

EXHIBIT A

Legal Description of Subject Easement

That portion of the easement for drainage purposes identified as Parcel One in that certain Grant of Easement recorded September 11, 1970 in Volume 835 at page 111, Napa County Official Records, more particularly described as follows:

Parcel One

A strip of land 10.00 feet wide and being a portion of the 1.21 acre parcel of land described as Parcel One in the deed to Theodore G. Bell, et ux, recorded July 27, 1956 in Book 518 of Official Records at Page 310, Napa County Records, the center line of which is more particularly described as follows:

Commencing at a point on the southern line of Coombsville Road, said line being also on the northern line of said parcel; said point bears S 81° 45' E 133.00 feet from the northwestern corner of said parcel; thence S 40° 49' 15" E 177.86 feet to the point of termination on the southern line of said parcel.