

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Tuesday, March 18, 2025

9:00 AM

**Board of Supervisors Chambers
1195 Third Street, Third Floor**

Flood Control and Water Conservation District

Joelle Gallagher, District 1 (Chairperson)
Scott Sedgley, City of Napa (Vice Chairperson)
Liz Alessio, District 2
Anne Cottrell, District 3
Paul Dohring, City of St. Helena
Irais Lopez-Ortega, City of Calistoga
Amber Manfree, District 4
Marjorie Mohler, Town of Yountville
Christopher DeNatale, City of Napa
Belia Ramos, District 5
Pierre Washington, City of American Canyon

GENERAL INFORMATION

The Napa County Flood Control and Water Conservation District meets as specified in its adopted annual calendar in regular session at 1195 Third Street, Suite 305, Napa, California 94559. The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the Clerk of the Board of the Napa County Board of Supervisors. Requests for disability related modifications or accommodations, aids or services may be made to the Clerk of the Board's office no less than 72 hours prior to the meeting date by contacting (707) 253-4580.

The agenda is divided into three sections:

CONSENT ITEMS - These matters may include routine financial or administrative actions, as well as the final adoption of two-reading ordinances and are approved by a single vote.

PUBLIC HEARINGS - These items are noticed public hearings pursuant to government code.

ADMINISTRATIVE ITEMS - These items include significant policy and administrative actions and are classified by program areas.

All materials relating to an agenda item for an open session of a regular meeting of the Napa County Flood Control and Water Conservation District which are delivered to the Clerk and are provided to a majority or all of the Directors of the Board, staff or the public within 72 hours of but prior to the meeting will be available for public inspection, at the time of such distribution, in the office of the District Secretary, 1195 Third Street, Suite 305, Napa, California 94559, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., except for County holidays. Materials distributed to a majority or all of the members of the Board at the meeting will be available for public inspection at the public meeting if prepared by the members of the Board or County staff and after the public meeting if prepared by some other person. Availability of materials related to agenda items for public inspection does not include materials which are exempt from public disclosure under Government Code sections 6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22.

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE BOARD ON A MATTER ON THE AGENDA please proceed to the podium and, after receiving recognition from the Chairperson, give your name and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the Chairperson or Board.

AGENDA AVAILABLE ONLINE AT www.countyofnapa.org or www.napaflooddistrict.org

How to Watch or Listen to the Napa County Flood Control and Water Conservation District Meetings

The Napa County Flood Control and Water Conservation District will continue to meet pursuant to the adopted 2024 calendar available at the following link:

<https://www.countyofnapa.org/1429/Board-of-Supervisors-Special-Districts-C>

The District realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Please watch or listen to the Napa County Flood Control and Water Conservation District meeting in one of the following ways:

1. Attend in-person at the Board of Supervisors Chambers, 1195 Third Street, Napa, CA 94559.
2. Watch on Zoom via www.zoom.us/join and enter Meeting ID 827-699-932-82 or listen on Zoom by calling 1-669-444-9171 then enter Meeting ID 827-699-932-82.
3. Watch via the Internet – view the Live Stream via Granicus by going to the following link:
http://napa.granicus.com/ViewPublisher.php?view_id=5
4. You may submit public comment for any item that appears on the agenda, or general public comment for any item or issue that does not appear on the agenda, as follows:
Via email: send your comment to the following email address:
publiccomment@countyofnapa.org. EMAILS WILL NOT BE READ ALOUD.

If you have any questions, contact us via telephone at (707) 253-4580 or email clerkoftheboard@countyofnapa.org.

1. CALL TO ORDER; ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

- A. Approve minutes from the February 11, 2025 meeting.

[25-307](#)

Attachments: [February 11, 2025](#)

4. PRESENTATIONS AND COMMENDATIONS

5. CONSENT ITEMS

- A. Approve and authorize Amendment No. 5 to Agreement No. F-103 (FC) with Somach, Simmons & Dunn with an annual maximum cost of \$120,000 for fiscal year 2024-25 for specialized services necessary to advise, assist, and represent the District in its dispute over proper interpretation of the 2013 Area of Origin Settlement Agreement with the California Department of Water Resources. (Fiscal Impact: \$120,000 FY24-25 only Expense; Flood District-Water Supply Contracts; Budgeted; Discretionary)

[25-311](#)

Attachments: [Agreement](#)

- B. Approve and authorize Amendment No. 1 to Agreement No. 230184B (FC) with Miller Starr Regalia, increasing the maximum amount by \$500,000 to a new total of \$700,000 to further provide legal services with the majority of the expected work being in support of the Floodwalls North of the Bypass Project's land acquisition phase and approval of Budget Amendment increasing Legal Services appropriations offset by the decrease of Land appropriations. (Fiscal Impact: \$500,000 Expense, Flood Project Budget, Not budgeted; Discretionary)
[4/5 vote required]

[25-369](#)

Attachments: [Agreement](#)

- C. Approve and authorize Purchase and Sale Agreement No. 250060B (FC) for the acquisition of one Flood Protection Levee Easement, one Slope Easement, and one Temporary Construction Easement on property located at 2414 Shoreline Drive (APN 044-314-004), Napa, California owned by Owen Gray and Marianne Gray, at a price of \$55,750 and authorize the District Manager to sign related real estate documents on behalf of the District. (Fiscal Impact: \$55,750 Expense; Flood Project; Budgeted; Discretionary)

[25-370](#)

Attachments: [Agreement](#)

6. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

7. PUBLIC COMMENT

At this time, anyone may address the Board of the Napa County Flood Control and Water Conservation District regarding any subject not on today's agenda over which the Board has jurisdiction. Individuals will be limited to a three-minute presentation. No action will be taken by the Board of the Napa County Flood Control and Water Conservation District as a result of any item presented at this time.

8. ADMINISTRATIVE ITEMS

A. Discussion and direction regarding continued membership of the North Bay Watershed Association (NBWA) and reassignment of District Board representative. (Fiscal Impact: \$6,000 Expense, Flood District - Watershed Projects, Discretionary) [25-292](#)

B. Presentation on the annual water supply outlook for Napa County and its communities. (No Fiscal Impact) [25-312](#)

Attachments: [Presentation \(Added after the meeting\)](#)

9. PUBLIC HEARINGS

10. DISTRICT MANAGER'S/ENGINEER'S REPORTS AND ANNOUNCEMENTS

11. BOARD OF DIRECTORS REPORTS AND ANNOUNCEMENTS

12. BOARD OF DIRECTORS FUTURE AGENDA ITEMS

13. CLOSED SESSION

A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-453](#)
(Government Code section 54956.8)
Properties: APN 044-301-027
Negotiating Party: Richard Thomasser, Flood District Manager
Pinnkathok, Chamroeun
Under Negotiation: Price/Terms/Conditions of Payment

B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-361](#)
(Government Code section 54956.8)
Properties: APN 044-301-022
Negotiating Party: Richard Thomasser, Flood District Manager and
Elise Nerlove
Under Negotiation: Price/Terms/Conditions of Payment

C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-401](#)
(Government Code section 54956.8)
Properties: APN 044-230-005
Negotiating Party: Richard Thomasser, Flood District Manager
Bess, David W. et al
Under Negotiation: Price/Terms/Conditions of Payment

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Government Code section 54956.9(d)(1))
Napa County Flood Control and Water Conservation District v.
David W. Bess, Ray Bertolucci, et al
Napa Superior Court Case No. 24CV002234

- D.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-404](#)
(Government Code section 54956.8)
Properties: APN 044-230-004
Negotiating Party: Richard Thomasser, Flood District Manager and
Larry Ellis, Inc.
Under Negotiation: Price/Terms/Conditions of Payment

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Government Code section 54956.9(d)(1))
Napa County Flood Control and Water Conservation District v.
Larry Ellis, Inc., et al
Napa Superior Court Case No. 24CV002139

- E.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-397](#)
(Government Code section 54956.8)
Properties: APN 044-230-006
Negotiating Party: Richard Thomasser, Flood District Manager
Mark Anthony Grassi & Jami Lee Tr
Under Negotiation: Price/Terms/Conditions of Payment

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Government Code section 54956.9(d)(1))
Napa County Flood Control and Water Conservation District v. Mark
Anthony Grassi and Jami Lee Grassi, Trustees Of The 1992 Grassi F et al
Napa Superior Court Case No. 24CV002146

- F.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-318](#)
(Government Code section 54956.8)
Properties: APNs 044-230-002, 044-230-003
Negotiating Party: Richard Thomasser, Flood District Manager, Cruz
Calderon Jose et al
Under Negotiation: Price/Terms/Conditions of Payment

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Government Code section 54956.9(d)(1))
Napa County Flood Control and Water Conservation District v. Jose Cruz
Calderon, et al
Napa Superior Court Case No. 24CV002127

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- G.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-466](#)
(Government Code section 54956.8)
Properties: APN 044-301-028, -029, -030, 033, and 044-314-006
Negotiating Party: Richard Thomasser, Flood District Manager
Property Owners: Sharon and Lee Riggs, Allan and Connie Nicholson,
David and Vickie Tompkins, and Donald and Shelley Gomez
Under Negotiation: Price/Terms/Conditions of Payment

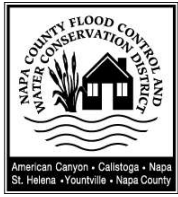
14. ADJOURNMENT

**ADJOURN TO THE NAPA COUNTY FLOOD CONTROL AND WATER
CONSERVATION DISTRICT REGULAR MEETING, TUESDAY, MARCH 25, 2025 AT
1:30 PM.**

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON FRIDAY, MARCH 14, 2025 BY 5:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE DISTRICT SECRETARY AND AVAILABLE FOR PUBLIC INSPECTION.

Neha Hoskins (By e-signature)

NEHA HOSKINS, District Secretary



Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.countyofnapa.org
Main: (707) 253-4580

Flood Control and Water Conservation District **Agenda Date:** 3/18/2025

File ID #: 25-307

TO: Napa County Flood Control and Water Conservation District
FROM: Neha Hoskins - Clerk of the Board/Secretary of the District Board
REPORT BY: Anthony Williams - Senior Deputy Clerk of the Board II
SUBJECT: Approval of Minutes

RECOMMENDATION

Approve minutes from the February 11, 2025 meeting.

BACKGROUND

Clerk of the Board/Secretary of the District Board requests approval of minutes from the February 11, 2025 meeting.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.



Meeting Minutes

Napa County Flood Control and Water Conservation District

Joelle Gallagher, District 1 (Chairperson)
Scott Sedgley, City of Napa (Vice Chairperson)
Liz Alessio, District 2
Anne Cottrell, District 3
Paul Dohring, City of St. Helena
Irais Lopez-Ortega, City of Calistoga
Amber Manfree, District 4
Marjorie Mohler, Town of Yountville
Christopher DeNatale, City of Napa
Belia Ramos, District 5
Pierre Washington, City of American Canyon

Tuesday, February 11, 2025

9:00 AM

**Board of Supervisors Chambers
1195 Third Street, Third Floor**

1. CALL TO ORDER; ROLL CALL

Present: Chairperson Joelle Gallagher, Vice-Chairperson Scott Sedgley, Directors Liz Alessio, Christopher DeNatale, Paul Dohring, Irais Lopez-Ortega, Amber Manfree, Marjorie Mohler, Belia Ramos and Pierre Washington. Director Anne Cottrell arrived during the Pledge of Allegiance. The meeting was called to order by Chairperson Joelle Gallagher.

2. PLEDGE OF ALLEGIANCE

Director of Public Works Steven Lederer led the assembly in the Pledge of Allegiance.

3. APPROVAL OF MINUTES

A. Approve minutes from the January 21, 2025 meeting. [25-187](#)

Motion Text: Approve the Minutes

Voting Yes: Sedgley, Alessio, Cottrell, DeNatale, Dohring, Lopez-Ortega, Manfree, Mohler, Ramos, Washington, and Gallagher

Voting No: None

Recusals: None

Result: Passed

4. PRESENTATIONS AND COMMENDATIONS

None

5. CONSENT ITEMS

Motion Text: Approve the Consent Calendar.

Voting Yes: Lopez-Ortega, Cottrell, Alessio, DeNatale, Dohring, Manfree, Mohler, Ramos, Sedgley, Washington, and Gallagher

Voting No: None

Recusals: None

Result: Passed

A. Approve and authorize Purchase and Sale Agreement No. 250168B (FC) for the acquisition of three Partial Fee Simple Interests, three Flood Protection Levee Easements, two Slope Easements, one Permanent Access Easement and three Temporary Construction Easements on property located at 625 Imperial Way (APNs 044-242-003, 044-242-004 and 044-242-007), Napa, California owned by MKD Soscol Partners LP, at a price of \$1,360,000 and authorize the District Manager to sign related real estate documents on behalf of the District. (Fiscal Impact: \$1,360,000 Expense; Flood Project; Budgeted; Discretionary) [24-2040](#)

Enactment No: A-250168B (FC)

B. Approve and authorize Purchase and Sale Agreement No. 250029B (FC) for the acquisition of one Partial Fee Simple Interest, one Flood Protection Levee Easement, one Public Trail Easement, and one Temporary Construction Easement on property located at 567 Lincoln Avenue (APN 044-220-024), Napa, California owned by Nick T. Paris, at a price of \$65,000 and authorize the District Manager to sign related real estate documents on behalf of the District. (Fiscal Impact: \$65,000 Expense; Flood Project; Budgeted; Discretionary) [25-249](#)

Enactment No: A-250029B (FC)

6. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

7. PUBLIC COMMENT

One (1) person spoke during public comment.

8. ADMINISTRATIVE ITEMS

None

9. PUBLIC HEARINGS

A. PUBLIC HEARING - User Fee Update

[24-1026](#)

Conduct a Public Hearing and adopt a resolution to amend the Flood Control and Water Conservation District User Fees Policy to include a Schedule of Fees for specific requests from the public that require District staff review time including encroachment permits, development related design reviews affecting District property, bid protests, and appeals of Board decisions or findings. (Fiscal Impact: \$6,000 Revenue, Flood District Fund; Not Budgeted; Discretionary)

District Manager Richard Thomasser made presentation.

Discussion held.

Motion Text: Adopt the Resolution.

Voting Yes: Cottrell, Ramos, Alessio, DeNatale, Dohring, Lopez-Ortega, Manfree, Mohler, Sedgley, Washington, and Gallagher

Voting No: None

Recusals: None

Result: Passed

Enactment No: R-2025-01 (FC)

10. DISTRICT MANAGER'S/ENGINEER'S REPORTS AND ANNOUNCEMENTS

None

11. BOARD OF DIRECTORS REPORTS AND ANNOUNCEMENTS

Director Scott Sedgley introduced new Director and City of Napa Councilmember Christopher DeNatale and welcomed him to the Flood Control and Water Conservation District.

12. BOARD OF DIRECTORS FUTURE AGENDA ITEMS

None

13. CLOSED SESSION

- A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-213](#)
(Government Code Section 54956.8)
Properties: APN 044-204-003
Negotiating Party: Richard Thomasser, Flood District Manager
California Vacation Holdings Group LLC
Under Negotiation: Price/Terms/Conditions of Payment
Closed Session held. No reportable action.
- B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-214](#)
(Government Code Section 54956.8)
Properties: APN 044-330-082
Negotiating Party: Richard Thomasser, Flood District Manager
Elksgrove Homeowners Association Inc
Under Negotiation: Price/Terms/Conditions of Payment
Closed Session held. No reportable action.
- C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-215](#)
(Government Code Section 54956.8)
Properties: APN 044-320-059
Negotiating Party: Richard Thomasser, Flood District Manager
River Glen Homeowners Assoc
Under Negotiation: Price/Terms/Conditions of Payment
Closed Session held. No reportable action.
- D. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-216](#)
(Government Code Section 54956.8)
Properties: APN 044-301-021
Negotiating Party: Richard Thomasser, Flood District Manager
Ceja, Jose & Laura M.
Under Negotiation: Price/Terms/Conditions of Payment
Closed Session held. No reportable action.
- E. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-217](#)
(Government Code Section 54956.8)
Properties: APN 044-301-024
Negotiating Party: Richard Thomasser, Flood District Manager
Perez, Christina Tr
Under Negotiation: Price/Terms/Conditions of Payment
Closed Session held. No reportable action.

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- F. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-218](#)
(Government Code Section 54956.8)
Properties: APN 044-301-026
Negotiating Party: Richard Thomasser, Flood District Manager
Gracia, David T. & Leslie Ann
Under Negotiation: Price/Terms/Conditions of Payment
Closed Session held. No reportable action.
- G. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-219](#)
(Government Code Section 54956.8)
Properties: APN 044-301-027
Negotiating Party: Richard Thomasser, Flood District Manager
Pinnkathok, Chamroen
Under Negotiation: Price/Terms/Conditions of Payment
Closed Session held. No reportable action.
- H. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-220](#)
(Government Code Section 54956.8)
Properties: APN 044-314-002
Negotiating Party: Richard Thomasser, Flood District Manager
Manley, Benjamin & Lisa
Under Negotiation: Price/Terms/Conditions of Payment
Closed Session held. No reportable action.
- I. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-222](#)
(Government Code Section 54956.8)
Properties: APN 044-220-024
Negotiating Party: Richard Thomasser, Flood District Manager
Lowenstein, Thomas H. & Janice L. Tr
Under Negotiation: Price/Terms/Conditions of Payment
Closed Session held. No reportable action.
- J. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-223](#)
(Government Code Section 54956.8)
Properties: APN 044-250-033
Negotiating Party: Richard Thomasser, Flood District Manager
WCH Napa LLC
Under Negotiation: Price/Terms/Conditions of Payment
Closed Session held. No reportable action.
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- K. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-225](#)
 (Government Code Section 54956.8)
 Properties: APN 044-314-007
 Negotiating Party: Richard Thomasser, Flood District Manager
 Kazakova, Maria G & Valdovinos, Gregkh
 Under Negotiation: Price/Terms/Conditions of Payment

Closed Session held. No reportable action.

- L. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-226](#)
 (Government Code Section 54956.8)
 Properties: APN 044-230-006
 Negotiating Party: Richard Thomasser, Flood District Manager
 Mark Anthony Grassi & Jami Lee Tr
 Under Negotiation: Price/Terms/Conditions of Payment

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
 (Government Code section 54956.9(d)(1))
 Napa County Flood Control and Water Conservation District v. Mark
 Anthony Grassi and Jami Lee Grassi, Trustees Of The 1992 Grassi F Et al
 Napa Superior Court Case No. 24CV002146

Closed Session held. No reportable action.

14. ADJOURNMENT

**ADJOURN TO THE NAPA COUNTY FLOOD CONTROL AND WATER
CONSERVATION DISTRICT REGULAR MEETING, TUESDAY, MARCH 18, 2025 AT
9:00 AM.**

Neha Hoskins (By e-signature)

NEHA HOSKINS, District Secretary



Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.countyofnapa.org
Main: (707) 253-4580

Flood Control and Water Conservation District **Agenda Date:** 3/18/2025

File ID #: 25-311

TO: Napa County Flood Control and Water Conservation District
FROM: Richard Thomasser - District Manager
REPORT BY: Christopher Silke - Engineering Manager, Water Resources
SUBJECT: Amendment No. 5 with Somach, Simmons & Dunn Agreement No. F-103 (FC)

RECOMMENDATION

Approve and authorize Amendment No. 5 to Agreement No. F-103 (FC) with Somach, Simmons & Dunn with an annual maximum cost of \$120,000 for fiscal year 2024-25 for specialized services necessary to advise, assist, and represent the District in its dispute over proper interpretation of the 2013 Area of Origin Settlement Agreement with the California Department of Water Resources. (Fiscal Impact: \$120,000 FY24-25 only Expense; Flood District-Water Supply Contracts; Budgeted; Discretionary)

BACKGROUND

Napa County Flood Control and Water Conservation District (District), Solano County Water Agency (Solano), and City of Yuba City (Yuba City) (collectively, NOD 3 Contractors) are in dispute of the California Department of Water Resources' (DWR) Water Year 2020 accounting for the NOD 3 Contractors. Specifically, the NOD 3 Contractors disagree with DWR's interpretation of their respective 2013 Area of Origin (AOO) Settlement Agreements as implemented through the State Water Project (SWP) contract provisions that concern use and carryover of each contractor's unique Table A Allocation provided by their Settlement Agreement. For Water Year 2020, DWR's determinations are documented in its 2020 Finalization Report issued by DWR on January 15, 2021. On February 18, 2021, DWR issued a revised version of the 2020 Finalization Report to Yuba City correcting an accounting error for Yuba City's use of carryover. DWR's determinations resulted in a loss of water in carryover storage for each contractor as follows: District: 1,208 acre-feet (AF); Solano: 2,533 AF; and Yuba City: 960 AF; for a total loss of 4,701 AF. The estimated financial harm to District is \$745,251.

NOD 3 Contractors hired Somach, Simmons & Dunn (SSD) to resolve the AOO water allocation dispute and submit a government claim. After unsuccessful settlement discussions, on July 14, 2022, NOD 3 Contractors filed a formal complaint against DWR in Sacramento County Superior Court. For Fiscal Year 2024-2025, the District has incurred additional legal expenses due to extensive discovery and in anticipation of mediation and trial. The District wishes to continue receiving specialized services from SSD to advise, assist, and represent it.

Approval of Amendment No. 5 to Agreement No. F-103 with Somach, Simmons & Dunn appropriates an additional \$60,000 for a new maximum of \$120,000 for Fiscal Year 2024-25 to provide continued legal representation.

Requested Actions:

1. Approve and authorize Amendment No. 5 to Agreement No. F-103 (FC) with Somach, Simmons & Dunn

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Fund 8000, Subdivision 8001500
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Legal analysis for negotiations is needed
Is the general fund affected?	No
Future fiscal impact:	No direct impacts in future fiscal years will result from this particular action.
Consequences if not approved:	Staff will not have the benefit of expert legal services to support dispute with DWR

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by California Code of Regulations, title 14, section 15378 (State CEQA Guidelines) and, therefore, CEQA is not applicable.

**AMENDMENT NO. 5 TO
NAPA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
AGREEMENT NO. F-103 (FC)**

PROFESSIONAL SERVICES AGREEMENT

This AMENDMENT NO. 5 ("Amendment No. 5") TO NAPA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AGREEMENT NO. F-103 (FC) (the "Agreement") is made and entered into effective as of March 18, 2025, by and between the Napa County Flood Control and Water Conservation District, a special district of the State of California ("DISTRICT"), and Somach Simmons & Dunn, a Professional Corporation, whose business address is 500 Capitol Mall, Suite 1000, Sacramento, California 95814 ("CONTRACTOR"). DISTRICT and CONTRACTOR may be referred to below individually as "Party" and collectively as "Parties."

RECITALS

WHEREAS, CONTRACTOR previously represented DISTRICT and other public agencies in litigation against the California Department of Water Resources (DWR) involving disputes over rights to water from the State Water Project, on record in Sacramento Superior Court as Case No. 34-2008-00016338-CU BC GOS; and

WHEREAS, the litigation was resolved through various settlement agreements among the parties, collectively filed with the Sacramento Superior Court on January 30, 2014; and

WHEREAS, a dispute arose between DISTRICT and DWR over the interpretation of their settlement agreement; and

WHEREAS, on November 16, 2020, the Parties entered into Agreement F-103 (FC), as authorized by Government Code section 31000, in order to advise, assist, and represent the DISTRICT in its dispute over the proper interpretation of the settlement agreement with DWR; and

WHEREAS, on June 15, 2021, the Parties entered into Amendment No. 1 of Agreement F-103 (FC) continuing the services of CONTRACTOR regarding ongoing discussions of the proper interpretation of the settlement agreement; and

WHEREAS, on December 7, 2021, DISTRICT Board of Directors authorized the DISTRICT to proceed with litigation to enforce the DISTRICT's settlement agreement and execute a Memorandum of Understanding to allocate costs to DISTRICT and other parties; and

WHEREAS, on October 4, 2022, the Parties entered into Amendment No. 2 of Agreement F-103 (FC) continuing the services of CONTRACTOR regarding ongoing discussions of the proper interpretation of the settlement agreement; and

WHEREAS, on February 20, 2024, the Parties entered into Amendment No. 3 of Agreement F-103 (FC) continuing the services of CONTRACTOR regarding ongoing discussions of the proper interpretation of the settlement agreement; and

WHEREAS, on July 9, 2024, the Parties entered into Amendment No. 4 of Agreement F-103 (FC) continuing the services of CONTRACTOR regarding ongoing discussions of the proper interpretation of the settlement agreement; and

WHEREAS, the civil action is scheduled for mediation and trial, if an agreement in principal is not reached prior to; and

WHEREAS, DISTRICT wishes to continue receiving specialized services from CONTRACTOR, as authorized by Government Code section 31000, necessary to advise, assist, and represent the DISTRICT in its dispute over the proper interpretation of the settlement agreement with DWR; and

WHEREAS, CONTRACTOR is willing to continue providing such specialized services to DISTRICT under the terms and conditions set forth herein; and

WHEREAS, DISTRICT and CONTRACTOR desire to increase the maximum amount of compensation to one hundred twenty thousand dollars for Fiscal Year 24/25.

TERMS

NOW, THEREFORE, DISTRICT and CONTRACTOR hereby agree to amend the Agreement as follows:

1. Paragraph 3, subd. (c), of the Agreement is hereby amended in full to read as follows:

Maximum Amount. Notwithstanding subparagraphs (a) or (b), the maximum payments under this Agreement shall not exceed ONE HUNDRED TWENTY THOUSAND DOLLARS (\$120,000) for Fiscal Year 24/25 and SIXTY THOUSAND DOLLARS per fiscal year thereafter; provided, however, that such amounts shall not be construed as guaranteed sums, and compensation shall be based upon services actually rendered.

2. This Amendment No. 5 represents all the changes to the Agreement agreed to by DISTRICT and CONTRACTOR. No enforceable oral representations or other agreements have been made by the Parties except as specifically stated herein. All other provisions of the Agreement not addressed in this Amendment shall remain in full force and effect.

3. This Amendment No. 5 may be executed in counterparts, which when taken together, shall constitute a single signed original as though all Parties had executed the same page.

IN WITNESS WHEREOF, this Amendment No. 5 is executed by DISTRICT and by CONTRACTOR through its duly authorized officer.

SOMACH SIMMONS AND DUNN



By _____
ANDREW HITCHINGS, Shareholder

"CONTRACTOR"

NAPA COUNTY FLOOD CONTROL AND
WATER CONSERVATION DISTRICT, a
special district of the State of California

By: _____

Chairperson of the Board of Directors

"DISTRICT"

<p>APPROVED AS TO FORM Office of District Counsel</p> <p>By: <u>Shana A. Bagley</u> District Counsel</p> <p>Date: 02/21/2025</p>	<p>APPROVED BY THE BOARD OF DIRECTORS OF THE NAPA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT</p> <p>Date: _____ Processed By: _____</p> <p>_____ Deputy Secretary of the District Board</p>	<p>ATTEST: Secretary of the District Board</p> <p>By: _____</p>
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Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.countyofnapa.org
Main: (707) 253-4580

Flood Control and Water Conservation District **Agenda Date:** 3/18/2025

File ID #: 25-369

TO: Napa County Flood Control and Water Conservation District
FROM: Richard Thomasser - District Manager
REPORT BY: Andrew Butler - District Engineer
SUBJECT: Amendment No. 1 to Agreement 230184B (FC) with Miller Starr Regalia

RECOMMENDATION

Approve and authorize Amendment No. 1 to Agreement No. 230184B (FC) with Miller Starr Regalia, increasing the maximum amount by \$500,000 to a new total of \$700,000 to further provide legal services with the majority of the expected work being in support of the Floodwalls North of the Bypass Project's land acquisition phase and approval of Budget Amendment increasing Legal Services appropriations offset by the decrease of Land appropriations. (Fiscal Impact: \$500,000 Expense, Flood Project Budget, Not budgeted; Discretionary)
[4/5 vote required]

BACKGROUND

\$48.3 million was appropriated in the U.S. Army Corps of Engineers (USACE) budget for Federal FY 2021 in the USACE annual Work Plan for the Napa River/Napa Creek Flood Protection Project (Flood Project) to complete the federal responsibilities on the Floodwalls North of the Bypass Project (Increment 2) and the Imola to Hatti Floodwalls Project (Increment 3). These two projects are the remaining elements of the Project that were found to have Federal interest according to the Federal Interest Determination that was produced by USACE in 2020. Staff have been working with the USACE since 2021 on a process to move forward to use the appropriated funds to complete these two elements.

As part of the local sponsor cost share, the Flood District is responsible for acquiring the necessary property rights for the construction, operations, and maintenance for the Flood Project. This amendment increases the maximum compensation of the District's contract with outside counsel Miller Starr Regalia by \$500,000 to a new total \$700,000.

Miller, Starr Regalia has been providing professional services to the District since 2002. Miller, Starr Regalia has a great deal of experience supporting the District in its land acquisition efforts as well as other projects, and possesses historical knowledge of past District activities. Miller Starr Regalia will continue to provide legal services for the scope of this contract including, but is not limited to, the following items: litigation,

transactional legal advice, attendance at meetings, supplemental attorney services, and association with District counsel.

Requested Actions:

1. Approve and authorize Amendment No. 1 to Agreement No. 230184B(FC) with Miller Starr Regalia
2. Approval of Budget Amendment for the following (4/5 Vote):
 - a. Increase appropriations by \$500,000 for Legal Services within Flood District Fund, (Subdivision 8001000, Account 52140) offset by the decrease of Lands appropriations;
 - b. Decrease appropriations by \$500,000 for Land within (District Fund, (Subdivision 8001000, Account 55100))

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Without assistance from Miller Starr Regalia, the District is unlikely to be able to complete the total project land acquisitions which will prevent construction of the next phases of the flood project from advancing.
Is the general fund affected?	No
Future fiscal impact:	Legal services under this contract will continue through FY 2027-28.
Consequences if not approved:	The District will be unable to construct the Flood Project on schedule.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: ENVIRONMENTAL DETERMINATION: The Napa River/Napa Creek Flood Protection Project was included in the Final Environmental Impact Report/Statement (FEIR/EIS). The FEIR was circulated twice for public comment, from December 19, 1997, to February 13, 1998, and again in October and November 1998 (although not required), then certified by the Board of Directors of the Napa County Flood Control and Water Conservation District on May 4, 1999. The U.S. Army Corps of Engineers certified the Final Supplemental Environmental Impact Statement (FSEIS) on June 9, 1999.

**AMENDMENT NO. 1 TO NAPA COUNTY FLOOD CONTROL AND
WATER CONSERVATION DISTRICT AGREEMENT NO. 2301848B (FC)**

PROFESSIONAL SERVICES AGREEMENT

THIS AMENDMENT NO. 1 TO NAPA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AGREEMENT NO. 2301848B (FC) (“Agreement”) is made and entered into effective as of March 1, 2025, by and between the Napa County Flood Control and Water Conservation District, a special district of the State of California (“DISTRICT”), and Miller Starr Regalia, a California professional corporation, whose federal identification number is 94-314-9244 and business address is 1331 North California Blvd., Suite 600, Walnut Creek, CA 94596 (“COUNSEL”).

RECITALS

WHEREAS, as of December 6, 2022, DISTRICT and COUNSEL entered into the Agreement for legal services to assist with implementing the Napa River/Napa Creek Flood Protection Project (Project), a flood protection project with the U.S. Army Corps of Engineers; and

WHEREAS, DISTRICT anticipates the need for continued legal services in the support of property acquisition of the Project; and

WHEREAS, DISTRICT and COUNSEL now desire to modify the provisions of the Agreement to increase the maximum compensation by FIVE HUNDRED THOUSAND DOLLARS (\$500,000) to a new total of SEVEN THOUSAND DOLLARS (\$700,000).

NOW, THEREFORE DISTRICT and COUNSEL hereby agree to amend the Agreement as follows:

TERMS

1. Paragraph 3, subdivision (a), of the Agreement is hereby amended to read as follows:

Compensation.

(a) Rates. In consideration of COUNSEL's fulfillment of the promised work pursuant to the Amendment No. 1, COUNTY shall pay COUNSEL at the rate set forth in Exhibit “B-1,” attached hereto and incorporated by reference herein. Exhibit “B” is rescinded and replaced in full by Exhibit “B-1.”

2. Paragraph 3, subd.(c), of the Agreement is hereby amended to read as follows:

Maximum Amount. Notwithstanding subparagraphs (a) and (b), the maximum payments under this Agreement shall not exceed a total of SEVEN HUNDRED THOUSAND DOLLARS (\$700,000).for professional services and expenses; provided, however, that

such amounts shall not be construed as guaranteed sums, and compensation shall be based upon services actually rendered and expenses actually incurred.

3. This Amendment No. 1 shall be effective as of the Effective Date first set forth above.
4. Except as provided in paragraphs 1 through 3, above, the terms and provisions of the Agreement shall remain in full force and effect as last approved.
5. This Amendment No. 1 may be executed in counterparts, which when taken together, shall constitute a single signed original as though all parties had executed the same page.

IN WITNESS WHEREOF, this Amendment No. 1 is executed by DISTRICT and COUNSEL through their duly authorized officers.

MILLER STARR REGALIA

By 

F. GALE CONNOR

“COUNSEL”

NAPA COUNTY FLOOD CONTROL AND WATER
CONSERVATION DISTRICT, a special district of the
State of California

By: _____
JOELLE GALLAGHER, Chairperson of the
Board of Directors

“DISTRICT”

<p>APPROVED AS TO FORM Office of District Counsel</p> <p>By: <u>Shana A. Bagley</u> District Counsel</p> <p>Date: March 7, 2025</p>	<p>APPROVED BY THE BOARD OF DIRECTORS OF THE NAPA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT</p> <p>Date: . Processed By:</p> <p>_____ Deputy Secretary of the District Board</p>	<p>ATTEST: NEHA HOSKINS Secretary of the District Board</p> <p>By: __</p>
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EXHIBIT “B-1”

COMPENSATION AND EXPENSE REIMBURSEMENT

1. Methodology. Charges for professional services shall be in minimum units of 1/10th of an hour. Charges for such services include time spent on telephone calls to DISTRICT or its representatives. To the extent consistent with Exhibit “A,” charges may be made for each member of COUNSEL’s legal personnel in the event of necessary consultation among each other, and attendance at meetings by more than one person. Charges for professional services may include waiting time but shall only include travel time one way. Charges for miscellaneous expenses will be paid by COUNSEL and reimbursed by DISTRICT unless other arrangements are made with the County Counsel and reduced to writing.

2. Rates for Legal Services.

F. Gale Connor	\$450hr
Partners	\$450/hr
Associates	\$385hr
Paralegals	\$295/hr

3. Rates for Expenses.

In-Office Photocopying	\$.25 per page
Travel (if authorized in advance)	\$.58 per mile
Facsimile Transmission	\$.50 per page

4. Other expenses, if approved in advance, shall be billed at actual cost with supporting documentation for such costs provided to DISTRICT upon request.



Napa County

Board Agenda Letter

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Flood Control and Water Conservation District **Agenda Date:** 3/18/2025

File ID #: 25-370

TO: Napa County Flood Control and Water Conservation District
FROM: Richard Thomasser - District Manager
REPORT BY: Andrew Butler - District Engineer
SUBJECT: Approve Purchase and Sale Agreement No. 250060B (FC)

RECOMMENDATION

Approve and authorize Purchase and Sale Agreement No. 250060B (FC) for the acquisition of one Flood Protection Levee Easement, one Slope Easement, and one Temporary Construction Easement on property located at 2414 Shoreline Drive (APN 044-314-004), Napa, California owned by Owen Gray and Marianne Gray, at a price of \$55,750 and authorize the District Manager to sign related real estate documents on behalf of the District. (Fiscal Impact: \$55,750 Expense; Flood Project; Budgeted; Discretionary)

BACKGROUND

The Napa River/Napa Creek Flood Protection Project covers 6.9 miles of the Napa River, as well as 0.6 miles of the Napa Creek. Components of this project include widening the river channel through the creation of both marsh plain and floodplain terraces adjacent to the river, replacing several bridges, including the railroad bridge over the Napa River, and the creation of a bypass channel through downtown Napa. The overall project required the acquisition of property interests on approximately 300 parcels of land.

The Floodwalls North of the Bypass Project (Project), the next phase of the larger Napa River/Napa Creek Flood Protection Project, extends approximately 1 mile along the west bank of the Napa River from the River Terrace Inn on the south end to the Elks Grove Townhomes to the north. Major components of the Project include a setback concrete or sheet pile floodwall along the bank of the river, improved scour protection under the Lincoln Ave bridge, completing the floodwall on the north side of the dry bypass channel, and construction of a public trail south of Lincoln Avenue that will connect the existing Napa River trail to the Oxbow Commons including a new pedestrian crossing of Lincoln Avenue. This phase of the Project requires acquisition of easements or fee title on approximately 45 parcels in the City of Napa.

The subject of this item, the required property rights proposed for acquisition at 2414 Shoreline Drive, APN 044-314-004, comprise a 4,098 SF Flood Protection Levee Easement, a 1,145 SF Slope Easement and an 822 SF Temporary Construction Easement. There are no improvements in the acquisition area.

Staff requests consideration and approval of and authority for the District Board chair to sign the Purchase and Sale Agreement in the amount of \$55,750 for acquisition of the above real estate interests on the subject property for the Project. Additionally, staff requests that the District Manager be authorized to sign related real estate documents on behalf of the District.

Requested Actions:

1. Approve and authorize Purchase and Sale Agreement No. 250060B (FC) with Owen Gray and Marianne Gray
2. Authorize the District Manager to sign related estate documents on behalf of the District

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Subdivision 8001000
Is it Mandatory or Discretionary?	Discretionary
Is the general fund affected?	No
Future fiscal impact:	All property acquisitions are part of the Project's annual budget.
Consequences if not approved:	Delays in beginning construction which could lead to increase in costs that are not included in the budget, loss of allocated federal funds, or increased flood risk in the City of Napa.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Acquisition of the Subject Property is part of the Napa River/Napa Creek Flood Protection Project and was included in the Final Environmental Impact Report for the Project that was certified by the District on May 4, 1999, for which a Notice of Determination was filed on May 7, 1999. The Final Supplemental Environmental Impact Statement for the Project was certified by the Corps of Engineers in its Record of Decision filed on June 9, 1999. On April 2, 2009, the City of Napa determined that the Napa River/Napa Creek Flood Protection Project is consistent with the City's General Plan Envision Napa 2020.

GRANTOR: Gray
Project Name: Napa River Napa Creek Flood Protection Project

APN: 044-314-004

PURCHASE AND SALE AGREEMENT 250060B (FC)

THIS PURCHASE AND SALE AGREEMENT (“Agreement”) is entered into as of the _____ day of _____, 2025 (“Effective Date”), by and between **OWEN GRAY AND MARIANNE GRAY, TRUSTEES OF THE GRAY FAMILY TRUST DATED FEBRUARY 28, 2013** (hereinafter referred to as “GRANTOR”) and **NAPA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, A SPECIAL DISTRICT OF THE STATE OF CALIFORNIA** (hereinafter referred to as “GRANTEE”).

RECITALS

WHEREAS, GRANTOR owns certain real property, including all improvements located thereon, located in the County of Napa, State of California, and more particularly known as Assessor’s Parcel Number: 044-314-004 on the Napa County Assessor’s Maps in effect on the date first above written; and

WHEREAS, in conjunction with the construction of the Napa River Napa Creek Flood Protection Project located in the County of Napa (hereinafter referred to as the “PROJECT”) GRANTEE desires to purchase and GRANTOR is willing to sell and convey to GRANTEE for the price and under the terms and conditions specified herein, a permanent flood protection levee easement, a permanent slope easement, and a temporary construction easement, as identified in the attached Exhibits A, B, and C, respectively, included and incorporated herein, over portions of those parts of APN 044-314-004 retained by GRANTOR; all said interests hereinafter referred to as “the Property;”

WHEREAS, to accomplish the foregoing desires of GRANTEE and GRANTOR, the parties desire to enter into this Agreement for purchase and sale of the Property under the terms and conditions set forth herein below; and

WHEREAS, Grantor and Grantee recognize that the sale of the Property is subject to approval of the Napa County Flood Control and Water Conservation District Board and that this Agreement shall have no force or effect unless and until said Board approval has been obtained, which approval shall be obtained before execution of the Agreement by Grantee.

TERMS

NOW, THEREFORE, in consideration of the promises set forth herein and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTEE and GRANTOR agree as follows:

ARTICLE 1 PURCHASE

1.1. **Sale and Conveyance.** Grantor shall sell to Grantee and Grantee shall purchase from Grantor the Property upon the terms and conditions set forth in Articles 2 and 3 hereof.

ARTICLE 2
PURCHASE PRICE

2.1. **Purchase Price**. The purchase price (“Purchase Price”) for the Property shall be **FIFTY FIVE THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$55,750.00)**.

2.2. **Payment of Purchase Price**. The purchase price shall be payable all in cash upon close of Escrow (as defined below) in accordance with Section 4.2.

ARTICLE 3
CONDITIONS TO PURCHASE AND SALE

3.1. **Conditions Precedent to Purchase and Sale**. The obligation of Grantee to purchase and Grantor to sell the Property is expressly conditioned upon the satisfaction, prior to Closing, of each of the conditions set forth in this Section 3.1 (the “Conditions Precedent”).

3.1.1 **Title**. Grantee has obtained a preliminary title report dated September 11, 2023, from First American Title Company (the “Title Report”), a copy of which is attached hereto as Exhibit D. Grantee acknowledges and agrees that all of the exceptions are approved by Grantee (the “Approved Exceptions”). All Disapproved Exceptions shall be removed from title to the Property at or before Closing.

3.1.2 **Execution of Deeds**. Grantor shall be ready, willing and able to convey title to the Property by executing the Flood Protection Levee Easement Deed in the form of Exhibit A (the “Flood Protection Deed”), the Slope Easement Deed in the form of Exhibit B (the “Slope Easement Deed”), and the Grant of Temporary Construction Easement (“TCE”) in the form attached hereto as Exhibit C (collectively, the “Deeds”), all subject only to the Approved Exceptions.

3.1.3 **Deposit of Deeds**. Grantor shall have deposited into Escrow (as defined below) the Deeds identified in Section 3.3 as provided for in Section 4.1.1, conveying title to the Property (subject to the Approved Exceptions) to the Grantee.

3.1.4 **Title Insurance**. The Title Company shall be prepared to issue an ALTA Standard Owner Policy of Title Insurance in the amount of the purchase price insuring title to the Property interests vested in Grantee subject only to the Approved Exceptions (the “Title Policy”).

3.1.5 **Certificate of Acceptance**. Grantee has obtained a resolution of the District Board authorizing recordation of the Deeds and has deposited properly executed Certificates of Acceptance into Escrow.

3.1.6 **No Breach**. There shall be no material breach of any of Grantor’s representations, warranties, or covenants set forth in Article 5.

3.1.7 **Documentary Deposit**. Grantor and Grantee shall have each deposited into Escrow all materials required to be deposited under Article 4.

3.2. **Grantee's Remedies.**

3.2.1 **Conditions Precedent.** If any of the foregoing Conditions Precedent which inure to the benefit of Grantee are not satisfied, Grantee shall have the right either to waive the condition in question and proceed with the purchase of the Property pursuant to all of the other terms of this Agreement, or, in the alternative, to terminate this Agreement and any money deposited into Escrow by Grantee shall be returned to Grantee, and thereafter neither party shall have any further rights, obligations, or liabilities hereunder except to the extent that any right, obligation, or liability set forth herein expressly survives termination of this Agreement.

3.2.2 **Default.** If Grantor fails to perform any of its obligations or is otherwise in default under this Agreement, Grantee shall have the right to give notice to Grantor specifically setting forth the nature of said failure and stating that Grantor shall have a period of ten (10) calendar days to cure such failure. If Grantor has not cured such failure within such period (or, if such failure is not capable of being cured within ten (10) calendar days), Grantor either has not commenced in good faith the curing of such failure within such period or does not diligently thereafter complete such cure prior to the Closing Date, as may be extended under the terms of this Agreement, Grantee's sole and exclusive remedy shall be one of the following:

(a) **Waiver.** Waive such failure and proceed to the Closing pursuant to all of the other terms of this Agreement; or

(b) **Terminate.** Grantee may terminate this Agreement by notice to Grantor and Escrow Agent to that effect. Nothing herein shall be deemed a waiver by Grantee of its right or ability to exercise its power of eminent domain to acquire the Property after a termination of this Agreement.

3.3. **Grantor's Remedies.**

3.3.1 **Conditions Precedent.** If any of the foregoing Conditions Precedent which inure to the benefit of Grantor are not satisfied, Grantor shall have the right to either waive the condition in question and proceed with the sale of the Property pursuant to all of the other terms of this Agreement, or, in the alternative, to terminate this Agreement and any amounts deposited into Escrow shall be returned to Grantee, and thereafter neither party shall have any further rights, obligations, or liabilities hereunder except to the extent that any right, obligation or liability set forth herein expressly survives termination of this Agreement.

ARTICLE 4 CLOSING AND ESCROW

4.1. **Deposits into Escrow.** Grantee has established an escrow (the "Escrow") with First American Title of Napa, 1700 2nd St #120, Napa, CA 94559 hereinafter referred to as "Title Company" or "Escrow Agent" for the account of the GRANTOR, Escrow No. T0021692-006. A copy of this Agreement, duly executed by both parties, shall be promptly deposited therein. Subject to Section 4.2.2 below, this Agreement shall serve as a summary for escrow

GRANTOR: Gray
Project Name: Napa River Napa Creek Flood Protection Project

APN: 044-314-004

instructions to Escrow Agent, as escrow holder, for consummation of the purchase and sale contemplated hereby. Prior to or on the Closing Date, the Parties shall deposit the following into the Escrow:

4.1.1. **Grantor**. Grantor shall deposit the following into Escrow:

- (a) The Flood Protection Levee Easement Deed, fully executed and suitable for recordation;
- (b) The Slope Easement Deed, fully executed and suitable for recordation;
- (c) The TCE, fully executed and suitable for recordation;
- (d) If required by the Escrow Agent, a FIRPTA Affidavit stating Grantor's U.S. taxpayer identification number and that the Grantor is a "United States person" as defined by Internal Revenue Code sections 1445(f)(3) and 7701(b); and
- (e) Such other documents and instruments as may be required by other provisions of this Agreement or may be reasonably required by Escrow Agent or otherwise to carry out the terms and intent of this Agreement.

4.1.2 **Grantee**. Grantee shall deposit the following into Escrow:

- (a) Cash or immediately available funds in the amount of the Purchase Price together with such additional cash in the amount necessary to pay Grantee's share of closing costs and prorations, as hereinafter set forth;
- (b) Executed Certificates of Acceptance for each of the three Deeds;
and
- (c) Such other documents and instruments as may be required by any other provision of this Agreement or as may reasonably be required by Escrow Agent or otherwise to carry out the term and intent of this Agreement.

4.2. **Close of Escrow**.

4.2.1 **Closing Date**. Escrow shall close on or before the ninetieth (90th) day following execution of this Agreement by Grantee or upon such other date as is mutually agreed upon by Grantee and Grantor (the "Closing Date").

4.2.2 **Closing of Escrow**. When the Conditions Precedent listed in Section 3.1 have been satisfied or waived by Grantee and Grantor and Escrow Agent has received all necessary cash and documents and is in a position to issue the Title Policy, as provided in Section 3.1.4, Escrow Agent shall immediately close Escrow as provided below (the "Closing"). The parties to this Agreement shall cooperate with each other and the Escrow Agent in preparing and executing such further documents (including further escrow instructions) as may be reasonably necessary to close Escrow as contemplated by this Agreement; provided however,

GRANTOR: Gray
Project Name: Napa River Napa Creek Flood Protection Project

APN: 044-314-004

that in the event of any conflict between the provisions of this Agreement and any such further documents or escrow instructions, the terms of this Agreement shall control.

4.2.3 **Procedure.** Escrow Agent shall close Escrow as follows:

4.2.3.1 **Record Deeds.** Date and record the Flood Protection Levee Deed, the Slope Easement Deed and the TCE, all in the Official Records of Napa County.

4.2.3.2 **Deliver Copies of Deeds.** Deliver one (1) certified copy of each recorded Deed to Grantee.

4.2.3.3 **Pay to Grantor.** Pay to Grantor the funds in Escrow equal to the Purchase Price, reduced only by Grantor's share of prorations, as hereinafter set forth in Section 4.2.4 below.

4.2.3.4 **Deliver Title Policy.** Deliver the Title Policy to Grantee.

4.2.3.5 **Closing Statement.** Prepare and deliver to Grantee and Grantor one signed copy of the Escrow Agent's closing statement showing all receipts and disbursements of the Escrow.

4.2.4 **Closing Costs and Prorations.**

4.2.4.1 **Closing Costs.** Grantee and Grantor shall each pay its own attorney's fees in connection with negotiating this Agreement and closing the Escrow. Grantee shall pay recording costs, if any, Escrow fees, the title insurance premium, and any documentary transfer taxes.

4.2.4.2 **Prorations.** All non-delinquent real estate taxes and assessments on the Property shall be prorated as of the Closing Date.

ARTICLE 5 REPRESENTATIONS AND WARRANTIES

5.1. **Grantor's Representations and Warranties.** Grantor represents and warrants to Grantee that the following matters are true and correct in all material respects as of the execution of this Agreement and will also be true and correct in all material respects as of the Closing:

5.1.1 **Authority to Sign.** GRANTOR and the signatories for GRANTOR represent and warrant that GRANTOR'S signatories to this Agreement are authorized to enter into this Agreement and that no other authorizations are required to implement this Agreement on behalf of GRANTOR. The parties agree that written evidence of such authorization shall be submitted by each party to the other party prior to the close of escrow;

5.1.2 **No Violation of Agreement; Litigation.** Neither the execution, delivery or performance of this Agreement by Grantor will result in the breach of any terms, conditions, or provisions of, or conflict with or constitute a default under the terms of any indenture, deed to

GRANTOR: Gray
Project Name: Napa River Napa Creek Flood Protection Project

APN: 044-314-004

secure debt, mortgage, deed of trust, note, evidence of indebtedness, or any other agreement or instrument by which Grantor or the Property is bound. Grantor has no knowledge of any pending or threatened litigation, actions, applications, orders, protests, proceedings, or complaints against or affecting title to the Property or Grantor's interest therein;

5.1.3 **Compliance with Laws.** Grantor has received no written notice alleging violations of any federal, state, or municipal laws or ordinances with regard to any portion of the Property;

5.1.4 **Hazardous Materials.** Grantor has received no notice alleging the presence of, nor does Grantor have any knowledge of the presence of any Hazardous Materials on, under or about the Property. The term "Hazardous Materials means any hazardous or toxic material, substance, irritant, chemical or waste, which is (A) defined, classified, designated, listed or otherwise considered under any environmental law as a "hazardous waste," "hazardous substance," "hazardous material," "extremely hazardous waste," "acutely hazardous waste," "radioactive waste," "biohazardous waste," "pollutant," "toxic pollutant," "contaminant," "restricted hazardous waste," "infectious waste," "toxic substance," or any other term or expression intended to define, list, regulate or classify substances by reason of properties harmful to health, safety or the indoor or outdoor environment, (B) toxic, ignitable, corrosive, reactive, explosive, flammable, infectious, radioactive, carcinogenic, or mutagenic, and which is or becomes regulated by any local, state or federal governmental authority, (C) asbestos and asbestos containing materials, (D) an oil, petroleum, petroleum based product or petroleum additive, derived substance or breakdown product, (E) urea formaldehyde foam insulation, (F) polychlorinated biphenyls (PCBs), (G) freon and other chlorofluorocarbons, (H) any drilling fluids, produced waters and other wastes associated with the exploration, development or production of crude oil, natural gas or geothermal resources, (I) lead-based paint, and (J) mold, rot, fungi and bacterial matter, and (K) Per- and Polyfluoroalkly substances (PFAs).

5.1.5 **Existing Lease.** There are no leases, subleases, occupancies, tenancies, or licenses in effect pertaining to the Property, or any portion thereof, which will be binding upon Grantee after Closing and no person has any possessory interest in the Property or right to acquire all or any part of the Property.

5.1.6 **Grantor Not a Foreign Person.** Grantor is not a foreign person within the meaning of Section 1445 of the Internal Revenue Code of 1986, as amended.

5.1.7 **Right of Possession.** It is agreed and confirmed by the parties hereto that notwithstanding other provisions in this Agreement, the right of possession and use of the Property by the Grantee, including the right to remove and dispose of improvements, commences on the date, the amount identified in Paragraph 2.1 herein, is deposited into the escrow controlling this transaction, and that the amount shown in Paragraph 2.1 herein, includes, but is not limited to, full payment for such possession and use, including damages, if any, from and after said date. In the event the TCE has a start date that is different from the date that funds are deposited into the escrow controlling this transaction, then the start date for the TCE specifically will apply as to right of possession for the area described in the TCE.

ARTICLE 6 GENERAL PROVISIONS

6.1. **Federal Compliance.** The parties to this contract shall, pursuant to Title 49, Code of Federal Regulations, Section 21.7 (a), comply with all elements of Title VI of the Civil Rights Act of 1964. This requirement under Title VI and the Code of Federal Regulations is to complete the USDOT-Non-Discrimination Assurance requiring compliance with Title VI of the Civil Rights Act of 1964, 49 C.F.R. Parts 21 and 28 C.F.R Section 50.3. Further, no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subject to discrimination under any program or activity that is the subject of this Agreement.

6.2. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties relating to the subject of this Agreement and supersedes all previous agreements, promises, representations, understandings, and negotiations, whether written or oral, among the parties with respect to the subject matter hereof. The performance of this Agreement constitutes the entire consideration for the conveyance of the Property and shall relieve GRANTEE of all further obligations or claims on this account or on account of the location, grade or operation of the PROJECT as designed.

6.3. **Legal Advice.** Grantor has been afforded the opportunity to seek independent legal advice from its attorneys with respect to the advisability of executing this Agreement and the meaning of the provisions hereof. The provisions of this Agreement shall be construed as to the fair meaning and not for or against any party based upon any attribution of such party as the sole source of the language in question.

6.4. **Further Assurances.** The parties agree to perform such further acts and to execute and deliver such additional documents and instruments as may be reasonably required in order to carry out the provisions of this Agreement and the intentions of the parties.

6.5. **Gender, Number.** As used herein, the singular shall include the plural and the masculine shall include the feminine and nonbinary, wherever the context so requires.

6.6. **Governing Law; Venue.** This Agreement shall be governed, interpreted, construed, and enforced in accordance with the laws of the State of California. Venue for any legal proceeding brought under this Agreement shall be in Napa County Superior Court.

6.7. **Headings.** The captions and paragraph and subparagraph headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit, or affect the construction or interpretation of any term or provision hereof.

6.8. **Modification, Waiver.** No modification, waiver, amendment, or discharge of this Agreement shall be valid unless the same is in writing and signed by both parties.

6.9. **No Other Inducement.** The making, execution, and delivery of this Agreement by the parties hereto has been induced by no representations, statements, warranties, or agreements other than those expressed herein.

GRANTOR: Gray
Project Name: Napa River Napa Creek Flood Protection Project

APN: 044-314-004

6.10. **Severability.** If any term, provision, covenant, or condition of this Agreement is held to be invalid, void, or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall be severable and shall not be affected thereby, and each of the remaining terms, provisions, covenants, or conditions of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

6.11. **Successors.** All terms of this Agreement shall be binding upon, inure to the benefit of, and be enforceable by the parties hereto and their respective heirs, legal representatives, successors, and assigns.

6.12. **Waiver.** The waiver by one party of the performance of any term, provision, covenant, or condition shall not invalidate this Agreement, nor shall it be considered as a waiver by such party of any other term, provision, covenant, or condition. Delay by any party in pursuing any remedy or in insisting upon full performance for any breach or failure of any term, provision, covenant, or condition shall not prevent such party from later pursuing remedies or insisting upon full performance for the same or any similar breach or failure.

6.13. **Attorney's Fees.** Should any litigation be commenced between the parties to this Agreement concerning the sale or the rights or duties of the parties in relation thereto, the party prevailing in such litigation shall be entitled, in addition to such other relief as may be provided by this Agreement, to a reasonable sum as and for attorney's fees in such litigation, or in a separate action brought for that purpose. Such litigation shall be brought in the Superior Court of California, County of Napa, a Unified Court.

6.14. **Notices.** All notices, requests, demands, and other communications under this Agreement shall be in writing and shall be deemed to have been duly given on the date of delivery if served personally on the party to whom notice is to be given, or if mailed, five (5) days after mailing by first class mail, registered or certified mail, postage prepaid, and properly addressed as follows. Any party may change its address for purposes of this section by giving the other parties written notice of the new address in the manner set forth above.

GRANTEE: Napa County Flood Control and Water Conservation District
804 First Street
Napa, CA 94559

GRANTOR: Owen Gray and Marianne Gray
3600 Frost Lane
Reno, NV 89511

6.15. **No Real Estate Commissions.** Each party represents and warrants to the other that it has not engaged or dealt with any broker or finder in connection with this transaction, has not acted in a way that would entitle any such brokers or finders to any commission, and it shall defend, indemnify and hold the other party harmless from all claims, losses, damages, costs, and expenses, including reasonable attorneys' fees, arising from or related to any assertion by any broker or finder contrary to the foregoing representations and warranties where the same is based upon the acts or alleged acts of the indemnifying party.

GRANTOR: Gray
Project Name: Napa River Napa Creek Flood Protection Project

APN: 044-314-004

6.16. **Condition of Property.** Grantor shall not subject the Property to any additional liens, exceptions, encumbrances, easements, or rights of way after the Effective Date, neither shall Grantor make or permit any material changes or alterations to the Property other than necessary or typical maintenance and repairs. Risk of loss prior to Closing shall be borne by Grantor.

6.17. **Electronic, Facsimile, & Counterpart Copies of Agreement Valid and Binding for Preliminary Purpose.** GRANTEE and GRANTOR agree that any electronic or facsimile copy of this Agreement or counterpart copies, including all attachments, signatures, and initials appearing thereon, shall be valid and binding on GRANTOR for purposes of presentation of the Agreement to GRANTEE's governing board for approval, but that all such copies shall be replaced prior to close of escrow by a fully executed original which shall be delivered to and kept in the official records of GRANTEE.

6.18. **Approval of GRANTEE.** GRANTOR understands that this Agreement is subject to the approval of GRANTEE's Board or authorized designee and that this Agreement shall have no force or effect unless and until such approval has been obtained.

6.19. **Counterparts Signature.** This Agreement may be executed in counterparts, each of which shall be an original, but all counterparts shall constitute one agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

GRANTOR: Gray
Project Name: Napa River Napa Creek Flood Protection Project

APN: 044-314-004

GRANTEE:

NAPA COUNTY FLOOD CONTROL AND
WATER CONSERVATION DISTRICT, a
special district of the State of California

By: _____
JOELLE GALLAGHER,
Chairperson of the Board of Directors

“DISTRICT”

GRANTOR:

OWEN GRAY AND MARIANNE GRAY,
TRUSTEES OF THE GRAY FAMILY
TRUST DATED FEBRUARY 28, 2013

By: *OWG*
OWEN GRAY, TRUSTEE

Date: 3/7/25

By: *MGray*
MARIANNE GRAY, TRUSTEE

Date: 3/7/25

<p>APPROVED AS TO FORM Office of District Counsel</p> <p>By: <u>Shana A. Bagley</u> Deputy District Counsel</p> <p>Date: <u>August 2, 2023</u></p>	<p>APPROVED BY THE NAPA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT</p> <p>Date: _____</p> <p>Processed By: _____ Deputy Clerk of the Board</p>	<p>ATTEST: NEHA HOSKINS Clerk of the Board</p> <p>By: _____</p>
--	--	---

GRANTOR: Gray
Project Name: Napa River Napa Creek Flood Protection Project

APN: 044-314-004

EXHIBIT A
FLOOD PROTECTION LEVEE EASEMENT DEED

RECORDING REQUESTED BY:

Napa County Flood Control and Water
Conservation District

WHEN RECORDED MAIL TO:

Napa County Flood Control and Water
Conservation District
804 First Street
Napa, CA 94559

The undersigned grantee hereby declares this instrument to be exempt from Recording Fees (Govt. Code §§ 6103 and 27383) and Documentary Transfer Tax (Revenue and Taxation Code §11922). **Government Agency Acquiring Title**

APN: 044-314-004

Space Above This Line for Recorder's Use

FLOOD PROTECTION LEVEE EASEMENT DEED

OWEN GRAY AND MARIANNE GRAY, TRUSTEES OF THE GRAY FAMILY TRUST DATED FEBRUARY 28, 2013, hereinafter referred to as "GRANTOR", hereby GRANT(S) to the **Napa County Flood Control and Water Conservation District, a special district of the State of California**, hereinafter referred to as "GRANTEE", a perpetual and assignable right and easement in the land shown and described in Exhibits "A" and "B" attached 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 easement granted herein 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 GRANTOR'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, GRANTEE shall, wherever practical, use existing roads and lanes across lands of GRANTOR, if such there be, and if not, by such route or routes as shall result in the least practicable inconvenience to GRANTOR and any occupants of GRANTOR'S property.

GRANTOR reserves for itself and its heirs and assigns, the right to use said easement area for purposes which will not interfere with GRANTEE'S full enjoyment of the rights hereby granted; provided that GRANTOR 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.

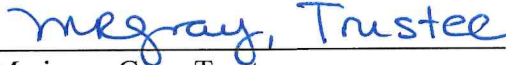
The rights and obligations contained in this Grant of Flood Protection Easement run with and burden the land and are binding on GRANTOR and its successors and assigns, and constitute an easement in gross for the benefit of GRANTEE and its successors and assigns.

IN WITNESS WHEREOF, GRANTOR(S) has executed and acknowledged this Grant as of the day and year first written below, and GRANTEE, as of the date set forth next to its signature in the certificate of acceptance, has accepted the grant of Easement made by this Grant.

GRANTOR: OWEN GRAY AND MARIANNE GRAY, TRUSTEES OF THE GRAY FAMILY TRUST DATED FEBRUARY 28, 2013

By:  , Trustee
Owen Gray, Trustee

Date: 3/7/25

By:  , Trustee
Marianne Gray, Trustee

Date: 3/7/25

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF NAPA

On this 7th day of MARCH, 2025, before me, TY CADEMAIORI, a Notary Public in and for the State of California, personally appeared MARIANNE GRAY & OWEN GRAY proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 the day and year first above written.



NOTARY PUBLIC

**CERTIFICATE OF ACCEPTANCE
FLOOD PROTECTION LEVEE EASEMENT DEED
(Portion of APN 044-314-004)**

Pursuant to California Government Code section 27281, this is to certify that the interest in real property granted by the Flood Protection Levee Easement Deed from OWEN GRAY AND MARIANNE GRAY, TRUSTEES OF THE GRAY FAMILY TRUST DATED FEBRUARY 28, 2013 to the NAPA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT (“District”), a special district of the State of California, is hereby accepted by its assignee as ordered by the District Board on July 26, 2022, and the District consents to the recordation thereof by its duly authorized officer.

Date: _____

RICHARD M. THOMASSER
District Manager

APPROVED AS TO FORM:
District Legal Counsel

By: Shana A. Bagley

Date: 07/28/2023

[PL No. 93166]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF NAPA

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for the State of California, personally appeared _____ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 the day and year first above written.

NOTARY PUBLIC

EXHIBIT A
Legal Description

5406
 044-314-004 D-1
 05-06-2024

FLOOD PROTECTION LEVEE EASEMENT

A portion of the Lands of Owen Gray and Marianne, Trustees for the Gray Family Trust dated February 28, 2013 as described in the Trust Transfer Deed recorded on March 4, 2013 as Series Number in 2013-0006402, the office of the Napa County Recorded, State of California, said portion described as follows:

Beginning at the point on the south line that bears South 64° 11' 47" East 128.38 feet from the southwest corner of said Lands of Owen Gray and Marianne, Trustees; thence continuing along said south line South 64° 11' 47" East 53.52 feet; thence leaving said south line North 25° 22' 45" East 78.57 feet to the north line of said Lands of Owen Gray and Marianne, Trustees; thence along said north line North 69° 58' 50" West 56.03 feet to the beginning of a non-tangent curve concave to the northwest having a radius of 600.00 feet and to which a radial line bears South 69° 38' 13" East; thence leaving said north line southwesterly 53.48 feet along said curve through a central angle of 5° 06' 27"; thence South 25° 28' 14" West 19.52 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.

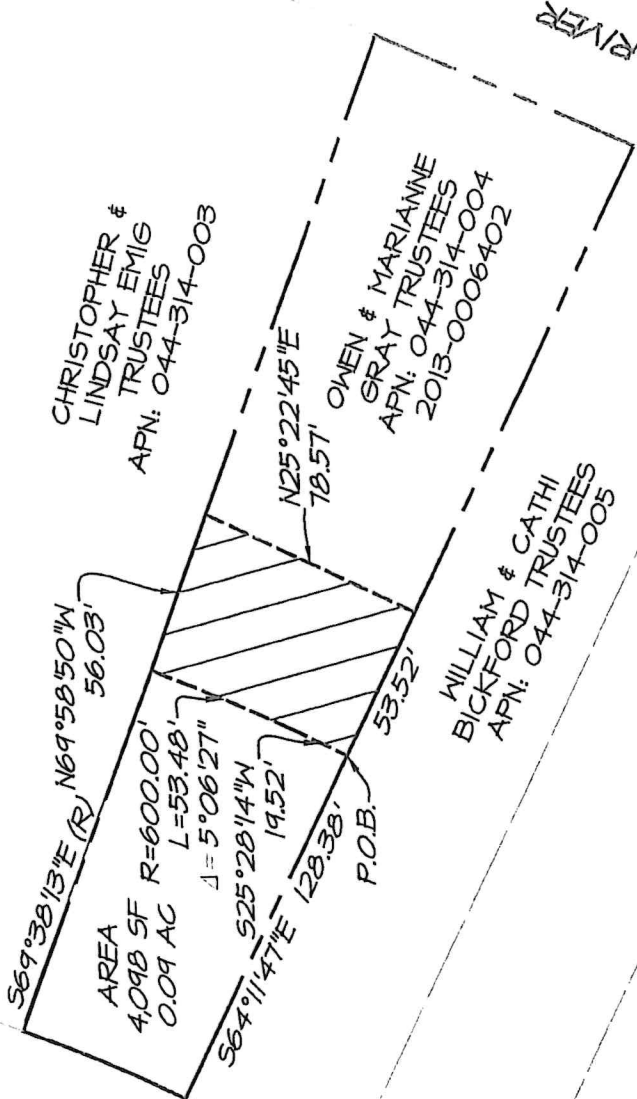
End Description

Area: 4,098 Sq. Ft.
 0.09 Ac.



EXHIBIT B

Plat Map



CHRISTOPHER &
LINDSAY EMIG
TRUSTEES
APN: 044-314-003

OWEN & MARIANNE
GRAY TRUSTEES
APN: 044-314-004
2013-0006402

WILLIAM & CATHI
BICKFORD TRUSTEES
APN: 044-314-005

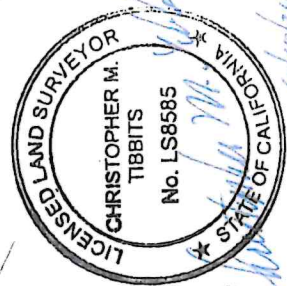
AREA
4,098 SF R=600.00'
0.09 AC L=53.48'
Δ=5°06'27"

WOOD I 0

NAPA RIVER

1"=60'

- LEGEND
- PROPERTY LINE
 - - - EASEMENT LINE
 - - - ADJACENT
 - PROPERTY LINE
 - R RADIUS IN FEET
 - L LENGTH IN FEET
 - Δ DELTA ANGLE
- FLOOD PROTECTION
LEVEE EASEMENT



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' 04" WEST.

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

RSA+

1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE | 707 | 252.3301
+ WWW.RSACIVIL.COM +

RSACI CONSULTING CIVIL ENGINEERS + SURVEYORS + | ISO
05-06-2024
044-314-004 D-2 | OF 1

GRANTOR: Gray
Project Name: Napa River Napa Creek Flood Protection Project

APN: 044-314-004

EXHIBIT B
SLOPE EASEMENT DEED

RECORDING REQUESTED BY:

Napa County Flood Control and Water
Conservation District

WHEN RECORDED MAIL TO:

Napa County Flood Control and Water
Conservation District
804 First Street
Napa, CA 94559

The undersigned grantee hereby declares this instrument to be exempt from Recording Fees (Govt. Code §§ 6103 and 27383) and Documentary Transfer Tax (Rev. & Tax. Code §11922). *Government Agency Acquiring Title*

APN: 044-314-004

Space Above This Line for Recorder's Use


SLOPE EASEMENT DEED

OWEN GRAY AND MARIANNE GRAY, TRUSTEES OF THE GRAY FAMILY TRUST DATED FEBRUARY 28, 2013, hereinafter referred to as "GRANTOR," hereby GRANT(S) to the **Napa County Flood Control and Water Conservation District, a special district of the State of California**, hereinafter referred to as "GRANTEE," a permanent easement, in the location described in **Exhibit A** and depicted in **Exhibit B**, for the purpose of maintaining minimum 2:1 embankment slope starting from a line three feet offset from GRANTOR'S Flood Protection Levee Easement ("Embankment Slope") providing lateral support for a GRANTEE's elevated FLOOD PROTECTION LEVEE EASEMENT recorded ___ 202_ in Book , page _ of official records, Napa County. Said grant includes the right and privilege to cross over GRANTOR's land to maintain and monitor said Embankment Slope, as needed to support, protect, and operate the improvements and infrastructure owned and/or operated by the GRANTEE within GRANTEE's FLOOD PROTECTION LEVEE EASEMENT, inclusive of all necessary fixtures for use in connection therewith or appurtenant thereto; reserving all other rights to GRANTOR, 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 GRANTEE determines, in its reasonable discretion, that said improvements or other actions by GRANTOR destabilize or otherwise degrade the Embankment Slope, GRANTEE shall give GRANTOR written notice of the same and GRANTOR shall remove said improvements and/or cease said actions and repair and restore the Slope Embankment at its sole cost and expense.

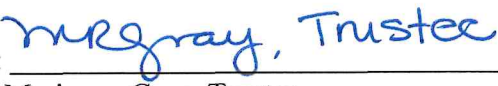
The rights and obligations contained in this Slope Easement Deed run with and burden the land and are binding on GRANTOR and its successors and assigns and constitute an easement in gross for the benefit of GRANTEE and its successors and assigns.

IN WITNESS WHEREOF, GRANTOR(S) has executed and acknowledged this Slope Easement Deed as of the day and year first written below, and GRANTEE, as of the date set forth next to its signature in the certificate of acceptance, has accepted the grant of Easement made by this Slope Easement Deed.

GRANTORS: OWEN GRAY AND MARIANNE GRAY, TRUSTEES OF THE GRAY FAMILY TRUST DATED FEBRUARY 28, 2013

By:  , Trustee
Owen Gray, Trustee

Date: 3/7/25

By:  , Trustee
Marianne Gray, Trustee

Date: 3/7/25

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

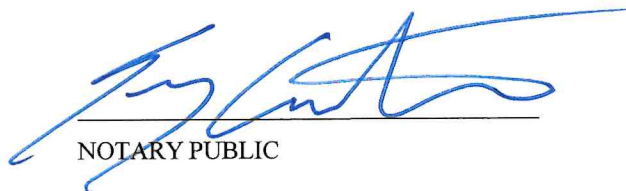
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

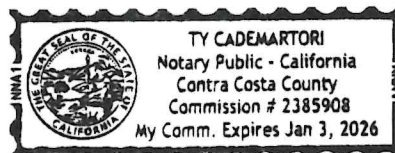
STATE OF CALIFORNIA
COUNTY OF NAPA

On this 7th day of MARCH, 2025, before me, TY CADEMARTORI, a Notary Public in and for the State of California, personally appeared MARIANNE GRAY + OWENS GRAY proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 the day and year first above written.


NOTARY PUBLIC



**CERTIFICATE OF ACCEPTANCE
SLOPE EASEMENT DEED
(Portion of APN 044-314-004)**

Pursuant to California Government Code section 27281, this is to certify that the interest in real property granted by the Slope Easement Deed from OWEN GRAY AND MARIANNE GRAY, TRUSTEES OF THE GRAY FAMILY TRUST DATED FEBRUARY 28, 2013 to the NAPA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT (“District”), a special district of the State of California, is hereby accepted by its assignee as ordered by the District Board on July 26, 2022, and the District consents to the recordation thereof by its duly authorized officer.

Date: _____

RICHARD M. THOMASSER
District Manager

APPROVED AS TO FORM:
District Legal Counsel

By: Shana A. Bagley
Date: 03/22/2024
[PL No. 9111531.2]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF NAPA

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for the State of California, personally appeared _____ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 the day and year first above written.

NOTARY PUBLIC

EXHIBIT A
Legal Description

5406
044-314-004 B-1
05-06-2024

SLOPE EASEMENT

A portion of the Lands of Owen Gray and Marianne Gray, Trustees for the Gray Family Trust dated February 28, 2013 as described in the Trust Transfer Deed recorded on March 4, 2013 as Series Number in 2013-0006402, the office of the Napa County Records, State of California, said portion described as follows:

Beginning at the point on the southwest line that bears South 64° 11' 47" East 112.38 feet from the southwest corner of said Lands of Owen Gray and Marianne Gray, Trustees; thence continuing along said southwest line South 64° 11' 47" East 16.00 feet; thence leaving said southwest line North 25° 28' 14" East 19.52 feet to the beginning of a curve concave to the northwest having a radius of 600.00 feet; thence 53.48 feet along said curve through a central angle of 5° 06' 27" to the northeast line of said Lands of Owen Gray and Marianne Gray, Trustees; thence along said northeast line North 69° 58' 50" West 15.55 feet to the beginning of a non-tangent curve concave to the northwest having a radius of 610.00 feet and to which a radial line bears South 69° 00' 06" East; thence leaving said northeast line southwesterly 47.61 feet along said curve through a central angle of 4° 28' 20"; thence South 25° 28' 14" West 23.80 feet to the **Point of Beginning**.

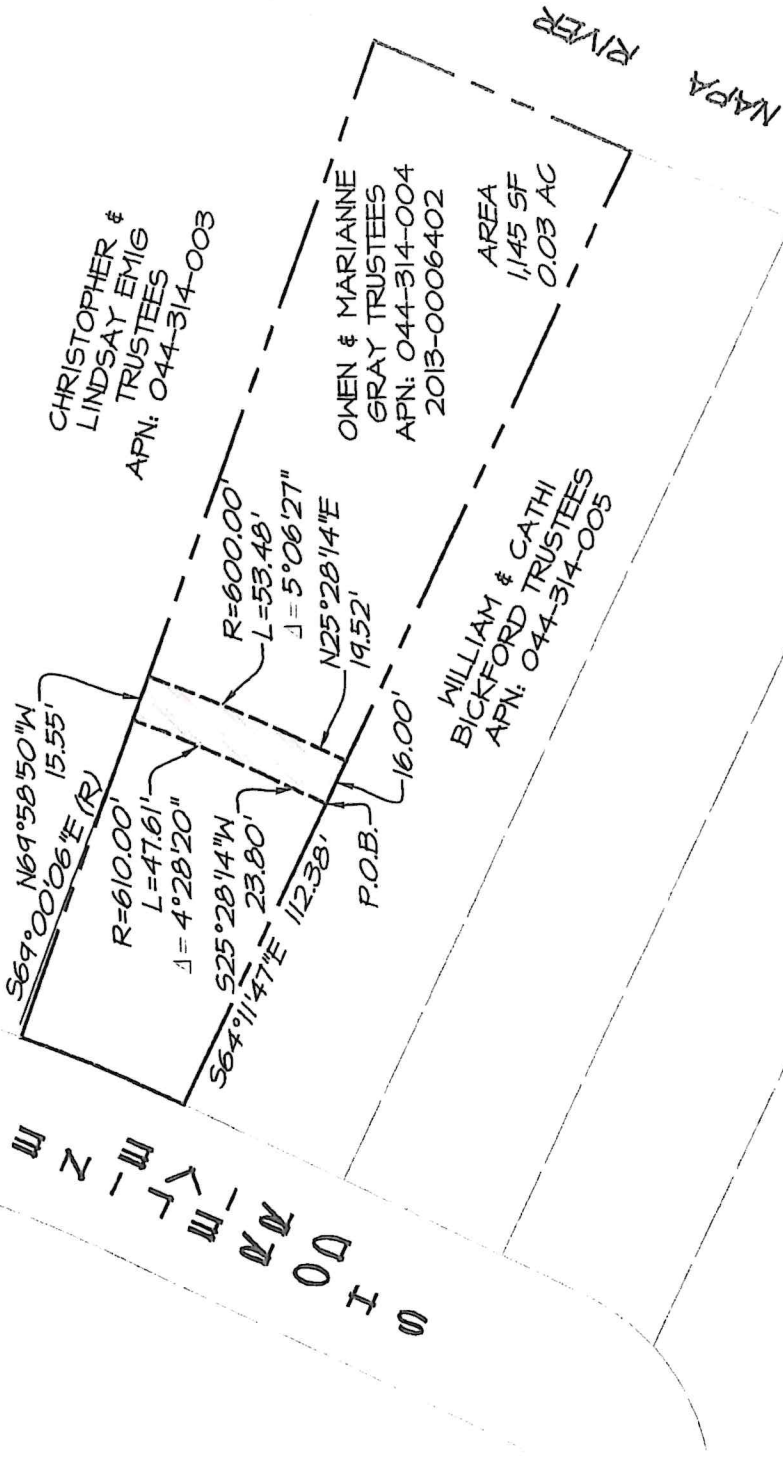
Basis of Bearing being the bearing between Monuments #B-9 and #B-10 on Lincoln Avenue shown on the map Record of Survey Map No. 3052, filed June 26, 1978 in Book 20 of Record of Surveys at Page 64-72, Napa County Records, as North 89° 43' 00" West and measured as North 89° 43' 09" West.

End Description

Area: 1,145 Sq. Ft.
0.03 Ac.



EXHIBIT B
Plat Map



CHRISTOPHER &
LINDSAY EMIG
TRUSTEES
APN: 044-314-003

OWEN & MARIANNE
GRAY TRUSTEES
APN: 044-314-004
2013-0006402

WILLIAM & CATHI
BICKFORD TRUSTEES
APN: 044-314-005

AREA
1,145 SF
0.03 AC

NAPA RIVER

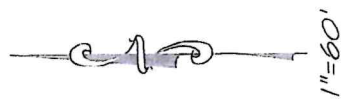
S69°00'06"E (R) 15.55'
R=610.00'
L=47.61'
Δ=4°28'20"

R=600.00'
L=53.48'
Δ=5°06'27"

S25°28'14"W 23.80'
S64°11'47"E 12.38'

N25°28'14"E 19.52'

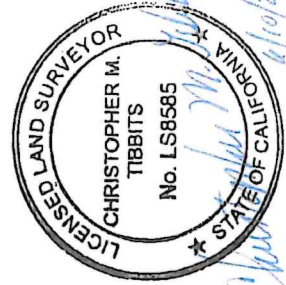
P.O.B. 16.00'



LEGEND

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

SLOPE EASEMENT



RSA+
1515 FOURTH STREET
NAPA, CALIF 94559
OFFICE (707) 252.3301
+ WWW.RSACIVIL.COM +

RS&+ CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980
05-06-2024
044-314-004 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° 04' 04" WEST.

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

GRANTOR: Gray
Project Name: Napa River Napa Creek Flood Protection Project

APN: 044-314-004

EXHIBIT C
TEMPORARY CONSTRUCTION EASEMENT

RECORDING REQUESTED BY:

Napa County Flood Control and Water
Conservation District

WHEN RECORDED MAIL TO:

Napa County Flood Control and Water
Conservation District
804 First Street
Napa, CA 94559

The undersigned grantee hereby declares this instrument to be exempt from Recording Fees (Govt. Code §§ 6103 and 27383) and Documentary Transfer Tax (Revenue and Taxation Code §11922). ***Government Agency Acquiring Title***

APN: 044-314-004

Space Above This Line for Recorder's Use

TEMPORARY CONSTRUCTION EASEMENT DEED

For good and valuable consideration pursuant to that certain Purchase and Sale Agreement executed by the parties hereto, on or about the date hereof ("AGREEMENT"), the undersigned, **OWEN GRAY AND MARIANNE GRAY, TRUSTEES OF THE GRAY FAMILY TRUST DATED FEBRUARY 28, 2013** ("GRANTOR"), hereby grants to the **Napa County Flood Control and Water Conservation District, a special district of the State of California** ("GRANTEE"), and its successors and assigns, a Temporary Construction Easement, over, across, under, and through the real property situated in the County of Napa, State of California, shown and described in Exhibits "A" and "B", attached hereto and made a part hereof ("EASEMENT AREA"), for construction and conformance purposes related to the **Napa River / Napa Creek Flood Protection Project** ("PROJECT").

GRANTEE's rights under the easement granted hereby shall include, without limitation, the right of GRANTEE, its officers, agents, contractors, and employees, and other governmental agencies responsible for review or construction of any portion of the PROJECT and such agencies' officers, agents, contractors, and employees, to enter upon the EASEMENT AREA with personnel, vehicles, and equipment for construction of the PROJECT, and all other activities related thereto, to remove all improvements, trees, and vegetation thereon that interfere with the purpose for which this easement is granted, to conform the EASEMENT AREA to the PROJECT, and do any and all other actions necessary and appropriate to the construction of the PROJECT. Access and use of portions of the EASEMENT AREA by GRANTOR, its tenants, invitees, and guests will be allowed to the extent that said portion is not being used for PROJECT construction or staging purposes at that time.

If improvements in the EASEMENT AREA are removed pursuant to this Temporary Construction Easement, such improvements will be restored to their original condition or as

close thereto as is feasible, on or before the termination of the Temporary Construction Easement period. In the event GRANTEE determines that restoration of said improvements within the Temporary Construction Easement area is not feasible or practicable, GRANTOR will be compensated for the improvements at a market value determined by GRANTEE.

This Temporary Construction Easement is for a total period of Twelve (12) months, to commence on the START DATE stated in the notice that Grantee delivers to Grantor, fixing the start date of occupation of the EASEMENT AREA and construction of the PROJECT there as identified in the Plans and Specifications for the Floodwalls North of the Bypass Project. The Temporary Construction Easement will terminate twelve (12) months after the START DATE (the "TERM"). In case of unpredictable delays in construction, upon written notification by GRANTEE to GRANTOR, the TERM of the Temporary Construction Easement may be unilaterally extended by GRANTEE for up to an additional twelve (12) months on a monthly basis provided that GRANTEE provides written notice to GRANTOR of such extension prior to the expiration of the original TERM or any monthly extension thereof. Along with its written notice of its exercise of such extension option, GRANTEE shall also deliver to GRANTOR additional compensation in the monthly amount of \$545. GRANTEE will give GRANTOR at least thirty (30) days' written notice prior to entering the EASEMENT AREA. In no event shall this Temporary Construction Easement TERM extend beyond the completion of construction, or December 31, 2028, whichever occurs first. At no additional cost to GRANTEE, During the Temporary Construction Easement TERM GRANTEE shall have the right to enter upon GRANTOR's retained property, where necessary, to reconstruct or perform any warranty or conformance works during or after the expiration of the Temporary Construction Easement and any extension thereto and/or the completion of the PROJECT. Said works include conforming driveways, walkways, lawn, landscaped and hardscaped areas, irrigation systems, sidewalks, or any area where reconstruction or warranty work on GRANTOR's retained property is necessary.

All work performed by GRANTEE in the EASEMENT AREA shall conform to applicable building, fire, and sanitary laws, ordinances, and regulations relating to such work and shall be done in a good and workmanlike manner.

GRANTEE agrees to indemnify and hold harmless GRANTOR, and its successors and assigns, from any liability arising out of GRANTEE's negligent operations and use of the Temporary Construction Easement area pursuant hereto, including, to the extent applicable, the release of hazardous substances or hazardous waste on the Temporary Construction Easement area, by GRANTEE or any of its contractors, subcontractors, or invitees in connection with the PROJECT. GRANTEE further agrees to assume responsibility for any damages proximately caused by reason of GRANTEE's negligent operations and use of the Temporary Construction Easement area pursuant hereto, and GRANTEE will, at its option, either repair or pay for such damages.

Within sixty (60) days of the end of the TERM, GRANTEE will execute, acknowledge, and deliver to GRANTOR a quitclaim deed or any other document, in a form reasonably acceptable to GRANTOR, as may be reasonably necessary to confirm the termination of the Temporary Construction Easement granted herein and to eliminate the AGREEMENT and this Temporary Construction Easement as encumbrances on the title of the GRANTOR's real property. The forgoing notwithstanding, a failure by GRANTEE to deliver a quitclaim deed or a failure by GRANTOR to record a quitclaim deed as provided herein shall not be deemed to

extend the term of the Temporary Construction Easement beyond the TERM set forth herein above.

The rights and obligations contained in this Grant of Temporary Construction Easement: (a) run with and burden the land, and are binding on GRANTOR and its successors and assigns, and (b) during the TERM and extensions thereof, constitute an easement in gross for the benefit of GRANTEE and its successors and assigns.

IN WITNESS WHEREOF, GRANTOR(S) has executed and acknowledged this Grant as of the day and year first written below, and GRANTEE, as of the date set forth next to its signature in the certificate of acceptance, has accepted the grant of Easement made by this Grant.

GRANTOR: OWEN GRAY AND MARIANNE GRAY, TRUSTEES OF THE GRAY FAMILY TRUST DATED FEBRUARY 28, 2013

By: OWG, Trustee
Owen Gray, Trustee

Date: 3/7/25

By: MGray, Trustee
Marianne Gray, Trustee

Date: 3/7/25

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF NAPA

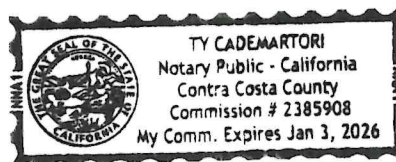
On this 7th day of MARCH, 2025, before me, TY CADEMARTORI, a Notary Public in and for the State of California, personally appeared MARIANNE GRAY & OWEN GRAY proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument, and acknowledged to me that ~~he~~/~~she~~/they executed the same in ~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 the day and year first above written.



NOTARY PUBLIC



CERTIFICATE OF ACCEPTANCE

**TEMPORARY CONSTRUCTION EASEMENT DEED
(Portion of APN 044-314-004)**

Pursuant to California Government Code section 27281, this is to certify that the interest in real property granted by the Temporary Construction Easement Deed from OWEN GRAY AND MARIANNE GRAY, TRUSTEES OF THE GRAY FAMILY TRUST DATED FEBRUARY 28, 2013, to the NAPA FLOOD CONTROL AND WATER CONSERVATION DISTRICT (“District”), a special district of the State of California, is hereby accepted by its assignee as ordered by the District Board on July 26, 2022, and the District consents to the recordation thereof by its duly authorized officer.

Date: _____

RICHARD M. THOMASSER
District Manager

APPROVED AS TO FORM:
District Legal Counsel

By: Shana A. Bagley
Date: 07/28/2023
[PL No. 93158.2]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF NAPA

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for the State of California, personally appeared _____ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 the day and year first above written.

NOTARY PUBLIC

EXHIBIT A
Legal Description

5406
044-314-004 C-1
05-06-2024

TEMPORARY CONSTRUCTION EASEMENT

A portion of the Lands of Owen Gray and Marianne Gray, Trustees for the Gray Family Trust dated February 28, 2013 as described in the Trust Transfer Deed recorded on March 4, 2013 as Series Number in 2013-0006402, the office of the Napa County Records, State of California, said portion described as follows:

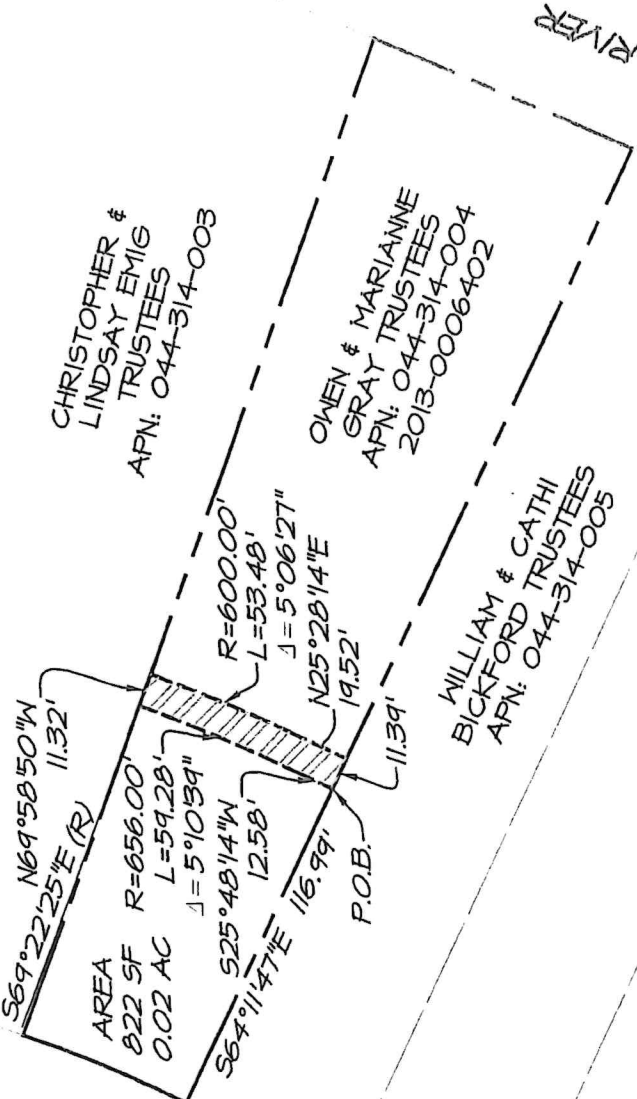
Beginning at the point on the southwest line that bears South 64° 11' 47" East 116.99 feet from the southwest corner of said Lands of Owen Gray and Marianne Gray, Trustees; thence continuing along said southwest line South 64° 11' 47" East 11.39 feet; thence leaving said southwest line North 25° 28' 14" East 19.52 feet to the beginning of a curve concave to the northwest having a radius of 600.00 feet; thence 53.48 feet along said curve through a central angle of 5° 06' 27" to the northeast line of said Lands of Owen Gray and Marianne Gray, Trustees; thence along said northeast line North 69° 58' 50" West 11.32 feet to the beginning of a non-tangent curve concave to the northwest having a radius of 656.00 feet and to which a radial line bears South 69° 22' 25" East; thence leaving said northeast line southwesterly 59.28 feet along said curve through a central angle of 5° 10' 39"; thence South 25° 48' 14" West 12.58 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: 822 Sq. Ft.
0.02 Ac.





CHRISTOPHER &
LINDSAY EMIG
TRUSTEES
APN: 044-314-003

OWEN & MARIANNE
GRAY TRUSTEES
APN: 044-314-004
2013-0006402

WILLIAM & CATHI
BICKFORD TRUSTEES
APN: 044-314-005

NAPA RIVER

AREA
822 SF
0.02 AC

S69°22'25"E (R) 11.32'

R=656.00'
L=594.28'
Δ=5°10'39"

S25°48'14"W 12.58'

S64°11'47"E 116.99'

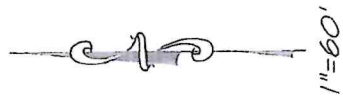
P.O.B.

R=600.00'
L=53.48'
Δ=5°06'27"

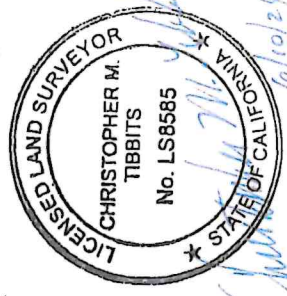
N25°28'14"E 19.52'

11.39'

W
Z
-W
-J
W
W
O
I
O

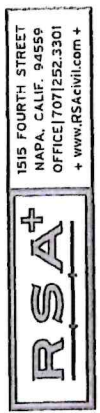


- LEGEND
- PROPERTY LINE
 - - - EASEMENT LINE
 - - - ADJACENT
 - PROPERTY LINE
 - R RADIUS IN FEET
 - L LENGTH IN FEET
 - Δ DELTA ANGLE
- TEMPORARY CONSTRUCTION
EASEMENT



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 29° 43' 00"
WEST AND MEASURED AS NORTH 29° 43' 04" WEST.

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



044-314-004 C-2
05-06-2024
1 OF 1

GRANTOR: Gray
Project Name: Napa River Napa Creek Flood Protection Project

APN: 044-314-004

EXHIBIT D
PRELIMINARY TITLE REPORT



FIRST AMERICAN TITLE COMPANY OF NAPA

FIRST LOOK CHECKLIST

Will any of the following situation potentially affect your transaction:

- Will the principals be using a **POWER OF ATTORNEY**?
- Are any of the parties in title **INCAPACITATED OR DECEASED**?
- Has a **CHANGE IN MARITAL STATUS** occurred for any of the principals?
- Will the property be transferred to a **NEW TRUST, PARTNERSHIP OR CORPORATION**?
- Do the sellers of the property **RESIDE OUTSIDE OF CALIFORNIA OR THE UNITED STATES**?
- Have any of the principals **RECENTLY FILED BANKRUPTCY**?
- Are the principals involved in an **EXCHANGE WITH THIS PROPERTY**?
- Has there been a **WORK OF IMPROVEMENT, CONSTRUCTION, OR ANY REMODELING** of the subject property in the last 90 days?

If you answered YES to any of these questions, please contact your escrow officer right away, so we can assure a smooth closing.

Remember, all parties signing documents must have a valid photo I.D. or driver's license for a notarial acknowledgment.

Thank you for helping **First American Title Company of Napa** serve you better.

1700 Second Street, Napa, CA 94559 (707) 254-4500
1361 Main Street, St. Helena, CA 94574 (707) 963-7151



**First American Title
Company of Napa**

ORDER NO: **T0021692-006**

PRELIMINARY REPORT

First American Title Insurance Company

First American Title Company of Napa

California Department of Insurance License No. 2553-6

1700 Second Street, Suite 120, P.O. Box 388, Napa, CA 94559

Tel: (707) 254-4500 - Fax: (707) 492-5120

Property Address:

2414 Shoreline Drive
Napa, CA 94558

Assessor's Parcel Number:

044-314-004

Buyer/Borrower:

Owen Gray
Marianne Gray

Seller/Owner:

Direct Title Inquiries to:

Kevin Dornbush
Email: KDornbush@FirstAmNapa.com

Reference Number:

In response to the application for a policy of title insurance referenced herein, **First American Title Insurance Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

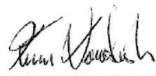
This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of **First American Title Insurance Company**.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Dated as of **September 11, 2023** at 7:30 A.M.

By: 
Authorized Signatory



***First American Title
Company of Napa***

ORDER NO: **T0021692-006**

The form of policy or policies of title insurance contemplated by this report is:

ALTA Owner's Policy (6/17/06) with Regional Exceptions (Standard Coverage)

A specific request should be made if another form or additional coverage is desired.

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

**OWEN GRAY AND MARIANNE GRAY, TRUSTEES OF THE GRAY FAMILY TRUST DATED
FEBRUARY 28, 2013**

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED
BY THIS REPORT IS:

A FEE

THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

See Exhibit A attached hereto and made a part hereof.



ORDER NO: **T0021692-006**

EXHIBIT A

LEGAL DESCRIPTION

The land referred to in this report is situated in the **City of Napa** County of **Napa**, State of **California**, and is described as follows:

LOT 38, as shown on the map entitled "Final Map of Edgewater Subdivision", filed March 22, 1979, in [Book 12 of Maps, page\(s\) 16-17](#), in the office of the County Recorder of Napa County.

APN 044-314-004



**First American Title
Company of Napa**

ORDER NO: **T0021692-006**

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. General and special taxes and assessments for the fiscal year 2023/2024

First Installment	:	\$2,865.15
Second Installment	:	\$2,865.15
Tax Rate Area	:	002003
A. P. No.	:	044-314-004
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. Any taxes, assessments or obligations due as a result of the herein described property lying within the bounds of the Lake Park Levee Improvement District 88-1.
4. An easement for pipeline and incidental purposes in the document recorded December 29, 1938 as [Book 136 at page 279](#) of Official Records.
5. An easement shown or dedicated on the Map as referred to in the legal description

For	:	Napa River Floodway area and incidental purposes.
For	:	Drainage and Maintenance District and incidental purposes.
For	:	Public Utility and incidental purposes.
For	:	Type "B" Drainage and incidental purposes.
For	:	Pipeline and incidental purposes.
For	:	Waterline and incidental purposes.
6. An easement for sewer pipeline and incidental purposes in the document recorded July 26, 1979 as [Book 1133 at page 632](#) of Official Records.
7. Covenants, conditions, restrictions and easements in the document recorded August 3, 1979 as [Book 1134 at page 795](#) of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes or Section 12955 of the California Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
8. An easement for pedestrian and incidental purposes in the document recorded March 7, 1980 as [Book 1157 at page 3](#) of Official Records.
9. The terms, covenants and provisions of the trust referred to in the vesting herein and all supplements, amendments or modifications thereto, and the effect of any failure to comply with such terms, covenants and provisions.



***First American Title
Company of Napa***

ORDER NO: T0021692-006

10. Rights of parties in possession.

-END OF EXCEPTIONS-



**First American Title
Company of Napa**

ORDER NO: **T0021692-006**

Information Notes:

- a. If requested, we are prepared to issue a CLTA 116.7 (Subdivision Map Act) Endorsement in conjunction with the Policy of Title Insurance contemplated by this Preliminary Report regarding the land described herein.
- b. The current vesting deed is [2013-0006402](#).
- c. The creation document for the herein described land is [12RM16](#).
- d. The Assessor's Parcel Number(s), if any, contained in the legal description herein, are for quick identification purposes only, and are not a part of the actual legal descriptions.
- e. Any statement regarding the acreage of the herein described land contained within the legal description in this report is derived from the public record and is for recorded deed purposes only. The Policy of Title Insurance contemplated by this report provides no insurance with respect to acreage and no acreage statement will appear within the legal description of such policy.
- f. The County Recorder may charge an additional \$20.00 recording fee, if not provided with a "Preliminary Change of Ownership Report" Form, for each Deed to be recorded. The purchaser is responsible for completing and signing this form.
- g. Before an escrow can close, or funds placed in a Savings Account, the Seller must furnish a Taxpayer Identification Number to us so that we can file an IRS Form 1099S or its equivalent, with the Internal Revenue Service. This procedure is required by Section 6045 of the Internal Revenue Code.
- h. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company of the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.
- i. This report contemplates the issuance of a Lender's Policy of Title Insurance. We have no knowledge of any fact that would preclude the issuance of CLTA Form 100 Endorsement and a CLTA Form 116 Endorsement in conjunction with said policy.
- j. Said CLTA Form 116 Endorsement will indicate that there is located on the land a **Single-Family Residence**, commonly known as: **2414 Shoreline Drive Napa, CA 94558**
- k. According to the public records, there has been no conveyance of the land within a period of two years prior to the date of this report, except as follows:

NONE

esn
exn

Madea Brooks/mb1



**First American Title
Company of Napa**

ORDER NO: **T0021692-006**

RESTRICTIVE COVENANT NOTIFICATION

The following statement is deemed attached as a coversheet to any declaration, governing document, or deed identified in the above exceptions:

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Information for processing a "Restrictive Covenant Modification" form:

1. Print a complete copy of the document in question. Strike out what you believe to be unlawful restrictive language in the document.
2. Print and complete the "Restrictive Covenant Modification" ("RCM") form. Note that the signature on the form must be acknowledged by a notary public or other qualified officer.
3. Submit the completed RCM form and the document with your strike-outs to the County Clerk-Recorder's Office for the county where the property is located. No fee is required for this service.
4. The County Clerk-Recorder's Office will forward the RCM form and the document with your strike-outs to the Office of the County Counsel, who will determine whether the document contains any unlawful restrictions.
5. The Office of the County Counsel will return the RCM form and the document with your strike-outs to the County Clerk-Recorder's Office along with its determination. If approved, a Deputy County Counsel will sign the RCM, and the County Clerk-Recorder's Office will record, image and index it. If the Office of the County Counsel determines that the document does not contain an unlawful restriction, the County Clerk-Recorder's Office will not record the RCM.
6. The approved RCM will be returned to the submitter by mail.

The "Restrictive Covenant Modification" form is included.

[Restrictive Covenant Modification form](#)



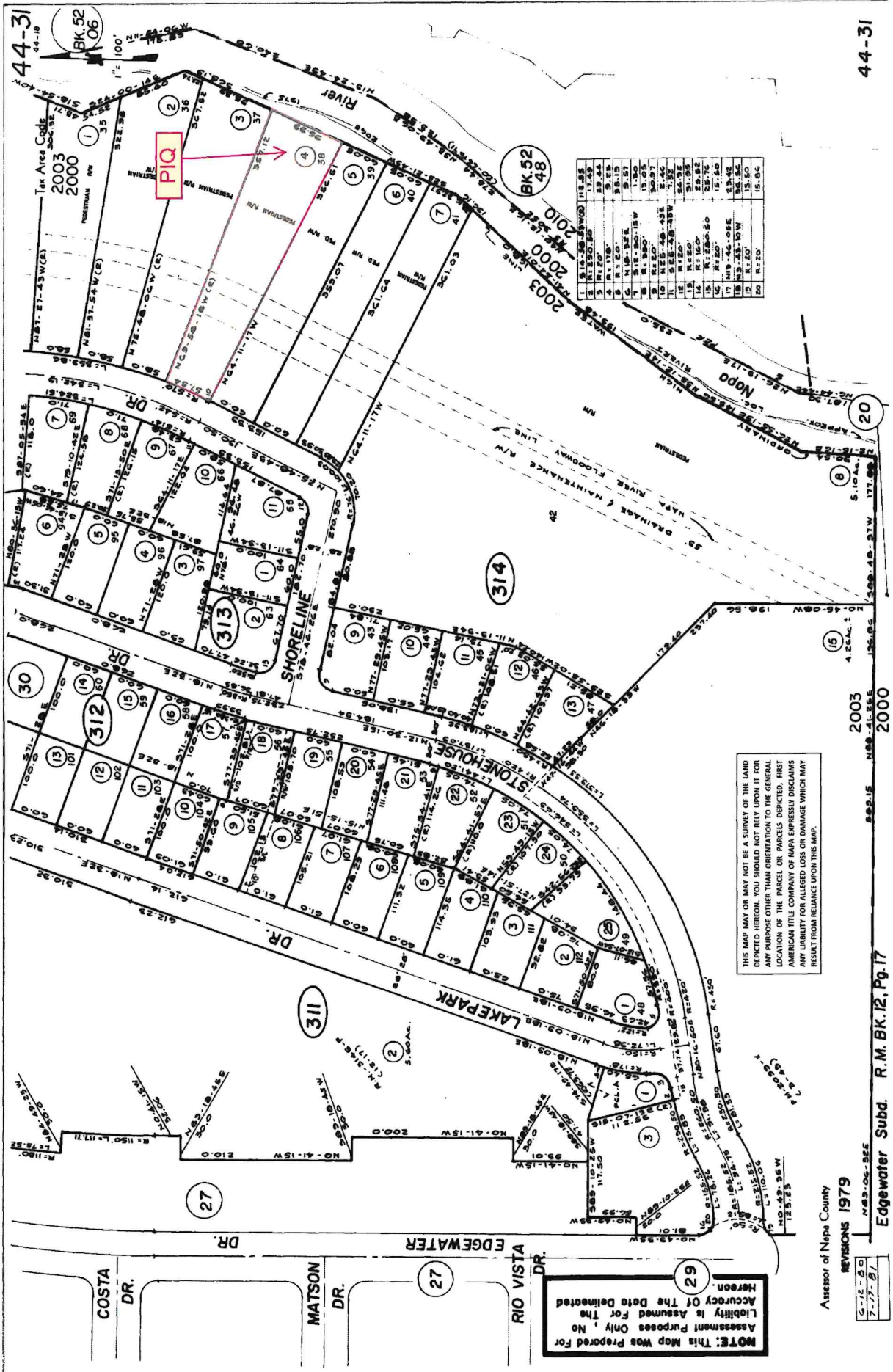
***First American Title
Company of Napa***

ORDER NO: **T0021692-006**

WARNING:

The map attached, if any, may or may not be a survey of the land depicted hereon. First American disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

[CLICK HERE FOR MAP](#)



44-31

BK. 52
06

Tax Area Code
2003
2000

PIQ

BK. 52
48

1	18.28	38.25	118.35
2	18.28	38.25	118.35
3	18.28	38.25	118.35
4	18.28	38.25	118.35
5	18.28	38.25	118.35
6	18.28	38.25	118.35
7	18.28	38.25	118.35
8	18.28	38.25	118.35
9	18.28	38.25	118.35
10	18.28	38.25	118.35
11	18.28	38.25	118.35
12	18.28	38.25	118.35
13	18.28	38.25	118.35
14	18.28	38.25	118.35
15	18.28	38.25	118.35
16	18.28	38.25	118.35
17	18.28	38.25	118.35
18	18.28	38.25	118.35
19	18.28	38.25	118.35
20	18.28	38.25	118.35
21	18.28	38.25	118.35
22	18.28	38.25	118.35
23	18.28	38.25	118.35
24	18.28	38.25	118.35
25	18.28	38.25	118.35
26	18.28	38.25	118.35
27	18.28	38.25	118.35
28	18.28	38.25	118.35
29	18.28	38.25	118.35
30	18.28	38.25	118.35
31	18.28	38.25	118.35
32	18.28	38.25	118.35
33	18.28	38.25	118.35
34	18.28	38.25	118.35
35	18.28	38.25	118.35
36	18.28	38.25	118.35
37	18.28	38.25	118.35
38	18.28	38.25	118.35

THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED. FIRST AMERICAN TITLE COMPANY OF NAPA EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THIS MAP.

NOTE: This Map Was Prepared For Assessment Purposes Only, No Liability Is Assumed For The Accuracy Of The Data Delimited Hereon.

Assessor of Napa County

REVISIONS 1979

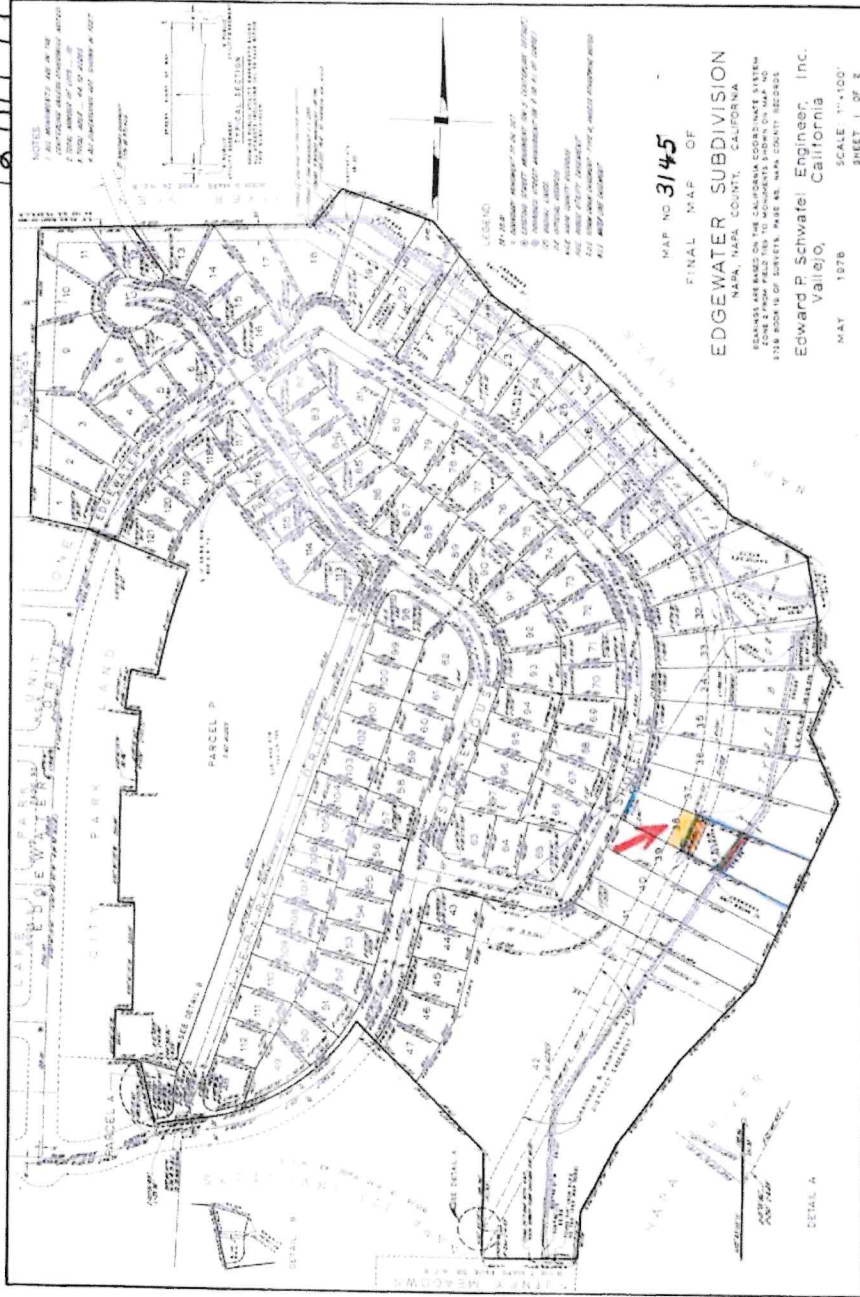
5-15-80
7-17-81

2003
2000

Edgewater Subd. R.M. BK. 12, Pg. 17

44-31

12 BM 17



- Map River Floodway Area
- Drainage and Maintenance District
- Public Utility
- Type "B" Drainage
- Pipeline
- Waterline

WARNING: THE MAP ATTACHED HERETO MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED THEREON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED. FIRST AMERICAN EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THIS MAP.



**First American Title
Company of Napa**

ORDER NO: T0021692-006

PRIVACY POLICY

We are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person on entity. First American has also adopted guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at www.firstam.com.

Type of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested for us, or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

ATTACHMENT ONE (Revised 06-03-11)**CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990****EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)**ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE****EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.
 This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.

4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.
 This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

Covered Risk	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$5000.00

AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)

EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:

- * land use
- * improvements on the land
- * land division
- * environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.

This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.

2. The right to take the land by condemning it, unless:

- * a notice of exercising the right appears in the public records
- * on the Policy Date
- * the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking

3. Title Risks:

- * that are created, allowed, or agreed to by you
- * that are known to you, but not to us, on the Policy Date – unless they appeared in the public records
- * that result in no loss to you
- * that first affect your title after the Policy Date – this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks

4. Failure to pay value for your title.

5. Lack of a right:

- * to any land outside the area specifically described and referred to in Item 3 of Schedule A
- OR

- * in streets, alleys, or waterways that touch your land

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

**2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

**2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.

8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.



Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.countyofnapa.org
Main: (707) 253-4580

Flood Control and Water Conservation District **Agenda Date:** 3/18/2025

File ID #: 25-292

TO: Napa County Flood Control and Water Conservation District
FROM: Richard Thomasser - District Manager
REPORT BY: Richard Thomasser - District Manager
SUBJECT: North Bay Watershed Association Membership

RECOMMENDATION

Discussion and direction regarding continued membership of the North Bay Watershed Association (NBWA) and reassignment of District Board representative. (Fiscal Impact: \$6,000 Expense, Flood District - Watershed Projects, Discretionary)

BACKGROUND

The NBWA was created in 2000 via an MOU between several North Bay local government entities to facilitate partnerships and promote stewardship of the North San Pablo Bay watershed resources. The stated goals of the organization are:

1. Bring together local agencies to work cooperatively and effectively on issues of common interest
2. Work cooperatively to increase eligibility for watershed-based funding
3. Maximize effective use of resources
4. Enhance the NBWA's influence on local, State and federal policies and programs
5. Educate communities about the importance of watershed stewardship

When the District joined NBWA in 2010, the only local entity that was a voting member was Napa Sanitation District. The NBWA had previously requested that Napa County consider membership. However, the WICC Board recommended that the County postpone membership until such time as potential benefits off-set annual costs. Membership was instead recommended for consideration by the District for the benefits outlined below:

1. The District was engaged in IRWMP efforts at the local (county-wide) and regional (Bay Area and Sacramento River) levels.
2. The District's boundaries include the incorporated and unincorporated areas of Napa County.
3. The District's Board of Directors includes members from both the County and the Cities/Town.
4. The District's role and responsibility for flood and stormwater management and water conservation county-wide are key elements in integrated water resource planning and management.

5. Representation by the NBWA in the greater North Bay and San Francisco Bay Region provides the District improved access to grants and other funds/programs that require regional planning and project integration.

The County of Napa became a member of NBWA in 2019, as did the City of American Canyon. At this time, staff recommends discussion and consideration of continued participation in NBWA by the District as well as assignment of a new board member representative. Leon Garcia has represented the District on the NBWA Board from 2017 through his retirement in 2024. Director Amber Manfree is currently representing the County of Napa on the NBWA Board.

Requested Actions:

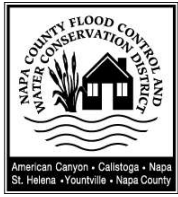
1. Discussion of District’s continued membership in light of the County’s concurrent membership.
2. Selection of a Flood Board Member to represent the District if the District is to continue membership with the NBWA

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Flood District - Watershed Projects Subdivision 8000500
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Membership benefits may include participation in regional grant funding applications and possible grant awards
Is the general fund affected?	No
Future fiscal impact:	Membership dues of approximately \$6,000 are paid annually
Consequences if not approved:	Continued District participation in NBWA would not be supported

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.



Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.countyofnapa.org
Main: (707) 253-4580

Flood Control and Water Conservation District **Agenda Date:** 3/18/2025

File ID #: 25-312

TO: Napa County Flood Control and Water Conservation District
FROM: Richard Thomasser - District Manager
REPORT BY: Christopher Silke - Engineering Manager for Water Resources
SUBJECT: 2025 Regional Water Supply Forecast

RECOMMENDATION

Presentation on the annual water supply outlook for Napa County and its communities. (No Fiscal Impact)

BACKGROUND

December 2024 and February 2025 winter storms brought warm atmospheric river events to Northern California that saturated watershed drainages with tributary runoff filling and spilling small- to medium-sized reservoirs. Majority of large reservoir levels statewide are greater than 100 percent of their historical average. Sierra snowpack is below average particularly in the San Joaquin drainage prompting the Department of Water Resources to release cautionary allocation notices to Water Contractors. DWR studies assigned a North of Delta Table A allocation of 55 percent maximum contract entitlement (29,025 AF) or 15,964 acre feet of water at the end of February 2025. Napa County FC&WCD and its City Agency State Water Project subscribers have 15,258 acre feet of Article 56(c) carryover stored in San Luis Reservoir. North Bay Aqueduct water deliveries have ranged 9,700 to 12,000 AF over the past five (5) years. Local water resource use, system operations and maintenance planning, and water conservation through the recent multi-year drought account for this annual variability. Staff will brief the Board on latest climate, hydrology, storage levels, State Water Project allocations and what the implications are for Napa County in terms of water supply for the remainder of this year.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

2025 Surface Water Supply Outlook

Presentation Topics

- 💧 State Water Project Climate & Hydrology Report
- 💧 DWR Allocation Studies & Supply Planning
- 💧 Local Water Resource Dashboard Check-in

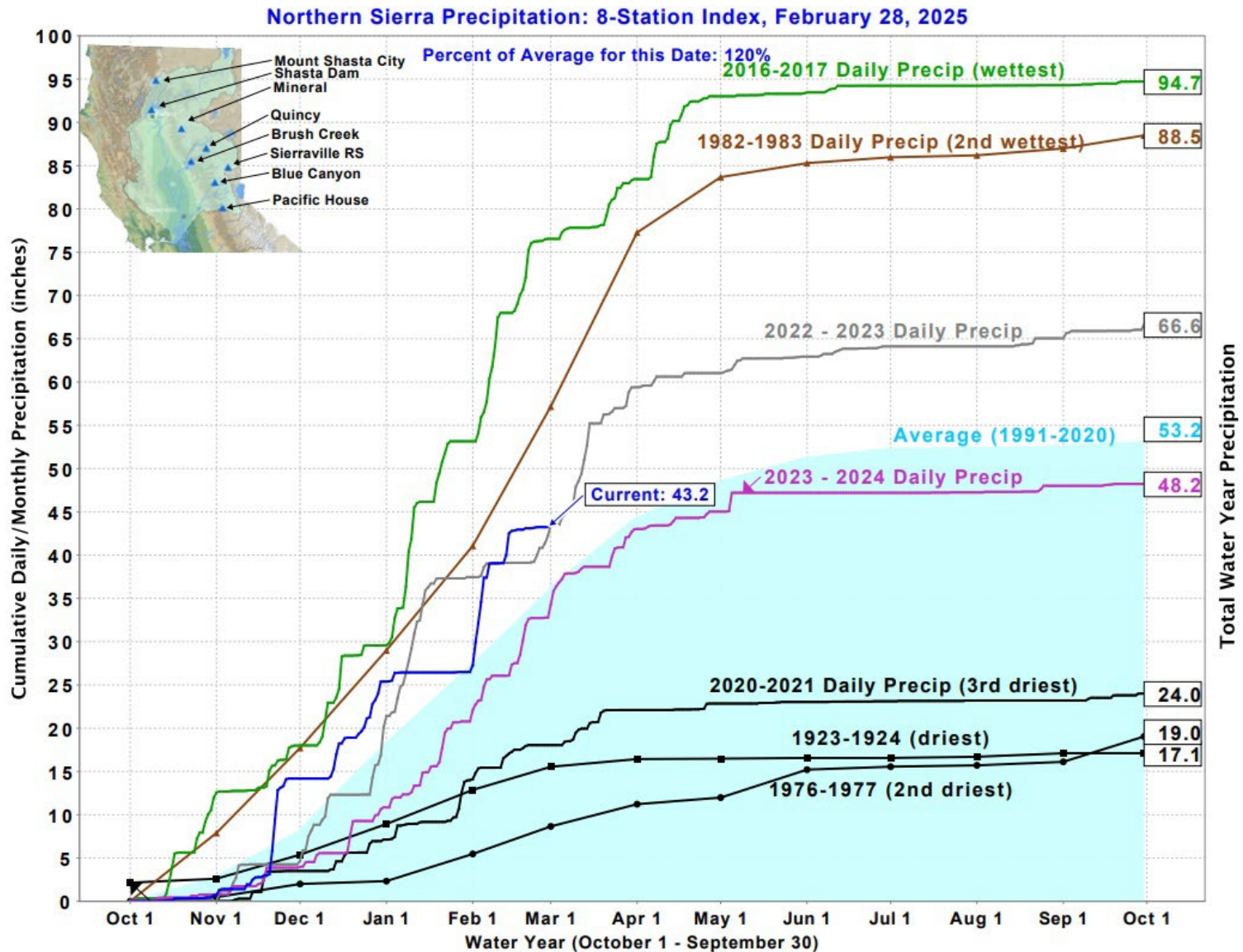


Rick Thomasser, P.G.
District Manager

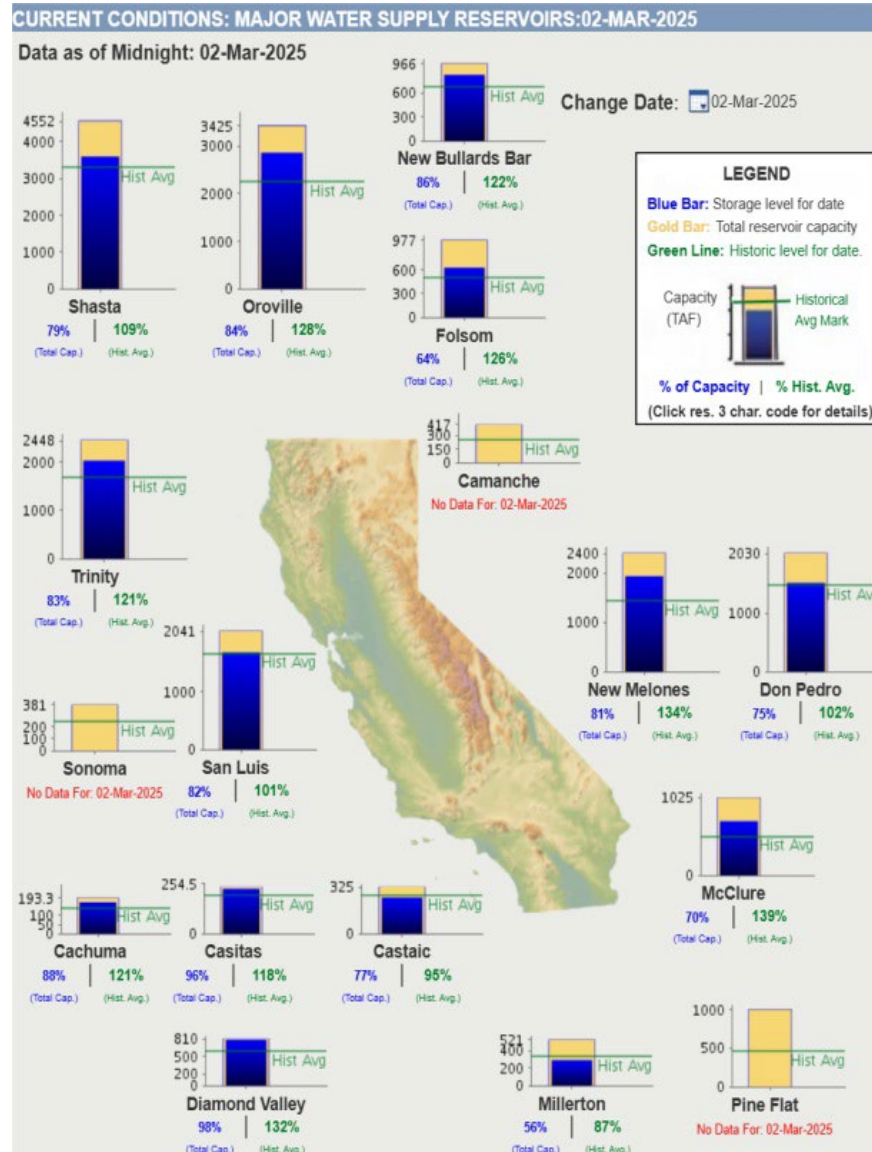
Christopher Silke, P.E.
Engineering Manager



2025 NorCal Precipitation Statistics



SWP & CVP Reservoirs Summary

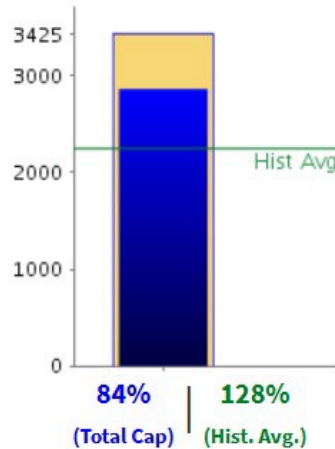


Lake Oroville & San Luis Reservoir Statistics

Oroville - Storage Conditions, March 02, 2025



Major Reservoirs Current Conditions Graphs



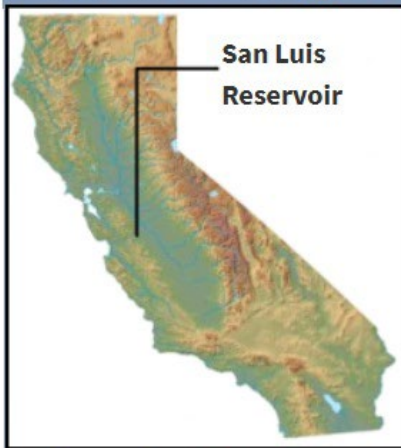
Data as of Midnight: March 02, 2025

- Storage: 2,861,041 AF
- Reservoir Elevation: 861.37 FT
- **84% of Total Capacity**
- **128% of Historical Avg. For This Date**
- Total Capacity: 3,424,753 AF
- Avg. Stor. for March 02: 2,243,926 AF

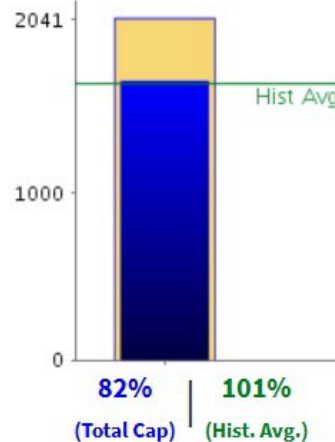
Change Date: 02-Mar-2025

[Printable Version of Current Data](#)

San Luis - Storage Conditions, March 02, 2025



Major Reservoirs Current Conditions Graphs



Data as of Midnight: March 02, 2025

- Storage: 1,674,154 AF
- Reservoir Elevation: 514.25 FT
- **82% of Total Capacity**
- **101% of Historical Avg. For This Date**
- Total Capacity: 2,041,000 AF
- Avg. Stor. for March 02: 1,660,490 AF

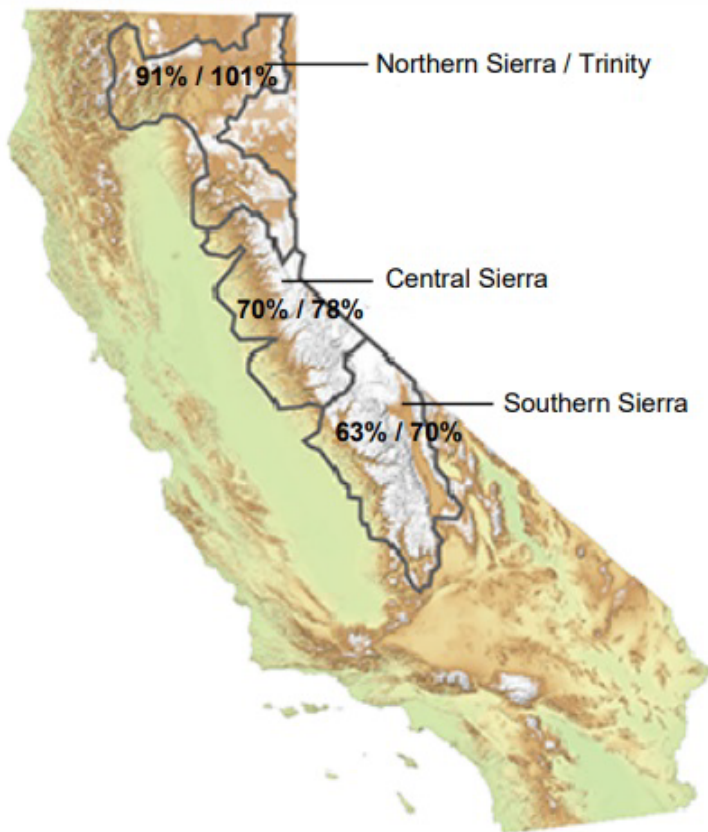
Change Date: 02-Mar-2025

[Printable Version of Current Data](#)

2025 Sierra Snowpack Statistics

CURRENT REGIONAL SNOWPACK FROM AUTOMATED SNOW SENSORS

% of April 1 Average / % of Normal for This Date



NORTH	
Data as of March 3, 2025	
Number of Stations Reporting	26
Average snow water equivalent (Inches)	24.3
Percent of April 1 Average (%)	91
Percent of normal for this date (%)	101

CENTRAL	
Data as of March 3, 2025	
Number of Stations Reporting	53
Average snow water equivalent (Inches)	19.4
Percent of April 1 Average (%)	70
Percent of normal for this date (%)	78

SOUTH	
Data as of March 3, 2025	
Number of Stations Reporting	22
Average snow water equivalent (Inches)	14.3
Percent of April 1 Average (%)	63
Percent of normal for this date (%)	70

STATE	
Data as of March 3, 2025	
Number of Stations Reporting	101
Average snow water equivalent (Inches)	19.6
Percent of April 1 Average (%)	74
Percent of normal for this date (%)	82

DWR Allocation Studies & Supply Planning

- 💧 SVI – Above Normal WY vs SJI – Critically Dry WY
- 💧 Snowpack @ 82% Average Statewide for early March
- 💧 DWR Increases North of Delta Table A Allocation – 55%
- 💧 Delta Exports to San Luis Reservoir Capped by ITP & BiOps
- 💧 '23/24 Carryover + '25 Table A + Permit Water + Article 21 > Annual Use
- 💧 No Dry Year Program Purchases or Advanced Table A Deliveries
- 💧 Forecasted '25 SWP Deliveries – 11,000 AF (Table A, Permit, Article 21)

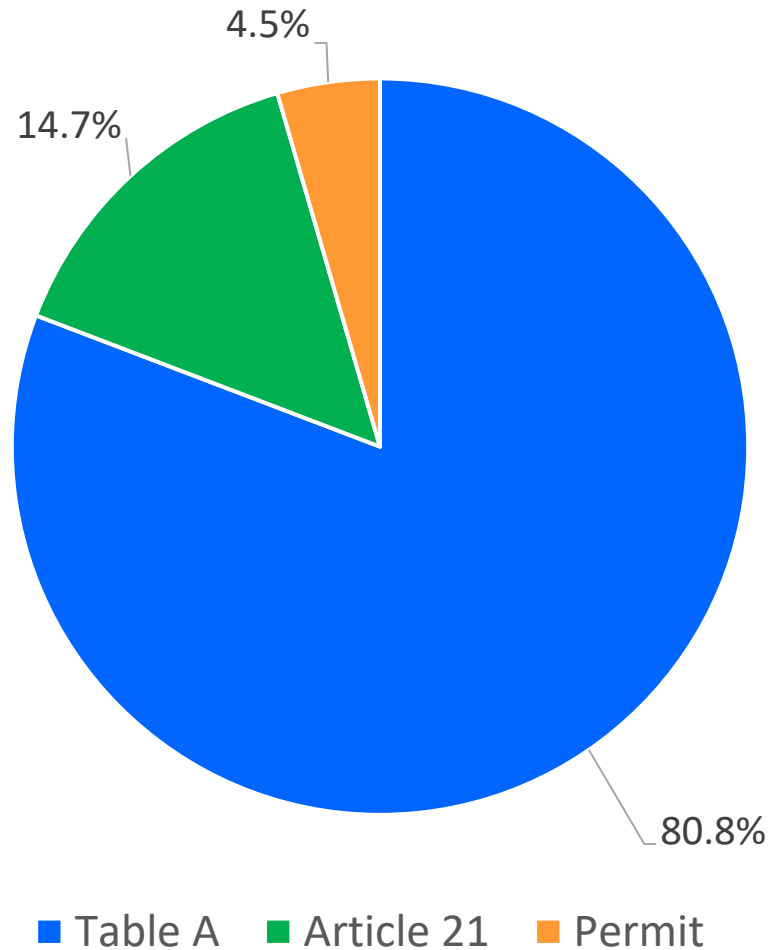


Lake Oroville Dam



Barker Slough PP

2025 Planned SWP Supply Classifications



Local Reservoir Conditions

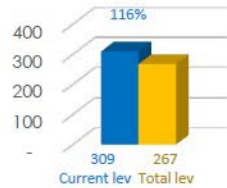
WATER SUPPLY RESERVOIR LEVELS: March 2025

Reservoir	Current Capacity	Total Capacity	Percent Full
Kimball	309	267	116%
Bell Canyon	2,383	2,383	100%
Milliken	1,407	1,390	101%
Lake Hennessey	31,000	31,000	100%
Rector	4,560	4,535	101%
Lake Berryessa	1,578,954	1,602,000	99%

Legend

Blue Bar: Storage level to date (acre feet)
Gold Bar: Total reservoir capacity (acre feet)

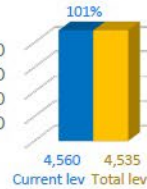
Kimball



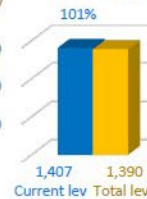
Bell Canyon



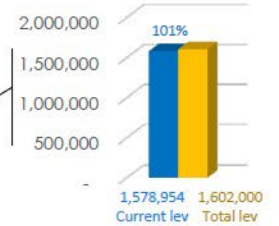
Rector



Milliken



Lake Berryessa

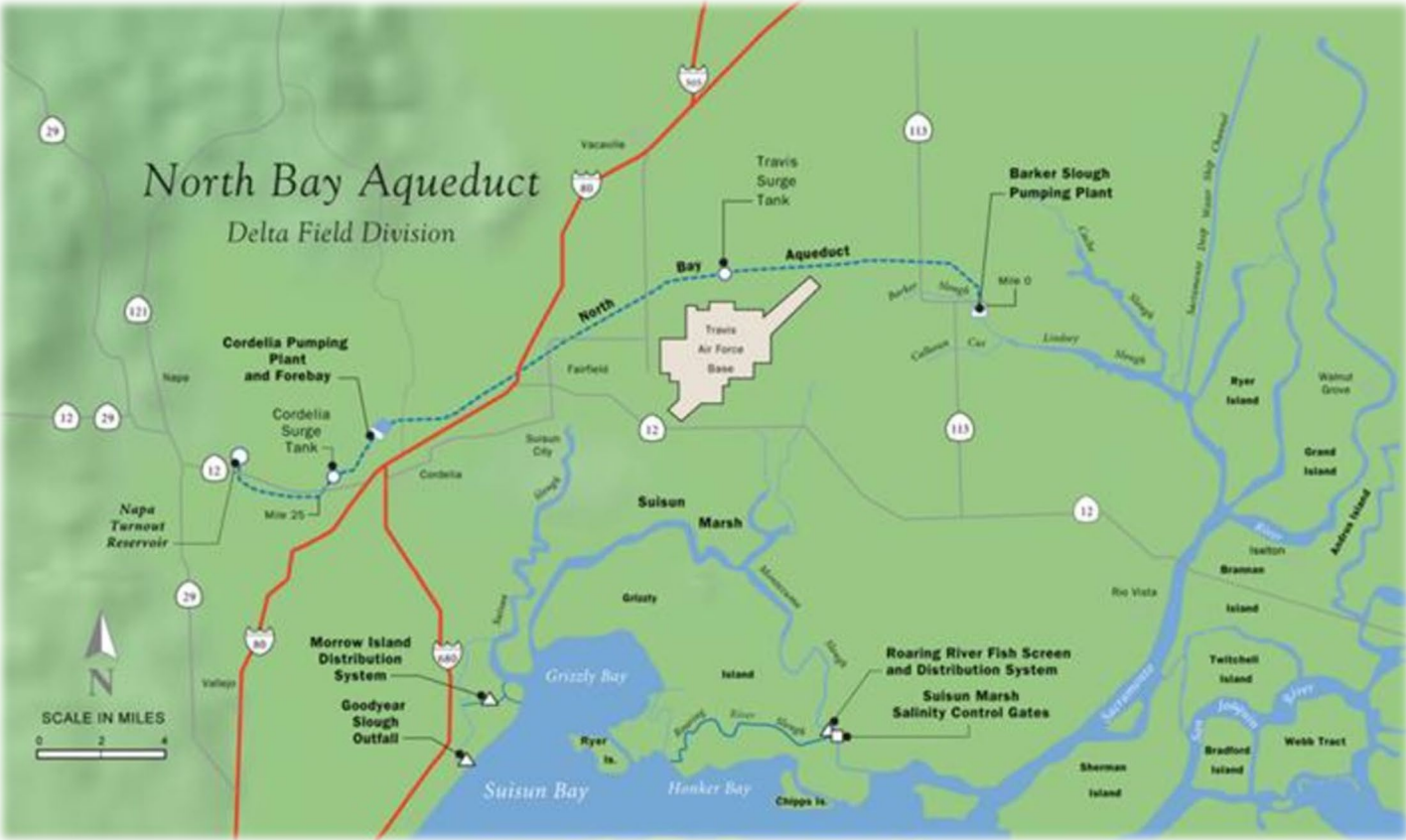


Lake Hennessey



Data: City of Napa, City of Calistoga, City of St Helena, City of Yountville, Bureau of Reclamation

Questions / Comments





Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
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Main: (707) 253-4580

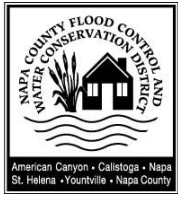
Flood Control and Water Conservation District **Agenda Date:** 3/18/2025

File ID #: 25-453

TO: Napa County Flood Control and Water Conservation District
FROM: Richard Thomasser - District Manager
REPORT BY: Richard Thomasser - District Manager
SUBJECT: Closed Session

RECOMMENDATION

CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Government Code section 54956.8)
Properties: APN 044-301-027
Negotiating Party: Richard Thomasser, Flood District Manager
Pinnkathok, Chamroeun
Under Negotiation: Price/Terms/Conditions of Payment



Napa County
Board Agenda Letter

1195 THIRD STREET
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Flood Control and Water Conservation District **Agenda Date:** 3/18/2025

File ID #: 25-361

TO: Napa County Flood Control and Water Conservation District
FROM: Richard Thomasser - District Manager
REPORT BY: Richard Thomasser - District Manager
SUBJECT: Closed Session

RECOMMENDATION

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

(Government Code section 54956.8)

Properties: APN 044-301-022

Negotiating Party: Richard Thomasser, Flood District Manager and
Elise Nerlove

Under Negotiation: Price/Terms/Conditions of Payment



Napa County
Board Agenda Letter

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Flood Control and Water Conservation District **Agenda Date:** 3/18/2025

File ID #: 25-401

TO: Napa County Flood Control and Water Conservation District
FROM: Richard Thomasser - District Manager
REPORT BY: Richard Thomasser - District Manager
SUBJECT: Closed Session

RECOMMENDATION

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

(Government Code section 54956.8)

Properties: APN 044-230-005

Negotiating Party: Richard Thomasser, Flood District Manager

Bess, David W. et al

Under Negotiation: Price/Terms/Conditions of Payment

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

(Government Code section 54956.9(d)(1))

Napa County Flood Control and Water Conservation District v.

David W. Bess, Ray Bertolucci, et al

Napa Superior Court Case No. 24CV002234



Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
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Flood Control and Water Conservation District **Agenda Date:** 3/18/2025

File ID #: 25-404

TO: Napa County Flood Control and Water Conservation District
FROM: Richard Thomasser - District Manager
REPORT BY: Richard Thomasser - District Manager
SUBJECT: Closed Session

RECOMMENDATION

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

(Government Code section 54956.8)

Properties: APN 044-230-004

Negotiating Party: Richard Thomasser, Flood District Manager and
Larry Ellis, Inc.

Under Negotiation: Price/Terms/Conditions of Payment

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

(Government Code section 54956.9(d)(1))

Napa County Flood Control and Water Conservation District v.
Larry Ellis, Inc., et al

Napa Superior Court Case No. 24CV002139



Napa County

Board Agenda Letter

1195 THIRD STREET
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NAPA, CA 94559
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Flood Control and Water Conservation District **Agenda Date:** 3/18/2025

File ID #: 25-397

TO: Napa County Flood Control and Water Conservation District
FROM: Richard Thomasser - District Manager
REPORT BY: Richard Thomasser - District Manager
SUBJECT: Closed Session

RECOMMENDATION

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

(Government Code section 54956.8)

Properties: APN 044-230-006

Negotiating Party: Richard Thomasser, Flood District Manager

Mark Anthony Grassi & Jami Lee Tr

Under Negotiation: Price/Terms/Conditions of Payment

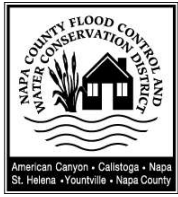
CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

(Government Code section 54956.9(d)(1))

Napa County Flood Control and Water Conservation District v. Mark Anthony Grassi and Jami Lee Grassi,

Trustees Of The 1992 Grassi F et al

Napa Superior Court Case No. 24CV002146



Napa County
Board Agenda Letter

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NAPA, CA 94559
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Flood Control and Water Conservation District **Agenda Date:** 3/18/2025

File ID #: 25-318

TO: Napa County Flood Control and Water Conservation District
FROM: Richard Thomasser - District Manager
REPORT BY: Richard Thomasser - District Manager
SUBJECT: Closed Session

RECOMMENDATION

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

(Government Code section 54956.8)

Properties: APNs 044-230-002, 044-230-003

Negotiating Party: Richard Thomasser, Flood District Manager, Cruz Calderon Jose et al

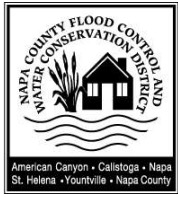
Under Negotiation: Price/Terms/Conditions of Payment

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

(Government Code section 54956.9(d)(1))

Napa County Flood Control and Water Conservation District v. Jose Cruz Calderon, et al

Napa Superior Court Case No. 24CV002127



Napa County

Board Agenda Letter

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Main: (707) 253-4580

Flood Control and Water Conservation District **Agenda Date:** 3/18/2025

File ID #: 25-466

TO: Napa County Flood Control and Water Conservation District
FROM: Richard Thomasser - District Manager
REPORT BY: Richard Thomasser - District Manager
SUBJECT: Closed Session

RECOMMENDATION

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

(Government Code section 54956.8)

Properties: APN 044-301-028, -029, -030, 033, and 044-314-006

Negotiating Party: Richard Thomasser, Flood District Manager

Property Owners: Sharon and Lee Riggs, Allan and Connie Nicholson, David and Vickie Tompkins, and Donald and Shelley Gomez

Under Negotiation: Price/Terms/Conditions of Payment