

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

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 130.75 feet from the south corner of said Lands of Gracia; thence continuing along said southeast line North 45° 47' 35" East 40.80 feet; thence leaving said southeast line North 44° 38' 20" West 18.55 feet; thence North 44° 17' 17" West 41.45 feet to the northwest line of said Lands of Gracia; thence along said northwest line South 45° 47' 35" West 40.60 feet; thence leaving said northwest line South 44° 12' 25" East 60.00 feet to the **Point of Beginning**.

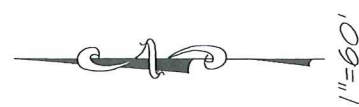
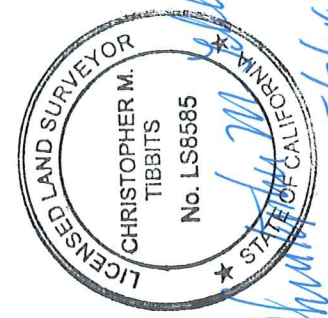
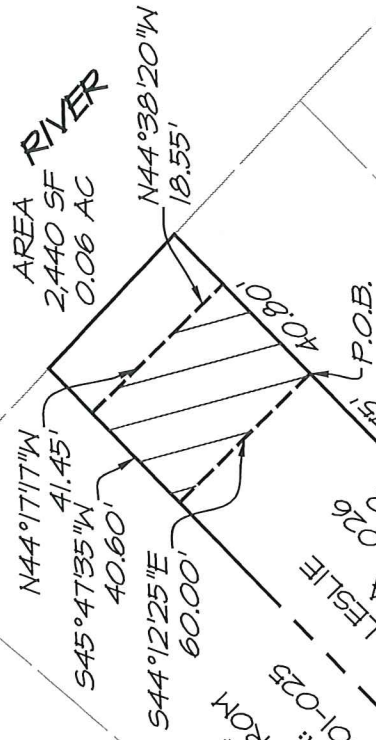
Basis of Bearing being the bearing between Monuments #B-9 and #B-10 on Lincoln Avenue shown on the map Record of Survey Map No. 3052, filed June 26, 1978 in Book 20 of Record of Surveys at Page 64-72, Napa County Records, as North 89° 43' 00" West and measured as North 89° 43' 09" West.

End Description

Area: 2,440 Sq. Ft.
0.06 Ac.



NAPA RIVER
 AREA
 2,440 SF
 0.06 AC



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

RSA⁺

1515 FOURTH STREET
 NAPA, CALIF. 94559
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RSA⁺ CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980

05-06-2024
 044-301-026 D-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

**DO NOT
 REMOVE**

JENNIFER & LOUIS MILLER
 APN: 044-301-025

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

CHANGROEN PINKATHOK
 APN: 044-301-021

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

North: 1877430.2487' East: 6482038.0091'

Segment #1 : Line

Course: N45°47'35"E Length: 40.80'

North: 1877458.6966' East: 6482067.2556'

Segment #2 : Line

Course: N44°38'20"W Length: 18.55'

North: 1877471.8959' East: 6482054.2217'

Segment #3 : Line

Course: N44°17'17"W Length: 41.45'

North: 1877501.5673' East: 6482025.2786'

Segment #4 : Line

Course: S45°47'35"W Length: 40.60'

North: 1877473.2589' East: 6481996.1754'

Segment #5 : Line

Course: S44°12'25"E Length: 60.00'

North: 1877430.2494' East: 6482038.0105'

Perimeter: 201.41' Area: 2439.80 Sq. Ft.

Error Closure: 0.0016 Course: N66°51'17"E

Error North: 0.00062 East: 0.00146

Precision 1: 125875.00

