

## EXHIBIT A

### FLOOD PROTECTION LEVEE EASEMENTS

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 EASEMENTS LEGAL DESCRIPTIONS AND  
PLAT MAPS

## FLOOD PROTECTION LEVEE EASEMENT

A portion of Parcel One of the Lands of Jose Cruz Calderon, a married man, as his sole and separate property, as to an undivided 50% interest and Maximino Ballines, an unmarried man, as to an undivided 50% interest, as Tenants in common, as described in the Grant Deed recorded May 15, 2015 as Series Number 2015-0012293, Napa County Records, State of California, said portion described as follows:

**Beginning** at the point on the south line of Parcel One of said Lands of Calderon & Ballines, that bears South 89° 51' 19" East 410.56 feet from the southwest corner of said Lands of Calderon & Ballines; thence leaving said south line North 23° 10' 10" East 81.49 feet to the north line of Parcel One said Lands of Calderon & Ballines; thence along said north line South 89° 51' 19" East 16.30 feet; thence leaving said north line South 23° 10' 10" West 81.49 feet to the south line of said Parcel One; thence along said southerly line North 89° 51' 19" West 16.30 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: 1,222 Sq. Ft.  
0.03 Acres

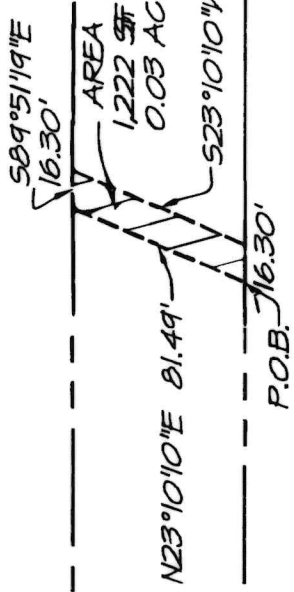


JORDAN LANE

MOLLOY & BALDOCCHI  
APN: 044-230-001

CALDERON & BALLINES  
APN: 044-230-002  
DN 2015-0012293

CALDERON & BALLINES  
APN: 044-230-003



RIVER

NAPA

1"=80'

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

FLOOD PROTECTION  
LEVEE EASEMENT



RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980  
 07-20-2023  
 044-230-002 C-2 | 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 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  
044-230-002 C-1 Clos  
07-20-2023

North: 1873987.4184' East: 6481695.9370'

Segment #1 : Line

Course: N23°10'10"E Length: 81.49'

North: 1874062.3359' East: 6481727.9994'

Segment #2 : Line

Course: S89°51'19"E Length: 16.30'

North: 1874062.2947' East: 6481744.2993'

Segment #3 : Line

Course: S23°10'10"W Length: 81.49'

North: 1873987.3772' East: 6481712.2369'

Segment #4 : Line

Course: N89°51'19"W Length: 16.30'

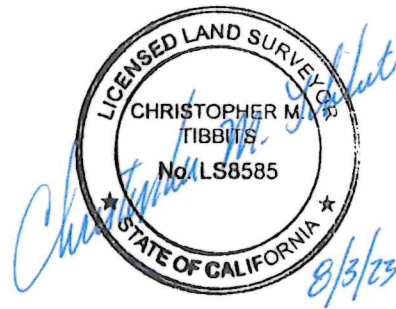
North: 1873987.4184' East: 6481695.9370'

Perimeter: 195.58' Area: 1222.38 Sq. Ft.

Error Closure: 0.0000 Course: N0°00'00"E

Error North: 0.00000 East: 0.00000

Precision 1: 195580000.00



## FLOOD PROTECTION LEVEE EASEMENT

A portion of Parcel Two of the Lands of Jose Cruz Calderon, a married man, as his sole and separate property, as to an undivided 50% interest and Maximino Ballines, an unmarried man, as to an undivided 50% interest, as Tenants in common, as described in the Grant Deed recorded May 15, 2015 as Series Number 2015-0012293, Napa County Records, State of California, said portion described as follows:

**Beginning** at the point on the south line of Parcel Two of said Lands of Calderon & Ballines, that bears South 89° 51' 19" East 335.89 feet from the southwest corner of said Lands of Calderon & Ballines; thence leaving said south line North 44° 04' 14" East 104.90 feet; thence North 23° 10' 10" East 4.83 feet to the north line of Parcel One of said Lands of Calderon & Ballines; thence along said north line South 89° 51' 19" East 16.30 feet; thence leaving said north line South 23° 10' 10" West 13.97 feet; thence South 44° 04' 14" West 93.22 feet to the south line of Parcel Two of said Lands of Calderon & Ballines; thence along said southerly line North 89° 51' 19" West 20.83 feet, more or less 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: 1,627 Sq. Ft.  
0.04 Acres



JORDAN LAWN

CALDERON & BALLINES  
APN: 044-230-002

AREA  
1627 SF  
0.04 AC

CALDERON & BALLINES  
APN: 044-230-003  
DN 2015-0012293

589°51'19"E  
335.89'

N44°04'14"E  
104.90'

P.O.B. 120.83'

LARRY ELLIS INC.  
APN: 044-230-004

N23°10'10"E  
4.83'

S89°51'19"E 16.30'  
523°10'10"W  
13.97'

S44°04'14"W  
93.22'

NAPA

1"=80'

LEGEND  
PROPERTY LINE  
EASEMENT LINE  
ADJACENT  
PROPERTY LINE

FLOOD PROTECTION  
LEVEE EASEMENT



RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980  
044-230-003 C-2

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.

THIS EXHIBIT IS FOR GRAPHIC  
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OMISSIONS ON THIS EXHIBIT SHALL  
NOT AFFECT THE DEED DESCRIPTION

5406  
044-230-003 C-1 Clos  
07-20-2023

North: 1873915.6997' East: 6481551.4196'

Segment #1 : Line

Course: N44°04'14"E Length: 104.90'

North: 1873991.0686' East: 6481624.3821'

Segment #2 : Line

Course: N23°10'10"E Length: 4.83'

North: 1873995.5091' East: 6481626.2825'

Segment #3 : Line

Course: S89°51'19"E Length: 16.30'

North: 1873995.4679' East: 6481642.5824'

Segment #4 : Line

Course: S23°10'10"W Length: 13.97'

North: 1873982.6246' East: 6481637.0859'

Segment #5 : Line

Course: S44°04'14"W Length: 93.22'

North: 1873915.6476' East: 6481572.2473'

Segment #6 : Line

Course: N89°51'19"W Length: 20.83'

North: 1873915.7002' East: 6481551.4174'

Perimeter: 254.05' Area: 1626.94 Sq. Ft.

Error Closure: 0.0022 Course: N76°40'20"W

Error North: 0.00052 East: -0.00218

Precision 1: 115477.27





## EXHIBIT B TEMPORARY CONSTRUCTION EASEMENTS

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 EASEMENTS LEGAL DESCRIPTIONS AND  
PLAT MAPS

## TEMPORARY CONSTRUCTION EASEMENT

A portion of Parcel One of the Lands of Jose Cruz Calderon, a married man, as his sole and separate property, as to an undivided 50% interest and Maximino Ballines, an unmarried man, as to an undivided 50% interest, as Tenants in common, as described in the Grant Deed recorded May 15, 2015 as Series Number 2015-0012293, Napa County Records, State of California, said portion described as follows:

**Beginning** at the point on the south line of Parcel One of said Lands of Calderon & Ballines, that bears South 89° 51' 19" East 398.88 feet from the southwest corner of said Lands of Calderon & Ballines; thence continuing along said south line South 89° 51' 19" East 11.68 feet; thence leaving said south line North 23° 10' 10" East 81.49 feet to the north line of Parcel One said Lands of Calderon & Ballines; thence along said north line North 89° 51' 19" West 10.87 feet; thence leaving said north line South 23° 10' 10" West 79.87 feet; thence South 44° 13' 42" West 2.07 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: 816 Sq. Ft.  
0.02 Acres



JORDAN LANE

MOLLOY & BALDOCCHI  
APN: 044-230-001

N89°51'19"W 10.87'

CALDERON & BALLINES  
APN: 044-230-002  
DN 2015-0012293

S23°10'10"W 79.87'

S44°13'42"W 2.07'

S89°51'19"E  
398.88'

N23°10'10"E 81.49'

AREA 816 SF  
0.02 AC

P.O.B. 11.68'

CALDERON & BALLINES  
APN: 044-230-003

RIVER

NAPA



1"=80'

LEGEND  
PROPERTY LINE  
EASEMENT LINE  
ADJACENT  
PROPERTY LINE

TEMPORARY  
CONSTRUCTION  
EASEMENT



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.

**RSA+**  
1515 FOURTH STREET  
NAPA, CALIF. 94559  
OFFICE | 707.252.3301  
+ www.RSAcivil.com +  
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THIS EXHIBIT IS FOR GRAPHIC  
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NOT AFFECT THE DEED DESCRIPTION

5406  
044-230-002 D-1 Clos  
07-20-2023

North: 1874003.9883' East: 6481669.1314'

Segment #1 : Line

Course: S89°51'19"E Length: 11.68'

North: 1874003.9588' East: 6481680.8114'

Segment #2 : Line

Course: N23°10'10"E Length: 81.49'

North: 1874078.8762' East: 6481712.8738'

Segment #3 : Line

Course: N89°51'19"W Length: 10.87'

North: 1874078.9037' East: 6481702.0038'

Segment #4 : Line

Course: S23°10'10"W Length: 79.87'

North: 1874005.4756' East: 6481670.5788'

Segment #5 : Line

Course: S44°13'42"W Length: 2.07'

North: 1874003.9923' East: 6481669.1349'

Perimeter: 185.98' Area: 815.52 Sq. Ft.

Error Closure: 0.0053 Course: N41°21'41"E

Error North: 0.00400 East: 0.00352

Precision 1: 35090.57



## TEMPORARY CONSTRUCTION EASEMENT

A portion of Parcel Two of the Lands of Jose Cruz Calderon, a married man, as his sole and separate property, as to an undivided 50% interest and Maximino Ballines, an unmarried man, as to an undivided 50% interest, as Tenants in common, as described in the Grant Deed recorded May 15, 2015 as Series Number 2015-0012293, Napa County Records, State of California, said portion described as follows:

**Beginning** at the point on the south line of Parcel Two of said Lands of Calderon & Ballines, that bears South 89° 51' 19" East 321.40 feet from the southwest corner of said Lands of Calderon & Ballines; thence continuing along said south line South 89° 51' 19" East 14.49 feet; thence leaving said south line North 44° 04' 14" East 104.90 feet; thence North 23° 10' 10" East 4.83 feet to the north line of Parcel One said Lands of Calderon & Ballines; thence along said north line North 89° 51' 19" West 11.68 feet; thence leaving said north line South 44° 13' 42" West 111.37 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: 1,137 Sq. Ft.  
0.03 Acres



JORDAN LAWN

CALDERON & BALLINES  
APN: 044-230-002

AREA 1,137 SF  
0.03 AC

CALDERON & BALLINES  
APN: 044-230-003  
DN 2015-001229B

544°13'42"W  
111.37'

P.O.B.

589°51'19"E 321.40'

LARRY ELLIS INC.  
APN: 044-230-004

N89°51'19"W 11.68'  
N23°10'10"E 4.83'  
N44°04'14"E 104.90'

14.49'

RIVER

NAPA



1"=80'

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

TEMPORARY  
CONSTRUCTION  
EASEMENT



8/3/23

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OT-20-2023  
044-230-003 D-2 | 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  
NORTH 89° 43' 00" WEST AND MEASURED AS NORTH 89° 43' 09" WEST.

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5406  
044-230-003 D-1 Clos  
07-20-2023

North: 1873895.8816' East: 6481631.5049'

Segment #1 : Line

Course: S89°51'19"E Length: 14.49'

North: 1873895.8450' East: 6481645.9949'

Segment #2 : Line

Course: N44°04'14"E Length: 104.90'

North: 1873971.2139' East: 6481718.9574'

Segment #3 : Line

Course: N23°10'10"E Length: 4.83'

North: 1873975.6544' East: 6481720.8578'

Segment #4 : Line

Course: N89°51'19"W Length: 11.68'

North: 1873975.6839' East: 6481709.1778'

Segment #5 : Line

Course: S44°13'42"W Length: 111.37'

North: 1873895.8799' East: 6481631.4950'

Perimeter: 247.27' Area: 1137.11 Sq. Ft.

Error Closure: 0.0100 Course: S80°35'01"W

Error North: -0.00163 East: -0.00986

Precision 1: 24727.00



EXHIBIT C  
FEE SIMPLE LEGAL DESCRIPTIONS AND PLAT MAPS

### FEE AREA

A portion of Parcel One of the Lands of Jose Cruz Calderon, a married man, as his sole and separate property, as to an undivided 50% interest and Maximino Ballines, an unmarried man, as to an undivided 50% interest, as Tenants in common, as described in the Grant Deed recorded May 15, 2015 as Series Number 2015-0012293, Napa County Records, State of California, said portion described as follows:

**Beginning** at the point on the south line of Parcel One of said Lands of Calderon & Ballines, that bears South 89° 51' 19" East 426.86 feet from the southwest corner of said Lands of Calderon & Ballines; thence leaving said south line North 23° 10' 10" East 81.49 feet to the north line of Parcel One said Lands of Calderon & Ballines; thence along said north line South 89° 51' 19" East 194.34 feet, more or less, to the center of Napa River and being the east line of said Lands of Calderon & Ballines; thence down the center of said river South 27° 46' 48" West 84.66 feet, more or less to a point lying South 89° 51' 19" East 613.80 feet from said southwest corner and being the southerly line of said Lands of Calderon & Ballines; thence along said southerly line North 89° 51' 19" West 186.94 feet, more or less, 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: 14,298 Sq. Ft.  
0.33 Acres



JORDAN LANE

MOLLOY & BALDOCCHI  
APN: 044-230-001

CALDERON & BALLINES  
APN: 044-230-002  
DN 2015-0012293

S89°51'19"E  
426.86'

CALDERON & BALLINES  
APN: 044-230-003

S89°51'19"E  
194.34'

AREA  
14,298 SF  
0.33 AC

N3°10'10"E  
81.49'  
L.P.O.B.

186.94'

84.26'  
S27°46'48"W  
RIVER

NAPA



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- ADJACENT
- PROPERTY LINE
- TOP OF BANK (TOB)

FEE

FEE AREA	SF	AC
ABOVE TOB	5,510	0.13
BELOW TOB	8,788	0.20
TOTAL AREA	14,298	0.33

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

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07-20-2023

044-230-002 B-2

1 OF 1

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  
044-230-002 B-1 Clos  
07-20-2023

North: 1874009.3851' East: 6481958.4633'

Segment #1 : Line

Course: N23°10'10"E Length: 81.49'  
North: 1874084.3026' East: 6481990.5256'

Segment #2 : Line

Course: S89°51'19"E Length: 194.34'  
North: 1874083.8117' East: 6482184.8650'

Segment #3 : Line

Course: S27°46'48"W Length: 84.66'  
North: 1874008.9093' East: 6482145.4069'

Segment #4 : Line

Course: N89°51'19"W Length: 186.94'  
North: 1874009.3815' East: 6481958.4675'

Perimeter: 547.43' Area: 14298.09 Sq. Ft.  
Error Closure: 0.0056 Course: S49°03'50"E  
Error North: -0.00365 East: 0.00420  
Precision 1: 97755.36



### FEE AREA

A portion of Parcel Two of the Lands of Jose Cruz Calderon, a married man, as his sole and separate property, as to an undivided 50% interest and Maximino Ballines, an unmarried man, as to an undivided 50% interest, as Tenants in common, as described in the Grant Deed recorded May 15, 2015 as Series Number 2015-0012293, Napa County Records, State of California, said portion described as follows:

**Beginning** at the point on the south line of Parcel Two of said Lands of Calderon & Ballines, that bears South 89° 51' 19" East 356.72 feet from the southwest corner of said Lands of Calderon & Ballines; thence leaving said south line North 44° 04' 14" East 93.22 feet; thence North 23° 10' 10" East 13.97 feet to the north line of Parcel Two of said Lands of Calderon & Ballines; thence along said north line South 89° 51' 19" East 186.94 feet, more or less, to the center of Napa River and being the east line of said Lands of Calderon & Ballines; thence down the center of said river South 40° 10' 30" West 104.48 feet, more or less to a point lying South 89° 51' 19" East 546.60 feet from the southwest corner of said Lands of Calderon & Ballines and being the southerly line of said Parcel Two of said Lands of Calderon & Ballines; thence along said southerly line North 89° 51' 19" West 189.88 feet, more or less 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: 14,841 Sq. Ft.  
0.34 Acres



JORDAN LANE

CALDERON & BALLINES  
APN: 044-230-002

CALDERON & BALLINES  
APN: 044-230-003  
DN 2015-0012293

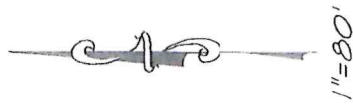
LARRY ELLIS INC.  
APN: 044-230-004

$N23^{\circ}10'10''E$   
 13.97'  
 $N44^{\circ}04'14''E$   
 93.22'  
 $S89^{\circ}51'19''E$   
 356.72'  
 $S89^{\circ}51'19''E$   
 186.94'  
 $S40^{\circ}10'30''W$   
 104.48'

AREA  
14,841 SF  
0.34 AC

Z.P.O.B. 189.88'

RIVER



LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- ADJACENT PROPERTY LINE
- - - TOP OF BANK (TOB)
- FEE

FEE AREA	SF	AC
ABOVE TOB	5,180	0.12
BELOW TOB	9,660	0.22
TOTAL AREA	14,841	0.34



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.

**RSA**  
 1515 FOURTH STREET  
 NAPA, CALIF. 94559  
 OFFICE | 707.252.3301  
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 01-20-2023  
 044-230-003 B-2 1 OF 1

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

5406  
044-230-003 B-1 Clos  
07-20-2023

North: 1873801.3338' East: 6481656.3697'

Segment #1 : Line

Course: N44°04'14"E Length: 93.22'

North: 1873868.3109' East: 6481721.2083'

Segment #2 : Line

Course: N23°10'10"E Length: 13.97'

North: 1873881.1541' East: 6481726.7048'

Segment #3 : Line

Course: S89°51'19"E Length: 186.94'

North: 1873880.6820' East: 6481913.6442'

Segment #4 : Line

Course: S40°10'30"W Length: 104.48'

North: 1873800.8511' East: 6481846.2417'

Segment #5 : Line

Course: N89°51'19"W Length: 189.88'

North: 1873801.3307' East: 6481656.3623'

Perimeter: 588.50' Area: 14840.61 Sq. Ft.

Error Closure: 0.0081 Course: S67°36'20"W

Error North: -0.00308 East: -0.00748

Precision 1: 72653.09

