

RECORDING REQUESTED BY
AND
WHEN RECORDED MAIL TO:

ATTN: J. ARIAS
Napa County Public Works
1195 3rd ST STE 101
NAPA CA 94559

Exempt from recording fees GC 27383

APN 036-140-003

IRREVOCABLE OFFER OF DEDICATION

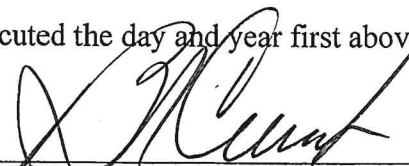
This Irrevocable Offer of Dedication is made as of the 27 day of June, 2022, by Cunat Premium Vineyards, LLC, A Delaware Limited Liability Company, Napa Valley Series, (hereafter "Owner") and is based on the following recitals:


A. Owner desires to make an offer to dedicate, irrevocably, to the public, an easement, for public road purposes, which offer may be accepted at any time by any governmental entity which has the power to establish, construct and maintain roads; and

B. Owner holds a fee title interest in that certain real property located in the unincorporated area of the County of Napa, State of California, Assessor's Parcel Number 036-140-003 and as described in Exhibit "A" attached hereto and incorporated here by reference (the "Subject Property").

NOW THEREFORE, Owner does irrevocably offer for dedication to the County of Napa, a political subdivision of the State of California, and its successors and assigns, pursuant to the provisions of California Government Code Section 7050, for public street and highway purposes, those portions of the Subject Property as identified in Exhibit "B" (and depicted on Exhibit "C") necessary for public street and highway purposes. Said offer of dedication shall be irrevocable and such a government entity may, at any time in the future, accept said offer of dedication of the public right-of-way. Owner agrees that this irrevocable and perpetual Offer of Dedication is and shall be binding on Owner's heirs, legatees, successors and assignees. The consent and subordination of trust deed beneficiary is attached as Exhibit "D" hereto.

Executed the day and year first above written.

By: 
OWNER NAME BRIAN G. CUNAT
TITLE *dy* MANAGER

By: 
OWNER NAME JOHN C. CUNAT
TITLE *dy* MANAGER

STATE OF ILLINOIS

COUNTY OF McHenry

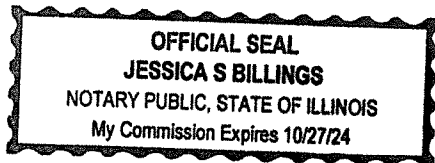
On June 27, 2022 before me, Jessica S. Billings, Notary Public, personally appeared Brian G. Conat, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instruments and acknowledged to me that he executed the same in his/her/their authorized capacity (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 Illinois that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jessica S. Billings

Notary Public



STATE OF ILLINOIS

COUNTY OF McHenry

On June 27, 2022 before me, Jessica S. Billings, Notary Public, personally appeared John C. Lunat, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instruments and acknowledged to me that he 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 Illinois that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jessica S. Billings

Notary Public

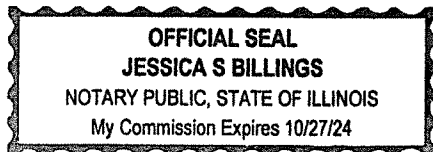


EXHIBIT "A"

LEGAL DESCRIPTION OF SUBJECT PROPERTY

All that real property situate in the County of Napa, State of California, being the Tract of Land described in the Grant Deed to Cunat Premium Vineyards, LLC recorded August 28, 2007 as Series Number 2007 0028144 of Official Records of Napa County, California, said real property being described as follows:

Commencing on the Northeastern line of Big Ranch Road at the most Western corner of the 50 acre tract of land described in the deed to Earnest C. Gaddini recorded December 18, 1912 in Book 102 of Deeds at Page 478, said Napa County Records; running thence North $24 \frac{1}{2}^{\circ}$ West, along the Northeastern line of said road, 906.25 feet to the centerline of Oak Knoll Avenue; thence North 55° East along said centerline, 3144.9 feet, more or less, to the center of Napa River; thence Southerly, down the center of said River, to the most Northern corner of the 50 acre tract above referred to; thence South 55° West, along the Northwestern line thereof, 2600 feet, more or less, to the Point of Commencement.

Napa County Assessor's Parcel No. 036-140-003

EXHIBIT "B"

LEGAL DESCRIPTION OF DEDICATED PORTION OF PROPERTY

All that real property situate in the County of Napa, State of California, being a portion of the Tract of Land described in the Grant Deed to Cunat Premium Vineyards, LLC recorded August 28, 2007 as Series Number 2007 0028144 of Official Records of Napa County, California, said real property being described as follows:

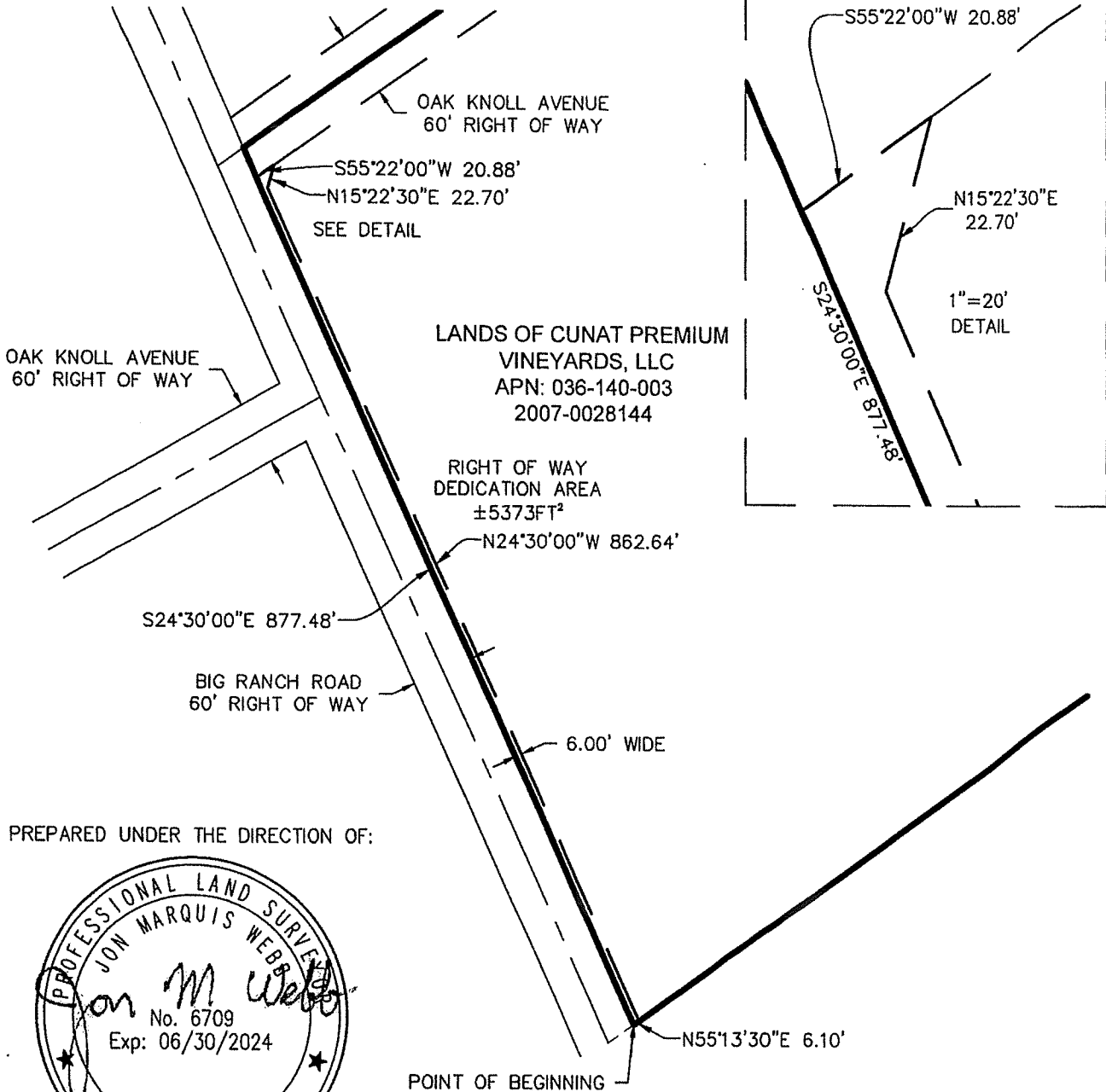
Beginning at the most southern corner of the Tract of Land described in the Grant Deed to Cunat Premium Vineyards, LLC recorded August 28, 2007 as Series Number 2007 0028144 of Official Records of Napa County, said corner being in the eastern Right of Way line of Big Ranch Road, a County Road, and running thence along the southeast line of said Tract of Land North 55°13'30" East 6.10 feet to the intersection with a line which runs parallel with, and lies 6.00 feet easterly of, the southwest line of said Tract of Land; thence along said parallel line North 24°30'00" West 862.64 feet; thence leaving said parallel line North 15°22'30" East 22.70 feet to the intersection with the southern Right of Way line of Oak Knoll Avenue, a County Road; thence along said southern line South 55°22'00" West 20.88 feet to said eastern Right of Way line of Big Ranch Road; thence along said eastern Right of Way line South 24°30'00" East 877.48 feet to the Point of Beginning.

The Basis of Bearings of this legal description is the north line of Parcel A as shown on Map Number 394 recorded December 1, 1959 and filed in Book 5 of Surveys, at Page 25 of Official Records of Napa County.

End of Description



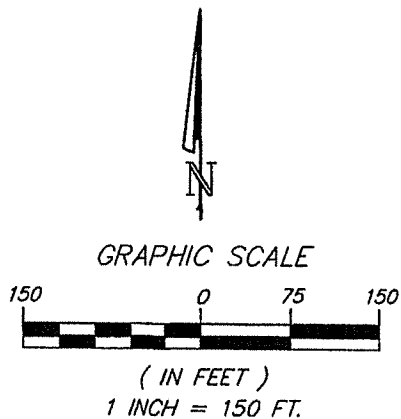
EXHIBIT "C"



PREPARED UNDER THE DIRECTION OF:



**EXHIBIT OF
RIGHT OF WAY DEDICATION
WITHIN APN 036-140-003
COUNTY OF NAPA, STATE OF CALIFORNIA**



PREPARED BY
ALBION SURVEYS



JUNE 24, 2022

SHEET 1 OF 1
3038-15 EXH RW.dwg

EXHIBIT "D"

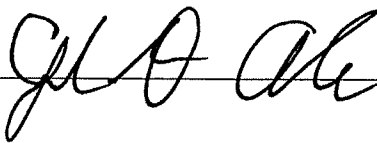
CONSENT AND SUBORDINATION OF TRUST DEED BENEFICIARY

NOTICE: THIS CONSENT AND SUBORDINATION OF TRUST DEED BENEFICIARY RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS OF THE FOREGOING INSTRUMENT.

The undersigned, beneficiary under that certain Deed of Trust recorded June 30, 2021 as Document No. 2021-0021787, Official Records of the County of Napa, does hereby join in, and consent to, each and all of the terms and provisions of the attached Irrevocable Offer of Dedication instrument to be executed by American AgCredit, FLCA, a corporation existing and operating under the Farm Credit Act of 1971, as amended, and does hereby subordinate its interests to the entire effect of this instrument. In this regard, the undersigned does hereby agree upon request of any insuring title company to direct the trustee under said deed of trust to execute and deliver to County in recordable form acceptable to such insuring title company partial reconveyances as to any rights granted and to be granted to County pursuant to this instrument.

Dated: 7/11/22

TRUST DEED BENEFICIARIES
AND/OR MORTGAGES



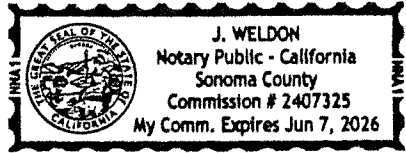
CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Sonoma }
On 7-11-2022 before me, J. Weldon, a Notary Public
Date Here Insert Name and Title of the Officer
personally appeared John Osborne
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Exhibit D Consent and Subordination of Trust beneficiary
Document Date: 6/30/2021 date of recording 7-11-22 date signed exhibit D Number of Pages: 6
Signer(s) Other Than Named Above: unknown

Capacity(ies) Claimed by Signer(s)

Signer's Name: John Osborne Signer's Name: _____
 Corporate Officer - Title(s): VP Relationship Manager Corporate Officer - Title(s): _____
 Partner - Limited General Partner - Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: Amerson Agency Credit Signer is Representing: _____