

EXHIBIT A

FLOOD PROTECTION LEVEE EASEMENT

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.

This Flood Protection Levee 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 the FEE OWNER’s 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 the FEE OWNER, if such there be, and if not, by such route or routes as shall result in the least practicable inconvenience to the FEE OWNER and any occupants of the FEE OWNER’s property.

The 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 the 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 EASEMENT LEGAL DESCRIPTION AND
PLAT MAP

FLOOD PROTECTION LEVEE EASEMENT

A portion of the Lands of California Vacation Holdings Group, LLC a Florida limited liability company as described in the Grant Deed recorded on September 10, 2007 as Series Number 2007-0029301, the office of the Napa County Recorded, State of California, said portion described as follows:

Commencing at the southeast corner of said Lands of California Vacation Holdings Group, LLC; thence along the south line of said Lands of California Vacation Holdings Group, LLC South 79° 39' 42" West 123.47 feet; thence North 10° 20' 18" West 19.00 feet; thence South 78° 44' 42" West 62.03 feet to the **Point of Beginning**; thence continuing along said south line South 78° 44' 42" West 20.84 feet; thence leaving said south line North 32° 43' 17" East 110.69 feet; thence North 34° 28' 42" East 51.06 feet; thence North 38° 31' 16" East 50.32 feet; thence North 31° 41' 00" East 47.64 feet; thence North 21° 54' 28" East 46.04 feet; thence North 2° 45' 17" East 27.03 feet; thence North 3° 44' 18" West 27.65 feet; thence North 10° 31' 25" West 25.76 feet; thence North 19° 34' 43" West 21.64 feet; thence North 43° 30' 10" West 13.61 feet; thence North 51° 38' 43" West 46.06 feet; thence North 56° 42' 06" West 63.60 feet; thence North 41° 52' 54" West 77.66 feet; thence North 36° 23' 10" West 84.06 feet; thence North 15° 32' 26" West 84.42 feet; thence North 12° 23' 10" West 86.88 feet; thence North 9° 44' 12" West 44.57 feet; thence North 9° 26' 35" West 39.84 feet to the north line of said Lands of California Vacation Holdings Group, LLC; thence along said north line North 88° 48' 07" East 14.96 feet; thence leaving said north line South 9° 44' 12" East 81.84 feet; thence South 12° 23' 28" East 86.26 feet; thence South 15° 32' 26" East 81.11 feet; thence South 36° 23' 10" East 80.58 feet; thence South 41° 52' 54" East 74.99 feet; thence South 56° 42' 06" East 62.31 feet; thence South 51° 38' 43" East 47.79 feet; thence South 43° 30' 10" East 17.86 feet; thence South 19° 34' 43" East 26.08 feet; thence South 10° 30' 04" East 27.77 feet; thence South 3° 44' 18" East 29.39 feet; thence South 2° 45' 17" West 30.41 feet; thence South 21° 54' 28" West 49.85 feet; thence South 31° 41' 00" West 49.82 feet; thence South 38° 31' 16" West 50.69 feet; thence South 34° 28' 42" West 50.30 feet; thence South 32° 43' 20" West 95.99 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: 14,184 Sq. Ft.
0.33 Acres



NAPA 138 LLC
APN: 044-314-015

CITY OF NAPA
APN: 044-314-008

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

AREA
14,184 SF
0.33 AC

CALIFORNIA VACATION
HOLDINGS GROUP LLC
APN: 044-204-003
2007-0029301



ROBERT ONATE
APN: 044-204-004

RIVER
NAPA

P.O.B. N79°39'42"E
P.O.C. 123.41'
N78°44'42"E 20.84'
S10°20'18"E 19.00'
62.03'

FLOOD PROTECTION
LEVEE EASEMENT

1"=100'

LINCOLN AVENUE

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.

RSA+
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NAPA, CALIF. 94559
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+ www.RSAcivil.com +

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Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	110.69'	N32°43'17"E	L19	14.96'	N88°48'07"E
L2	51.06'	N34°28'42"E	L20	81.84'	S9°44'12"E
L3	50.32'	N38°31'16"E	L21	86.26'	S12°23'28"E
L4	47.64'	N31°41'00"E	L22	81.11'	S15°32'26"E
L5	46.04'	N21°54'28"E	L23	80.58'	S36°23'10"E
L6	27.03'	N2°45'17"E	L24	74.99'	S41°52'54"E
L7	27.65'	N3°44'18"W	L25	62.31'	S56°42'06"E
L8	25.76'	N10°31'25"W	L26	47.79'	S51°38'43"E
L9	21.64'	N19°34'43"W	L27	17.86'	S43°30'10"E
L10	13.61'	N43°30'10"W	L28	26.08'	S19°34'43"E
L11	46.06'	N51°38'43"W	L29	27.77'	S10°30'04"E
L12	63.60'	N56°42'06"W	L30	29.39'	S3°44'18"E
L13	77.66'	N41°52'54"W	L31	30.41'	S2°45'17"W
L14	84.06'	N36°23'10"W	L32	49.85'	S21°54'28"W
L15	84.42'	N15°32'26"W	L33	49.82'	S31°41'00"W
L16	86.88'	N12°23'10"W	L34	50.69'	S38°31'16"W
L17	44.57'	N9°44'12"W	L35	50.30'	S34°28'42"W
L18	39.84'	N9°26'35"W	L36	95.99'	S32°43'20"W



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LEVEE EASEMENT

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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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05-03-2024
044-204-003 C-2 2 OF 2

5406
044-204-003-C-1 Clos
05-03-2024

North: 1875040.4617' East: 6482465.0781'

Segment #1 : Line
Course: S78°44'42"W Length: 20.84'
North: 1875036.3942' East: 6482444.6389'

Segment #2 : Line
Course: N32°43'17"E Length: 110.69'
North: 1875129.5187' East: 6482504.4728'

Segment #3 : Line
Course: N34°28'42"E Length: 51.06'
North: 1875171.6096' East: 6482533.3776'

Segment #4 : Line
Course: N38°31'16"E Length: 50.32'
North: 1875210.9789' East: 6482564.7171'

Segment #5 : Line
Course: N31°41'00"E Length: 47.64'
North: 1875251.5188' East: 6482589.7388'

Segment #6 : Line
Course: N21°54'28"E Length: 46.04'
North: 1875294.2340' East: 6482606.9169'

Segment #7 : Line
Course: N2°45'17"E Length: 27.03'
North: 1875321.2328' East: 6482608.2160'

Segment #8 : Line
Course: N3°44'18"W Length: 27.65'
North: 1875348.8240' East: 6482606.4132'

Segment #9 : Line
Course: N10°31'25"W Length: 25.76'
North: 1875374.1507' East: 6482601.7084'

Segment #10 : Line
Course: N19°34'43"W Length: 21.64'
North: 1875394.5395' East: 6482594.4568'

Segment #11 : Line
Course: N43°30'10"W Length: 13.61'
North: 1875404.4114' East: 6482585.0878'

Segment #12 : Line
Course: N51°38'43"W Length: 46.06'
North: 1875432.9929' East: 6482548.9683'

Segment #13 : Line
Course: N56°42'06"W Length: 63.60'
North: 1875467.9092' East: 6482495.8100'

Segment #14 : Line
Course: N41°52'54"W Length: 77.66'
North: 1875525.7291' East: 6482443.9646'

Segment #15 : Line
Course: N36°23'10"W Length: 84.06'
North: 1875593.4005' East: 6482394.0982'

Segment #16 : Line
Course: N15°32'26"W Length: 84.42'
North: 1875674.7342' East: 6482371.4803'

Segment #17 : Line
Course: N12°23'10"W Length: 86.88'
North: 1875759.5920' East: 6482352.8447'

Segment #18 : Line
Course: N9°44'12"W Length: 44.57'
North: 1875803.5200' East: 6482345.3070'

Segment #19 : Line
Course: N9°26'35"W Length: 39.84'
North: 1875842.8201' East: 6482338.7706'

Segment #20 : Line
Course: N88°48'07"E Length: 14.96'
North: 1875843.1329' East: 6482353.7273'

Segment #21 : Line
Course: S9°44'12"E Length: 81.84'
North: 1875762.4718' East: 6482367.5681'

Segment #22 : Line
Course: S12°23'28"E Length: 86.26'
North: 1875678.2212' East: 6482386.0781'

Segment #23 : Line
Course: S15°32'26"E Length: 81.11'
North: 1875600.0765' East: 6482407.8091'

Segment #24 : Line
Course: S36°23'10"E Length: 80.58'
North: 1875535.2065' East: 6482455.6111'

Segment #25 : Line
Course: S41°52'54"E Length: 74.99'
North: 1875479.3746' East: 6482505.6740'

5406
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Segment #26 : Line
Course: S56°42'06"E Length: 62.31'
North: 1875445.1665' East: 6482557.7542'

Segment #27 : Line
Course: S51°38'43"E Length: 47.79'
North: 1875415.5115' East: 6482595.2303'

Segment #28 : Line
Course: S43°30'10"E Length: 17.86'
North: 1875402.5569' East: 6482607.5250'

Segment #29 : Line
Course: S19°34'43"E Length: 26.08'
North: 1875377.9847' East: 6482616.2644'

Segment #30 : Line
Course: S10°30'04"E Length: 27.77'
North: 1875350.6798' East: 6482621.3256'

Segment #31 : Line
Course: S3°44'18"E Length: 29.39'
North: 1875321.3524' East: 6482623.2418'

Segment #32 : Line
Course: S2°45'17"W Length: 30.41'
North: 1875290.9775' East: 6482621.7803'

Segment #33 : Line
Course: S21°54'28"W Length: 49.85'
North: 1875244.7274' East: 6482603.1806'

Segment #34 : Line
Course: S31°41'00"W Length: 49.82'
North: 1875202.3324' East: 6482577.0139'

Segment #35 : Line
Course: S38°31'16"W Length: 50.69'
North: 1875162.6736' East: 6482545.4440'

Segment #36 : Line
Course: S34°28'42"W Length: 50.30'
North: 1875121.2093' East: 6482516.9695'

Segment #37 : Line
Course: S32°43'20"W Length: 95.99'
North: 1875040.4528' East: 6482465.0805'

Perimeter: 1927.41' Area: 14183.62 Sq. Ft.
Error Closure: 0.0092 Course: S14°53'56"E
Error North: -0.00891 East: 0.00237
Precision 1: 209496.74

