

EXHIBIT A

FLOOD PROTECTION LEVEE EASEMENT

A perpetual and assignable right and 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, to construct, maintain, repair, operate, patrol, and replace flood protection improvements, including all appurtenances thereto; subject, however, to existing easements for public roads and highways, public utilities, railroads, and pipelines.

The FEE OWNER retains the right to use said easement area for purposes which will not interfere with the DISTRICT's full enjoyment of the rights hereby granted; provided that the FEE OWNER shall not erect or construct any building or other structure, or drill or operate any well, or plant any trees, landscaping, vegetation, or other obstruction within said easement area, or construct any fences.

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

FLOOD PROTECTION LEVEE EASEMENT LEGAL DESCRIPTION AND
PLAT MAP

FLOOD PROTECTION LEVEE EASEMENT

A portion of the Lands of Allan Nicholson and Connie Lee, husband and wife, as community property with rights of survivorship as described in the Grant Deed recorded on March 16, 2022 as Series Number 2022-0005440, Napa County Records, State of California, said portion described as follows:

Beginning at the point on the southeast line of said Lands of Nicholson & Lee that bears North $51^{\circ} 26' 13''$ East 124.88 feet from the south corner of said Lands of Nicholson & Lee; thence continuing along said southeast line North $51^{\circ} 26' 13''$ East 39.06 feet; thence leaving said southeast line North $35^{\circ} 14' 25''$ West 25.48 feet; thence North $39^{\circ} 04' 31''$ West 37.43 feet; thence North $41^{\circ} 35' 33''$ West 11.67 feet to the northwest line of said Lands of Nicholson & Lee; thence along said northwest line South $45^{\circ} 47' 35''$ West 39.33 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 600.00 feet and to which a radial line bears North $48^{\circ} 25' 30''$ East; thence leaving said northwest line southeasterly 70.69 feet along said curve through a central angle of $6^{\circ} 45' 02''$ 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 $89^{\circ} 43' 00''$ West and measured as North $89^{\circ} 43' 09''$ West.

End Description

Area: 2,846 Sq. Ft.
0.07 Ac.



5406
044-301-029 D-1
05-06-2024

North: 1877312.0762' East: 6482335.3773'

Segment #1 : Line

Course: N51°26'13"E Length: 39.06'

North: 1877336.4253' East: 6482365.9192'

Segment #2 : Line

Course: N35°14'25"W Length: 25.48'

North: 1877357.2358' East: 6482351.2171'

Segment #3 : Line

Course: N39°04'31"W Length: 37.43'

North: 1877386.2934' East: 6482327.6234'

Segment #4 : Line

Course: N41°35'33"W Length: 11.67'

North: 1877395.0212' East: 6482319.8766'

Segment #5 : Line

Course: S45°47'35"W Length: 39.33'

North: 1877367.5983' East: 6482291.6838'

Segment #6 : Curve

Length: 70.69' Radius: 600.00'

Delta: 6°45'02" Tangent: 35.39'

Chord: 70.65' Course: S38°11'59"E

Course In: S48°25'30"W Course Out: N55°10'32"E

RP North: 1876969.4384' East: 6481842.8312'

End North: 1877312.0767' East: 6482335.3745'

Perimeter: 223.65' Area: 2845.81 Sq. Ft.

Error Closure: 0.0028 Course: N80°36'21"W

Error North: 0.00046 East: -0.00278

Precision 1: 79878.57

