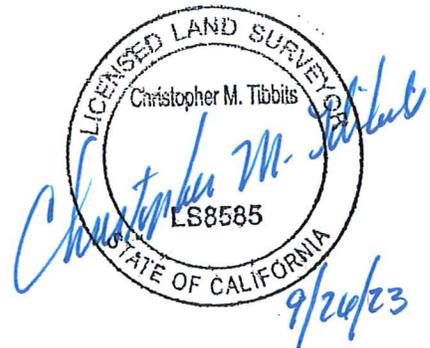
Beginning at a point on the south line of said Lands of Elkgrove Homeowners Association, Inc. that bears North 89° 58' 02" East 823.95 feet from the southwest corner of said Lands of Elkgrove Homeowners Association, Inc.; thence leaving said south line North 20° 07' 43" West 1.48 feet; thence North 31° 35' 15" West 91.47 feet; thence North 58° 24' 45" East 15.00 feet; thence South 31° 35' 08" East 92.80 feet; thence South 20° 08' 35" East 8.63 feet to said south line of the Lands of Elkgrove Homeowners Association, Inc.; thence along said south line South 89° 58' 02" West 15.93 feet to the **Point of Beginning**.

Basis of Bearing

The bearing between Monuments #B-9 and #B-10 on Lincoln Avenue shown on the map Record of Survey Map No. 3052, filed June 26, 1978 in Book 20 of Record of Surveys at Page 64-72, Napa County Records, as North 89° 43' 00" West and measured as North 89° 43' 09" West.

End Description

Area: 1,458 Sq. Ft.
0.03 Ac.



NAPA ELKS HALL ASSOCIATION
APN: 044-170-008

ELKGROVE HOMEOWNERS ASSOC. INC.
APN: 044-330-082
1704 O.R. 80

AREA
1,458 SF
0.03 AC

GLEN VIEW APARTMENTS LLC
APN: 044-281-005

N89°58'02"E 823.95'

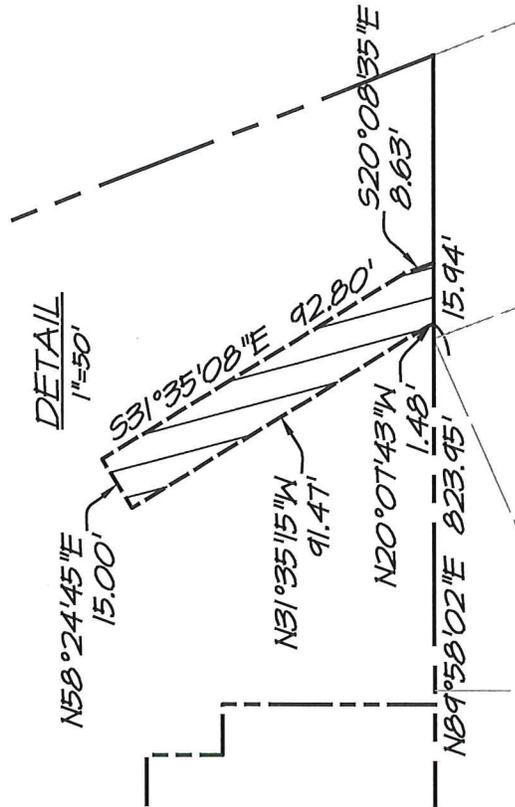
RIVER GLEN
HOMEOWNERS ASSOC
APN: 044-320-059

NAPA RIVER

P.O.B.

1"=100'

SOSCOL AVE



LEGEND
 --- PROPERTY LINE
 --- EASEMENT LINE
 --- ADJACENT PROPERTY LINE
 --- FLOOD PROTECTION LEVEE EASEMENT



EXHIBIT C-2



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09-20-2023
044-330-082 C-2

BASIS OF BEARING

THE BEARING BETWEEN MONUMENTS #B-9 AND #B-10 ON LINCOLN AVENUE SHOWN ON THE MAP RECORD OF SURVEY MAP NO. 3052, FILED JUNE 26, 1978 IN BOOK 20 OF RECORD OF SURVEYS AT PAGE 64-72, NAPA COUNTY RECORDS, AS NORTH 89° 43' 00" WEST AND MEASURED AS NORTH 89° 43' 09" WEST.

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5406
044-330-082 C-1 Clos
09-20-2023

North: 1878259.6633' East: 6481152.9157'

Segment #1 : Line

Course: N20°07'43"W Length: 1.48'

North: 1878261.0529' East: 6481152.4064'

Segment #2 : Line

Course: N31°35'15"W Length: 91.47'

North: 1878338.9709' East: 6481104.4944'

Segment #3 : Line

Course: N58°24'45"E Length: 15.00'

North: 1878346.8279' East: 6481117.2720'

Segment #4 : Line

Course: S31°35'08"E Length: 92.80'

North: 1878267.7754' East: 6481165.8780'

Segment #5 : Line

Course: S20°07'43"E Length: 8.63'

North: 1878259.6725' East: 6481168.8478'

Segment #6 : Line

Course: S89°58'02"W Length: 15.93'

North: 1878259.6633' East: 6481152.9178'

Perimeter: 225.32' Area: 1457.58 Sq. Ft.

Error Closure: 0.0021 Course: S89°49'17"E

Error North: -0.00001 East: 0.00211

Precision 1: 107290.48

