

Recorded at the Request of:
Napa County

When Recorded Return To:
Napa County
Fire Administrator's Office
1195 Third Street, Suite 310
Napa, CA 94558

No Tax Due: Exempt Transfer
Rev & Tax Code § 11922

Exempt from recording fee: Gov. Code §
27383

PORTIONS OF APN 025-030-018, 025-030-019

Space Above This Line for Recorder's Use

EMERGENCY ACCESS EASEMENT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Napa County Land Trust**, a California nonprofit organization doing business as The Land Trust of Napa County, hereinafter referred to as "**GRANTOR**," hereby GRANTS to **Napa County**, a political subdivision of the State of California, hereinafter referred to as "**GRANTEE**," a permanent easement and a right of way for emergency access ("**Easement**"), subject to limitations set forth below, forty (40) feet in width, the center line of which is along the existing roadway, with the right of ingress and egress of emergency vehicles for access over the property on the land described in Exhibit A attached hereto and made a part hereof by this reference (the "**Easement Area**"). Provided, however, the existing roadway shall not be widened or improved beyond what may be required under the Napa County Road and Street Standards ("**Road Standards**").

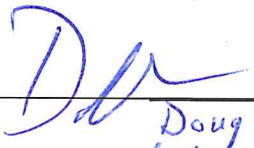
GRANTOR hereby covenants and agrees that no structures shall be constructed, erected, or placed upon the Easement Area that would materially impair the normal operation or use of the Easement Area for emergency vehicular purposes. GRANTOR hereby covenants and agrees that it will not place or allow to be placed any permanent structures or trees within the area described for this Easement, which would interfere with the use of said Easement, for the purposes stated herein.

GRANTEE hereby covenants and agrees to contain any vegetative maintenance of the Easement of at least ten (10) feet from the edges of the existing roadway, except to the extent necessary according to the Road Standards or as otherwise required by law. GRANTEE hereby agrees to employ methods that minimize impacts outside of the Easement Area, including utilization of manual maintenance methods.

This instrument shall bind and inure to the benefit of the successors and assigns of the parties hereto.

In Witness whereof, GRANTOR executed this deed on the date written below.

NAPA COUNTY LAND TRUST
A California nonprofit organization dba
The Land Trust of Napa County

by  Doug Parker, CEO
Date: 11/1/24

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

State of California)
County of Napa) ss.

On November 1, 2024 before me,
C. Sherwood

Notary Public personally appeared Doug Parker

who 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.

SIGNATURE C. Sherwood

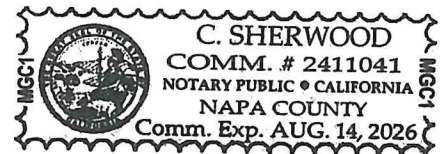


Exhibit A
Legal Description of Easement Area

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

TRACT ONE:

PARCEL ONE:

A portion of the northeast quarter of Section 10, Township 8 North, Range 5 West, Mount Diablo Meridian, more particularly described as follows:

Beginning at a rebar and cap stamped LS 4510 at the most southerly corner of the lands of the Rachael Balyeat Revocable Trust as shown on Map No. 4449 filed February 13, 1991 in Book 27 of Surveys at pages 100 and 101 in the office of the Napa County Recorder, said rebar being on the southwesterly line of the Catacula Rancho; thence along said Rancho line South 50°16'26" East 8.50 feet to the centerline of an existing dirt road; thence leaving said Rancho line along said centerline South 40°29'00" West 60.00 feet; thence continuing along said centerline the following courses: South 40°29'00" West 3.15 feet, along a curve to the left having a radius of 400.00 feet through a central angle of 7°38'53" an arc length of 53.39 feet, South 32°50'07" West 199.09 feet, along a curve to the right having a radius of 65.00 feet through a central angle of 77°52'41" an arc length of 88.35 feet, North 69°17'12" West 134.38 feet, along a curve to the left having a radius of 250.00 feet through a central angle of 62°15'08" an arc length of 271.63 feet, South 48°27'40" West 163.71 feet, along a curve to the left having a radius of 210.00 feet through a central angle of 18°04'59" an arc length of 66.28 feet, South 30°22'40" West 53.49 feet, along a curve to the left having a radius of 100 feet through a central angle of 49°56'56" an arc length of 87.18 feet, South 19°34'16" East 15.29 feet, along a curve to the left having a radius of 50.00 feet through a central angle of 77°56'25" an arc length of 68.02 feet, North 82°29'19" East 42.05 feet, along a curve to the right having a radius of 60.00 feet through a central angle of 59°41'25" an arc length of 62.51 feet, South 37°49'16" East 96.83 feet, along a curve to the right having a radius of 50.00 feet through a central angle of 124°34'26" an arc length of 108.71 feet, South 86°45'10" West 22.18 feet, along a curve to the left having a radius of 50.00 feet through a central angle of 133°47'29" an arc length of 116.76 feet, South 47°02'19" East 1.05 feet, along a curve to the right having a radius of 80.00 feet through a central angle of 43°38'05" an arc length of 60.93 feet, South 3°24'14" East 47.93 feet, along a curve to the right having a radius of 180.00 feet through a central angle of 12°07'35" an arc length of 38.10 feet, South 8°43'21" West 21.03 feet, along a curve to the left having a radius of 55.00 feet through a central angle of 47°19'42" an arc length of 45.43 feet and South 38°36'22" East 15.78 feet to the true point of beginning of this description; thence leaving said centerline southeasterly 1000 feet more or less to the northeast corner of the southeast quarter of said northeast quarter of said Section 10; thence along the east, south, and west lines of said southeast quarter the following courses: SOUTH 1320 feet more or less, WEST 1320 feet more or less, and NORTH 1320 feet more or less to the southeast corner of the northwest quarter of said northeast quarter; thence WEST along the south line of said northwest quarter 1000 feet more or less to the centerline of the existing dirt road which serves the lands of the State of California from Chiles-Pope Valley Road; thence northeasterly along said road centerline 1500 feet more or less to the true point of beginning.

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PARCEL TWO:

A non-exclusive easement for ingress, egress, roadway and all utility purposes within a strip of land, and an existing roadway, 17 feet in width, extending from Chiles-Pope Valley Road to a point 60 feet southwest of the southwesterly line of the Catacula Rancho, which is more particularly described as follows:

Beginning at a rebar and cap stamped LS 4510 at the most southerly corner of the lands of the Rachael Balyeat Revocable Trust as shown on Map No. 4449 filed February 13, 1991 in Book 27 of Surveys at pages 100 and 101 in the office of the Napa County Recorder, said rebar being on the southwesterly line of the Catacula Rancho; thence leaving said Rancho line along an existing deer fence, and the southwesterly projection thereof, North 40°29'00" East 1140.77 feet to the intersection thereof with the southwesterly right of way line of Chiles-Pope Valley Road as shown on said map; thence along said right of way line South 53°57'05" East 3.30 feet to engineers station 168+61.35 as shown on said map; thence continuing along said right of way line South

53°21'50" East (shown as South 55°22'14" East on Map No. 2673 filed July 18, 1975 in Book 19 of Surveys at pages 39 through 44 said County Records) 13.74 feet to the intersection thereof with an existing deer fence; thence leaving said right of way line along said deer fence and the southwesterly projection thereof, on a line parallel to and 17 feet southeasterly of the deer fence heretofore described, South 40°29'00" West 1141.72 feet to a point on said Catacula Rancho line, said point bearing South 50°16'26" East 17.00 feet from the point of beginning of this description; thence along said Rancho line South 50°16'26" East 11.50 feet; thence leaving said Rancho line South 40°29'00" West 60.26 feet; thence North 49°31'00" West 20.00 feet to the centerline of an existing dirt road, said point being South 50°16'26" East 8.50 feet and South 40°29'00" West 60.00 feet from the point of beginning of this description; thence continuing North 49°31'00" West 20.00 feet; thence North 40°29'00" East 52.72 feet, thence South 81°27'00" East 13.55 feet to the point of beginning.

PARCEL THREE:

A non-exclusive easement for ingress, egress, roadway and all utility purposes within a strip of land, 20 feet in width, the southerly line of which is more particularly described as follows:

Beginning at a rebar and cap stamped LS 4510 at the most southerly corner of the lands of the Rachael Balyeat Revocable Trust as shown on Map No. 4449 filed February 13, 1991 in Book 27 of Surveys at pages 100 and 101 in the office of the Napa County Recorder, said rebar being on the southwesterly line of the Catacula Rancho; thence along said Rancho line South 50°16'26" East 8.50 feet to the centerline of an existing dirt road; thence leaving said Rancho line along said centerline South 40°29'00" West 60.00 feet to the true point of beginning of this description; thence continuing along said centerline the following courses: South 40°29'00" West 3.15 feet, along a curve to the left having a radius of 400.00 feet through a central angle of 7°38'53" an arc length of 53.39 feet, South 32°50'07" West 199.09 feet, along a curve to the right having a radius of 65.00 feet through a central angle of 77°52'41" an arc length of 88.35 feet, North 69°17'12" West 134.38 feet, along a curve to the left having a radius of 250.00 feet through a central angle of 62°15'08" an arc length of 271.63 feet, South 48°27'40" West 163.71 feet, along a curve to the left having a radius of 210.00 feet through a central angle of 18°04'59" an arc length of 66.28 feet and South 30°22'40" West 20.00 feet, extending and shortening the sidelines of said 20 foot wide strip so as to provide a continuous strip of land from a point 60 feet southwesterly of the southwest line Catacula Rancho to the most southerly terminus of the last road course called herein.

PARCEL FOUR:

A non-exclusive easement for ingress, egress, roadway and all utility purposes within a strip of land, 20 feet in width, the northerly line of which is more particularly described as follows:

Beginning at a rebar and cap stamped LS 4510 at the most southerly corner of the lands of the Rachael Balyeat Revocable Trust as shown on Map No. 4449 filed February 13, 1991 in Book 27 of Surveys at pages 100 and 101 in the office of the Napa County Recorder, said rebar being on the southwesterly line of the Catacula Rancho; thence along said Rancho line South 50°16'26" East 8.50 feet to the centerline of an existing dirt road; thence leaving said Rancho line along said centerline South 40°29'00" West 60.00 feet to the true point of beginning; continuing along said centerline the following courses: South 40°29'00" West 3.15 feet, along a curve to the left having a radius of 400.00 feet through a central angle of 7°38'53" an arc length of 53.39 feet, South 32°50'07" West 199.09 feet, along a curve to the right having a radius of 65.00 feet through a central angle of 77°52'41" an arc length of 88.35 feet, North 69°17'12" West 134.38 feet, along a curve to the left having a radius of 250.00 feet through a central angle of 62°15'08" an arc length of 271.63 feet, South 48°27'40" West 163.71 feet, along a curve to the left having a radius of 210.00 feet through a central angle of 18°04'59" an arc length of 66.28 feet and South 30°22'40" West 20.00 feet, extending and shortening the sidelines of said 20 foot wide strip so as to provide a continuous strip of land from a point 60 feet southwesterly of the southwest line Catacula Rancho to the most southerly terminus of the last road course called herein.

PARCEL FIVE:

A non-exclusive easement for ingress, egress, roadway and all utility purposes within a strip of land, 20 feet in width, the westerly line of which is more particularly described as follows:

Beginning at a rebar and cap stamped LS 4510 at the most southerly corner of the lands of the Rachael Balyeat Revocable Trust as shown on Map No. 4449 filed February 13, 1991 in Book 27 of Surveys at pages 100 and 101 in the office of the Napa County Recorder, said rebar being on the southwesterly line of the Catacula

Rancho; thence along said Rancho line South 50°16'26" East 8.50 feet to the centerline of an existing dirt road; thence leaving said Rancho line along said centerline South 40°29'00" West 60.00 feet; thence continuing along said centerline the following courses: South 40°29'00" West 3.15 feet, along a curve to the left having a radius of 400.00 feet through a central angle of 7°38'53" an arc length of 53.39 feet, South 32°50'07" West 199.09 feet, along a curve to the right having a radius of 65.00 feet through a central angle of 77°52'41" an arc length of 88.35 feet, North 69°17'12" West 134.38 feet, along a curve to the left having a radius of 250.00 feet through a central angle of 62°15'08" an arc length of 271.63 feet, South 48°27'40" West 163.71 feet, along a curve to the left having a radius of 210.00 feet through a central angle of 18°04'59" an arc length of 66.28 feet and South 30°22'40" West 20.00 feet to the true point of beginning of this description; thence continuing along said centerline the following courses: South 30°22'40" West 33.49 feet, along a curve to the left having a radius of 100 feet through a central angle of 49°56'56" an arc length of 87.18 feet, South 19°34'16" East 15.29 feet, along a curve to the left having a radius of 50.00 feet through a central angle of 77°56'25" an arc length of 68.02 feet, North 82°29'19" East 42.05 feet, along a curve to the right having a radius of 60.00 feet through a central angle of 59°41'25" an arc length of 62.51 feet, South 37°49'16" East 96.83 feet, along a curve to the right having a radius of 50.00 feet through a central angle of 124°34'26" an arc length of 108.71 feet, South 86°45'10" West 22.18 feet, along a curve to the left having a radius of 50.00 feet through a central angle of 133°47'29" an arc length of 116.76 feet, South 47°02'19" East 1.05 feet, along a curve to the right having a radius of 80.00 feet through a central angle of 43°38'05" an arc length of 60.93 feet, South 3°24'14" East 47.93 feet, along a curve to the right having a radius of 180.00 feet through a central angle of 12°07'35" an arc length of 38.10 feet, South 8°43'21" West 21.03 feet, along a curve to the left having a radius of 55.00 feet through a central angle of 47°19'42" an arc length of 45.43 feet and South 38°36'22" East 15.78 feet, extending and shortening the sidelines of said 20 foot wide strip so as to provide a continuous strip of land from the true point of beginning of this description to the southerly terminus of the last road course called herein.

PARCEL SIX:

An easement, 20 feet in width, for ingress, egress and utilities as granted by Easement Grant Deed recorded October 24, 2004 as Series Number 2004-0045120 of Official Records of Napa County.

PARCEL SEVEN:

Water Pipeline Easement as granted by document entitled, "Grant of Water Rights and Water Pipeline Easement" recorded March 28, 2005 as Series Number 2005-0011264 of Official Records of Napa County.

TRACT TWO:

PARCEL ONE:

A portion of both the north half of northeast quarter and Lot number 4 of Section 10, Township 8 North, Range 5 West, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at a rebar and cap stamped LS 4510 at the most southerly corner of the lands of the Rachael Balyeat Revocable Trust as shown on Map No. 4449 filed February 13, 1991 in Book 27 of Surveys at pages 100 and 101 in the office of the Napa County Recorder, said rebar being on the southwesterly line of the Catacula Rancho; thence along said Rancho line South 50°16'26" East 8.50 feet to the centerline of an existing dirt road; thence leaving said Rancho line along said centerline South 40°29'00" West 60.00 feet; thence continuing along said centerline the following courses: South 40°29'00" West 3.15 feet, along a curve to the left having a radius of 400.00 feet through a central angle of 7°38'53" an arc length of 53.39 feet, South 32°50'07" West 199.09 feet, along a curve to the right having a radius of 65.00 feet through a central angle of 77°52'41" an arc length of 88.35 feet, North 69°17'12" West 134.38 feet, along a curve to the left having a radius of 250.00 feet through a central angle of 62°15'08" an arc length of 271.63 feet, South 48°27'40" West 163.71 feet, along a curve to the left having a radius of 210.00 feet through a central angle of 18°04'59" an arc length of 66.28 feet, and South 30°22'40" West 20.00 feet to the true point of beginning of this description; thence continuing along the center of said road the following courses: South 30°22'40" West 33.49 feet, along a curve to the left having a radius of 100 feet through a central angle of 49°56'56" an arc length of 87.18 feet, South 19°34'16" East 15.29 feet, along a curve to the left having a radius of 50.00 feet through a central angle of 77°56'25" an arc length of 68.02 feet, North 82°29'19" East 42.05 feet, along a curve to the right having a radius of 60.00 feet through a central angle of 59°41'25" an arc length of 62.51 feet, South 37°49'16" East 96.83 feet, along a curve to the right having a radius of 50.00 feet through a central angle of 124°34'26" an arc length of 108.71 feet, South 86°45'10" West 22.18 feet, along a curve to the left having a radius of 50.00 feet through a central angle of 133°47'29" an arc

length of 116.76 feet, South 47°02'19" East 1.05 feet, along a curve to the right having a radius of 80.00 feet through a central angle of 43°38'05" an arc length of 60.93 feet, South 3°24'14" East 47.93 feet, along a curve to the right having a radius of 180.00 feet through a central angle of 12°07'35" an arc length of 38.10 feet, South 8°43'21" West 21.03 feet, along a curve to the left having a radius of 55.00 feet through a central angle of 47°19'42" an arc length of 45.43 feet and South 38°36'22" East 15.78 feet; thence continuing along said centerline southwesterly 1500 feet more or less to the south line of said north half of the northeast quarter of Section 10; thence WEST along said south line to the southeast corner of said Lot 4; thence NORTH 200 feet more or less along the east line of said Lot 4 to the northeast corner of the southern 10-2/3 acres, more or less, of said Lot 4 as conveyed to J.M. Morris by Deed of record in Book 31 of Deeds at page 64, Napa County Records; thence northwesterly along said north line 1000 feet more or less to the southeast boundary of the La Jota Rancho; thence along the southeast boundary of the La Jota Rancho North 24°00' East 800 feet more or less to the north line of said Section 10; thence EAST along said north line 2000 feet more or less to a point which bears North 40°00'00" West from the true point of beginning; thence leaving said north line South 40°00'00" East to the true point of beginning.

APN 025-030-019

PARCEL TWO:

A non-exclusive easement for ingress, egress, roadway and all utility purposes within a strip of land, and an existing roadway, 17 feet in width, extending from Chiles-Pope Valley Road to a point 60 feet southwest of the southwesterly line of the Catacula Rancho, which is more particularly described as follows:

BEGINNING at a rebar and cap stamped LS 4510 at the most southerly corner of the lands of the Rachael Balyeat Revocable Trust as shown on Map No. 4449 filed February 13, 1991 in Book 27 of Surveys at pages 100 and 101 in the office of the Napa County Recorder, said rebar being on the southwesterly line of the Catacula Rancho; thence leaving said Rancho line along an existing deer fence, and the southwesterly projection thereof, North 40°29'00" East 1140.77 feet to the intersection thereof with the southwesterly right of way line of Chiles-Pope Valley Road as shown on said map; thence along said right of way line South 53°57'05" East 3.30 feet to engineers station 168+61.35 as shown on said map; thence continuing along said right of way line South 53°21'50" East (shown as South 55°22'14" East on Map No. 2673 filed July 18, 1975 in Book 19 of Surveys at pages 39 through 44 said County Records) 13.74 feet to the intersection thereof with an existing deer fence; thence leaving said right of way line along said deer fence and the southwesterly projection thereof, on a line parallel to and 17 feet southeasterly of the deer fence heretofore described, South 40°29'00" West 1141.72 feet to a point on said Catacula Rancho line, said point bearing South 50°16'26" East 17.00 feet from the point of beginning of this description; thence along said Rancho line South 50°16'26" East 11.50 feet; thence leaving said Rancho line South 40°29'00" West 60.26 feet; thence North 49°31'00" West 20.00 feet to the centerline of an existing dirt road, said point being South 50°16'26" East 8.50 feet and South 40°29'00" West 60.00 feet from the point of beginning of this description; thence continuing North 49°31'00" West 20.00 feet; thence North 40°29'00" East 52.72 feet, thence South 81°27'00" East 13.55 feet to the point of beginning.

PARCEL THREE:

A non-exclusive easement for ingress, egress, roadway and all utility purposes within a strip of land, 20 feet in width, the southerly line of which is more particularly described as follows:

BEGINNING at a rebar and cap stamped LS 4510 at the most southerly corner of the lands of the Rachael Balyeat Revocable Trust as shown on Map No. 4449 filed February 13, 1991 in Book 27 of Surveys at pages 100 and 101 in the office of the Napa County Recorder, said rebar being on the southwesterly line of the Catacula Rancho; thence along said Rancho line South 50°16'26" East 8.50 feet to the centerline of an existing dirt road; thence leaving said Rancho line along said centerline South 40°29'00" West 60.00 feet to the true point of beginning of this description; thence continuing along said centerline the following courses: South 40°29'00" West 3.15 feet, along a curve to the left having a radius of 400.00 feet through a central angle of 7°38'53" an arc length of 53.39 feet, South 32°50'07" West 199.09 feet, along a curve to the right having a radius of 65.00 feet through a central angle of 77°52'41" an arc length of 88.35 feet, North 69°17'12" West 134.38 feet, along a curve to the left having a radius of 250.00 feet through a central angle of 62°15'08" an arc length of 271.63 feet, South 48°27'40" West 163.71 feet, along a curve to the left having a radius of 210.00 feet through a central angle of 18°04'59" an arc

length of 66.28 feet and South 30°22'40" West 20.00 feet, extending and shortening the sidelines of said 20 foot wide strip so as to provide a continuous strip of land from a point 60 feet southwesterly of the southwest line Catacula Rancho to the most southerly terminus of the last road course called herein.

PARCEL FOUR:

A non-exclusive easement for ingress, egress, roadway and all utility purposes within a strip of land, 20 feet in width, the northerly line of which is more particularly described as follows:

BEGINNING at a rebar and cap stamped LS 4510 at the most southerly corner of the lands of the Rachael Balyeat Revocable Trust as shown on Map No. 4449 filed February 13, 1991 in Book 27 of Surveys at pages 100 and 101 in the office of the Napa County Recorder, said rebar being on the southwesterly line of the Catacula Rancho; thence along said Rancho line South 50°16'26" East 8.50 feet to the centerline of an existing dirt road; thence leaving said Rancho line along said centerline South 40°29'00" West 60.00 feet to the true point of beginning; thence continuing along said centerline the following courses: South 40°29'00" West 3.15 feet, along a curve to the left having a radius of 400.00 feet through a central angle of 7°38'53" an arc length of 53.39 feet, South 32°50'07" West 199.09 feet, along a curve to the right having a radius of 65.00 feet through a central angle of 77°52'41" an arc length of 88.35 feet, North 69°17'12" West 134.38 feet, along a curve to the left having a radius of 250.00 feet through a central angle of 62°15'08" an arc length of 271.63 feet, South 48°27'40" West 163.71 feet, along a curve to the left having a radius of 210.00 feet through a central angle of 18°04'59" an arc length of 66.28 feet and South 30°22'40" West 20.00 feet, extending and shortening the sidelines of said 20 foot wide strip so as to provide a continuous strip of land from a point 60 feet southwesterly of the southwest line Catacula Rancho to the most southerly terminus of the last road course called herein.

PARCEL FIVE:

A non-exclusive easement for ingress, egress, roadway and all utility purposes within a strip of land, 20 feet in width, the westerly line of which is more particularly described as follows:

BEGINNING at a rebar and cap stamped LS 4510 at the most southerly corner of the lands of the Rachael Balyeat Revocable Trust as shown on Map No. 4449 filed February 13, 1991 in Book 27 of Surveys at pages 100 and 101 in the office of the Napa County Recorder, said rebar being on the southwesterly line of the Catacula Rancho; thence along said Rancho line South 50°16'26" East 8.50 feet to the centerline of an existing dirt road; thence leaving said Rancho line along said centerline South 40°29'00" West 60.00 feet; thence continuing along said centerline the following courses: South 40°29'00" West 3.15 feet, along a curve to the left having a radius of 400.00 feet through a central angle of 7°38'53" an arc length of 53.39 feet, South 32°50'07" West 199.09 feet, along a curve to the right having a radius of 65.00 feet through a central angle of 77°52'41" an arc length of 88.35 feet, North 69°17'12" West 134.38 feet, along a curve to the left having a radius of 250.00 feet through a central angle of 62°15'08" an arc length of 271.63 feet, South 48°27'40" West 163.71 feet, along a curve to the left having a radius of 210.00 feet through a central angle of 18°04'59" an arc length of 66.28 feet and South 30°22'40" West 20.00 feet to the true point of beginning of this description; thence continuing along said centerline the following courses: South 30°22'40" West 33.49 feet, along a curve to the left having a radius of 100 feet through a central angle of 49°56'56" an arc length of 87.18 feet, South 19°34'16" East 15.29 feet, along a curve to the left having a radius of 50.00 feet through a central angle of 77°56'25" an arc length of 68.02 feet, North 82°29'19" East 42.05 feet, along a curve to the right having a radius of 60.00 feet through a central angle of 59°41'25" an arc length of 62.51 feet, South 37°49'16" East 96.83 feet, along a curve to the right having a radius of 50.00 feet through a central angle of 124°34'26" an arc length of 108.71 feet, South 86°45'10" West 22.18 feet, along a curve to the left having a radius of 50.00 feet through a central angle of 133°47'29" an arc length of 116.76 feet, South 47°02'19" East 1.05 feet, along a curve to the right having a radius of 80.00 feet through a central angle of 43°38'05" an arc length of 60.93 feet, South 3°24'14" East 47.93 feet, along a curve to the right having a radius of 180.00 feet through a central angle of 12°07'35" an arc length of 38.10 feet, South 8°43'21" West 21.03 feet, along a curve to the left having a radius of 55.00 feet through a central angle of 47°19'42" an arc length of 45.43 feet and South 38°36'22" East 15.78 feet, extending and shortening the sidelines of said 20 foot wide strip so as to provide a continuous strip of land from the true point of beginning of this description to the southerly terminus of the last road course called herein.

PARCEL SIX:

A non-exclusive Easement for ingress, egress, roadway and all utility purposes within a strip of land, 20 feet in width, the northwesterly line of which is more particularly described as follows:

BEGINNING at a rebar and cap stamped LS 4510 at the most southerly corner of the lands of the Rachael Balyeat Revocable Trust as shown on Map No. 4449 filed February 13, 1991 in Book 27 of Surveys at pages 100 and 101 in the office of the Napa County Recorder, said rebar being on the southwesterly line of the Catacula Rancho; thence along said Rancho line South 50°16'26" East 8.50 feet to a point on the centerline of an existing dirt road; thence leaving said Rancho line South 40°29'00" West 60.00 feet; thence continuing along the center of said road the following courses: South 40°29'00" West 3.15 feet, along a curve to the left having a radius of 400.00 feet through a central angle of 7°38'53" an arc length of 53.39 feet, South 32°50'07" West 199.09 feet, along a curve to the right having a radius of 65.00 feet through a central angle of 77°52'41" an arc length of 88.35 feet, North 69°17'12" West 134.38 feet, along a curve to the left having a radius of 250.00 feet through a central angle of 62°15'08" an arc length of 271.63 feet, South 48°27'40" West 163.71 feet, along a curve to the left having a radius of 210.00 feet through a central angle of 18°04'59" an arc length of 66.28 feet and South 30°22'40" West 53.49 feet, along a curve to the left having a radius of 100 feet through a central angle of 49°56'56" an arc length of 87.18 feet, South 19°34'16" East 15.29 feet, along a curve to the left having a radius of 50.00 feet through a central angle of 77°56'25" an arc length of 68.02 feet, North 82°29'19" East 42.05 feet, along a curve to the right having a radius of 60.00 feet through a central angle of 59°41'25" an arc length of 62.51 feet, South 37°49'16" East 96.83 feet, along a curve to the right having a radius of 50.00 feet through a central angle of 124°34'26" an arc length of 108.71 feet, South 86°45'10" West 22.18 feet, along a curve to the left having a radius of 50.00 feet through a central angle of 133°47'29" an arc length of 116.76 feet, South 47°02'19" East 1.05 feet, along a curve to the right having a radius of 80.00 feet through a central angle of 43°38'05" an arc length of 60.93 feet, South 3°24'14" East 47.93 feet, along a curve to the right having a radius of 180.00 feet through a central angle of 12°07'35" an arc length of 38.10 feet, South 8°43'21" West 21.03 feet, along a curve to the left having a radius of 55.00 feet through a central angle of 47°19'42" an arc length of 45.43 feet and South 38°36'22" East 15.78 feet to the true point of beginning of this description; thence continuing along said centerline southwesterly 1500 feet more or less to the south line of said north half of the northeast quarter of Section 10, Township 8 North, Range 5 West, Mount Diablo Meridian, extending or shortening the sidelines of said 20 foot wide strip so as to provide a continuous strip of land from the southerly terminus of the 15.78 foot course called herein to the south line of the north half of the northeast quarter of said Section 10.

PARCEL SEVEN:

An Easement for utility purposes as granted by "Grant of Easement and Easement Agreement for Utilities", recorded August 24, 2004 as Series Number 2004-0035702 of Official Records of Napa County.

PARCEL EIGHT:

An Easement for water system as granted by "Agreement for Grant of Easements and Water Rights", recorded August 24, 2004 as Series Number 2004-0035703 of Official Records of Napa County.