

## 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

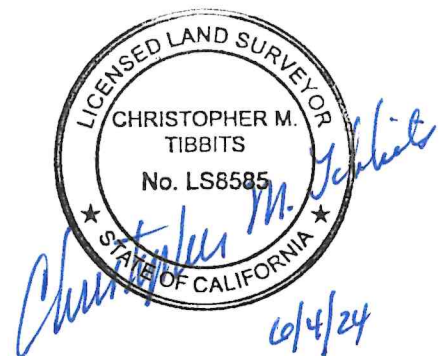
A portion of the Lands of Allan Nicholson and Connie Lee, husband and wife, as community property with rights of survivorship as described in the Grant Deed recorded on March 16, 2022 as Series Number 2022-0005440, Napa County Records, State of California, said portion described as follows:

**Beginning** at the point on the southeast line of said Lands of Nicholson & Lee that bears North  $51^{\circ} 26' 13''$  East 107.14 feet from the south corner of said Lands of Nicholson & Lee; thence continuing along said southeast line North  $51^{\circ} 26' 13''$  East 17.74 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  $55^{\circ} 10' 32''$  East; thence leaving said southeast line northwesterly 70.69 feet along said curve through a central angle of  $6^{\circ} 45' 02''$  to the northwest line of said Lands of Nicholson & Lee; thence along said northwest line South  $45^{\circ} 47' 35''$  West 17.66 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 610.00 feet and to which a radial line bears North  $48^{\circ} 42' 31''$  East; thence leaving said northwest line southeasterly 68.95 feet along said curve through a central angle of  $6^{\circ} 28' 35''$  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: 1,236 Sq. Ft.  
0.03 Ac.



NAPA RIVER

LEE & SHARON  
APN: 044-301-028

AREA  
1,236 SF  
0.03 AC

S45°47'35"W  
17.66'

R=610.00'  
L=68.95'  
Δ=6°28'35"(R)

R=600.00'  
L=70.69'  
Δ=6°45'02"

P.O.B.

DAVID & VICKIE  
TOMPKINS TRUSTEES  
APN: 044-301-030

N51°26'13"E 107.14'

NICHOLSON & LEE  
APN: 044-301-029  
2022-0005440

N48°42'39"E 17.66'

STODOLSKY

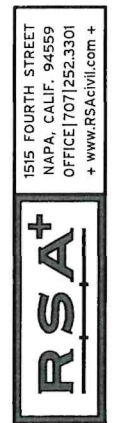


1"=60'

LEGEND

|     |                |
|-----|----------------|
| --- | PROPERTY LINE  |
| --- | EASEMENT LINE  |
| --- | ADJACENT       |
| --- | PROPERTY LINE  |
| R   | RADIUS IN FEET |
| L   | LENGTH IN FEET |
| Δ   | DELTA ANGLE    |

SLOPE EASEMENT



RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980

05-06-2024

044-301-029 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' 09" WEST.

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

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

North: 1877207.1933' East: 6482228.0513'

Segment #1 : Line

Course: N51°26'13"E Length: 17.74'

North: 1877218.2520' East: 6482241.9226'

Segment #2 : Curve

Length: 70.69' Radius: 600.00'

Delta: 6°45'02" Tangent: 35.39'

Chord: 70.65' Course: N38°11'59"W

Course In: S55°10'32"W Course Out: N48°25'30"E

RP North: 1876875.6136' East: 6481749.3793'

End North: 1877273.7736' East: 6482198.2319'

Segment #3 : Line

Course: S45°47'35"W Length: 17.66'

North: 1877261.4601' East: 6482185.5727'

Segment #4 : Curve

Length: 68.95' Radius: 610.00'

Delta: 6°28'35" Tangent: 34.51'

Chord: 68.91' Course: S38°03'12"E

Course In: S48°42'31"W Course Out: N55°11'06"E

RP North: 1876858.9280' East: 6481727.2411'

End North: 1877207.1944' East: 6482228.0510'

Perimeter: 175.04' Area: 1235.94 Sq. Ft.

Error Closure: 0.0011 Course: N18°50'02"W

Error North: 0.00108 East: -0.00037

Precision 1: 159127.27

