

EXHIBIT A

An easement over a portion of the Lands of The City of Napa as described in the deed recorded March 16, 2011 as Series Number 2011-0006402, Napa County Records, State of California, said portion being described as follows:

Beginning at the southwest corner of the existing easement to Pacific Gas and Electric Company described in the Easement Deed recorded May 10, 2012 as Series Number 2012-0012311 Napa County Records, State of California; thence along the north line of Sam Lane South $72^{\circ} 42' 58''$ West 13.96 feet; thence leaving said north line North $28^{\circ} 57' 20''$ West 14.15 feet; thence North $61^{\circ} 02' 40''$ East 3.96 feet; thence North $04^{\circ} 35' 15''$ East 22.93 feet, more or less, to the west line of said Pacific Gas and Electric Company easement; thence along said west line South $32^{\circ} 12' 35''$ East 20.23 feet; thence South $57^{\circ} 47' 25''$ West 5.00 feet; thence South $32^{\circ} 12' 35''$ East 15.62 feet to the **Point of Beginning**.

Basis of Bearing Between bearing found on the monuments on the west most line of the Lands of Napa Sierra Associates, L.P. as shown on the Record of Survey filed September 25, 2009 in Book 40 of Maps at Page 19, Napa County Records, shown as North $7^{\circ} 49' 00''$ East, measured as North $7^{\circ} 51' 56''$ East.

End Description

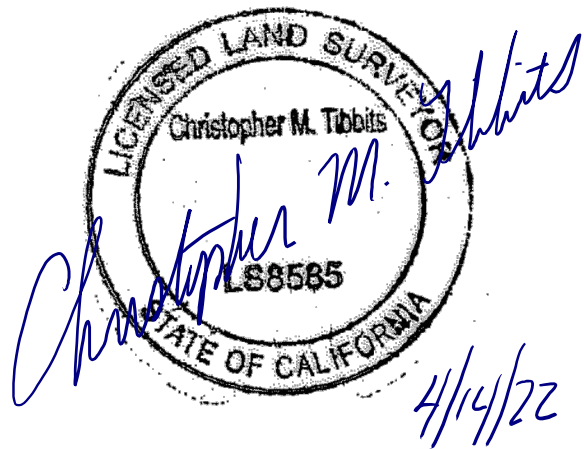
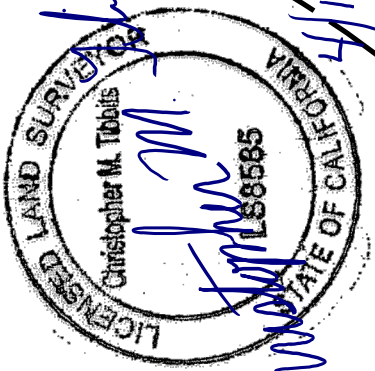
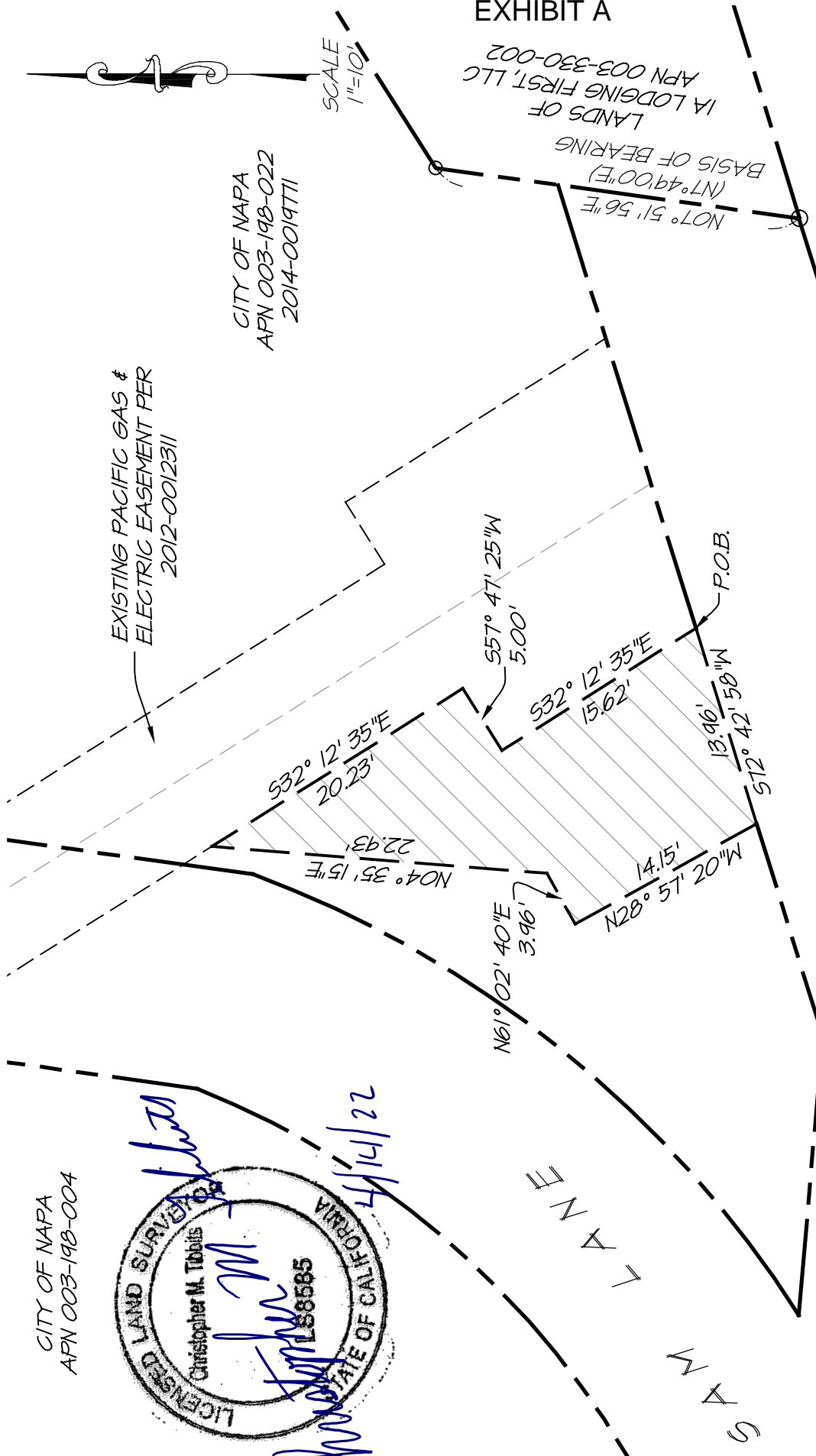


EXHIBIT A



(A PORTION OF SW OF NE 1/4
SEC. 10, T.5N, R.4W, M.D.B.#M.)

RS A⁺

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est. 1980

APRIL 2022 5375 PG#E ESMT EX-B

HOLLER NV LLC ETAL
APN 003-198-025

BASIS OF BEARING BETWEEN BEARING FOUND ON THE MONUMENTS ON
THE WEST MOST LINE OF THE LANDS OF NAPA SIERRA ASSOCIATES, L.P.
AS SHOWN ON THE RECORD OF SURVEY FILED SEPTEMBER 25, 2009 IN
BOOK 40 OF MAPS AT PAGE 19, NAPA COUNTY RECORDS, SHOWN AS
NORTH 7° 44' 00" EAST, MEASURED AS NORTH 7° 51' 56" EAST.

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