

EXHIBIT A FLOOD PROTECTION LEVEE EASEMENT

A perpetual and assignable right and easement in favor of the Napa County Flood Control and Water Conservation District (“DISTRICT”) in the land shown and described and depicted in the attachments hereto and made a part hereof to construct, maintain, repair, operate, patrol, and replace flood protection improvements, including all appurtenances thereto; subject, however, to existing easements for public roads and highways, public utilities, railroads, and pipelines.

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

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

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

FLOOD PROTECTION LEVEE EASEMENT LEGAL DESCRIPTION AND
PLAT MAP

FLOOD PROTECTION LEVEE EASEMENT

A portion of the Lands of Suzanne M. Murray as, Trustee of The Howard W. Murray Marital Trust, as described in the Grant Deed recorded August 21, 1997 as Series Number 1997-0019328 Napa County Records, State of California, said portion described as follows:

Beginning at the point on the west line of said Lands of Murray Trustee that bears North 0° 03' 11" East 281.63 feet from the southwest corner of said Lands of Murray Trustee; thence leaving said west line North 79° 41' 44" East 59.06 feet; thence North 10° 18' 16" West 13.00 feet; thence North 79° 41' 44" East 138.31 feet to the north line of said Lands of Murray Trustee; thence along said north line North 89° 51' 19" West 92.77 feet to the beginning of a non-tangent curve concave to the north having a radius of 1042.00 feet and to which a radial line bears South 12° 00' 00" East; thence northeasterly along said 100.41 feet along said curve through a central angle of 5° 31' 17" to the west line of said Lands of Murray Trustee; thence along said west line South 0° 13' 11" West 32.21 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: 3,227 Sq. Ft.
0.07 Acres



LINCOLN AVENUE

$R=1042.00'$
 $L=100.41'$
 $\Delta=5^{\circ}31'17''$
 $S12^{\circ}00'00''E$
 (R)
 $N89^{\circ}51'19''W$
 $92.77'$
 $138.31'$
 $N79^{\circ}41'44''E$
 $59.06'$
 $N10^{\circ}18'16''W$
 $13.00'$
 $N79^{\circ}41'44''E$
 $32.21'$

AREA
 3,253 SF
 0.07 AC

P.O.B.

SUZANNE MURRAY TRUSTEE
 APN: 044-220-004
 DN 1997-001932B

$N0^{\circ}03'11''E$
 $281.63'$

ASSAAD BARAZI TRUSTEE
 APN: 044-220-008

NAPA RIVER



1"=60'



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



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 06-25-2024

044-220-004 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
 NOT AFFECT THE DEED DESCRIPTION NORTH 89° 43' 00" WEST AND MEASURED AS NORTH 89° 43' 09" WEST.

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

5406
044-220-004 B-1
06-25-2024

North: 1874857.5346' East: 6482334.0678'

Segment #1 : Line

Course: N79°41'44"E Length: 59.06'
North: 1874868.0992' East: 6482392.1753'

Segment #2 : Line

Course: N10°18'16"W Length: 13.00'
North: 1874880.8895' East: 6482389.8498'

Segment #3 : Line

Course: N79°41'44"E Length: 138.31'
North: 1874905.6302' East: 6482525.9291'

Segment #4 : Line

Course: N89°51'19"W Length: 92.77'
North: 1874905.8646' East: 6482433.1594'

Segment #5 : Curve

Length: 100.41' Radius: 1042.00'
Delta: 5°31'17" Tangent: 50.24'
Chord: 100.37' Course: S80°45'38"W
Course In: N12°00'00"W Course Out: S6°28'43"E
RP North: 1875925.0944' East: 6482216.5154'
End North: 1874889.7485' East: 6482334.0866'

Segment #6 : Line

Course: S0°03'11"W Length: 32.21'
North: 1874857.5385' East: 6482334.0568'

Perimeter: 435.77' Area: 3252.82 Sq. Ft.
Error Closure: 0.0117 Course: N70°35'22"W
Error North: 0.00389 East: -0.01103
Precision 1: 37244.44



EXHIBIT B TEMPORARY CONSTRUCTION EASEMENT

A Temporary Construction Easement, over, across, under, and through the real property situated in the County of Napa, State of California, described and depicted in the attachments hereto and made a part hereof (“EASEMENT AREA”), for construction and conformance purposes related to the Napa River / Napa Creek Flood Protection Project (“PROJECT”).

The easement shall include, without limitation, the right of the Napa County Flood Control and Water Conservation District (“DISTRICT”), 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 FEE OWNER, 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 the DISTRICT determines that restoration of said improvements within the Temporary Construction Easement area is not feasible or practicable, FEE OWNER will be compensated for the improvements at a market value determined by the DISTRICT.

This Temporary Construction Easement is for a total period of Twelve (12) months, to commence on the START DATE stated in the notice that DISTRICT delivers to FEE OWNER, 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 the DISTRICT to FEE OWNER, the TERM of the Temporary Construction Easement may be unilaterally extended by the DISTRICT for up to an additional twelve (12) months on a monthly basis provided that the DISTRICT provides written notice to FEE OWNER of such extension prior to the expiration of the original TERM or any monthly extension thereof and the DISTRICT shall pay FEE OWNER the monthly rate determined to be just compensation for said extension.

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 DISTRICT,

during the Temporary Construction Easement TERM, the DISTRICT shall have the right to enter upon FEE OWNER'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 FEE OWNER's retained property is necessary. All work performed by the DISTRICT 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.

Within sixty (60) days of the end of the TERM, the DISTRICT will execute, acknowledge, and deliver to FEE OWNER a quitclaim deed to confirm the termination of the Temporary Construction Easement to eliminate the AGREEMENT and this Temporary Construction Easement as encumbrances on the title of the FEE OWNER's real property. The forgoing notwithstanding, a failure by the DISTRICT to deliver a quitclaim deed or a failure by FEE OWNER 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 Temporary Construction Easement: (a) run with and burden the land, and are binding on FEE OWNER and its successors and assigns, and (b) during the TERM and extensions thereof, constitute an easement in gross for the benefit of the DISTRICT and its successors and assigns.

TEMPORARY CONSTRUCTION EASEMENT LEGAL DESCRIPTION AND
PLAT MAP

TEMPORARY CONSTRUCTION EASEMENT

A portion of the Lands of Suzanne M. Murray as, Trustee of The Howard W. Murray Marital Trust, as described in the Grant Deed recorded August 21, 1997 as Series Number 1997-0019328 Napa County Records, State of California, said portion described as follows:

Area A

Beginning at the point on the west line of said Lands of Murray Trustee that bears North 0° 03' 11" East 248.86 feet from the southwest corner of said Lands of Murray Trustee; thence along said west line North 0° 03' 11" East 32.77 feet; thence leaving said west line North 79° 41' 44" East 57.06 feet to **Point B**; thence South 10° 18' 16" East 7.00 feet; thence South 79° 41' 44" West 43.12 feet; thence South 0° 00' 10" West 28.39 feet; thence North 89° 57' 07" West 15.00 feet to the **Point of Beginning**.

Area: 809 Sq. Ft.
0.02 Acres

Area B

Commencing at said Point B; thence North 10° 18' 16" West 0.87 feet; thence South 89° 52' 41" East 2.03 feet to the **Point of Beginning**; thence North 10° 18' 16" West 12.13 feet; thence North 79° 41' 44" East 140.31 feet to the north line said Lands of Murray Trustee; thence along said north line South 89° 51' 19" East 108.70 feet to the northeast corner of said Lands of Murray Trustee; thence along the east of said Lands of Murray Trustee South 30° 42' 38" West 52.38 feet; thence leaving said east line North 87° 08' 07" West 163.41 feet; thence North 89° 52' 41" West 54.62 feet to the **Point of Beginning**.

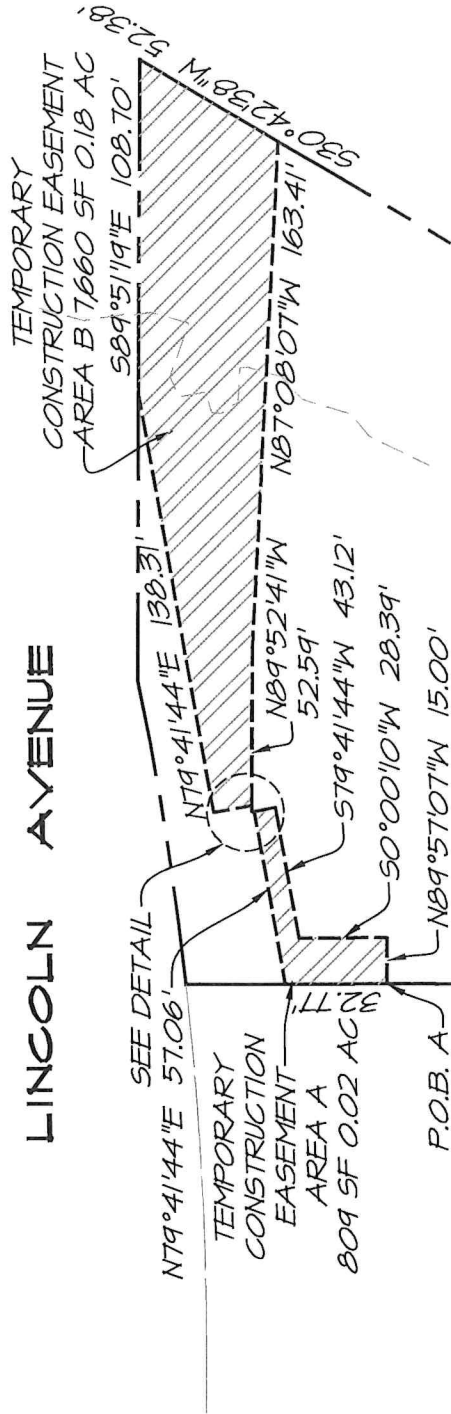
Area: 7,660 Sq. Ft.
0.18 Acres

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

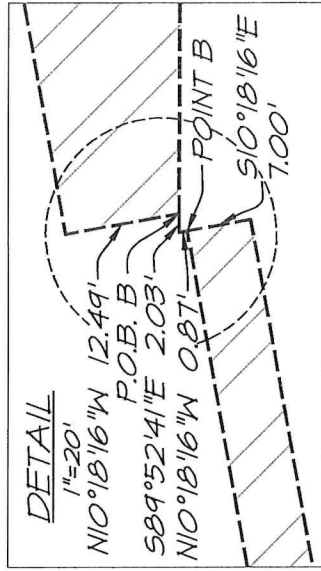


LINCOLN AVENUE



SUZANNE MURRAY TRUSTEE
APN: 044-220-004
DN 1997-0019328

ASSAAD BARAZI TRUSTEE
APN: 044-220-008



- LEGEND**
- PROPERTY LINE
 - - - EASEMENT LINE
 - ADJACENT PROPERTY LINE
 - - - TOP OF BANK (TOB)
 - TEMPORARY CONSTRUCTION EASEMENT

TCE

TCE AREA	SF	AC
ABOVE TOB	3,871	0.09
BELOW TOB	3,788	0.09
TOTAL AREA	7,660	0.18

TEMPORARY CONSTRUCTION EASEMENT

RSA+

1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE | 707.252.3301
+ WWW.RSACIVIL.COM +

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06-25-2024
044-220-004 C-2

BASIS OF BEARING

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

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.

AREA A

North: 1874824.7645' East: 6482030.7499'

Segment #1 : Line
Course: N0°03'11"E Length: 32.77'
North: 1874857.5345' East: 6482030.7802'

Segment #2 : Line
Course: N79°41'44"E Length: 57.06'
North: 1874867.7413' East: 6482086.9199'

Segment #3 : Line
Course: S10°18'16"E Length: 7.00'
North: 1874860.8542' East: 6482088.1720'

Segment #4 : Line
Course: S79°41'44"W Length: 43.12'
North: 1874853.1410' East: 6482045.7475'

Segment #5 : Line
Course: S0°00'10"W Length: 28.39'
North: 1874824.7510' East: 6482045.7461'

Segment #6 : Line
Course: N89°57'07"W Length: 15.00'
North: 1874824.7636' East: 6482030.7461'

Perimeter: 183.34' Area: 808.94 Sq. Ft.
Error Closure: 0.0038 Course: S75°26'13"W
Error North: -0.00096 East: -0.00371
Precision 1: 48247.37

AREA B

North: 1874868.5985' East: 6482088.8011'

Segment #1 : Line
Course: N10°18'16"W Length: 12.49'
North: 1874880.8870' East: 6482086.5669'

Segment #2 : Line
Course: N79°41'44"E Length: 138.31'
North: 1874905.6277' East: 6482222.6461'

Segment #3 : Line
Course: S89°51'19"E Length: 108.70'
North: 1874905.3531' East: 6482331.3458'

Segment #4 : Line
Course: S30°42'38"W Length: 52.38'
North: 1874860.3190' East: 6482304.5952'

Segment #5 : Line
Course: N87°08'07"W Length: 163.41'
North: 1874868.4859' East: 6482141.3894'

Segment #6 : Line
Course: N89°52'41"W Length: 52.59'
North: 1874868.5978' East: 6482088.7995'

Perimeter: 527.89' Area: 7659.72 Sq. Ft.
Error Closure: 0.0016 Course: S67°49'05"W
Error North: -0.00062 East: -0.00152
Precision 1: 329925.00



EXHIBIT C
TEMPORARY ACCESS EASEMENT

A Temporary Access Easement, over, across and through a portion of that certain improved parcel of real property commonly known as 505 Lincoln Avenue, County of Napa, State of California (the "BURDENED PARCEL") as shown and described and depicted in the attachments hereto and made a part hereof ("EASEMENT AREA"), during construction related to the Napa River / Napa Creek Flood Protection Project ("PROJECT") to provide access from Lincoln Avenue for that certain improved parcel commonly known as 501 Lincoln Avenue, APN 044-220-004, County of Napa, State of California (the "BENEFITTED PARCEL"), its including BENEFITTED PARCEL FEE OWNER and its invitees, tenants, employees, agents, and guests during construction of the PROJECT.

1. The Temporary Access Easement is for access to and from Lincoln Avenue over, across, and through a portion of the BURDENED PARCEL to provide reciprocal access rights to the BENEFITTED PARCEL FEE OWNER and its invitees, tenants, employees, agents, and guests during construction of the PROJECT.
P
2. This Temporary Access Easement is for a total period of three (3) months, to commence on the START DATE stated in the notice that the Napa County Flood Control and Water Conservation District ("DISTRICT") delivers to BURDENED PARCEL FEE OWNER, 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 Access Easement will terminate three (3) months after the START DATE (the "TERM").
3. In case of unpredictable delays in construction, upon written notification by DISTRICT to BURDENED PARCEL FEE OWNER, the TERM of the Temporary Access Easement may be unilaterally extended by the DISTRICT for up to an additional three (3) months on a monthly basis provided that DISTRICT provides written notice to BURDENED PARCEL FEE OWNER of such extension prior to the expiration of the original TERM or any monthly extension thereof and the DISTRICT shall pay BURDENED PARCEL FEE OWNER the monthly rate determined to be just compensation for said extension. In no event shall this Temporary Access Easement TERM extend beyond the completion of construction, or December 31, 2028, whichever occurs first.
4. Within sixty (60) days of the end of the TERM, the DISTRICT will execute, acknowledge, and cause to be delivered TO BURDENED PARCEL FEE OWNER and recorded a quitclaim deed to confirm the termination of the Temporary Access Easement. The forgoing notwithstanding, a failure by DISTRICT to deliver or record a quitclaim deed shall not be deemed to extend the term of the Temporary Access Easement beyond the TERM set forth herein above.
5. The rights and obligations contained in this Temporary Access Easement: (a) run with and burden the land, and are binding on BURDENED FEE OWNER and its successors and

assigns, and (b) during the TERM and extensions thereof, constitute an easement in gross for the benefit of the DISTRICT and its successors and assigns.

TEMPORARY ACCESS EASEMENT LEGAL DESCRIPTION AND PLAT MAP

TEMPORARY ACCESS EASEMENT

A portion of the Lands of Suzanne M. Murray as, Trustee of The Howard W. Murray Marital Trust, as described in the Grant Deed recorded August 21, 1997 as Series Number 1997-0019328 Napa County Records, State of California, said portion described as follows:

Beginning at the point on the west line of said Lands of Murray Trustee as that bears North 0° 03' 11" East 248.86 feet from the southwest corner of said Lands of Murray Trustee; thence continuing along said west line North 0° 03' 11" East 64.98 feet to the northwest corner of said Lands of Murray Trustee and the beginning of a non-tangent curve concave to the north having a radius of 1042.00 feet and to which a radial line bears South 6° 28' 43" East; thence northeasterly along said 35.05 feet along said curve through a central angle of 1° 55' 39"; thence leaving said west line South 10° 18' 16" East 36.94 feet; thence South 38° 31' 15" West 42.43 feet; thence along said north line North 89° 56' 29" West 15.00 feet to the **Point of Beginning**.

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

End Description

Area: 2,237 Sq. Ft.
0.05 Acres



LINCOLN AVENUE

AREA
2,237 SF
0.05 AC

$R=1042.00'$
 $L=35.05'$
 $\Delta=1^{\circ}55'39''$

$510^{\circ}18'16''E$
36.94'

$538^{\circ}31'15''W$
42.43'

$N89^{\circ}56'29''W$
15.00'

64.98'

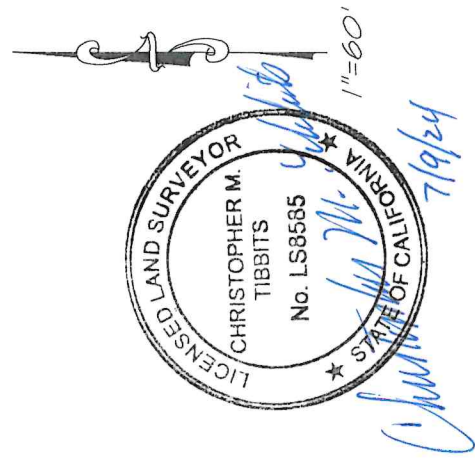
P.O.B.

SUZANNE MURRAY TRUSTEE
APN: 044-220-004
DN 1997-0019328

$N0^{\circ}03'11''E$
248.86'

NAPA RIVER

ASSAAD BARAZI TRUSTEE
APN: 044-220-008



- LEGEND
- PROPERTY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE

TEMPORARY ACCESS EASEMENT

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

BASIS OF BEARING
THE BEARING BETWEEN MONUMENTS #B-9 AND #B-10 ON LINCOLN AVENUE SHOWN ON THE MAP RECORD OF SURVEY MAP NO. 3052, FILED JUNE 26, 1978 IN BOOK 20 OF RECORD OF SURVEYS AT PAGE 64-72, NAPA COUNTY RECORDS, AS NORTH 89° 43' 00" WEST AND MEASURED AS NORTH 89° 43' 09" WEST.

5406
044-220-004 D-1
06-25-2024

North: 1874760.1366' East: 6482083.4825'

Segment #1 : Line

Course: N0°03'11"E Length: 64.98'

North: 1874825.1165' East: 6482083.5427'

Segment #2 : Curve

Length: 35.05' Radius: 1042.00'

Delta: 1°55'39" Tangent: 17.53'

Chord: 35.05' Course: N82°33'27"E

Course In: N6°28'43"W Course Out: S8°24'22"E

RP North: 1875860.4624' East: 6481965.9714'

End North: 1874829.6566' East: 6482118.2974'

Segment #3 : Line

Course: S10°18'16"E Length: 36.94'

North: 1874793.3124' East: 6482124.9051'

Segment #4 : Line

Course: S38°31'15"W Length: 42.43'

North: 1874760.1159' East: 6482098.4798'

Segment #5 : Line

Course: N89°56'29"W Length: 15.00'

North: 1874760.1313' East: 6482083.4798'

Perimeter: 194.41' Area: 2237.27 Sq. Ft.

Error Closure: 0.0059 Course: S27°06'20"W

Error North: -0.00528 East: -0.00270

Precision 1: 32949.15

