

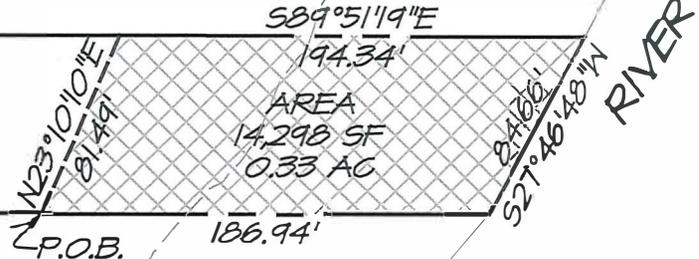
JORDAN LANE

MOLLOY & BALDOCCHI  
APN: 044-230-001

CALDERON & BALLINES  
APN: 044-230-002  
DN 2015-0012293

589°51'19"E  
426.86'

CALDERON & BALLINES  
APN: 044-230-003



RIVER

NAPA



LICENSED LAND SURVEYOR  
CHRISTOPHER M. TIBBITS  
No. LS8585  
STATE OF CALIFORNIA  
*Christopher M. Tibbits*  
8/3/23

FEE AREA	SF	AC
ABOVE TOB	5,510	0.13
BELOW TOB	8,788	0.20
<b>TOTAL AREA</b>	<b>14,298</b>	<b>0.33</b>

**LEGEND**  
 - - - - - PROPERTY LINE  
 - - - - - EASEMENT LINE  
 - - - - - ADJACENT PROPERTY LINE  
 - - - - - TOP OF BANK (TOB)

FEE

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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 07-20-2023  
 044-230-002 B-2 | OF 1

5406  
044-230-002-B-1  
07-20-2023

**FEE AREA**

A portion of Parcel One of the Lands of Jose Cruz Calderon, a married man, as his sole and separate property, as to an undivided 50% interest and Maximino Ballines, an unmarried man, as to an undivided 50% interest, as Tenants in common, as described in the Grant Deed recorded May 15, 2015 as Series Number 2015-0012293, Napa County Records, State of California, said portion described as follows:

**Beginning** at the point on the south line of Parcel One of said Lands of Calderon & Ballines, that bears South 89° 51' 19" East 426.86 feet from the southwest corner of said Lands of Calderon & Ballines; thence leaving said south line North 23° 10' 10" East 81.49 feet to the north line of Parcel One said Lands of Calderon & Ballines; thence along said north line South 89° 51' 19" East 194.34 feet, more or less, to the center of Napa River and being the east line of said Lands of Calderon & Ballines; thence down the center of said river South 27° 46' 48" West 84.66 feet, more or less to a point lying South 89° 51' 19" East 613.80 feet from said southwest corner and being the southerly line of said Lands of Calderon & Ballines; thence along said southerly line North 89° 51' 19" West 186.94 feet, more or less, 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**

Area: 14,298 Sq. Ft.  
0.33 Acres



EXHIBIT A - FEE AREA ON APN 044-230-002

5406  
044-230-002 B-1 Clos  
07-20-2023

North: 1874009.3851' East: 6481958.4633'

Segment #1 : Line

Course: N23°10'10"E Length: 81.49'

North: 1874084.3026' East: 6481990.5256'

Segment #2 : Line

Course: S89°51'19"E Length: 194.34'

North: 1874083.8117' East: 6482184.8650'

Segment #3 : Line

Course: S27°46'48"W Length: 84.66'

North: 1874008.9093' East: 6482145.4069'

Segment #4 : Line

Course: N89°51'19"W Length: 186.94'

North: 1874009.3815' East: 6481958.4675'

Perimeter: 547.43' Area: 14298.09 Sq. Ft.

Error Closure: 0.0056 Course: S49°03'50"E

Error North: -0.00365 East: 0.00420

Precision 1: 97755.36



JORDAN LANE

MOLLOY & BALDOCCHI  
APN: 044-230-001

CALDERON & BALLINES  
APN: 044-230-002  
DN 2015-0012293

$S89^{\circ}51'19''E$   
410.56'

$N23^{\circ}10'10''E$  81.49'

P.O.B. 16.30'

$S89^{\circ}51'19''E$   
16.30'

AREA  
1,222 SF  
0.03 AC

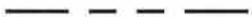
$S23^{\circ}10'10''W$  81.49'

CALDERON & BALLINES  
APN: 044-230-003

RIVER

NAPA

1"=80'

**LEGEND**  
 PROPERTY LINE  
 EASEMENT LINE  
 ADJACENT  
 PROPERTY LINE

FLOOD PROTECTION  
LEVEE EASEMENT

LICENSED LAND SURVEYOR  
CHRISTOPHER M. TIBBITS  
No. LS8585  
STATE OF CALIFORNIA  
8/3/23

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  $89^{\circ} 43' 00''$  WEST AND MEASURED AS NORTH  $89^{\circ} 43' 09''$  WEST.

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

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044-230-002 C-2 | OF 1

5406  
044-230-002-C-1  
07-20-2023

**FLOOD PROTECTION LEVEE EASEMENT**

A portion of Parcel One of the Lands of Jose Cruz Calderon, a married man, as his sole and separate property, as to an undivided 50% interest and Maximino Ballines, an unmarried man, as to an undivided 50% interest, as Tenants in common, as described in the Grant Deed recorded May 15, 2015 as Series Number 2015-0012293, Napa County Records, State of California, said portion described as follows:

**Beginning** at the point on the south line of Parcel One of said Lands of Calderon & Ballines, that bears South 89° 51' 19" East 410.56 feet from the southwest corner of said Lands of Calderon & Ballines; thence leaving said south line North 23° 10' 10" East 81.49 feet to the north line of Parcel One said Lands of Calderon & Ballines; thence along said north line South 89° 51' 19" East 16.30 feet; thence leaving said north line South 23° 10' 10" West 81.49 feet to the south line of said Parcel One; thence along said southerly line North 89° 51' 19" West 16.30 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**

Area: 1,222 Sq. Ft.  
0.03 Acres

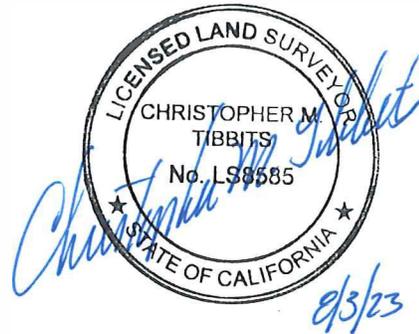


EXHIBIT B - FPLE AREA ON APN 044-230-002

5406  
044-230-002 C-1 Clos  
07-20-2023

North: 1873987.4184' East: 6481695.9370'

Segment #1 : Line  
Course: N23°10'10"E Length: 81.49'  
North: 1874062.3359' East: 6481727.9994'

Segment #2 : Line  
Course: S89°51'19"E Length: 16.30'  
North: 1874062.2947' East: 6481744.2993'

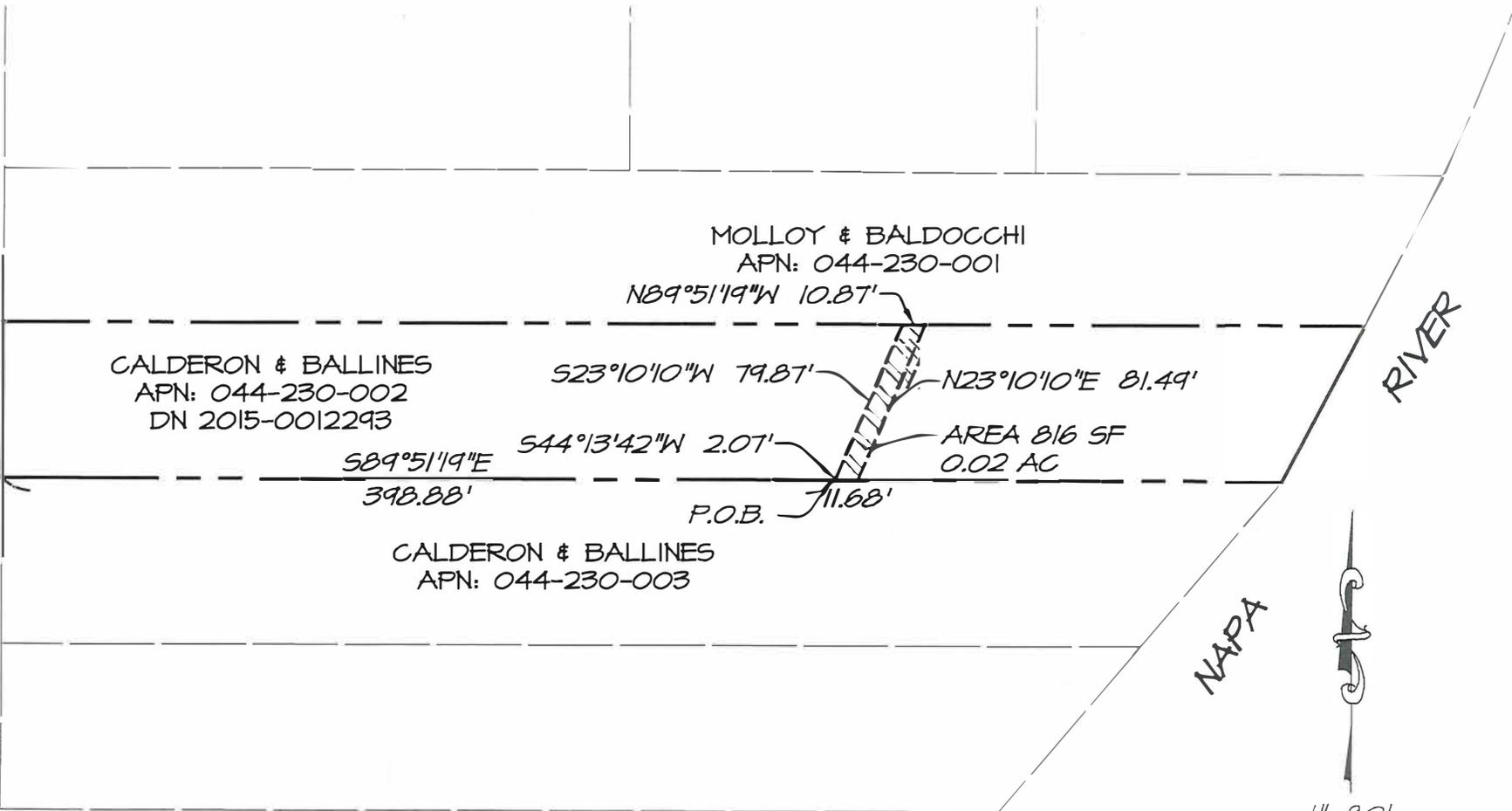
Segment #3 : Line  
Course: S23°10'10"W Length: 81.49'  
North: 1873987.3772' East: 6481712.2369'

Segment #4 : Line  
Course: N89°51'19"W Length: 16.30'  
North: 1873987.4184' East: 6481695.9370'

Perimeter: 195.58' Area: 1222.38 Sq. Ft.  
Error Closure: 0.0000 Course: N0°00'00"E  
Error North: 0.00000 East: 0.00000  
Precision 1: 195580000.00



JORDAN LANE



CALDERON & BALLINES  
APN: 044-230-002  
DN 2015-0012293

MOLLOY & BALDOCCHI  
APN: 044-230-001  
N89°51'19"W 10.87'

523°10'10"W 79.87'

N23°10'10"E 81.49'

589°51'19"E  
398.88'

544°13'42"W 2.07'

AREA 816 SF  
0.02 AC

P.O.B. 711.68'

CALDERON & BALLINES  
APN: 044-230-003

RIVER

NAPA



**LEGEND**  
 - - - - - PROPERTY LINE  
 - - - - - EASEMENT LINE  
 - - - - - ADJACENT  
 - - - - - PROPERTY LINE

TEMPORARY  
CONSTRUCTION  
EASEMENT



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.

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

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07-20-2023

**TEMPORARY CONSTRUCTION EASEMENT**

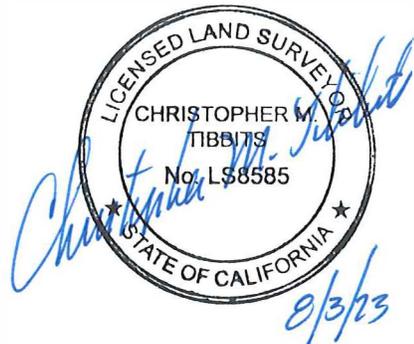
A portion of Parcel One of the Lands of Jose Cruz Calderon, a married man, as his sole and separate property, as to an undivided 50% interest and Maximino Ballines, an unmarried man, as to an undivided 50% interest, as Tenants in common, as described in the Grant Deed recorded May 15, 2015 as Series Number 2015-0012293, Napa County Records, State of California, said portion described as follows:

**Beginning** at the point on the south line of Parcel One of said Lands of Calderon & Ballines, that bears South 89° 51' 19" East 398.88 feet from the southwest corner of said Lands of Calderon & Ballines; thence continuing along said south line South 89° 51' 19" East 11.68 feet; thence leaving said south line North 23° 10' 10" East 81.49 feet to the north line of Parcel One said Lands of Calderon & Ballines; thence along said north line North 89° 51' 19" West 10.87 feet; thence leaving said north line South 23° 10' 10" West 79.87 feet; thence South 44° 13' 42" West 2.07 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**

Area: 816 Sq. Ft.  
0.02 Acres



5406  
044-230-002 D-1 Clos  
07-20-2023

North: 1874003.9883' East: 6481669.1314'

Segment #1 : Line

Course: S89°51'19"E Length: 11.68'

North: 1874003.9588' East: 6481680.8114'

Segment #2 : Line

Course: N23°10'10"E Length: 81.49'

North: 1874078.8762' East: 6481712.8738'

Segment #3 : Line

Course: N89°51'19"W Length: 10.87'

North: 1874078.9037' East: 6481702.0038'

Segment #4 : Line

Course: S23°10'10"W Length: 79.87'

North: 1874005.4756' East: 6481670.5788'

Segment #5 : Line

Course: S44°13'42"W Length: 2.07'

North: 1874003.9923' East: 6481669.1349'

Perimeter: 185.98' Area: 815.52 Sq. Ft.

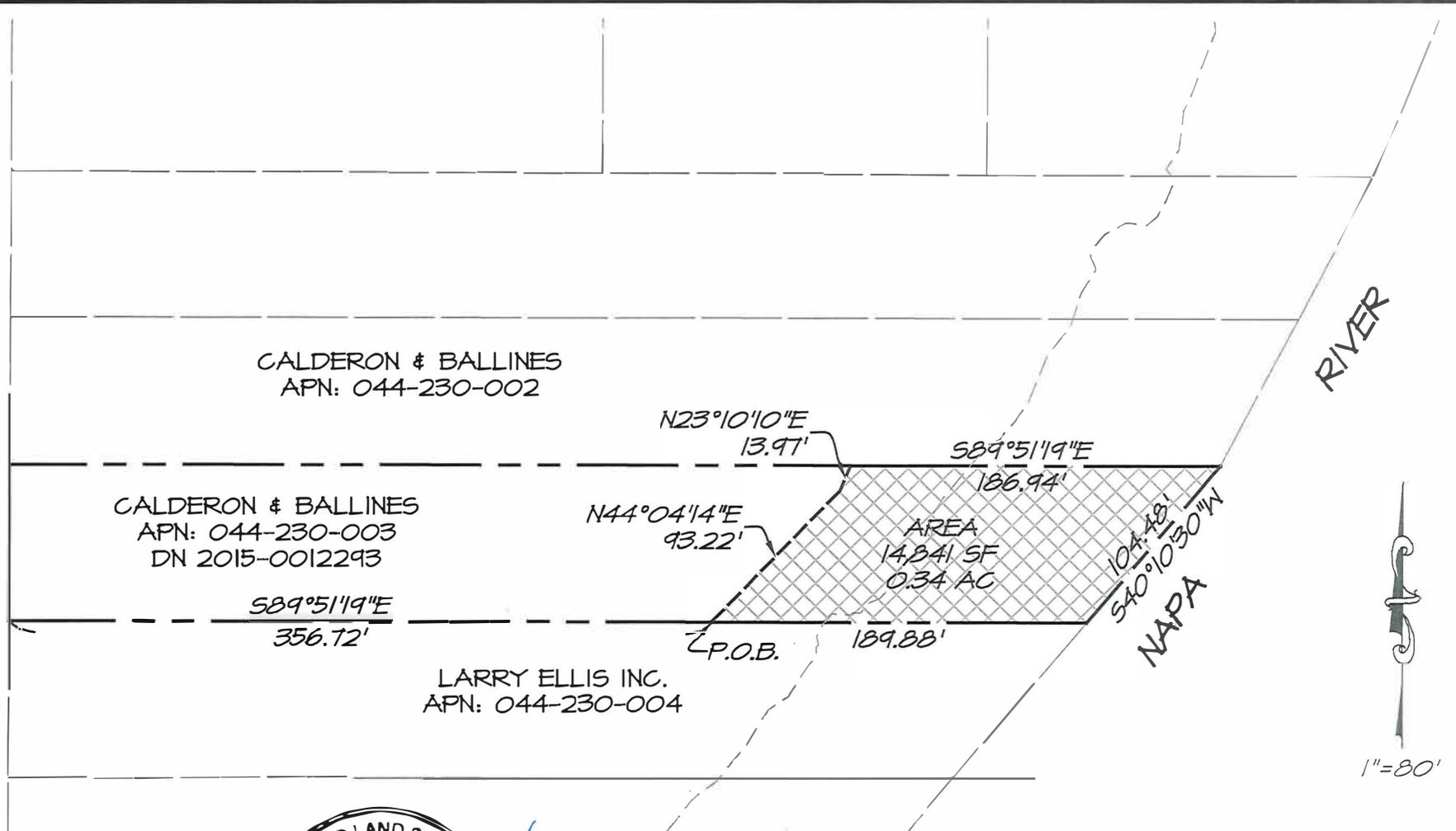
Error Closure: 0.0053 Course: N41°21'41"E

Error North: 0.00400 East: 0.00352

Precision 1: 35090.57



JORDAN LANE



RIVER



LICENSED LAND SURVEYOR  
 CHRISTOPHER M. TIBBITS  
 No. LS8585  
 STATE OF CALIFORNIA  
*Christopher Tibbits*  
 8/3/23

FEE AREA	SF	AC
ABOVE TOB	5,180	0.12
BELOW TOB	9,660	0.22
TOTAL AREA	14,841	0.34

**LEGEND**  
 - - - - - PROPERTY LINE  
 - - - - - EASEMENT LINE  
 - - - - - ADJACENT  
 - - - - - PROPERTY LINE  
 - - - - - TOP OF BANK (TOB)  
 FEE

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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 044-230-003 B-2 | OF 1

5406  
044-230-003-B-1  
07-20-2023

**FEE AREA**

A portion of Parcel Two of the Lands of Jose Cruz Calderon, a married man, as his sole and separate property, as to an undivided 50% interest and Maximino Ballines, an unmarried man, as to an undivided 50% interest, as Tenants in common, as described in the Grant Deed recorded May 15, 2015 as Series Number 2015-0012293, Napa County Records, State of California, said portion described as follows:

**Beginning** at the point on the south line of Parcel Two of said Lands of Calderon & Ballines, that bears South 89° 51' 19" East 356.72 feet from the southwest corner of said Lands of Calderon & Ballines; thence leaving said south line North 44° 04' 14" East 93.22 feet; thence North 23° 10' 10" East 13.97 feet to the north line of Parcel Two of said Lands of Calderon & Ballines; thence along said north line South 89° 51' 19" East 186.94 feet, more or less, to the center of Napa River and being the east line of said Lands of Calderon & Ballines; thence down the center of said river South 40° 10' 30" West 104.48 feet, more or less to a point lying South 89° 51' 19" East 546.60 feet from the southwest corner of said Lands of Calderon & Ballines and being the southerly line of said Parcel Two of said Lands of Calderon & Ballines; thence along said southerly line North 89° 51' 19" West 189.88 feet, more or less 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**

Area: 14,841 Sq. Ft.  
0.34 Acres



EXHIBIT D - FEE AREA ON APN 044-230-003

5406  
044-230-003 B-1 Clos  
07-20-2023

North: 1873801.3338' East: 6481656.3697'

Segment #1 : Line

Course: N44°04'14"E Length: 93.22'

North: 1873868.3109' East: 6481721.2083'

Segment #2 : Line

Course: N23°10'10"E Length: 13.97'

North: 1873881.1541' East: 6481726.7048'

Segment #3 : Line

Course: S89°51'19"E Length: 186.94'

North: 1873880.6820' East: 6481913.6442'

Segment #4 : Line

Course: S40°10'30"W Length: 104.48'

North: 1873800.8511' East: 6481846.2417'

Segment #5 : Line

Course: N89°51'19"W Length: 189.88'

North: 1873801.3307' East: 6481656.3623'

Perimeter: 588.50' Area: 14840.61 Sq. Ft.

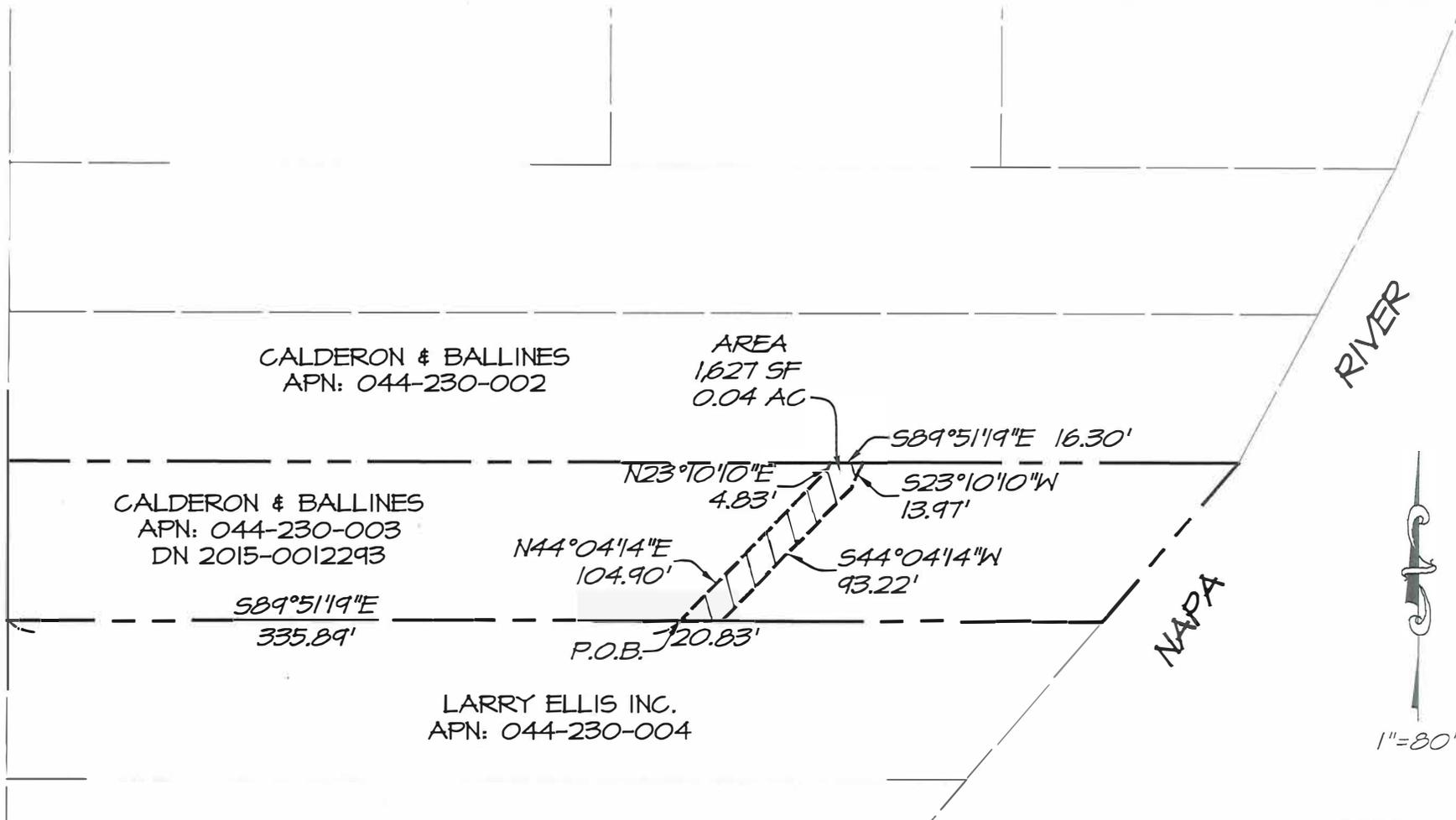
Error Closure: 0.0081 Course: S67°36'20"W

Error North: -0.00308 East: -0.00748

Precision 1: 72653.09



JORDAN LANE



LICENSED LAND SURVEYOR  
 CHRISTOPHER M. TIBBITS  
 No. LS8585  
 STATE OF CALIFORNIA  
*Christopher M. Tibbits*  
 e/3/23

**LEGEND**  
 - - - - - PROPERTY LINE  
 - - - - - EASEMENT LINE  
 - - - - - ADJACENT PROPERTY LINE

FLOOD PROTECTION  
 LEVEE EASEMENT

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01-20-2023  
 044-230-003 C-2 | OF 1

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  $89^{\circ} 43' 00''$  WEST AND MEASURED AS NORTH  $89^{\circ} 43' 09''$  WEST.

5406  
044-230-003-C-1  
07-20-2023

## FLOOD PROTECTION LEVEE EASEMENT

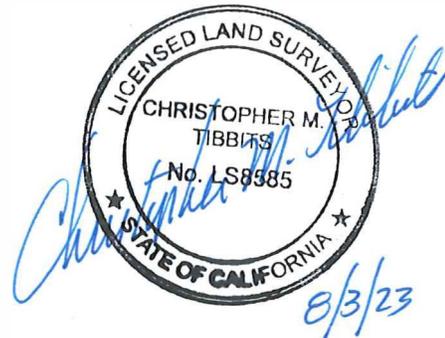
A portion of Parcel Two of the Lands of Jose Cruz Calderon, a married man, as his sole and separate property, as to an undivided 50% interest and Maximino Ballines, an unmarried man, as to an undivided 50% interest, as Tenants in common, as described in the Grant Deed recorded May 15, 2015 as Series Number 2015-0012293, Napa County Records, State of California, said portion described as follows:

**Beginning** at the point on the south line of Parcel Two of said Lands of Calderon & Ballines, that bears South 89° 51' 19" East 335.89 feet from the southwest corner of said Lands of Calderon & Ballines; thence leaving said south line North 44° 04' 14" East 104.90 feet; thence North 23° 10' 10" East 4.83 feet to the north line of Parcel One of said Lands of Calderon & Ballines; thence along said north line South 89° 51' 19" East 16.30 feet; thence leaving said north line South 23° 10' 10" West 13.97 feet; thence South 44° 04' 14" West 93.22 feet to the south line of Parcel Two of said Lands of Calderon & Ballines; thence along said southerly line North 89° 51' 19" West 20.83 feet, more or less 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

Area: 1,627 Sq. Ft.  
0.04 Acres



5406  
044-230-003 C-1 Clos  
07-20-2023

North: 1873915.6997' East: 6481551.4196'

Segment #1 : Line

Course: N44°04'14"E Length: 104.90'  
North: 1873991.0686' East: 6481624.3821'

Segment #2 : Line

Course: N23°10'10"E Length: 4.83'  
North: 1873995.5091' East: 6481626.2825'

Segment #3 : Line

Course: S89°51'19"E Length: 16.30'  
North: 1873995.4679' East: 6481642.5824'

Segment #4 : Line

Course: S23°10'10"W Length: 13.97'  
North: 1873982.6246' East: 6481637.0859'

Segment #5 : Line

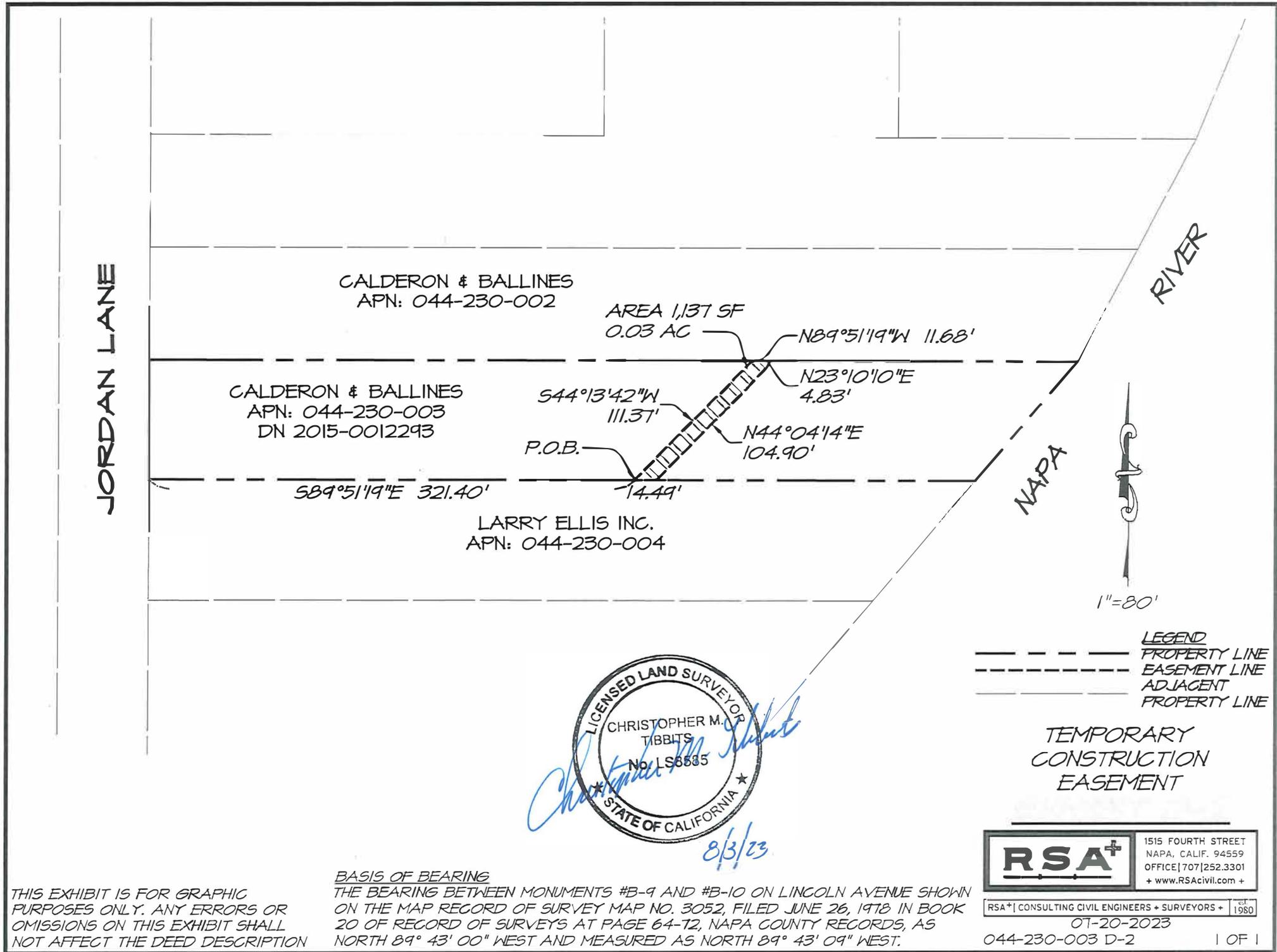
Course: S44°04'14"W Length: 93.22'  
North: 1873915.6476' East: 6481572.2473'

Segment #6 : Line

Course: N89°51'19"W Length: 20.83'  
North: 1873915.7002' East: 6481551.4174'

Perimeter: 254.05' Area: 1626.94 Sq. Ft.  
Error Closure: 0.0022 Course: N76°40'20"W  
Error North: 0.00052 East: -0.00218  
Precision 1: 115477.27





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5406  
044-230-003-D-1  
07-20-2023

**TEMPORARY CONSTRUCTION EASEMENT**

A portion of Parcel Two of the Lands of Jose Cruz Calderon, a married man, as his sole and separate property, as to an undivided 50% interest and Maximino Ballines, an unmarried man, as to an undivided 50% interest, as Tenants in common, as described in the Grant Deed recorded May 15, 2015 as Series Number 2015-0012293, Napa County Records, State of California, said portion described as follows:

**Beginning** at the point on the south line of Parcel Two of said Lands of Calderon & Ballines, that bears South 89° 51' 19" East 321.40 feet from the southwest corner of said Lands of Calderon & Ballines; thence continuing along said south line South 89° 51' 19" East 14.49 feet; thence leaving said south line North 44° 04' 14" East 104.90 feet; thence North 23° 10' 10" East 4.83 feet to the north line of Parcel One said Lands of Calderon & Ballines; thence along said north line North 89° 51' 19" West 11.68 feet; thence leaving said north line South 44° 13' 42" West 111.37 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**

Area: 1,137 Sq. Ft.  
0.03 Acres



5406  
044-230-003 D-1 Clos  
07-20-2023

North: 1873895.8816' East: 6481631.5049'

Segment #1 : Line

Course: S89°51'19"E Length: 14.49'

North: 1873895.8450' East: 6481645.9949'

Segment #2 : Line

Course: N44°04'14"E Length: 104.90'

North: 1873971.2139' East: 6481718.9574'

Segment #3 : Line

Course: N23°10'10"E Length: 4.83'

North: 1873975.6544' East: 6481720.8578'

Segment #4 : Line

Course: N89°51'19"W Length: 11.68'

North: 1873975.6839' East: 6481709.1778'

Segment #5 : Line

Course: S44°13'42"W Length: 111.37'

North: 1873895.8799' East: 6481631.4950'

Perimeter: 247.27' Area: 1137.11 Sq. Ft.

Error Closure: 0.0100 Course: S80°35'01"W

Error North: -0.00163 East: -0.00986

Precision 1: 24727.00

