

<p>RECORDING REQUESTED BY AND PLEASE RETURN TO:</p> <p>J. ARIAS Napa County Public Works 1195 3d St., STE 101 Napa, CA 94559</p> <p>Exempt from recording fees: GC §27383;</p> <p>Assessor's Parcel No.: 039-390-021</p>	
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IRREVOCABLE OFFER OF DEDICATION


This Irrevocable Offer of Dedication is made this 24 day of May 2021, by San Bernabe Vineyards, LLC, a Delaware limited liability company (the "Owner") with reference to the following facts:

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;

B. Owner holds fee title interest to that certain real property located in the unincorporated area of the County of Napa, State of California, Assessor's Parcel Number 039-390-021 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.

Executed the day and year first written above.

By: 
Chris Indelicato, Managing Member
San Bernabe Vineyards, LLC

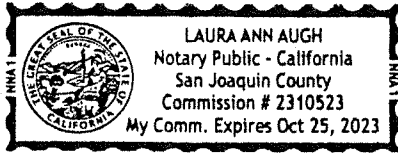
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Napa) SS.

On this 24 day of May, 2021 before me, Laura Ann Augh a Notary Public, personally appeared ATUS Suddicato, 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.



Laura Ann Augh
Signature

Exhibit A

Subject Property Legal Description

The land described herein is situated in the State of California, County of Napa, unincorporated area, described as follows:

PARCEL ONE:

Beginning on the southwesterly right of way line of Silverado Trail at a T-bar tagged LS 2799 as shown in Book 11 of Surveys on page 14, Map Number 966, recorded on September 6, 1963 in the Office of the Napa County Recorder, said point also being the most northerly corner of the Parcel described in Instrument No 2005- 0012912, recorded on April 6, 2005 in the Office of the Napa County Recorder; thence along said southwesterly right of way line and the boundary of said Parcel South 42° East 426.12 feet; thence leaving said southwesterly right of way line South 48°48 ' West 512 feet; thence South 42° East 180 feet; thence South 48°48' West 426.66 feet; thence leaving the southeasterly line of said Parcel North 37°22' West 666.89 feet to a point on the northwesterly line of said Parcel; thence along the northwesterly line of said Parcel North 52°38' East 887.60 feet to the point of beginning. This being the same land described as Parcel 1 of that certain Grant Deed- Lot Line Adjustment Recorded April 6, 2005 as Instrument No. 2005-0012912.


APN 039-390-021

Exhibit B

An easement for public street and highway purposes through a portion of the Lands of San Bernabe Vineyards, LLC, a California Limited Liability Company as described in the Grant Deed recorded May 7, 2010 as Series Number 2010-0010361, Napa County Records, State of California, described as follows:

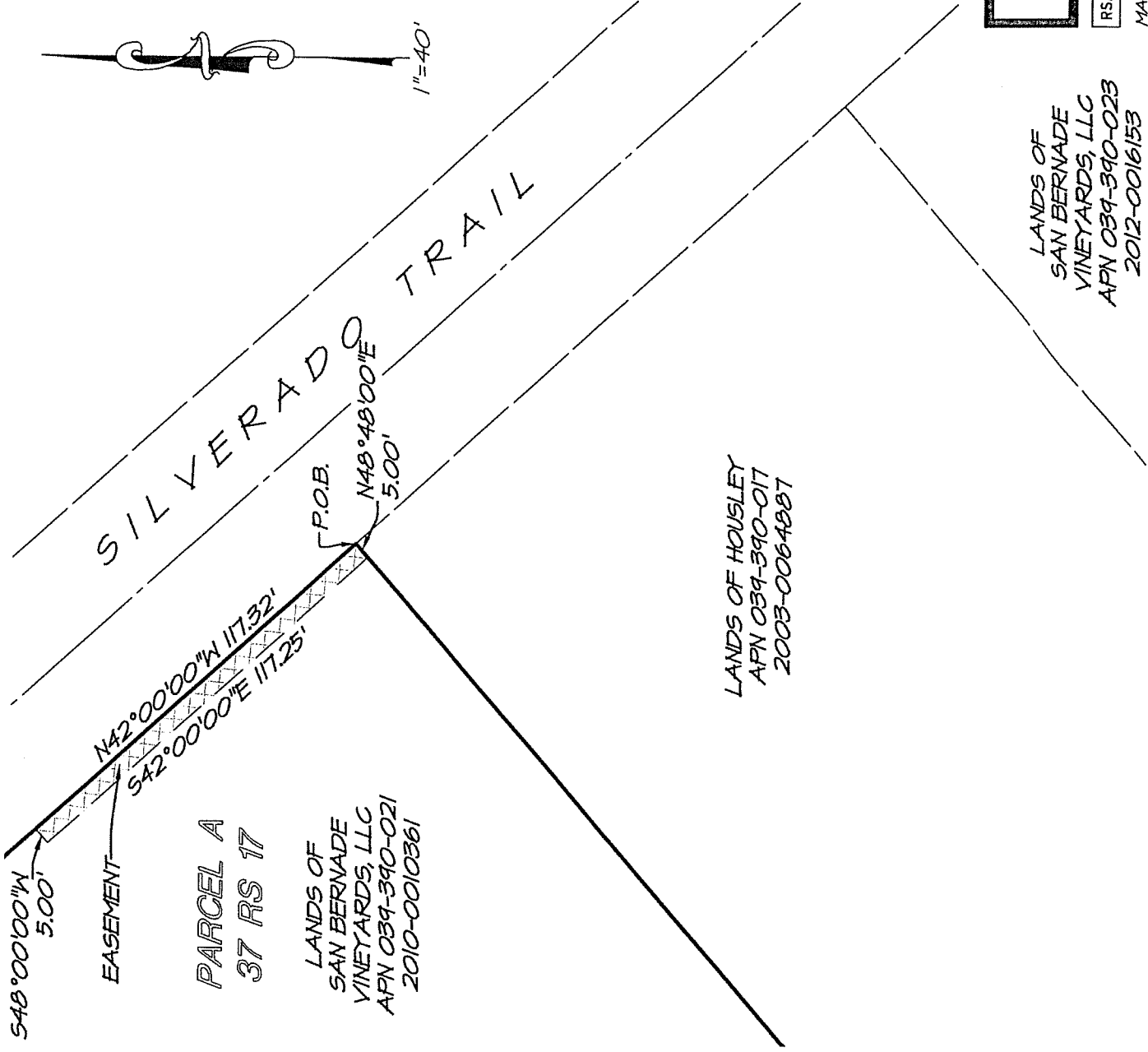
Beginning at the east corner of Parcel A as shown on the map entitled "Record of Survey of the Lands of George Altamura & Jaqueline Altamura and George Altamura Jr." filed April 29, 2005 in Book 37 of Record of Surveys at Page 17, Napa County Records, State of California, said corner being on the southwest line of Silverado Trail; thence along said southwest line North 42° 00' 00" West 117.32 feet; thence leaving said southwest line South 48° 00' 00" West 5.00 feet; thence parallel with said southwest line South 42° 00' 00" East 117.25 feet to the southeast line of said Parcel A; thence along said southeast line North 48° 48' 00" West 5.00 feet to the **Point of Beginning**.

End Description



5/17/21

EXHIBIT C



LICENSED LAND SURVEYOR
 Christopher M. Tibbitts
 9M
 LS 8585
 STATE OF CALIFORNIA
 5/17/21

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

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