

RECORDING REQUESTED BY AND
PLEASE RETURN TO:

Clerk, Board of Supervisors
for Napa County
1195 Third Street, Suite 310
Napa, California 94559

Exempt from recording fees,
Gov. Code § 27383

APN: 057-120-050, 057-120-051

AVIGATION AND HAZARD
EASEMENT DEED

FOR GOOD AND SUFFICIENT CONSIDERATION, the receipt of which is hereby acknowledged, Leslie E. Lawson and Margaret E. Lawson, Co-Trustees of the Leslie E. and Margaret E. Lawson Family Trust Dated December 6, 2012 ("Grantor") hereby grants to Napa County, a political subdivision of the State of California, ("Grantee") an easement and right-of-way (the "Easement") appurtenant to the Napa County Airport ("the Airport") for the unobstructed passage of aircraft in the airspace within those imaginary approach, transition, horizontal and conical zones, as defined and described in Chapter 11.08 of the Napa County Code and depicted on those diagrams attached hereto as Exhibits "A", "B", and "C", and incorporated by reference herein. In the event of discrepancy between Chapter 11.08 and said Exhibits, the text of the former shall govern. For the purpose of this instrument, (the "Deed") the term "aircraft" shall refer to any contrivance, by whomsoever owned or operated, which is designed or used for navigation in the air.

Said Easement extends over all of the following described real property ("the Property") owned by Grantor, which is illustrated on Exhibit "D" attached hereto and incorporated by reference herein:

Real property in the unincorporated area of the County of Napa, State of California, described as follows:

PARCEL ONE (APN 057-120-051):

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL '2' AS SHOWN ON THAT RECORD OF SURVEY RECORDED IN BOOK 11 AT PAGE 47 OF RECORD OF SURVEY MAPS IN THE COUNTY RECORDER'S OFFICE OF NAPA COUNTY, SAID CORNER IS ALSO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WATSON LANE AS SHOWN ON SAID (11 RS 47); THENCE, ALONG SAID RIGHT OF WAY LINE OF WATSON LANE NORTH 89° 25' 35" WEST, 73.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM TRUE POINT OF BEGINNING ALONG SAID NORTHERLY LINE NORTH 89° 25' 35" WEST, 156.24 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 00° 34' 25" EAST, 278.80 FEET TO THE NORTH WEST CORNER; THENCE SOUTH 89° 25' 35" EAST, 156.24 FEET TO THE NORTH EAST CORNER; THENCE SOUTH 00° 34' 25" WEST, 278.80 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL TWO (APN 057-120-050):

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL '2' AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 11 AT PAGE 47 OF RECORD OF SURVEY MAPS IN THE COUNTY RECORDER OFFICE OF NAPA COUNTY; ALSO, BEING A POINT OF THE NORTH RIGHT OF WAY LINE OF WATSON LANE AS SHOWN ON SAID (11 RS 47); THENCE FROM SAID POINT OF BEGINNING ALONG SAID RIGHT OF WAY LINE NORTH 89° 25' 35" WEST, 73.40 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 00° 34' 25" EAST, 278.80 FEET; THENCE NORTH 89° 25' 35" WEST, 156.24 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL; THENCE, ALONG THE PROPERTY LINE NORTH 00° 34' 25" EAST, 513.27 FEET TO THE NORTH WESTERLY CORNER OF SAID PARCEL; THENCE, ALONG THE NORTHERLY LINE SOUTH 89° 25' 35" EAST, 514.23 FEET TO THE NORTH EASTERLY CORNER OF SAID PARCEL, ALSO BEING A POINT ON THE WESTERLY LINE OF SOUTHERN PACIFIC RAILROAD RIGHT OF WAY; THENCE, SOUTHERLY ALONG SAID WESTERLY LINE OF SOUTHERN PACIFIC RAILROAD RIGHT OF WAY, BEING A CURVE TO THE LEFT WITH A RADIUS OF 5779.58 FEET, AN ARC LENGTH OF 842.40 FEET AND THROUGH A CENTRAL ANGLE OF 08° 21' 04" TO THE POINT OF BEGINNING.

APN 057-120-050 PROPERTY ADDRESS: 260 WATSON LANE, AMERICAN CANYON, CA 94503

In the event of discrepancy between the foregoing description of the Property and the map set forth in Exhibit "D", the foregoing description shall govern.

Said Easement includes the right to cause noise, vibrations, fumes, dust, and the emission of fuel particles by the operation of aircraft in the airspace and on the ground, but shall not include the right of any aircraft to dump or otherwise release onto the Property any non-combusted fuel or other hazardous substances.

Said Easement includes the continuing right to prohibit electrical or radio interference, glare, misleading light sources, visual impairments, and other hazards to aircraft from being created on the property.

Said Easement also includes the continuing right of Grantee to prevent the erection or growth upon the Property and permit the removal of any building, structure, tree, or other object extending into the prohibited airspace to the extent and with the exceptions described in Chapter 11.12 of Title 11 of the Napa County Code, together with the right of ingress to, egress from, and passage over the Property for the purpose of exercising said rights.

Grantor hereby covenants:

1. That during the life of the Easement Grantor will not erect or permit the erection or growth of, or permit to remain upon said Property any building, structure, tree, or other object extending into said prohibited airspace, except to the extent permitted by Chapter 11.12 of Title 11 of the Napa County Code.

2. That within a reasonable time after written notice from Grantee to Grantor which specifies with particularity the interfering use, Grantor will discontinue or modify to the reasonable satisfaction of the County the use of the Property in any manner that in the reasonable opinion of the County: creates electrical interference with radio communication between any installation upon the Airport and aircraft operating in or around the Airport; interferes with the

ability of the operators of such aircraft to distinguish between Airport lights and other lights; impairs visibility in the vicinity of the Airport; or otherwise endangers the landing, take off, or maneuvering of aircraft in or around the Airport.

3. That Grantor hereby fully waives and releases any right to any cause of action that they have or may have in the future against Grantee arising out of noise, vibrations, fumes, dust or the emission of fuel particles that may be caused by the operation of aircraft in or around the Airport, increases in operation volume, or change in location of said operations. Furthermore, Grantee shall have no duty to avoid or mitigate such through physical modification of Airport facilities or establishment or modification of aircraft operational procedures or restrictions.

Grantor expressly reserves all rights and privileges in said Property that may be exercised and enjoyed without interference with the Easement and the foregoing covenants.

This grant of the Easement shall not operate to deprive the Grantor, their successors or assigns, of any rights which any of them may from time to time have against any carrier, private operator or Napa County in relation to negligent or unlawful operation of aircraft or the Airport.

This grant of the Easement and all rights, covenants, waivers, and reservations pertaining thereto or reserved therefrom shall run with the land and are binding upon Grantor and their heirs, executors, administrators, successors and assigns, and shall inure to the Grantee, its successors and assigns, for the use and benefit of the public until such time as the Airport shall cease to be used for public Airport purposes.

DATED this 22 day of September, 2023.

GRANTOR:

By: Leslie E. Lawson
LESLIE E. LAWSON, CO-TRUSTEE

By: Margaret E. Lawson
MARGARET E. LAWSON, CO-TRUSTEE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

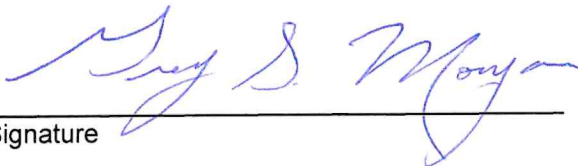
State of California

County of Napa} ss.

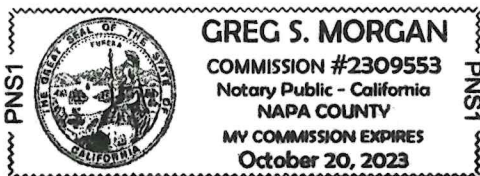
On September 22, 2023 before me, Greg S. Morgan, Notary Public, personally appeared Leslie E. Lawson and Margaret E. Lawson, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature

GREG S. MORGAN
Commission #2309553
Notary Public – California
Napa County
My Commission Expires October 20, 2023
Work Phone: 707-299-1515



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by that certain AVIGATION AND HAZARD EASEMENT DEED dated _____, 2023, from LESLIE E. LAWSON AND MARGARET E. LAWSON, CO-TRUSTEES OF THE LESLIE E. AND MARGARET E. LAWSON FAMILY TRUST DATED DECEMBER 6, 2012, to NAPA COUNTY, a political subdivision of the State of California, is hereby accepted by order of the Board of Supervisors of said Napa County on _____, 2023, and Grantee consents to recordation thereof by its duly authorized officer.

Dated _____, 2023

BELIA RAMOS,
Chair of the Board of Supervisors

<p style="text-align: center;">APPROVED AS TO FORM Office of County Counsel</p> <p>By: <u>/s/ Wendy M. Dau</u> Deputy County Counsel</p> <p>Date: <u>Sept. 14, 2023</u></p>	<p style="text-align: center;">APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS</p> <p>Date: _____ Processed By: _____ _____ Deputy Clerk of the Board</p>	<p style="text-align: center;">ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors</p> <p>By _____</p>
---	--	---

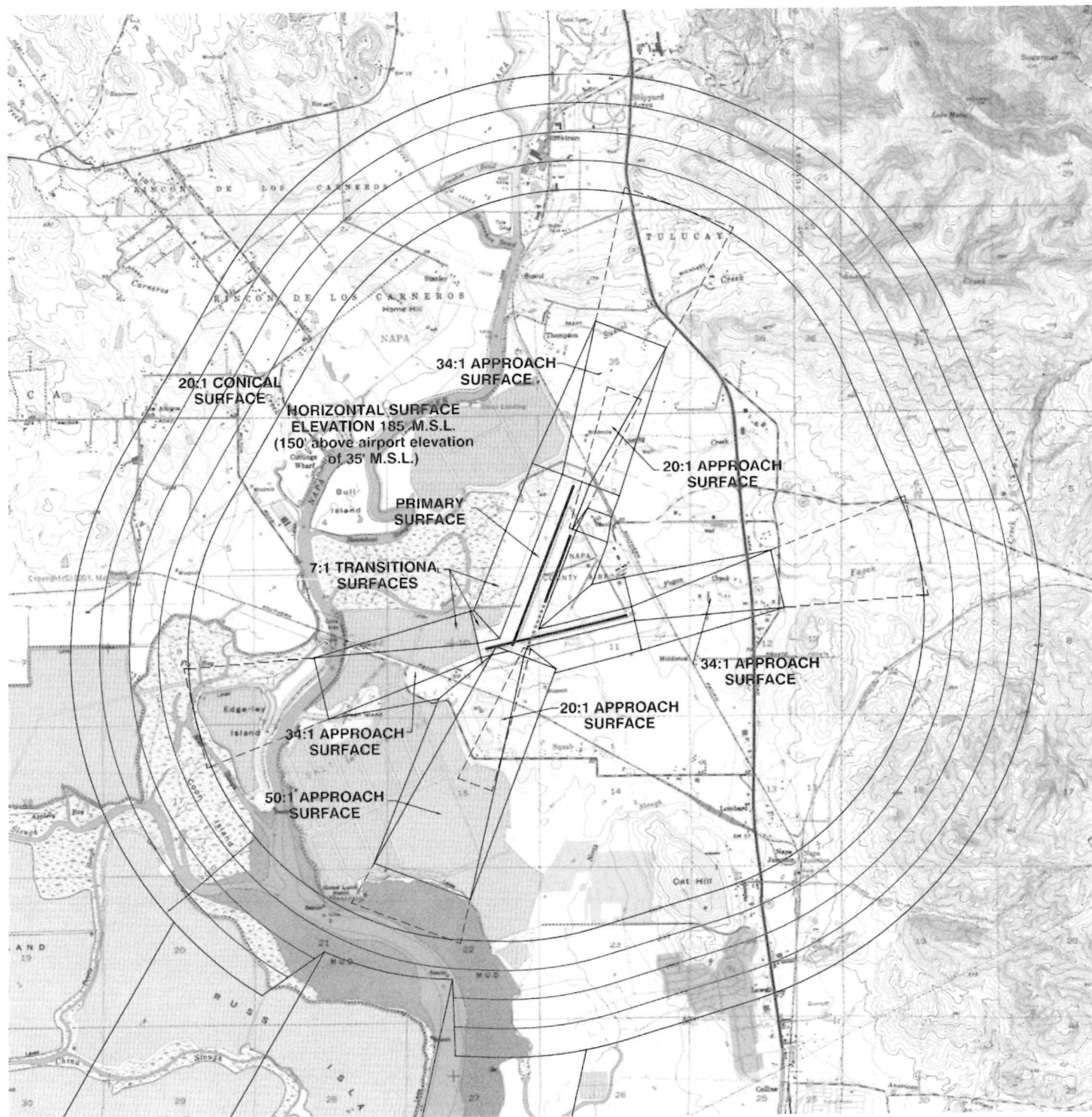
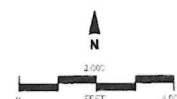


EXHIBIT - A
NAPA COUNTY AIRPORT
NAPA, CALIFORNIA

 = TERRAIN PENETRATES INDICATED SURFACE



AIRSPACE PLAN

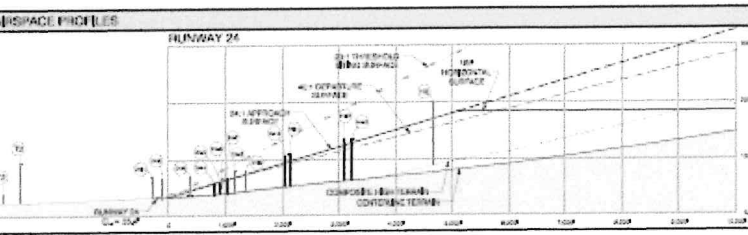
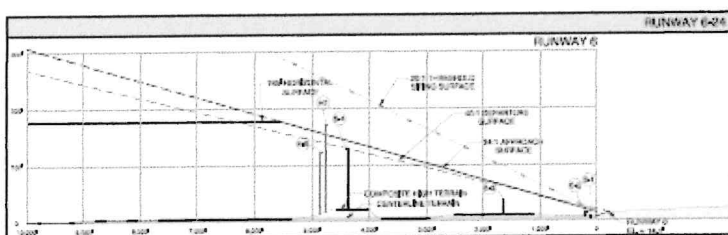
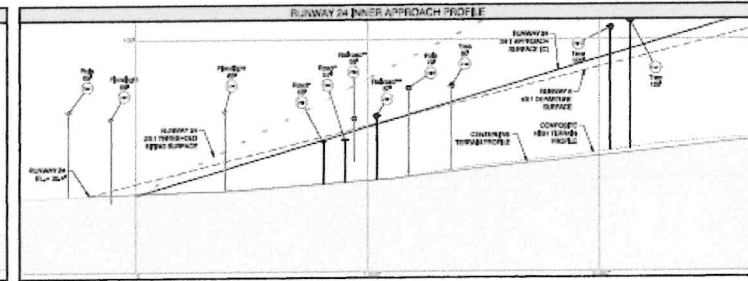
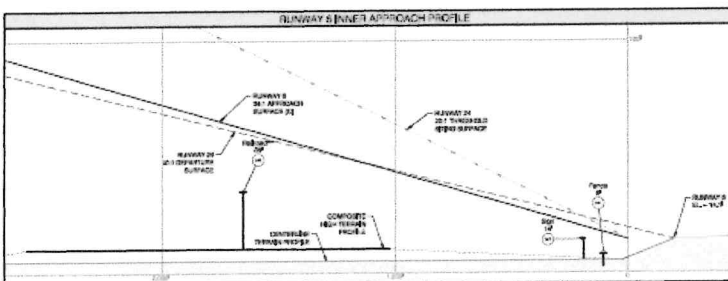
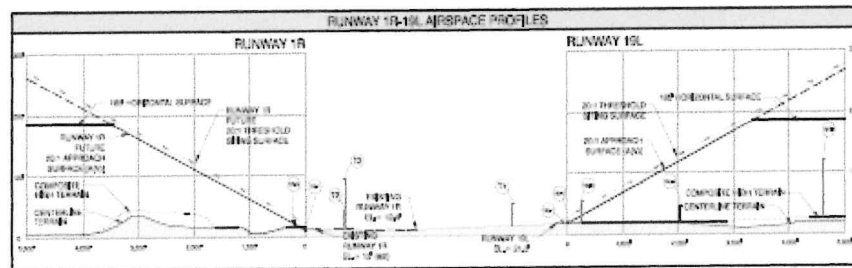
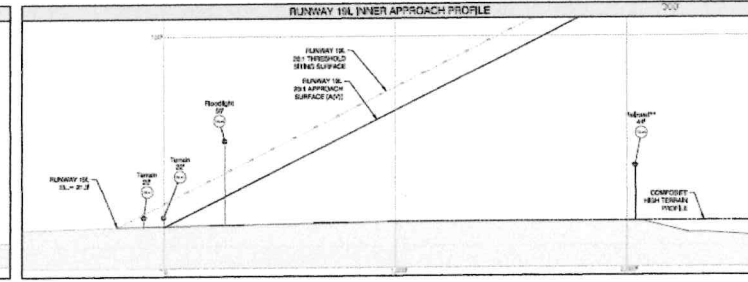
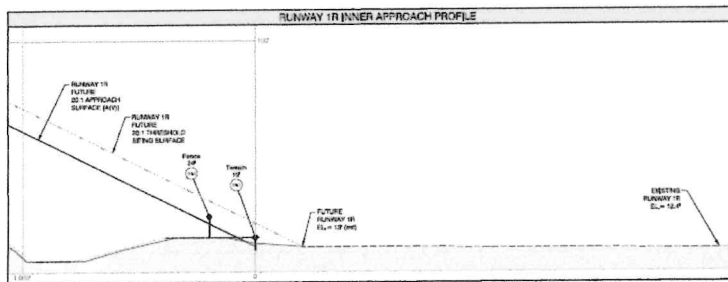
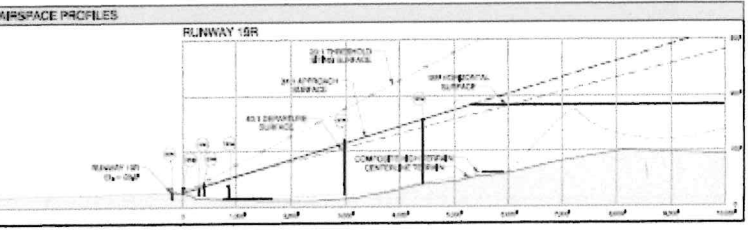
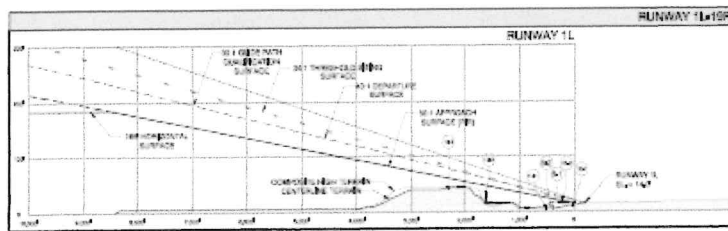
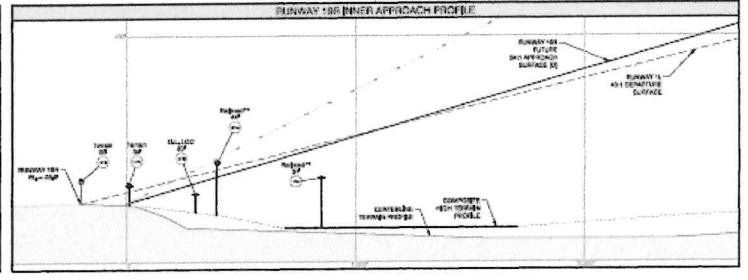
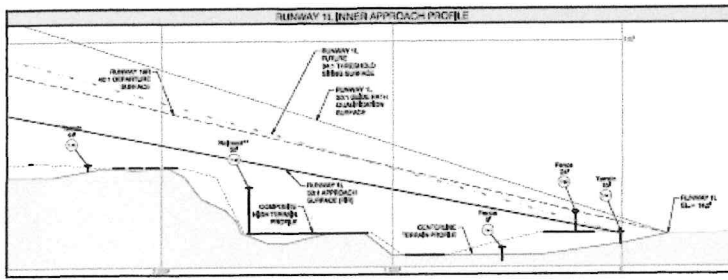
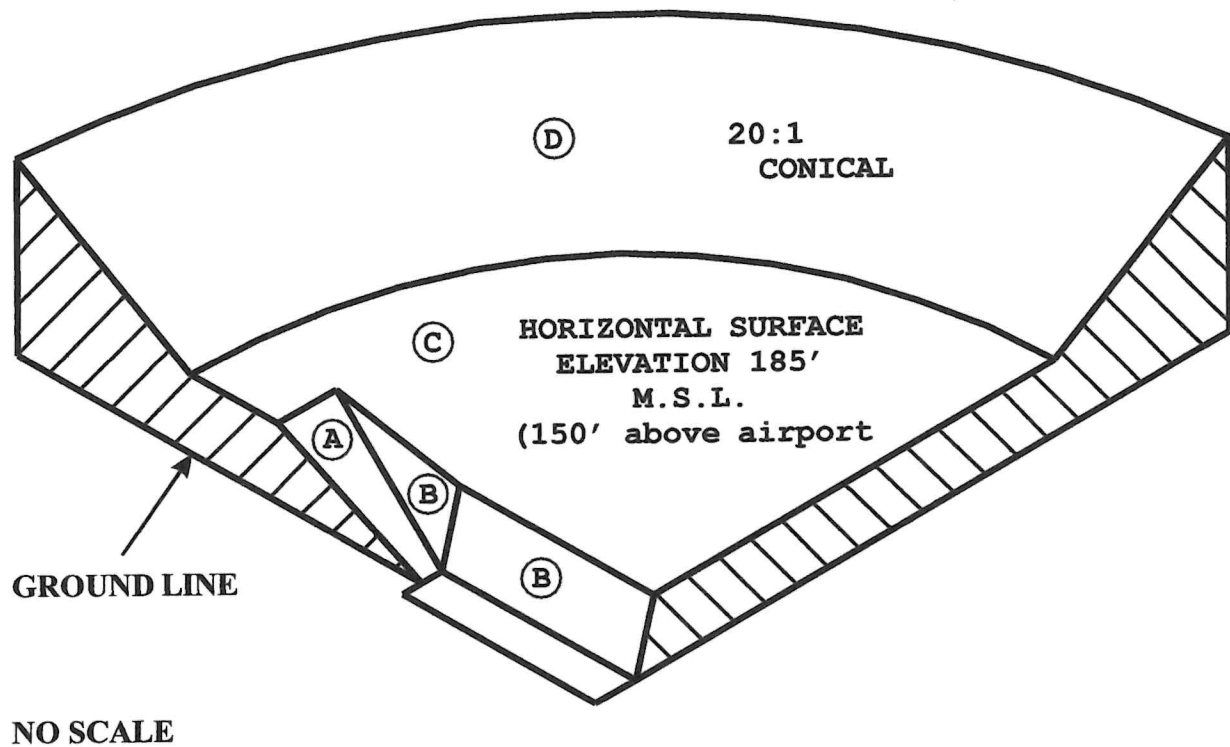


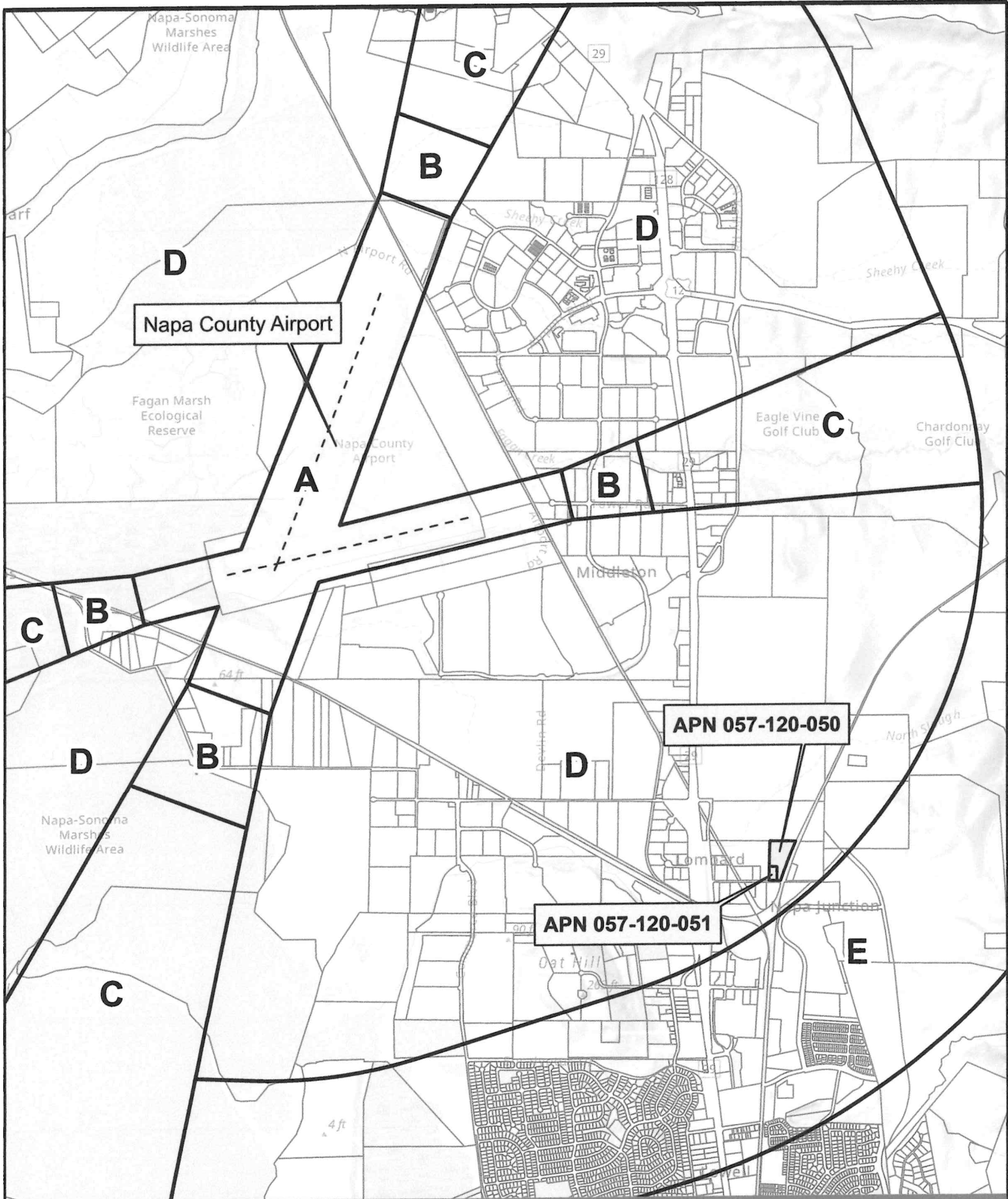
EXHIBIT -B
NAPA COUNTY AIRPORT
NAPA, CALIFORNIA
APPROACH SURFACE DETAIL



- A - PRECISION INSTRUMENT APPROACH ZONE - SLOPE 50:1
NON-PRECISION INSTRUMENT APPROACH ZONE - SLOPE 34:1**
- B - TRANSITION ZONES - SLOPE 7:1 - EXTENDS 5,000' FROM
EDGE OF OUTER SECTION**
- C - HORIZONTAL ZONE EXTENDS 10,000' FROM END OF
RUNWAYS D - CONICAL ZONE EXTENDS 4,000' FROM
EDGE OF HORIZONTAL ZONE**

EXHIBIT C

ISOMETRIC VIEW OF AIRPORT SAFETY ZONES



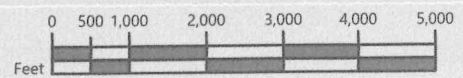
Compatibility Plan - Napa County Airport **Exhibit "D"**

DATE PUBLISHED: 9/1/2023 DATE REVISED: AUTHOR: LL MAP SCALE: 1:30,000

Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated herein.

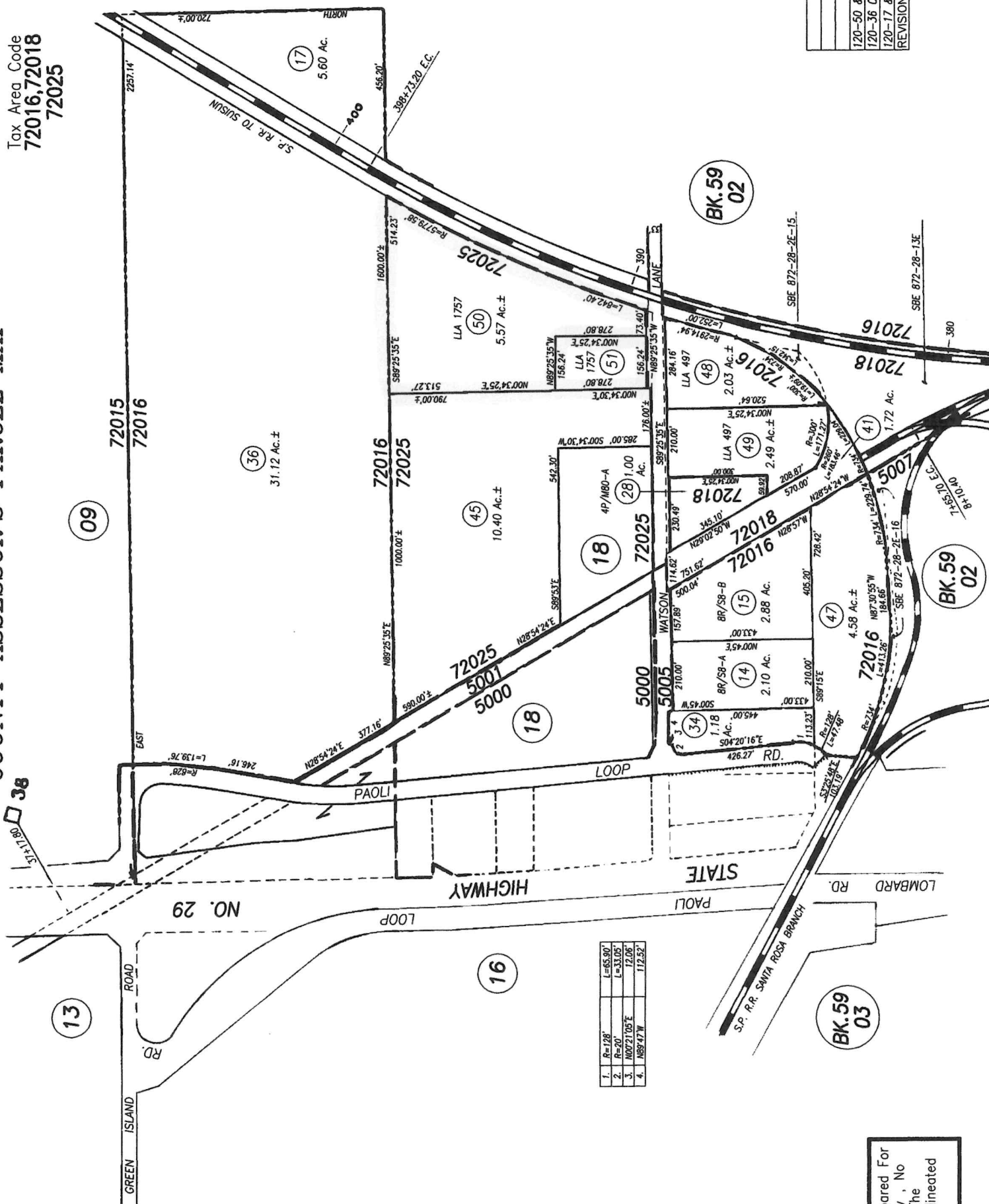


NORTH



COUNTY ASSESSOR'S PARCEL MAP

Tax Area Code
72016, 72018
72025



1.	R=128'	L=65.90'
2.	R=20'	L=33.05'
3.	N00°21'05"E	L=12.06'
4.	N89°47'W	L=112.53'

This Map Was Prepared For
ment Purposes Only, No
y Is Assumed For The
icy Of The Data Delineated

120-50 & 51
120-36 CORR
120-17 & 36
REVISION

15

57