EXHIBIT B

TEMPORARY CONSTRUCTION EASEMENT

A Temporary Construction Easement over, across, under, and through the real property situated in the County of Napa, State of California, described and depicted in the attachments hereto and made a part hereof ("EASEMENT AREA"), for construction and conformance purposes related to the Napa River / Napa Creek Flood Protection Project ("PROJECT").

This Temporary Construction Easement includes, without limitation, the right of the Napa County Flood Control and Water Conservation District ("DISTRICT"), its officers, agents, contractors, and employees, and other governmental agencies responsible for review or construction of any portion of the PROJECT and such agencies' officers, agents, contractors, and employees, to enter upon the EASEMENT AREA with personnel, vehicles, and equipment for construction of the PROJECT, and all other activities related thereto, to remove all improvements, trees, and vegetation thereon that interfere with the purpose for which this easement is granted, to conform the EASEMENT AREA to the PROJECT, and do any and all other actions necessary and appropriate to the construction of the PROJECT. Access and use of portions of the EASEMENT AREA by the FEE OWNER, its tenants, invitees, and guests will be allowed to the extent that said portion is not being used for PROJECT construction or staging purposes at that time.

If improvements in the EASEMENT AREA are removed pursuant to this Temporary Construction Easement, such improvements will be restored to their original condition or as close thereto as is feasible, on or before the termination of the Temporary Construction Easement period. In the event the DISTRICT determines that restoration of said improvements within the EASEMENT AREA is not feasible or practicable, the FEE OWNER will be compensated for the improvements at a market value determined by the DISTRICT.

This Temporary Construction Easement is for a total period of twelve (12) months, to commence on the start date stated in the notice that the DISTRICT delivers to the FEE OWNER ("START DATE"), fixing the start date of occupation of the EASEMENT AREA and construction of the PROJECT there as identified in the Plans and Specifications for the Floodwalls North of the Bypass Project. The Temporary Construction Easement will terminate twelve (12) months after the START DATE ("TERM").

In case of unpredictable delays in construction, upon written notification by the DISTRICT to the FEE OWNER, the TERM of the Temporary Construction Easement may be unilaterally extended by the DISTRICT for up to an additional twelve (12) months on a monthly basis provided that the DISTRICT provides written notice to the FEE OWNER of such extension prior to the expiration of the original TERM or any monthly extension thereof and the DISTRICT shall pay the FEE OWNER the monthly rate determined to be just compensation for said extension.

In no event shall this Temporary Construction Easement TERM extend beyond the completion of construction or December 31, 2028, whichever occurs first. At no additional cost to the DISTRICT, during the Temporary Construction Easement TERM, the DISTRICT shall have the right to enter upon the FEE OWNER's retained property, where necessary, to reconstruct or perform any warranty or conformance works during or after the expiration of the Temporary Construction Easement and any extension thereto and/or the completion of the PROJECT. Said works include conforming driveways, walkways, lawn, landscaped and hardscaped areas, irrigation systems, sidewalks, or any area where reconstruction or warranty work on the FEE OWNER's retained property is necessary.

All work performed by the DISTRICT in the EASEMENT AREA shall conform to applicable building, fire, and sanitary laws, ordinances, and regulations relating to such work and shall be done in a good and workmanlike manner.

Within sixty (60) days of the end of the TERM, the DISTRICT will execute, acknowledge, and deliver to the FEE OWNER a quitclaim deed to confirm the termination of the Temporary Construction Easement to eliminate the Temporary Construction Easement as an encumbrance on the title of the FEE OWNER's real property. The forgoing notwithstanding, a failure by the DISTRICT to deliver a quitclaim deed or a failure by the FEE OWNER to record a quitclaim deed as provided herein shall not be deemed to extend the term of the Temporary Construction Easement beyond the TERM set forth herein above.

The rights and obligations contained in this Temporary Construction Easement: (a) run with and burden the land, and are binding on the FEE OWNER and its successors and assigns, and (b) during the TERM and extensions thereof, constitute an easement in gross for the benefit of the DISTRICT and its successors and assigns.

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION AND PLAT MAP

Exhibit B

5406
044-204-003 D-1
05-03-2024

TEMPORARY CONSTRUCTION EASEMENT

A portion of the Lands of California Vacation Holdings Group, LLC a Florida limited liability company as described in the Grant Deed recorded on September 10, 2007 as Series Number 2007-0029301, the office of the Napa County Recorded, State of California, said portion described as follows:

AREA 1

Commencing at the southeast corner of said Lands of California Vacation Holdings Group, LLC; thence along the south line of said Lands of California Vacation Holdings Group, LLC South 79° 39' 42" West 123.47 feet; thence North 10° 20' 18" West 19.00 feet; thence South 78° 44' 42" West 82.87 feet to the **Point of Beginning**; thence leaving said south line North 32° 43' 17" East 105.85 feet to **Point A**; thence South 33° 40' 20" West 28.51 feet; thence South 40° 21' 25" West 44.38 feet; thence South 33° 59' 33" West 40.38 feet to said south line; thence along said south line North 78° 44' 42" East 10.10 feet to the **Point of Beginning**.

AREA 2

Beginning at said Point A; thence North 32° 43' 20" East 4.84 feet; thence North 34° 28' 42" East 51.06 feet; thence North 38° 31' 16" East 50.32 feet; thence North 31° 41' 00" East 47.64 feet; thence North 21° 54' 28" East 46.04 feet; thence North 2° 45' 17" East 27.03 feet; thence North 3° 44' 18" West 27.65 feet; thence North 10° 31' 25" West 25.76 feet; thence North 19° 34' 43" West 21.64 feet; thence North 43° 30' 10" West 13.61 feet; thence North 51° 38' 43" West 46.06 feet; thence North 56° 42' 06" West 63.60 feet; thence North 41° 52' 54" West 77.66 feet; thence North 36° 23' 10" West 84.06 feet; thence North 15° 32' 26" West 84.42 feet; thence North 12° 22' 52" West 43.99 feet to **Point B**; thence South 0° 06' 53" West 181.17 feet; thence South 55° 11' 39" East 217.65 feet to the beginning of a curve concave to the southwest having a radius of 40.00 feet; thence 44.76 feet along said curve through a central angle of 64° 07' 15"; thence South 8° 55' 36" West 17.65 feet to the beginning of a curve concave to the east having a radius of 150.00 feet; thence 36.73 feet along said curve through a central angle of 14° 01' 50"; thence South 6° 34' 01" East 31.19 feet to the beginning of a curve concave to the north having a radius of 22.00 feet; thence 50.43 feet along said curve through a central angle of 131° 20' 43"; thence North 55° 13' 18" West 241.92 feet; thence South 34° 46' 42" West 50.01 feet to the beginning of a curve concave to the southeast having a radius of 70.00 feet; thence 42.35 feet along said curve through a central angle of 34° 40' 00"; thence South 0° 06' 42" West 320.55 feet to said south line; thence along said south line North 78° 44' 42" East 40.80 feet; thence leaving said south line North 0° 06'42" East 312.51 feet to the beginning of a curve concave to the southeast having a radius of 30.00 feet; thence 18.15 feet along said curve through a central angle of 34° 40' 00"; thence North 34° 46'42" East 25.01 feet; thence South 55° 13' 18" East 225.51 feet; thence South 0° 47' 59" East 9.12 feet; thence South 33° 13' 15" West 19.96 feet; thence South 55° 11' 51" East 19.87 feet; thence South 23° 12' 36" West 41.58 feet; thence South 25° 24' 42" West 36.33 feet to the **Point of Beginning**.

5406
044-204-003 D-1
05-03-2024

AREA 3

Beginning at the point that bears North 11° 40' 59" West 59.18 feet from said **Point B**; thence North 9° 32' 41" West 68.10 feet to the north line of said Lands of California Vacation Holdings Group, LLC; thence along said north line South 88° 48' 07" West 79.28 feet; thence leaving said north line South 1° 11' 53" East 9.02 feet; thence North 88° 46' 48" East 52.79 feet; thence South 0° 06' 42" West 53.51 feet; thence North 88° 29' 32" East 20.86 feet; thence South 83° 02' 57" East 8.83 feet; thence South 66° 07' 54" East 8.83 feet to the **Point of Beginning.**

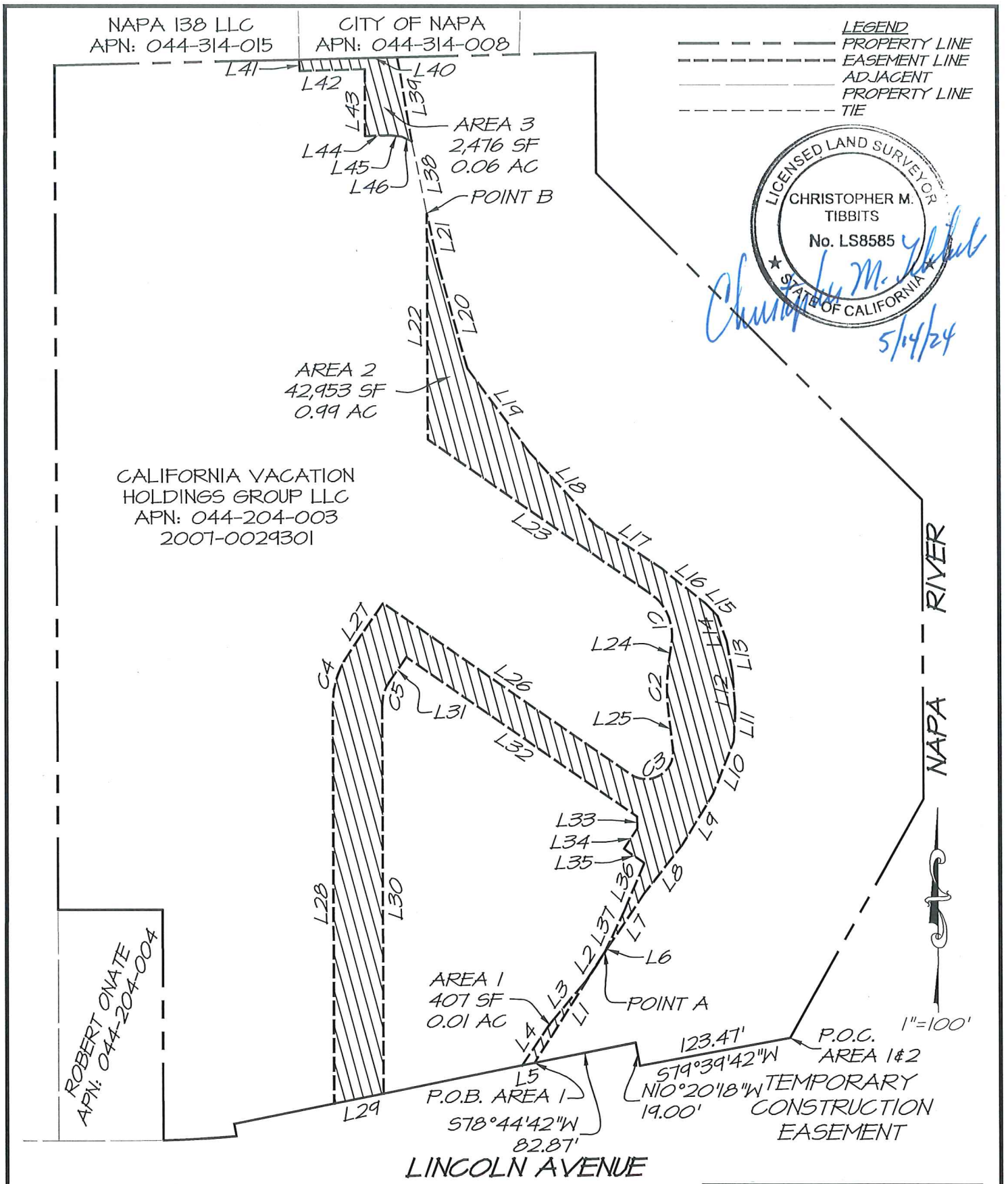
Basis of Bearing being the bearing between Monuments #B-9 and #B-10 on Lincoln Avenue shown on the map Record of Survey Map No. 3052, filed June 26, 1978 in Book 20 of Record of Surveys at Page 64-72, Napa County Records, as North 89° 43' 00" West and measured as North 89° 43' 09" West.

End Description

Total Area: 45,836 Sq. Ft.
1.06 Ac.

LICENSED LAND SURVEYOR
CHRISTOPHER M. TIBBITS
No. LS8585
STATE OF CALIFORNIA

5/14/24



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

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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NAPA, CALIF. 94559
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+ www.RSAcivil.com +
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05-03-2024

044-204-003 D-2

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	105.85'	N32°43'17"E	L24	17.65'	S8°55'36"W
L2	28.51'	S33°40'20"W	L25	31.19'	S6°34'01"E
L3	44.38'	S40°21'25"W	L26	241.92'	N55°13'18"W
L4	40.38'	S33°59'33"W	L27	50.01'	S34°46'42"W
L5	10.10'	N78°44'42"E	L28	320.55'	S0°06'42"W
L6	4.84'	N32°43'20"E	L29	40.80'	N78°44'42"E
L7	51.06'	N34°28'42"E	L30	312.51'	N0°06'42"E
L8	50.32'	N38°31'16"E	L31	25.01'	N34°46'42"E
L9	47.64'	N31°41'00"E	L32	225.51'	S55°13'18"E
L10	46.04'	N21°54'28"E	L33	9.12'	S0°47'59"E
L11	27.03'	N2°45'17"E	L34	19.96'	S33°13'15"W
L12	27.65'	N3°44'18"W	L35	19.87'	S55°11'51"E
L13	25.76'	N10°31'25"W	L36	41.58'	S23°12'36"W
L14	21.64'	N19°34'43"W	L37	36.33'	S25°24'42"W
L15	13.61'	N43°30'10"W	L38	59.18'	N11°40'59"W TIE
L16	46.06'	N51°38'43"W	L39	68.10'	N9°32'41"W
L17	63.60'	N56°42'06"W	L40	79.28'	S88°48'07"W
L18	77.66'	N41°52'54"W	L41	9.02'	S1°11'53"E
L19	84.06'	N36°23'10"W	L42	52.79'	N88°46'48"E
L20	84.42'	N15°32'26"W	L43	53.51'	S0°06'42"W
L21	43.99'	N12°22'52"W	L44	20.86'	N88°29'32"E
L22	181.17'	S0°06'53"W	L45	8.83'	S83°02'57"E
L23	217.65'	S55°11'39"E	L46	8.83'	S66°07'54"E

Curve Table			
Curve #	Radius	Length	Delta
C1	40.00'	44.76'	64°07'15"
C2	150.00'	36.73'	14°01'50"
C3	22.00'	50.43'	131°20'43"
C4	70.00'	42.35'	34°40'00"
C5	30.00'	18.15'	34°40'00"

LICENSED LAND SURVEYOR
CHRISTOPHER M. TIBBITS
No. LS8585
STATE OF CALIFORNIA

Christopher M. Tibbits
5/01/24

TEMPORARY CONSTRUCTION EASEMENT

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

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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05-03-2024
044-204-003 D-2

5406
044-204-003-D-1 Clos
12-05-2023

AREA 1

North: 1875234.1170' East: 6482815.5438'

Segment #1 : Line
Course: N32°43'17"E Length: 105.85'
North: 1875323.1696' East: 6482872.7615'

Segment #2 : Line
Course: S33°40'20"W Length: 28.51'
North: 1875299.4429' East: 6482856.9544'

Segment #3 : Line
Course: S40°21'25"W Length: 44.38'
North: 1875265.6242' East: 6482828.2162'

Segment #4 : Line
Course: S33°59'33"W Length: 40.38'
North: 1875232.1447' East: 6482805.6404'

Segment #5 : Line
Course: N78°44'42"E Length: 10.10'
North: 1875234.1160' East: 6482815.5462'

Perimeter: 229.22' Area: 407.02 Sq. Ft.
Error Closure: 0.0026 Course: S66°47'49"E
Error North: -0.00101 East: 0.00235
Precision 1: 88161.54

AREA 2

North: 1875323.1712' East: 6482872.7624'

Segment #1 : Line
Course: N32°43'20"E Length: 4.84'
North: 1875327.2431' East: 6482875.3787'

Segment #2 : Line
Course: N34°28'42"E Length: 51.06'
North: 1875369.3339' East: 6482904.2835'

Segment #3 : Line
Course: N38°31'16"E Length: 50.32'
North: 1875408.7032' East: 6482935.6230'

Segment #4 : Line
Course: N31°41'00"E Length: 47.64'
North: 1875449.2432' East: 6482960.6446'

Segment #5 : Line
Course: N21°54'28"E Length: 46.04'
North: 1875491.9584' East: 6482977.8228'

Segment #6 : Line
Course: N2°45'17"E Length: 27.03'
North: 1875518.9572' East: 6482979.1219'

Segment #7 : Line
Course: N3°44'18"W Length: 27.65'
North: 1875546.5483' East: 6482977.3191'

Segment #8 : Line
Course: N10°31'25"W Length: 25.76'
North: 1875571.8750' East: 6482972.6143'

Segment #9 : Line
Course: N19°34'43"W Length: 21.64'
North: 1875592.2639' East: 6482965.3627'

Segment #10 : Line
Course: N43°30'10"W Length: 13.61'
North: 1875602.1358' East: 6482955.9937'

Segment #11 : Line
Course: N51°38'43"W Length: 46.06'
North: 1875630.7173' East: 6482919.8742'

Segment #12 : Line
Course: N56°42'06"W Length: 63.60'
North: 1875665.6336' East: 6482866.7158'

Segment #13 : Line
Course: N41°52'54"W Length: 77.66'
North: 1875723.4534' East: 6482814.8705'

Segment #14 : Line
Course: N36°23'10"W Length: 84.06'
North: 1875791.1249' East: 6482765.0041'

Segment #15 : Line
Course: N15°32'26"W Length: 84.42'
North: 1875872.4586' East: 6482742.3862'

Segment #16 : Line
Course: N12°22'52"W Length: 43.99'
North: 1875915.4255' East: 6482732.9542'

Segment #17 : Line
Course: S0°06'53"W Length: 181.17'
North: 1875734.2559' East: 6482732.5914'

Segment #18 : Line
Course: S55°11'39"E Length: 217.65'
North: 1875610.0219' East: 6482911.3019'

Segment #19 : Curve
Length: 44.76' Radius: 40.00'
Delta: 64°07'15" Tangent: 25.05'
Chord: 42.47' Course: S23°08'02"E
Course In: S34°48'21"W Course Out: S81°04'24"E
RP North: 1875577.1782' East: 6482888.4700'
End North: 1875570.9714' East: 6482927.9855'

Segment #20 : Line
Course: S8°55'36"W Length: 17.65'
North: 1875553.5352' East: 6482925.2468'

Segment #21 : Curve
Length: 36.73' Radius: 150.00'
Delta: 14°01'50" Tangent: 18.46'
Chord: 36.64' Course: S0°26'54"W
Course In: S82°32'12"E Course Out: S83°25'59"W
RP North: 1875534.0515' East: 6483073.9760'
End North: 1875516.8968' East: 6482924.9602'

Segment #22 : Line
Course: S6°34'01"E Length: 31.19'
North: 1875485.9115' East: 6482928.5272'

Segment #23 : Curve
Length: 50.43' Radius: 22.00'
Delta: 131°20'43" Tangent: 48.66'
Chord: 40.09' Course: S59°06'20"W
Course In: S83°25'59"W Course Out: S34°46'42"W
RP North: 1875483.3955' East: 6482906.6715'
End North: 1875465.3254' East: 6482894.1227'

Segment #24 : Line
Course: N55°13'18"W Length: 241.92'
North: 1875603.3173' East: 6482695.4181'

Segment #25 : Line
Course: S34°46'42"W Length: 50.01'
North: 1875562.2409' East: 6482666.8922'

Segment #26 : Curve
Length: 42.35' Radius: 70.00'
Delta: 34°40'00" Tangent: 21.85'
Chord: 41.71' Course: S17°26'42"W
Course In: S55°13'18"E Course Out: N89°53'18"W
RP North: 1875522.3127' East: 6482724.3877'
End North: 1875522.4491' East: 6482654.3879'

Segment #27 : Line
Course: S0°06'42"W Length: 320.55'
North: 1875201.8997' East: 6482653.7631'

Segment #28 : Line
Course: N78°44'42"E Length: 40.80'
North: 1875209.8629' East: 6482693.7785'

Segment #29 : Line
Course: N0°06'42"E Length: 312.51'
North: 1875522.3723' East: 6482694.3876'

Segment #30 : Curve
Length: 18.15' Radius: 30.00'
Delta: 34°40'00" Tangent: 9.36'
Chord: 17.88' Course: N17°26'42"E
Course In: S89°53'18"E Course Out: N55°13'18"W
RP North: 1875522.3138' East: 6482724.3875'
End North: 1875539.4259' East: 6482699.7465'

Segment #31 : Line
Course: N34°46'42"E Length: 25.01'
North: 1875559.9682' East: 6482714.0123'

Segment #32 : Line
Course: S55°13'18"E Length: 225.51'
North: 1875431.3367' East: 6482899.2383'

Segment #33 : Line
Course: S0°47'59"E Length: 9.12'
North: 1875422.2176' East: 6482899.3656'

Segment #34 : Line
Course: S33°13'15"W Length: 19.96'
North: 1875405.5197' East: 6482888.4302'

Segment #35 : Line
Course: S55°11'51"E Length: 19.87'
North: 1875394.1789' East: 6482904.7459'

Segment #36 : Line
Course: S23°12'36"W Length: 41.58'
North: 1875355.9641' East: 6482888.3592'

Segment #37 : Line
Course: S25°24'42"W Length: 36.33'
North: 1875323.1491' East: 6482872.7693'

Perimeter: 2698.67' Area: 42952.87 Sq. Ft.
Error Closure: 0.0231 Course: S17°18'54"E
Error North: -0.02208 East: 0.00688
Precision 1: 116823.81

LICENSED LAND SURVEYOR
CHRISTOPHER M. TIBBITS
No. LS8585
STATE OF CALIFORNIA

5/14/24

AREA 3
North: 1875973.4095' East: 6482720.9609'

Segment #1 : Line
Course: N9°32'41"W Length: 68.10'
North: 1876040.5667' East: 6482709.6688'

Segment #2 : Line
Course: S88°48'07"W Length: 79.28'
North: 1876038.9091' East: 6482630.4061'

Segment #3 : Line
Course: S1°11'53"E Length: 9.02'
North: 1876029.8911' East: 6482630.5947'

Segment #4 : Line
Course: N88°46'48"E Length: 52.79'
North: 1876031.0150' East: 6482683.3727'

Segment #5 : Line
Course: S0°06'42"W Length: 53.51'
North: 1875977.5051' East: 6482683.2684'
Segment #6 : Line
Course: N88°29'32"E Length: 20.86'
North: 1875978.0540' East: 6482704.1212'

Segment #7 : Line
Course: S83°02'57"E Length: 8.83'
North: 1875976.9854' East: 6482712.8863'

Segment #8 : Line
Course: S66°07'54"E Length: 8.83'
North: 1875973.4125' East: 6482720.9611'

Perimeter: 301.21' Area: 2475.83 Sq. Ft.
Error Closure: 0.0030 Course: N4°13'18"E
Error North: 0.00304 East: 0.00022
Precision 1: 100406.67