

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

Exhibit A

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



MOLLOY & BALDOCCHI
APN: 044-230-001

589°51'19"E

16.30' AREA 1,222 SF 0.03 AC
ALDERON & BALLINES APN: 044-230-002

523°0'0" N 81.49'
589°5'19" E 410.56'
PQB 716.30'

CALDERON & BALLINES
APN: 044-230-003

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

BASIS OF BEARING
THE BEARING BETWEEN MONUMENTS #B-9 AND #B-10 ON LINCOLN AVENUE SHOWN
ON THE MAP 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 DETAILED DESCRIPTION.

JORDAN LANE

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



CALDERON & BALLINES
APN: 044-230-002

AREA
1627 SF
0.04 AC

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

SB9°51'19"E 16.30'
N23°10'10"E 4.83'
523°10'10"W 13.97'
N44°04'4"E 104.90'
544°04'4"W 93.22'
SB9°51'19"E 335.89'
P.O.B. 120.83'

LARRY ELLIS INC.
APN: 044-230-004

1" = 80'

LEGEND
PROPERTY LINE
EASEMENT LINE
ADJACENT
PROPERTY LINE

FLOOD PROTECTION
LEVEE EASEMENT



1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE (707) 252-3301
+ www.RSAciv.com +
RSA CONSULTING CIVIL ENGINEERS + SURVEYORS + ST

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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BASIS OF BEARING
8/3/15



OT-20-2023
044-230-003 C-2
1 OF 1

5406
044-230-003 C-I 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

Exhibit B

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



MOLLOY & BALDOCCHI
APN: 044-230-001

NB 9°51'19" N 10.87'

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

S 23°10'10" N 79.87' - N 23°10'10" E 81.49'

S 44°13'42" W 2.07' - AREA 816 SF
0.02 AC

398.88' P.O.B. 11.68'

CALDERON & BALLINES
APN: 044-230-003

N 89° 43' 09" W

1" = 80'

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

TEMPORARY
CONSTRUCTION
EASEMENT



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07-20-2023
044-230-002 D-2

1 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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NOT AFFECT THE DEED DESCRIPTION



LORDAN LANE

5406
044-230-002 D-I 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 LANE

RIVER

CALDERON & BALLINES
APN: 044-230-002

AREA 1/37 SF

0.03 AC

NB9°51'19"W 11.68'

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

P.O.B.

589°51'19"E 321.40'

14.49'

544°13'42"W 111.37'

N23°10'10"E 4.83'

N44°04'14"E 104.90'

14.49'

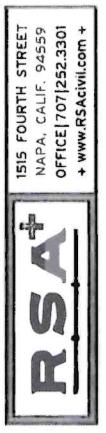
LARRY ELLIS INC.
APN: 044-230-004

1"=80'



LEGEND
PROPERTY LINE
EASEMENT LINE
ADJACENT
PROPERTY LINE

TEMPORARY
CONSTRUCTION
EASEMENT



1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE (707)522-3301
+ www.RSACivil.com +
07-20-2023

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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NOT AFFECT THE DEED DESCRIPTION

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

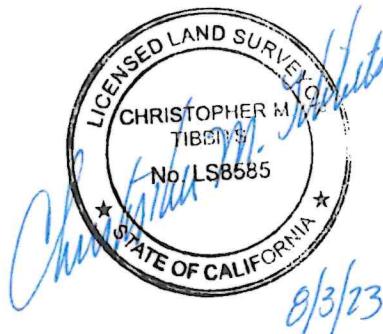
A portion of Parcel One of the Lands of Jose Cruz Calderon, a married man, as his sole and separate property, as to an undivided 50% interest and Maximino Ballines, an unmarried man, as to an undivided 50% interest, as Tenants in common, as described in the Grant Deed recorded May 15, 2015 as Series 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 $89^{\circ} 51' 19''$ East 426.86 feet from the southwest corner of said Lands of Calderon & Ballines; thence leaving said south line North $23^{\circ} 10' 10''$ East 81.49 feet to the north line of Parcel One said Lands of Calderon & Ballines; thence along said north line South $89^{\circ} 51' 19''$ 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 $27^{\circ} 46' 48''$ West 84.66 feet, more or less to a point lying South $89^{\circ} 51' 19''$ 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 $89^{\circ} 51' 19''$ 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 $89^{\circ} 43' 00''$ West and measured as North $89^{\circ} 43' 09''$ West.

End Description

Area: 14,298 Sq. Ft.
0.33 Acres



MOLLOY & BALDOCCHI
APN: 044-230-001

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

589°51'19" E
426.06'

CALDERON & BALLINES
APN: 044-230-003

MOLLOY & BALDOCCHI
APN: 044-230-001

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

589°51'19" E
426.06'

CALDERON & BALLINES
APN: 044-230-003

11/1

RNER

S27°46'48"W

S27°46'48"W

S29°05'11"E

S29°05'11"E

194.34'

AREA

14,298 SF

0.33 AC

81.46'

W23°10'10"E

186.94'

426.86'

2 P.O.B.

NADP

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

CALDERON & BALLINES
APN: 044-230-003

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

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

BASIS OF BEARING

THE DEBRARING BETWEEN MONUMENTS 3 "D-4" AND "D-10" ON LINCOLN AVENUE, BROWN
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 4.5 NORTH 89° 43' 09" WEST.

1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE | 707/252-3301
+ www.RAclvii.com +

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

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**.

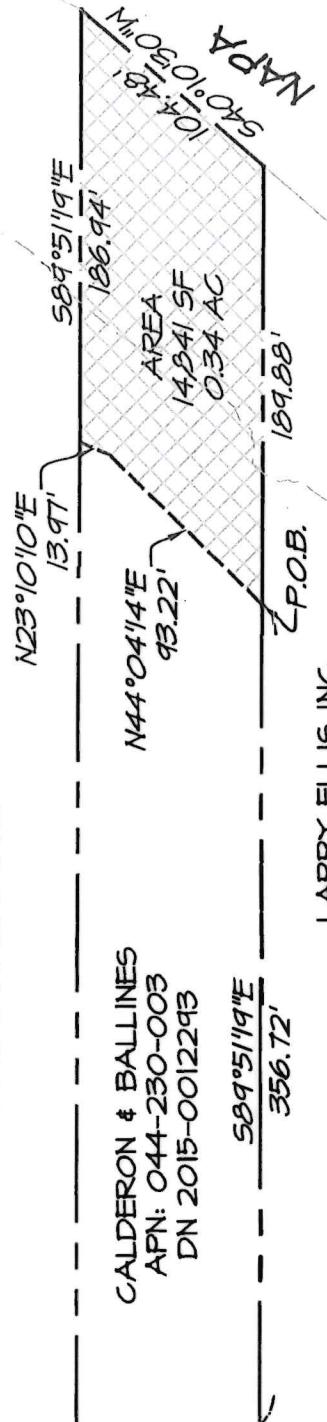
Basis of Bearing being the bearing between Monuments #B-9 and #B-10 on Lincoln Avenue shown on the map Record of Survey Map No. 3052, filed June 26, 1978 in Book 20 of Record of Surveys at Page 64-72, Napa County Records, as North 89° 43' 00" West and measured as North 89° 43' 09" West.

End Description

Area: 14,841 Sq. Ft.
0.34 Acres



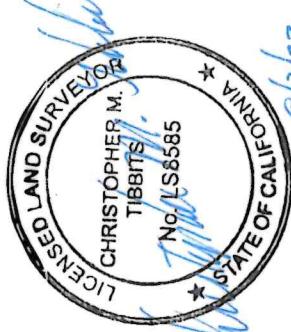
CALDERON & BALLINES
APN: 044-230-002



1" = 80'

LEGEND

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



RSA⁺

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1515
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.
044-230-003 B-2
1 OF 1

BASIS OF BEARINGS
THE BEARING BETWEEN MONUMENTS #8-9 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.

JORDAN LAND

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

