

<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.: 039-390-017</p>	
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IRREVOCABLE OFFER OF DEDICATION

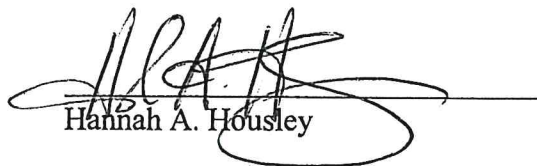
This Irrevocable Offer of Dedication is made this 24 day of May 2021, by Arik J. I. Housley and Hannah A. Housley (the "Owner") with reference to the following facts:

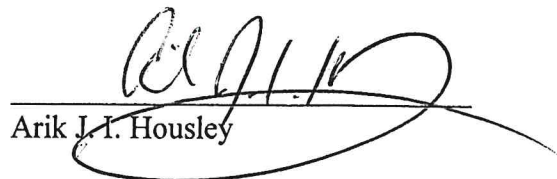
A. Owner desires to make an offer to dedicate, irrevocably, to the public, an easement, for public road purposes, which offer may be accepted at any time by any governmental entity which has the power to establish, construct, and maintain roads;

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 039-390-017 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's dedication is of right-of-way, and Owner retains fee ownership of the Subject Property. 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.


Hannah A. Housley

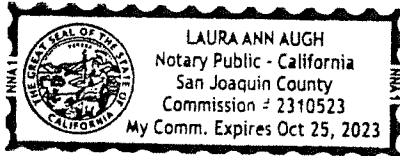

Arik J. I. Housley

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 Hannatt A. Housley 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.

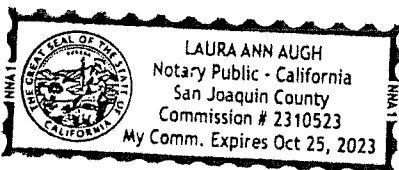
Laura Ann Augh
Signature

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STATE OF CALIFORNIA)
COUNTY OF Napa) SS.

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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:

Commencing at the point on the Southwestern line of the County Road known as Silverado Trail at the most Eastern corner of the 20.20 acre parcel of land described in Deed to George Lauritis Jepson, et ux, recorded July 6, 1939 in Book 452 at page 140 of Official Records of Napa County; thence South 42° East along the Southwestern line of said Road 256.42 feet to the most Northern corner of the 8 acre parcel of land described in the Deed to Miles N. Alexander, et ux, recorded July 26, 1955 in Book 482 at Page 542 of Official Records of Napa County and being the true point of beginning of this description; thence South 48° 48' West along the Northwestern line of said 8 acre parcel 512.00 feet; thence North 42° West parallel with the Southwestern right of way line of Silverado Trail 180.00 feet; thence North 48° 48' East 512.00 to a point on the Southwestern right of way line of Silverado Trail; thence South 42° East along said right of way line 180.00 feet to the true point of beginning.

Being a portion of a tract of land in the Yajome Rancho conveyed to Fred Jepson by Deed recorded in Book 93 of Deeds at Page 103, Napa County Records.

APN: 039-390-017

Exhibit B

An easement for public street and highway purposes through a portion of the Lands of Arik J. I. Housley and Hannah A. Housley as described in the Grant Deed recorded December 11, 2003 as Series Number 2003-0064887, Napa County Records, State of California, described as follows:

Beginning at the north corner of said Lands of Housley said corner being on the southwest line of Silverado Trail; thence along said southwest line South 42° 00' 00" East 180.00 feet to the east corner of said Lands of Housley; thence leaving said southwest line and along southeast line of said Lands of Housley South 48° 48' 00" West 5.75 feet; thence leaving said southeast line North 41° 45' 41" West 179.99 feet to the northwest line of said Lands of Housley; thence said northwest line North 48° 48' 00" East 5.00 feet to the **Point of Beginning**.

End Description

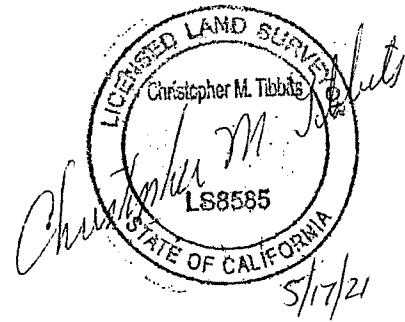


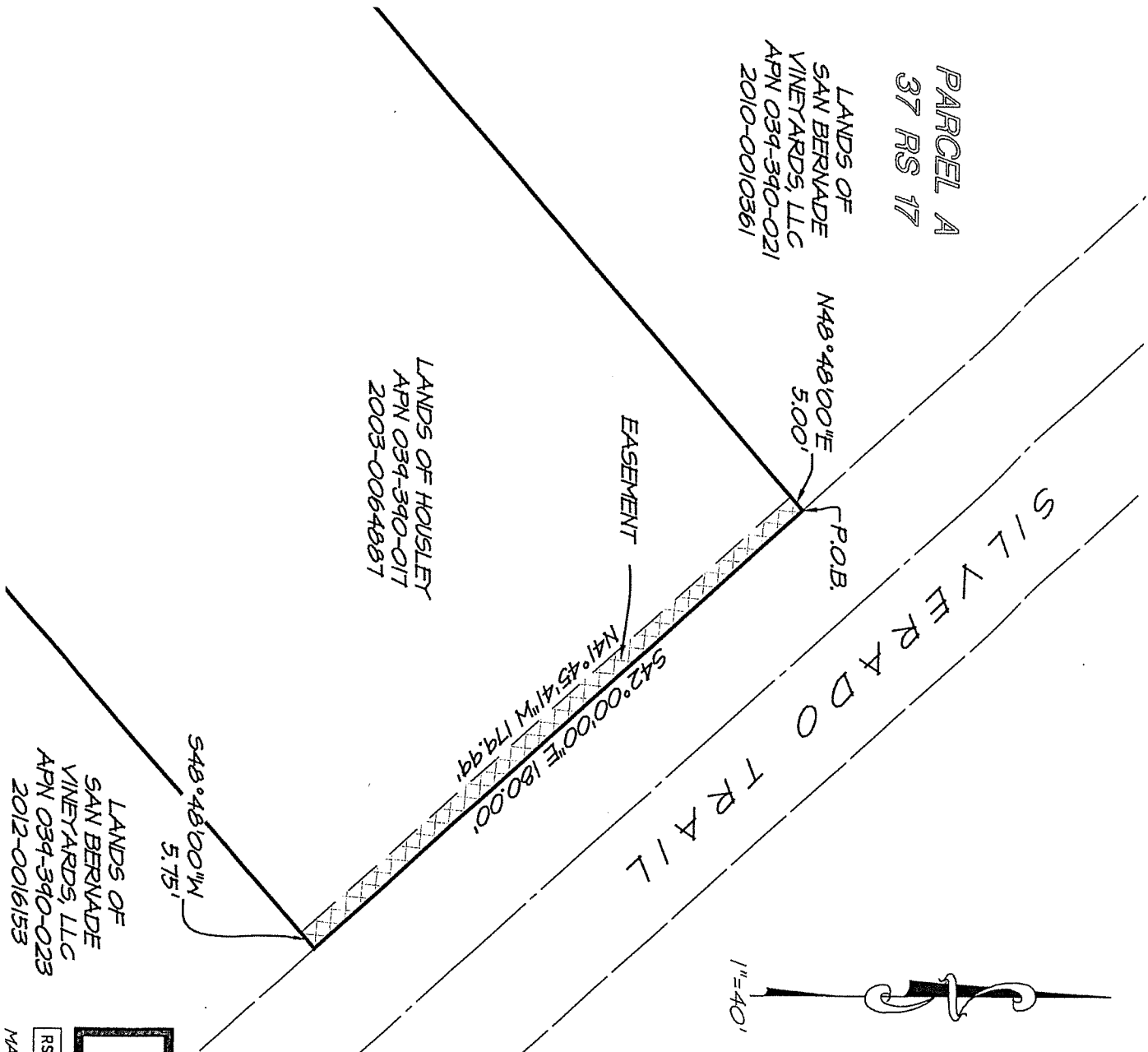
EXHIBIT C

PARCEL A
37 RS 17

LANDS OF
SAN BERNADE
VINEYARDS, LLC
APN 039-390-021
2010-0010361

LANDS OF HOUSLEY
APN 039-390-017
2003-0064887

LANDS OF
SAN BERNADE
VINEYARDS, LLC
APN 039-390-023
2012-0016153



LICENSEE LAND SURVEYOR
Christopher M. Thomas
LS5585
STATE OF CALIFORNIA
Christopher M. Thomas
5/17/21

RS+
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE | 707.252.3301
+ www.RSACivil.com +

RS+ | CONSULTING CIVIL ENGINEERS + SURVEYORS +
MAY 2021 4790 SD-2-ESMT 1 OF 1

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 January 9, 2017 as Document No. 2017-0000519, 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 Arik J. I. and Hannah A. Housley, 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: 5/27/2021

TRUST DEED BENEFICIARIES
AND/OR MORTGAGES



First Republic Bank

By:

Regina Valladares y Velásquez

Closing Manager


CONSENT AND SUBORDINATION OF TRUST DEED BENEFICIARY

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The undersigned, beneficiary under that certain Deed of Trust recorded January 29, 2016 as Document No. 2016-0001947, 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 Arik J. I. and Hannah A. Housley, 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: 5/27/2021

TRUST DEED BENEFICIARIES
AND/OR MORTGAGES



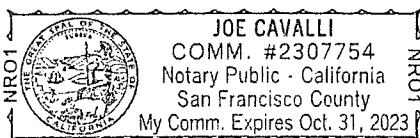
First Republic Bank
By: Regina Valladares y Velásquez
Its: Closing Manager

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STATE OF CALIFORNIA)
COUNTY OF San Francisco SS.

On this 27th day of May, 2021 before me, Joe Cavalli a Notary Public, personally appeared Regina Valladares y Volasquez, 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.

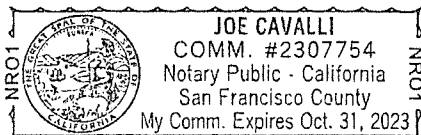
[Handwritten Signature]
Signature

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[Handwritten Signature]
Signature