

EXHIBIT C

SLOPE EASEMENT

A permanent easement in favor of the Napa County Flood Control and Water Conservation District (“DISTRICT”) in the land shown and described and depicted in the attachments hereto and made a part hereof, for the purpose of maintaining a minimum 2:1 embankment slope starting from a line three feet offset from the Flood Protection Levee Easement (“EMBANKMENT SLOPE”) providing lateral support for the Flood Protection Levee Easement, including any improvements located thereon.

This Slope Easement includes the right and privilege to cross over the FEE OWNER’s land to maintain and monitor the EMBANKMENT SLOPE, as needed to support, protect, and operate the improvements and infrastructure owned and/or operated by the DISTRICT within the Flood Protection Levee Easement area, inclusive of all necessary fixtures for use in connection therewith or appurtenant thereto; reserving all other rights to the FEE OWNER, including the right to place permanent improvements, including plantings, trees, grasses, fences, structures, etc. as long as said improvements do not destabilize or otherwise degrade the EMBANKMENT SLOPE. If the DISTRICT determines, in its reasonable discretion, that said improvements or other actions by the FEE OWNER destabilize or otherwise degrade the EMBANKMENT SLOPE, the DISTRICT shall give the FEE OWNER written notice of the same and the FEE OWNER shall remove said improvements and/or cease said actions and repair and restore the EMBANKMENT SLOPE at the FEE OWNER’s sole cost and expense.

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

SLOPE EASEMENT LEGAL DESCRIPTION AND PLAT MAP

SLOPE EASEMENT

A portion of the Lands of David T. Gracia and Leslie Ann Gracia, Husband and Wife as Joint Tenants as described in the Grant Deed recorded on October 31, 2008 as Series Number 2008-0026862, Napa County Records, State of California, said portion described as follows:

Beginning at the point on the southeast line of said Lands of Gracia that bears North 45° 47' 35" East 113.16 feet from the south corner of said Lands of Gracia; thence continuing along said southeast line North 45° 47' 35" East 17.59 feet; thence leaving said southeast line North 44° 12' 25" West 60.00 feet to the northwest line of said Lands of Gracia; thence along said northwest line South 45° 47' 35" West 17.65 feet; thence leaving said northwest line South 44° 15' 44" East 60.00 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: 1,057 Sq. Ft.
0.02 Ac.



NAPA RIVER

JENNIFER & LOUIS
MILGROM
APN: 044-301-025

AREA
1,057 SF
0.02 AC

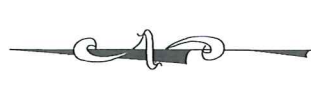
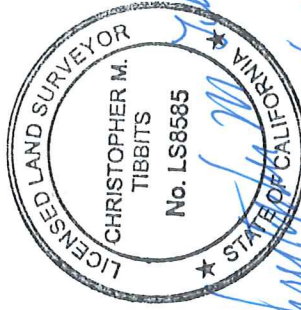
S45°47'35"W 17.65'
S44°15'44"E 60.00'

N44°12'25"W 60.00'

DAVID & LESLIE
GRACIA
APN: 044-301-026
2008-0026862

SHOOTER-EM-1N

CHAMROEN
PINKATHOK
APN: 044-301-021



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

SLOPE EASEMENT



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05-06-2024

044-301-026 B-2

1 OF 1

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' 04" WEST.

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

5406
044-301-026 B-1
05-06-2024

North: 1877392.9245' East: 6482014.3496'

Segment #1 : Line

Course: N45°47'35"E Length: 17.59'

North: 1877405.1891' East: 6482026.9586'

Segment #2 : Line

Course: N44°12'25"W Length: 60.00'

North: 1877448.1987' East: 6481985.1235'

Segment #3 : Line

Course: S45°47'35"W Length: 17.65'

North: 1877435.8922' East: 6481972.4715'

Segment #4 : Line

Course: S44°15'44"E Length: 60.00'

North: 1877392.9230' East: 6482014.3481'

Perimeter: 155.24' Area: 1057.08 Sq. Ft.

Error Closure: 0.0021 Course: S46°33'00"W

Error North: -0.00145 East: -0.00153

Precision 1: 73923.81

