

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.

This Flood Protection Levee Easement includes incidental rights of maintenance, together with the free right of ingress and egress over, along, upon, in, above, through, and across the remaining portion of the FEE OWNER’s property, insofar as such right of ingress and egress is necessary to the proper use of the rights granted herein. In exercising said right of ingress and egress, the DISTRICT shall, wherever practical, use existing roads and lanes across lands of the FEE OWNER, if such there be, and if not, by such route or routes as shall result in the least practicable inconvenience to the FEE OWNER and any occupants of the FEE OWNER’s property.

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
Exhibit C-1

A portion of the Lands of Elkgrove Homeowners Association, Inc., a California corporation, as described in the Grant Deed recorded on December 14, 1989 in Book 1704 of Official Records, page 80 in the office of the Napa County Recorder, State of California, said portion described as follows:

Beginning at a point on the south line of said Lands of Elkgrove Homeowners Association, Inc. that bears North 89° 58' 02" East 823.95 feet from the southwest corner of said Lands of Elkgrove Homeowners Association, Inc.; thence leaving said south line North 20° 07' 43" West 1.48 feet; thence North 31° 35' 15" West 91.47 feet; thence North 58° 24' 45" East 15.00 feet; thence South 31° 35' 08" East 92.80 feet; thence South 20° 08' 35" East 8.63 feet to said south line of the Lands of Elkgrove Homeowners Association, Inc.; thence along said south line South 89° 58' 02" West 15.93 feet to the **Point of Beginning**.

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.

End Description

Area: 1,458 Sq. Ft.
0.03 Ac.



NAPA ELKS HALL ASSOCIATION
APN: 044-170-008

ELKGROVE HOMEOWNERS ASSOC. INC.
APN: 044-330-082
1704 O.R. 80

AREA
1,458 SF
0.03 AC

GLEN VIEW APARTMENTS LLC
APN: 044-281-005

N89°58'02"E 823.95'

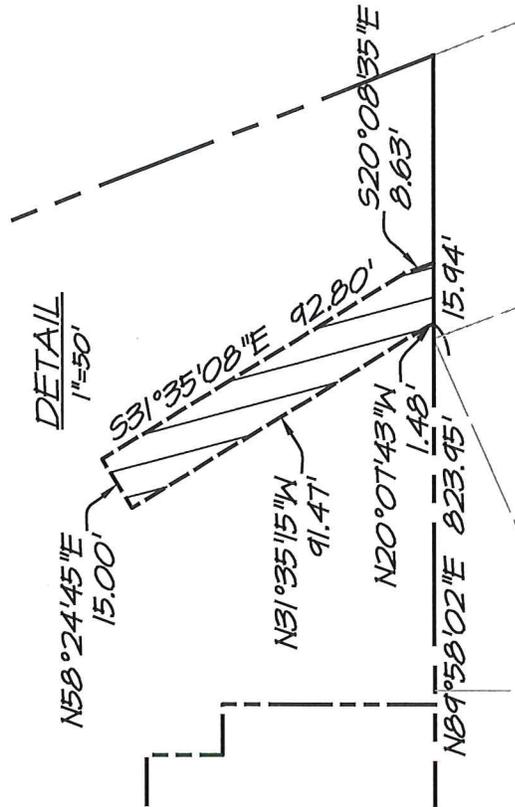
RIVER GLEN
HOMEOWNERS ASSOC
APN: 044-320-059

NAPA RIVER

P.O.B.

1"=100'

SOSCOL AVE



LEGEND
 --- PROPERTY LINE
 - - - EASEMENT LINE
 --- ADJACENT PROPERTY LINE
 --- FLOOD PROTECTION LEVEE EASEMENT



EXHIBIT C-2



1515 FOURTH STREET
NAPA, CALIF. 94559
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+ www.RSAcivil.com +

RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + | 1980
09-20-2023
044-330-082 C-2

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.

5406
044-330-082 C-1 Clos
09-20-2023

North: 1878259.6633' East: 6481152.9157'

Segment #1 : Line

Course: N20°07'43"W Length: 1.48'

North: 1878261.0529' East: 6481152.4064'

Segment #2 : Line

Course: N31°35'15"W Length: 91.47'

North: 1878338.9709' East: 6481104.4944'

Segment #3 : Line

Course: N58°24'45"E Length: 15.00'

North: 1878346.8279' East: 6481117.2720'

Segment #4 : Line

Course: S31°35'08"E Length: 92.80'

North: 1878267.7754' East: 6481165.8780'

Segment #5 : Line

Course: S20°07'43"E Length: 8.63'

North: 1878259.6725' East: 6481168.8478'

Segment #6 : Line

Course: S89°58'02"W Length: 15.93'

North: 1878259.6633' East: 6481152.9178'

Perimeter: 225.32' Area: 1457.58 Sq. Ft.

Error Closure: 0.0021 Course: S89°49'17"E

Error North: -0.00001 East: 0.00211

Precision 1: 107290.48

