

APPENDIX B

GEOGRAPHIC DESCRIPTION **ENHANCED INFRASTRUCTURE FINANCING DISTRICT** AREA "A-1"

All that certain real property, situate in the City of Napa, County of Napa, State of California, being a portion of the Napa Rancho, more particularly described as follows:

BEGINNING at the most southerly corner of Lot 20 as shown on the Final Map of Bel-Aire Park Unit No. 1 recorded August 4, 1955 in Book 6 of Record Maps at Pages 29 & 30 in the office of the County Recorder of said Napa County; thence

(1) along the general southerly exterior boundary line of said Final Map of Bel-Aire Unit No. 1, North $77^{\circ}30'20''$ East 891.77 feet to the most southerly corner of Lot 5 as shown on said Final Map; thence

(2) along the southeasterly line of said Lot 5, North $58^{\circ}04'05''$ East 95.74 feet to the most easterly corner of said Lot 5, said corner also being on the southwesterly line of Jefferson Street as shown on said Final Map; thence along said southwesterly line of Jefferson Street, the following three courses:

(3) South $31^{\circ}55'55''$ East 60.00 feet to the most easterly corner of Lot 4 on said Final Map, said corner also being on the general easterly line of Parcel C as shown on the Parcel Map of a Division of the Lands of Dollar Associates, Inc. recorded October 2, 1972 in Book 4 of Parcel Maps at Page 45 in the office of the County Recorder of said Napa County,

(4) South $31^{\circ}55'55''$ East 26.05 feet to an angle point therein,

(5) South $27^{\circ}27'53''$ East 322.10 feet to a point on a tangent curve to the right having a radius of 40.00 feet; thence

(6) along said tangent curve, through a central angle of $104^{\circ}58'13''$ for an arc length of 73.28 feet to a point on the northwesterly line of Trancas Street; thence

(7) leaving said northwesterly line of Trancas Street, South $82^{\circ}07'01''$ East 279.00 feet, more or less, to a point on the southeasterly line of Trancas Street at the southwesterly terminus of the course shown as "N $77^{\circ}36'40''$ E 113.99 feet" as described in the deed to the City of Napa recorded September 25, 1989 in Book 1685 at Page 759, Official Records of said Napa County; thence

(8) along said southeasterly line of Trancas Street, North $77^{\circ}36'40''$ East 113.99 feet to a tangent curve to the left having a radius of 1010.00 feet; thence

(9) along said tangent curve, through a central angle of $2^{\circ}32'43''$ for an arc distance of 44.87 feet to the northeasterly line of Parcel A as shown on the Record of Survey of the

APPENDIX B

Lands of Genevieve Lawler Et Al, recorded February 26, 1975 in Book 19 of Surveys at Page 12 in the office of the County Recorder of said Napa County; thence

(10) leaving said southeasterly line of Trancas Street, along said northeasterly line of Parcel A, South $12^{\circ}40'30''$ East 172.00 feet, more or less, to the southeasterly corner thereof, said corner also being an angle point in the general southwesterly line of Lot 41 as shown on the Final Map of Pleasant Valley Unit No. 1 recorded January 20, 1955 in Book 6 of Record Maps at Pages 10 & 11 in the office of the County Recorder of said Napa County; thence

(11) along said general southwesterly line of Lot 41, South $52^{\circ}34'40''$ East 41.24 feet to the northwesterly corner of Lot 40 as shown on said Final Map of Pleasant Valley Unit No. 1; thence

(12) along the southwesterly exterior boundary of said Final Map of Pleasant Valley Unit No. 1, South $12^{\circ}55'30''$ East 1574.09 feet to the southeasterly corner of Lot 1 as shown on the Final Map of Commercial Subdivision of Deblar Lands Company recorded November 14, 1958 in Book 6 of Record Maps at Page 83 in the office of the County Recorder of said Napa County; thence

(13) South $77^{\circ}02'20''$ West 211.33 feet to the southwesterly corner of said Lot 1, said corner also being on the northeasterly line of Jefferson Street as shown on said Final Map; thence

(14) along said northeasterly line of Jefferson Street, North $12^{\circ}40'30''$ West 114.47 feet to the point of intersection with the northeasterly prolongation of the southeasterly line of Lots 6 through 12 inclusive as shown on the Final Map of Sheridan Park recorded July 22, 1955 in Book 6 of Record Maps at Page 28 in the office of the County Recorder of said Napa County; thence

(15) leaving said northeasterly line of Jefferson Street, along said northeasterly prolongation of the southeasterly line of said Lots 6 through 12 inclusive, South $77^{\circ}19'10''$ West 360.99 feet, more or less, to the southeasterly corner of said Lot 6; thence

(16) along the northeasterly line of said Lot 6, North $12^{\circ}40'30''$ West 117.87 feet to the southwesterly corner of Lot 5 as shown on said Final Map of Sheridan Park;

Thence (17) along the southeasterly line of said Lot 5, North $77^{\circ}19'30''$ East 132.99 feet to the southeasterly corner thereof; thence

(18) along the northeasterly lines of Lot 5, Lot 4, Lot 3, and the northwesterly prolongation of said northeasterly line of Lot 3, North $12^{\circ}40'30''$ West 270.00 feet to the southeasterly line of Sheridan Drive, all as shown on said Final Map of Sheridan Park; thence

APPENDIX B

(19) leaving said southeasterly line of Sheridan Drive, North $12^{\circ}40'30''$ West 60.00 feet to a point of the northwesterly line of said Sheridan Drive, said point also being the southeasterly corner of Lot 53 as shown on said Final Map of Sheridan Park; thence

(20) along the northeasterly lines of Lot 53, Lot 52, Lot 51, Lot 50, and Lot 49 as shown on said Final Map of Sheridan Park, North $12^{\circ}40'30''$ West 384.46 feet to a point distant thereon South $12^{\circ}40'30''$ East 15.00 feet from the most northerly corner of said Lot 49; thence

(21) leaving said northeasterly line of said Lot 49, North $57^{\circ}34'50''$ West 21.25 feet to the northwesterly exterior boundary line of said Final Map of Sheridan Park; thence

(22) along said northwesterly exterior boundary line, South $77^{\circ}30'50''$ West 291.11 feet, more or less, to the southwesterly corner of Parcel 2 as shown on the Parcel Map of the Lands of Richard D. Moyer, Et Al, recorded July 9, 1974 in Book 6 of Parcel Maps at Page 41 in the Office of the County Recorder of said Napa County; thence

(23) along the southwesterly line of said Parcel 2, North $12^{\circ}29'54''$ West 150.29 feet to the southeasterly line of Claremont Way as shown on said Parcel Map; thence

(24) North $51^{\circ}43'27''$ West 77.45 feet, more or less to the northwesterly line of said Claremont Way; thence along said northwesterly, northerly, and northeasterly line of Claremont Way, the following six courses:

(25) South $77^{\circ}30'06''$ West 41.26 feet, more or less, to a point on a tangent curve to the right having a radius of 170.00 feet,

(26) along said tangent curve, through a central angle of $45^{\circ}29'15''$ for an arc distance of 134.96 feet,

(27) North $57^{\circ}00'39''$ West 174.01 feet to a point on a tangent curve to the right having a radius of 170.00 feet,

(28) along said tangent curve, through a central angle of $44^{\circ}30'59''$ for an arc distance of 132.08 feet,

(29) North $12^{\circ}29'40''$ West 167.01 feet to the southwesterly corner of the Lands of Au Energy, LLC described by deed recorded March 30, 2010 under Document Number 2010-0006977, Official Records of said Napa County,

(30) North $12^{\circ}29'40''$ West 130.00 feet to the most southerly corner of the Lands of the City of Napa as described by deed recorded October 26, 1964 in Book 709 at Page 334, Official Records of said Napa County, said corner being a point on a tangent curve to the right having a radius of 20.00 feet; thence

APPENDIX B

(31) leaving said northwesterly, northerly, and northeasterly line of Claremont Way, North 15°10'55" West 104.11 feet, more or less, to the most southerly corner of the Lands of the Dominic A. De Vincenzi Disclaimer Bypass Trust as described by deed recorded October 23, 2019 under Document Number 2019-0021860, Official Records of said Napa County, said corner being on the northwesterly line of Trancas Street; thence

(32) along said northwesterly line of Trancas Street, South 77°30'42" West 222.38 feet to the southeasterly corner of Lot 27 as shown on said Final Map of Bel-Aire Park Unit No. 1; thence

(33) along the southerly general exterior boundary line of said Final Map of Bel-Aire Unit No. 1, North 33°14'40" West 425.81 feet, more or less, to the POINT OF BEGINNING.

Containing 38.41 acres, more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

Prepared by Cinquini & Passarino, Inc. *


Mark P. Andrilla, PLS 8985

9.22.22
Date



APPENDIX B

GEOGRAPHIC DESCRIPTION **ENHANCED INFRASTRUCTURE FINANCING DISTRICT** **AREA "A-2"**

All that certain real property, situate in the City of Napa, County of Napa, State of California, being a portion of the Napa Rancho, more particularly described as follows:

BEGINNING at the northwesterly corner of Parcel B-Guerrera as shown on the Parcel Map of the Lands of Saverio Guerrero & Angelina Guerrero 925 O.R. 707 and the Lands of Cable Car Wash Company and Paul C. Jaeger & Phyllis W. Jaeger 925 O.R. 703 recorded October 11, 1974 in Book 6 of Parcel Maps at Page 58 in the office of the County Recorder of said Napa County; thence

(1) along the northwesterly line of said Parcel B-Guerrera 925 O.R. 707 and the northwesterly line of Parcel B as shown on the Parcel Map of a Portion of the Lands of Harry Gilbert recorded June 11, 1969 in Book 1 of Parcel Maps at Page 57 in the office of the County Recorder of said County, North $77^{\circ}19'10''$ East 188.00 feet to the southwesterly line of Jefferson Street as shown on said Parcel Map; thence

(2) along said southwesterly line of Jefferson Street, South $12^{\circ}40'30''$ East 189.21 feet, more or less, to the intersection thereof with the southwesterly prolongation of the northwesterly line of Parcel B as shown on the Parcel Map of the Lands of George and Jacqueline Altamura recorded January 22, 1997 in Book 21 of Parcel Maps at Pages 99-101 inclusive in the office of the County Recorder of said Napa County; thence

(3) leaving said southwesterly line of Jefferson Street, along said southwesterly prolongation and the northwesterly line of said Parcel B, North $77^{\circ}10'55''$ East 212.00 feet, more or less, to the northeasterly corner of said Parcel B; thence

(4) along the northeasterly line of said Parcel B and the southeasterly prolongation thereof, South $12^{\circ}49'05''$ East 419.66 feet, more or less, to the northwesterly line of Pueblo Avenue; thence

(5) leaving said northwesterly line of Pueblo Avenue, South $9^{\circ}57'31''$ East 60.08 feet, more or less, to the point of intersection of the southeasterly line of Pueblo Avenue with the southwesterly line of the 20-foot wide unnamed alley as shown on the Final Map of Montoya's Subdivision recorded January 7, 1942 in Book 4 of Record Maps at Pages 9 & 10 in the office of the County Recorder of said Napa County; thence

(6) along said southwesterly line of said 20-foot wide unnamed alley and the southeasterly prolongation thereof, South $12^{\circ}15'00''$ East 761.27 feet, more or less, to the southwesterly line of the Lands of Napa Valley Wine Train, Inc. as described by deed recorded April 14, 1987 in Book 1509 at Page 109, Official Records of said Napa County; thence

APPENDIX B

- (7) along said southwesterly line of the Lands of Napa Valley Wine Train Inc. South 52°45'00" East 241.74 feet, more or less, to the southwesterly line of Brown Street; thence
- (8) along said southwesterly line of Brown Street, South 12°49'05" East 208.80 feet to the southeasterly corner of the Lands of Adalberto Espinoza Cortes and Cynthia Macias Espinoza as described by deed recorded December 22, 2004 under Document Number 2004-0053071, Official Records of said Napa County; thence
- (9) leaving said southwesterly line of Brown Street, along the southeasterly line of said Lands of Adalberto Espinoza Cortes and Cynthia Macias Espinoza, South 77°10'55" West 282.00 feet to the northeasterly line of Jefferson Street; thence
- (10) along said northeasterly line of Jefferson Street, North 12°49'05" West 85.00 feet to the northwesterly corner of said Lands of Adalberto Espinoza Cortes and Cynthia Macias Espinoza; thence
- (11) leaving said northeasterly line of Jefferson Street, South 76°41'20" West 104.00 feet, more or less, to the most southerly corner of the Lands of the City of Napa as described by deed recorded December 28, 1960 in Book 622 at Page 993, Official Records of said Napa County, said corner being on the northwesterly line of Park Avenue as shown on the Map of the Agricultural Park Tract, City of Napa, Calif. recorded July 21, 1904 in Book 1 of Record Maps at Page 116 in the Office of the County Recorder of said Napa County; thence
- (12) along said northwesterly line of Park Avenue, South 75°45'00" West 77.10 feet to the southwesterly corner of the Lands of Sal the Flower Guy, Inc. as described by deed recorded March 29, 2012 under Document Number 2012-0008279, Official Records of said Napa County; thence
- (13) along the southwesterly line of said Lands of Sal the Flower Guy Inc., North 14°15'00" West 108.00 feet to the northwesterly corner thereof; thence
- (14) along the northwesterly line of said Lands of Sal the Flower Guy Inc., North 75°45'00" East 9.00 feet, more or less, to the southwesterly corner of the Lands of Mark D. Morris as described by deed recorded July 11, 2003 under Document Number 2003-0036756, Official Records of said Napa County; thence
- (15) along the southwesterly line of said Lands of Mark D. Morris, North 14°15'00" West 82.00 feet to the northwesterly corner thereof, said corner also being the southwesterly corner of the Lands of Joseph Michael D'Adamo, Trustee of the Joseph Michael D'Adamo Revocable Living Trust and Lisa L. D'Adamo as described by deed recorded July 16, 2010 under Document Number 2010-0016061, Official Records of said Napa County; thence

APPENDIX B

(16) along the southwesterly line of said Lands of D'Adamo, North 14°15'00" West 135.00 feet to the northwesterly corner thereof, said corner also being on the southeasterly line of Menlo Avenue as shown on said Map of the Agricultural Park Tract; thence

(17) leaving said southeasterly line of Menlo Avenue, North 4°57'18" East 63.54 feet, more or less, to the southwesterly corner of Parcel One of the Lands of Brian Vik and Pamela A. Vik as described by deed recorded June 21, 2016 under Document Number 2016-0014910, Official Records of said Napa County, said corner being on the northwesterly line of said Menlo Avenue; thence

(18) leaving said northwesterly line of Menlo Avenue, along the southwesterly line of said Parcel One, North 14°15'00" West 100.00 feet, more or less, to the most southerly corner of Parcel Two of said Lands of Vik; thence

(19) along the southwesterly line of said Parcel Two, North 30°45'00" West 70.71 feet, more or less, to the northwesterly corner of said Parcel Two, said northwesterly corner also being the southwesterly corner of Parcel Three of said lands of Vik; thence

(20) along the southwesterly line of said Parcel Three and the northwesterly prolongation thereof, North 14°15'00" West 249.64 feet, more or less, to the northeasterly line of said Lands of Napa Valley Wine Train Inc.; thence

(21) along said northeasterly line of said Lands of Napa Valley Wine Train Inc., North 54°47'00" West 340.14 feet, more or less, to the most westerly corner of Tract Two, Parcel One of the Lands of James E. Avery and Renate M. Avery, Trustees of the James E. and Renate Avery Revocable Living Trust, said corner being on the southeasterly line of Pueblo Avenue as shown on said Map of the Agricultural Park Tract (shown as Calistoga Avenue on said Map); thence

(22) along said southeasterly line of Pueblo Avenue, North 75°43'00" East 159.37 feet, more or less, to the southeasterly prolongation of the southwesterly line of Parcel A- Cable Car Wash Co. & Jaeger as shown on said Parcel Map of the Lands of Saverio Guerrero & Angelina Guerrero 925 O.R. 707 and the Lands of Cable Car Wash Company and Paul C. Jaeger & Phyllis W. Jaeger 925 O.R. 703; thence

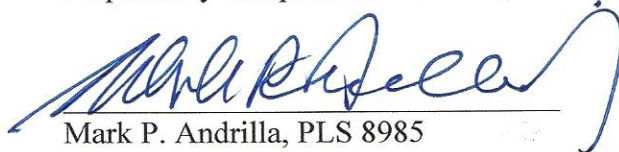
(23) along said southeasterly prolongation, the southwesterly line of said Parcel A- Cable Car Wash Co. & Jaeger, and the southwesterly line of said Parcel B-Guerrera, North 12°40'30" West 669.50 feet to the POINT OF BEGINNING.

Containing 14.83 acres, more or less.

APPENDIX B

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

Prepared by Cinquini & Passarino, Inc.


Mark P. Andrilla, PLS 8985

6.22.22
Date



APPENDIX B

GEOGRAPHIC DESCRIPTION **ENHANCED INFRASTRUCTURE FINANCING DISTRICT** **AREA "A-3"**

All that certain real property, situate in the City of Napa, County of Napa, State of California, being a portion of the Napa Rancho, more particularly described as follows:

BEGINNING at the intersection of the northeasterly line of Jefferson Street (formerly Calistoga Avenue) with the southeasterly line of Central Avenue as shown on the map entitled "Map of the Subdivision of Block 31 in North Napa" (also known as "Boke's Subdivision") recorded January 19, 1892 in Book 1 of Record Maps at Page 112 in the office of the County Recorder of said Napa County; thence

(1) along said southeasterly line of Central Avenue, North 77°45'00" East 219.00 feet, more or less, to the intersection thereof with the southwesterly prolongation of the southwesterly line of the Lands of the Atkinson Family Trust as described by deed recorded July 3, 2001 under Document Number 2001-0021983, Official Records of said Napa County; thence

(2) leaving said southeasterly line of Central Avenue, along said southwesterly prolongation and said southwesterly line, North 12°15'00" West 160.00 feet to the northwesterly corner of said Lands of the Atkinson Family Trust; thence

(3) along the northwesterly line of said Lands of the Atkinson Family Trust, North 77°45'00" East 75.00 feet to the northeasterly corner thereof, said corner being on the southwesterly line of Brown Street; thence

(4) South 12°15'00" East 160.00 feet, more or less, to the intersection of said southeasterly line of Central Avenue and the southwesterly line of Brown Street as shown on said Map of Boke's Subdivision; thence

(5) along said southwesterly line of Brown Street, South 12°15'00" East 309.25 feet to the intersection thereof with the southeasterly line of M Street as shown on said Map of Boke's Subdivision, said southeasterly line also being the northwesterly exterior boundary line of the Map of Bates' Subdivision of the West Half of Lot 30 of North Napa recorded October 12, 1905 in Book 1 of Record Maps at Page 113 in the office of the County Recorder of said Napa County; thence

(6) leaving said southwesterly line of Brown Street, along said northwesterly line of said Map of Bates' Subdivision, South 77°45'00" West 157.00 feet to the intersection thereof with the northeasterly corner of Lot 1 as shown thereon, said corner also being on the southwesterly line of the unnamed alley as shown thereon; thence

(7) along said southwesterly line of said unnamed alley, South 12°15'00" East 339.25 feet to the intersection thereof with the northwesterly line of George Street (shown as "Roadway" on said Map of Bates' Subdivision); thence

APPENDIX B

(8) South $19^{\circ}00'00''$ West 37.00 feet, more or less, to the northeasterly corner of Lot 19 as shown on the map entitled "Map of Rhode's Subdivision of Lot 29 of North Napa," recorded March 8, 1888 in Book 1 of Record Maps at Page 52 in the office of the County Recorder of said Napa County, said corner also being on the southeasterly line of George Street (shown as an unnamed street on said Map of Rhode's Subdivision); thence

(9) leaving said southeasterly line of George Street, along the northeasterly line of said Lot 19, South $12^{\circ}15'00''$ East 120.00 feet to the southeasterly corner thereof; thence

(10) along the southeasterly lines of said Lot 19 and Lot 18 as shown on said map of Rhode's Subdivision, South $77^{\circ}45'00''$ West 105.70 feet to the northeasterly line of Jefferson Street (shown as "County Road" on said Map of Rhode's Subdivision); thence along said northeasterly line of Jefferson Street, the following three courses:

(11) North $12^{\circ}15'00''$ West 548.25 feet to an angle point therein,

(12) along the southeasterly line of Jefferson Street and parallel with said southeasterly line of M Street, South $77^{\circ}45'00''$ West 12.00 feet to an angle point therein,

(13) along said northeasterly line of Jefferson Street, North $12^{\circ}15'00''$ West 250.25 feet, more or less, to the POINT OF BEGINNING.

Containing 3.79 acres, more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

Prepared by Cinquini & Passarino, Inc.


Mark P. Andrilla, PLS 8985

6.22.22
Date



Cinquini & Passarino, Inc.
1804 Soscol Avenue, Suite 202
Napa, CA 94559

Page 2 of 2

CPI No.: 9790-22
Tel: (707) 690-9025 Fax: (707) 542-2106
www.cinquinipassarino.com

APPENDIX B

GEOGRAPHIC DESCRIPTION **ENHANCED INFRASTRUCTURE FINANCING DISTRICT** AREA "A-4"

All that certain real property, situate in the City of Napa, County of Napa, State of California, being a portion of the Napa Rancho, more particularly described as follows:

BEGINNING at the northeasterly corner of Lot 10 as shown on the map entitled Map of "Rhode's Subdivision of Lot 29 of North Napa recorded March 8, 1888 in Book 1 of Record Maps at Page 52 in the office of the County Recorder of said Napa County, said corner being on the southwesterly line of Brown Street as shown on said Map; thence

(1) along the southwesterly line of Brown Street, South $12^{\circ}47'00''$ East 279.78 feet to a point on a tangent curve to the right having a radius of 25.00 feet; thence

(2) along said tangent curve, through a central angle of $63^{\circ}11'12''$ for an arc distance of 27.57 feet to a point on the northwesterly line of Lincoln Avenue as shown on said Map; thence along said northwesterly line of Lincoln Avenue, the following seven courses:

(3) South $77^{\circ}15'00''$ West 134.47 feet,

(4) South $12^{\circ}47'12''$ East 1.00 foot,

(5) South $77^{\circ}15'00''$ West 13.48 feet,

(6) North $44^{\circ}42'53''$ West 5.30 feet,

(7) South $77^{\circ}15'00''$ West 39.45 feet,

(8) South $19^{\circ}08'27''$ West 5.30 feet,

(9) South $77^{\circ}15'00''$ West 40.18 feet to a point on a tangent curve to the right having a radius of 26.50 feet; thence

(10) along said tangent curve, through a central angle of $89^{\circ}57'30''$ an arc distance of 41.61 feet to a point on the northeasterly line of Jefferson Street; thence

(11) along said northeasterly line of Jefferson Street, North $12^{\circ}47'30''$ West 388.00 feet to a point on the northwesterly line of Lot 15 as shown on said Map of Rhode's Subdivision; thence

(12) leaving said northeasterly line of Jefferson Street, along the northwesterly line of said Lot 15, North $77^{\circ}15'00''$ East 135.25 feet to the northeasterly corner thereof; thence

APPENDIX B

(13) South $12^{\circ}47'30''$ East 120.00 feet to the southeasterly corner of Lot 12 as shown on said Map of Rhode's Subdivision; said corner also being the northwesterly corner of said Lot 10; thence

(14) along the northwesterly line of said Lot 10, North $77^{\circ}15'00''$ East 147.00 feet to the POINT OF BEGINNING.

Containing 2.35 acres, more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

Prepared by Cinquini & Passarino, Inc. ,


Mark P. Andrilla, PLS 8985

6.22.22

Date



APPENDIX B

GEOGRAPHIC DESCRIPTION **ENHANCED INFRASTRUCTURE FINANCING DISTRICT** **AREA "B-1"**

All that certain real property, situate in the City of Napa, County of Napa, State of California, being portions of the Napa Rancho, Entre Napa Rancho, and Tulucay Rancho and more particularly described as follows:

BEGINNING at the most westerly corner of the Lands of the Garaventa Family Trust as described by deed recorded April 9, 2004 under Document Number 2004-0013895, Official Records of said Napa County, said corner being on the southeasterly line of Lincoln Avenue; thence

(1) along said southeasterly line of Lincoln Avenue, North 77°23'24" East 340.66 feet, more or less, to the most easterly corner of the Lands of the City of Napa as described by deed recorded March 7, 1957 in Book 538 at Page 51, Official Records of said Napa County, said corner being on the southwesterly line of Lawrence Street as shown on the Map of the Subdivision of Part of Block 28 of Lawley's Addition to Napa City, Being Block 3 of Countryman's Subdivision in Lawley's Addition recorded November 27, 1889 in Book 1 of Record Maps at Page 27 in the Office of the County Recorder of said Napa County; thence

(2) along said southwesterly line of Lawrence Street, North 42°29'42" West 12.80 feet, more or less, to the most northerly corner of Lot 1 in Block 1 as shown on said Map, said corner being on the southeasterly line of Lincoln Avenue; thence along said southeasterly line of Lincoln Avenue, the following two courses:

(3) North 77°23'24" East 861.00 feet, more or less, to the northeasterly corner of the Lands of the City of Napa as described by deed recorded October 8, 2018 under Document Number 2018-0019484, Official Records of said Napa County, said corner being an angle point in said line of Lincoln Avenue,

(4) South 11°11'24" East 12.00 feet, more or less, to the northwesterly corner of the Lands of Napa Development 701 LLC as described by deed recorded April 6, 2021 under Document Number 2021-0012385, Official Records of said Napa County; thence

(5) leaving said line of Lincoln Avenue, along the westerly line of said Lands of Napa Development 701 LLC, South 11°11'24" East 181.92 feet to the southwesterly corner thereof; thence

(6) along the southerly line of said Lands of Napa Development 701 LLC, South 89°51'16" East 310.82 feet to the southeasterly corner thereof, said corner being on the westerly line of Soscol Avenue; thence along said westerly line of Soscol Avenue, the following two courses:

APPENDIX B

(7) South $1^{\circ}56'50''$ East 200.12 feet, more or less, to the northeast corner of the Lands of the City of Napa as described by deed recorded April 24, 2000 under Document Number 2000-0009948, Official Records of said Napa County,

(8) South 60.00 feet, more or less, to a point on a tangent curve to the right having a radius of 20.00 feet; thence

(9) along said tangent curve, through a central angle of $90^{\circ}00'00''$ for an arc distance of 31.42 feet to the northerly line of Jackson Street as shown on the Map of Mill's Subdivision filed August 29, 1939 in Book 3 of Record Maps at Pages 52 and 53 in the office of the County Recorder of said Napa County; thence

(10) along said northerly line of Jackson Street, West 138.00 feet, more or less, to the northerly prolongation of the westerly line of the Lands of Lori Jean Swain, Et. Al. as described by deed recorded May 10, 2021 under Document Number 2000-0016312, Official Records of said Napa County; thence

(11) leaving said northerly line of Jackson Street, along said northerly prolongation, South 60.00 feet to the northwesterly corner of said Lands of Lori Jean Swain, Et. Al., said corner being on the southerly line of Jackson Street; thence leaving said southerly line of Jackson Street, along the westerly line of said Lands of Lori Jean Swain, Et. Al., the following four courses:

(12) South 80.00 feet,

(13) West, 60.00 feet,

(14) South $40^{\circ}16'57''$ West 33.23 feet,

(15) South $12^{\circ}55'00''$ East 155.69 feet to the southwest corner thereof; thence

(16) South $12^{\circ}55'00''$ East 3.54 feet to the most northerly corner of Lot 24 as shown on the Final Map of Trancas Industrial Park filed December 5, 1960 in Book 7 of Record Maps at Page 7 in the Office of the County Recorder of said Napa County; thence along the easterly boundary of said Final Map, the following five courses:

(17) South $12^{\circ}55'00''$ East 103.62 feet,

(18) North $88^{\circ}45'00''$ East 3.22 feet,

(19) South $11^{\circ}07'01''$ East 247.04 feet,

(20) South $11^{\circ}04'46''$ East 182.59 feet,

APPENDIX B

(21) South 63.50 feet to the northerly line of Tanen Street as shown on said Final Map; thence

(22) along said northerly line of Tanen Street, North 89°47'45" West 27.70 feet; thence

(23) leaving said northerly line of Tanen Street, South 12°52'30" West 60.84 feet, more or less, to the northwesterly corner of Parcel A as shown on the Parcel Map a Division of the Lands of Charles W. Shartle, III recorded December 8, 1981 in Book 12 of Parcel Maps at Page 95 in the Office of the County Recorder of said Napa County, said northwesterly corner also being on the southerly line of Tanen Street; thence along the westerly line of said Parcel A, the following two courses:

(24) South 1°40'35" East 104.04 feet, and

(25) South 38°50'35" East 85.33 feet to the most southerly corner of said Parcel A; thence

(26) along the southerly line of said Parcel A, North 57°21'45" East 64.63 feet; thence

(27) along the northeasterly prolongation of said southerly line of Parcel A, North 57°21'45" East 29.75 feet to the westerly line of Soscol Avenue; thence

(28) along said westerly line of Soscol Avenue, South 137.17 feet; thence

(29) leaving said westerly line of Soscol Avenue, North 56°19'17" East 132.19 feet, more or less, to the northeasterly corner of Lot 1 as shown on the Final Map of Bresciani Commercial Plaza filed June 14, 1983 in Book 13 of Record Maps at Pages 54-55 in the Office of the County Recorder of said Napa County, said corner being on the easterly line of Soscol Avenue; thence

(30) leaving said easterly line of Soscol Avenue, along the northerly boundary of said Final Map, East 761.84 feet to the center of the Napa River; thence along the center of said Napa River, the following two courses:

(31) North 39°36'49" East 192.78 feet,

(32) North 39°40'00" East 446.00 feet, more or less, to the most northerly corner of the Lands of the City of Napa as described by deed recorded March 23, 2004 under Document Number 2004-0010846, Official Records of said Napa County; thence

(33) leaving said center of the Napa River, South 69°45'00" East 200.00 feet, more or less, to the northeasterly corner of said Lands of City of Napa; thence along the general easterly line of said Lands of City of Napa, the following two courses:

(34) South 1°00'00" West 125.75 feet,

APPENDIX B

(35) South $1^{\circ}32'00''$ West 215.19 feet to the southerly line of the Lands of T.L. McKenzie as described by deed recorded March 29, 1930 in Book 49 at Page 191 of Official Records of said Napa County; thence

(36) along said southerly line, North $89^{\circ}30'00''$ East 641.67 feet to the westerly line of Silverado Trail; thence along said westerly line of Silverado Trail, the following three courses:

(37) South $2^{\circ}25'02''$ West 371.38 feet to a point on a tangent curve to the left having a radius of 330.00 feet,

(38) along said tangent curve, through a central angle of $45^{\circ}08'37''$ for an arc distance of 260.01 feet,

(39) South $42^{\circ}43'35''$ East 59.12 feet to the most northerly corner of the Lands of the City of Napa as described by deed recorded January 13, 1927 in Book 22 at Page 176 of Official Records of said Napa County; thence

(40) leaving said westerly line of Silverado Trail, South $36^{\circ}49'53''$ East 256.00 feet, more or less, to the northeasterly corner of Lot 1 as shown on the Map of the Subdivisions of Block 16 Sproul's Addition to East Napa filed July 28, 1890 in Book 1 of Record Maps at Page 60 in the Office of the County Recorder of said Napa County; thence

(41) along the easterly line of said Lot 1, Southeasterly 120.00 feet, more or less, to the southeasterly corner thereof, said southeast corner also being the northeast corner of Lot 17 as shown on said Map of the Subdivisions of Block 16 Sproul's Addition to East Napa; thence

(42) Southerly 81.00 feet, more or less, to the southeast corner of said Lot 17; thence

(43) South $8^{\circ}11'00''$ East 150.00 feet, more or less, to the southeast corner of Lot 2 as shown on the Map of Part of East Napa E.R. Sproul's Addition filed September 7, 1875 in Book 1 of Record Maps at Page 98 in the Office of the County Recorder of said Napa County, said corner being on said westerly line of Silverado Trail; thence along said westerly line of Silverado Trail, the following seven courses:

(44) South $8^{\circ}11'00''$ East 794.00 feet, more or less, to the northeasterly corner of fractional Lot 5 in Block 7 as shown on the Map of East Napa filed February 23, 1886 in Book 1 of Record Maps at Page 58 in the Office of the County Recorder of said Napa County,

(45) Southerly 66.00 feet, more or less, to the intersection with the northwesterly line of Third Street as shown on said Map,

APPENDIX B

- (46) South 18°50'51" East 80.77 feet, more or less, to the northeasterly corner of the Lands of Feautiful, LLC as described by deed recorded December 9, 2014 under Document Number 2014-0025474, Official Records of said Napa County,
- (47) South 18°50'51" East 242.31 feet to the southeasterly corner thereof,
- (48) South 18°50'51" East 97.80 feet to a point on a tangent curve to the right having a radius of 1370.00 feet,
- (49) along said tangent curve, through a central angle of 26°37'50" for an arc distance of 636.76 feet,
- (50) South 7°46'00" West 700.29 feet to the northeasterly corner of the Lands of Jeremy Sill and Shannon Sill as described by deed recorded October 15, 2019 under Document Number 2019-0021165, Official Records of said Napa County; thence
- (51) leaving said westerly line of Silverado Trail, along the northerly line of the Lands of Jeremy Sill and Shannon Sill, South 81°00'00" West 390.00 feet to the most northerly corner of the Lands of the Sandra Kay Ogle Survivor's Trust as described by deed recorded January 8, 2014 under Document Number 2014-0000452, Official Records of said Napa County; thence
- (52) along the northwesterly line of said Lands of the Sandra Kay Ogle Survivor's Trust, South 81°21'00" West 175.21 feet to the southeasterly corner of Parcel 2 of the Lands of Great Western Power Company of California as described by deed recorded March 4, 1932 in Book 67 of Official Records at Page 174 in the Office of the County Recorder of said County; thence
- (53) along the northeasterly line of said Parcel 2 of the Lands of Great Western Power Company, North 12°00'00" East 435.00 feet, more or less, to the northeasterly corner thereof, said corner being on the centerline of Seventh Street as shown on said Map of East Napa; thence
- (54) along said the northwesterly line of said Lands of Great Western Power Company, South 78°00'00" West 100.00 feet to the northeasterly corner of the Lands of Great Western Power Company of California as described by deed recorded March 4, 1932 in Book 67 of Official Records at Page 175 in the Office of the County Recorder of said County; thence
- (55) along the northwesterly line of last-mentioned Lands of the Great Western Power Company, South 78°00'00" West 30.00 feet to the northeasterly corner of Parcel 1 of the Lands of Great Western Power Company of California as described by deed recorded March 4, 1932 in Book 67 of Official Records at Page 174 in the Office of the County

APPENDIX B

Recorder of said County, said corner being at the centerline intersection of Seventh Street and Bailey Street as shown on said Map of East Napa; thence

(56) along said the northwesterly line of last said Lands of Great Western Power Company, South $78^{\circ}00'00''$ West 300.00 feet to the northwesterly corner thereof, said corner being at the centerline intersection of Seventh Street and Burnell Street as shown on said Map of East Napa; thence

(57) along said centerline of Seventh Street, South $78^{\circ}00'00''$ West 266.58 feet, more or less, to the southeasterly corner of Parcel Two of the Lands of Jagjeet Rattu as described by deed recorded May 10, 2017 under Document Number 2017-0070755, Official Records of said Napa County; thence

(58) along the southerly line of said Parcel Two, South $78^{\circ}00'00''$ West 98.17 feet to the southwest corner thereof, said corner being on the easterly line of the Lands of Napa Valley Wine Train, Inc. as described by deed recorded April 14, 1987 in Book 1509 at Page 109, Official Records of said Napa County; thence along said easterly line of the Lands of Napa Valley Wine Train, Inc., the following three courses:

(59) South $0^{\circ}11'30''$ West 408.61 feet, more or less, to an angle point therein;

(60) South $81^{\circ}26'35''$ West 30.36 feet to an angle point therein;

(61) South $0^{\circ}11'30''$ West 200.67 feet to a point the easterly line of the Lands of Napa County Flood Control & Water Conservation District labeled "Existing Railroad Right-of-Way to NCFCWCD" as described by deed recorded November 18, 2008 under Document Number 2008-0028851, Official Records of said Napa County, said point being on a non-tangent curve to the northwest, the radius point of which bears South $67^{\circ}44'48''$ West 2019.97 feet; thence along said easterly line of the Lands of Napa County Flood Control & Water Conservation District, the following two courses:

(62) along said non-tangent curve through a central angle of $3^{\circ}29'35''$, for an arc distance of 123.15 feet,

(63) North $25^{\circ}44'46''$ West 67.54 feet to the most southerly corner of Substitute Parcel 2B of the Lands of Napa Valley Wine Train, Inc. as described by deed recorded November 18, 2008 under Document Number 2008-0028850, Official Records of said Napa County; thence along the westerly line of said Lands of Napa Valley Wine Train, Inc., the following two courses:

(64) North $25^{\circ}44'46''$ West 200.37 feet to a tangent curve to the right having a radius of 180.00 feet,

APPENDIX B

(65) along said tangent curve, through a central angle of $35^{\circ}28'42''$, for an arc distance of 111.46 feet, more or less, to the centerline of River Street (shown as D'Ehemicourt Street on said Map of East Napa); thence

(66) along said centerline of River Street, North $12^{\circ}00'00''$ West 95.00 feet, more or less, to the intersection with said centerline of Seventh Street as shown on said Map of East Napa; thence

(67) along said centerline of Seventh Street, South $78^{\circ}00'00''$ West 210.00 feet, more or less, to the easterly line of the Lands of Napa Valley Flood Control & Water Conservation District as described by Final Order of Condemnation recorded under Document Number 2006-0023992, Official Records of said Napa County; thence

(68) along said easterly line of the Lands of Napa Valley Flood Control & Water Conservation District, Northwesterly 30.00 feet, more or less, to the most northerly corner thereof; thence

(69) Southwesterly 60.00 feet, more or less, to the southeasterly corner of Lot 1 as shown on the Map of the Lands Referred to in Certain Deeds as Blocks 46 and 47 of East Napa filed April 29, 1905 in Book 1 of Maps at Page 115 in the Office of the County Recorder of said Napa County; thence

(70) along the northeasterly line of said Lot 1, Northwesterly 60.00 feet, more or less, to the southwesterly prolongation of the northwesterly line of said Seventh Street; thence

(71) Westerly 193.00 feet, more or less, to the most southerly corner of the Lands of Napa Mill, LLC as described by deed recorded April 14, 1999 under Document Number 1999-0011937, Official Records of said Napa County; thence

(72) along the southwesterly line of said Lands of Napa Mill, LLC, North $32^{\circ}58'30''$ West 60.00 feet, more or less, to the intersection with the easterly prolongation of the southerly line of Block 13 as shown on the Plan of Napa City filed November 28, 1853 in Book B of Deeds at Page 433 in the Office of the County Recorder of said Napa County; thence

(73) along said easterly prolongation and said southerly line of Block 13, South $86^{\circ}16'29''$ West 343.84 feet to the most southerly corner thereof; thence

(74) South $86^{\circ}16'29''$ West 69.00 feet, more or less, to the most southerly corner of the Lands of the City of Napa described by deed recorded February 26, 1924 in Book 5 at Page 136, Official Records of said Napa County, said corner being on the southerly line of Block B as shown on said Plan of Napa City; thence

(75) along said southerly line of Block B, South $86^{\circ}16'29''$ West 253.07 feet, more or less, to the most southerly corner thereof; thence

APPENDIX B

(76) South $86^{\circ}16'29''$ West 176.89 feet, more or less, to an angle point in the southerly line of Lot 4 in Block A of said Plan of Napa City; thence

(77) along the southerly line of said Lot 4, South $86^{\circ}16'29''$ West 166.95 feet, more or less, to the most southerly corner thereof; thence

(78) Westerly 198.00 feet, more or less, to the southeasterly corner of the Lands of Robert Orr as described by deed recorded May 8, 1984 in Book 1336 at Page 911, Official Records of said Napa County, said corner being on the northerly line of Division Street; thence

(79) along said northerly line of Division Street, South $81^{\circ}32'00''$ West 245.00 feet, more or less, to the northwestern corner of the westerly end of Division Street as defined by the abandonment of a portion of Division Street per Napa City Council Resolution Number 85-367; thence

(80) along the westerly line of Division Street, South $8^{\circ}28'00''$ East 8.00 feet, more or less, to the southwesterly corner of Parcel Two of the Lands of the Judith A. Kelly 2000 Revocable Trust as described by deed recorded June 14, 2000 under Document Number 2000-0015064, Official Records of said Napa County; thence

(81) along the southerly line of said Parcel Two and the westerly prolongation thereof, South $84^{\circ}05'58''$ West 35.09 feet to an angle point in the easterly line of the Lands of the Robert H Johanson and Marjo B. Johanson 1991 Living Trust as described by deed recorded February 8, 2008 under Document Number 2008-0003312, Official Records of said Napa County; thence

(82) along said easterly line of said Lands of the Robert H Johanson and Marjo B. Johanson 1991 Living Trust, South $15^{\circ}30'$ West 6.90 feet, more or less, to the southeasterly corner thereof; thence

(83) along the southerly line of said Lands of the Robert H Johanson and Marjo B. Johanson 1991 Living Trust, Westerly 97.00 feet, more or less, to the easterly line of Even Street; thence

(84) along said easterly line of Even Street, Northerly 92.00 feet, more or less, to the intersection with the southeasterly line of Fourth Street; thence

(85) leaving said easterly line of Even Street, Northwesterly 69.00 feet, more or less, to the most easterly corner of Parcel One of the Lands of Macaraig Land Company LLC as described by deed recorded December 1, 2021 under Document Number 2021-0036584, Official Records of said Napa County, said corner being on the northerly line of Fourth Street; thence

APPENDIX B

(86) along said northerly line of Fourth Street, North $82^{\circ}41'41''$ West 148.60 feet to the most westerly corner of said Parcel One, said corner being at the intersection of said northerly line of Fourth Street and the northwesterly line of Third Street; thence

(87) leaving said northerly line of Fourth Street, Northwesterly 88.00 feet, more or less, to the most northerly corner of the Lands of the City of Napa as described by deed recorded September 3, 1968 in Book 793 at Page 498 of Official Records of said Napa County, said corner being on the northerly line of Third Street and being on a non-tangent curve to the southwest, the radius point of which bears North $15^{\circ}13'05''$ West 170.00 feet; thence along said northerly line of Third Street, the following four courses:

(88) along said non-tangent curve through a central angle of $23^{\circ}01'50''$, for an arc distance of 68.33 feet,

(89) North $82^{\circ}11'00''$ West 708.77 feet, more or less, to the southwesterly corner of the Lands of the City of Napa as described by deed recorded February 25, 1974 in Book 929 at Page 738 of Official Records of said Napa County, said corner being an angle point in said northerly line of Third Street,

(90) North $7^{\circ}49'00''$ East 12.00 feet to the northeasterly corner of said Lands of the City of Napa,

(91) North $82^{\circ}11'00''$ West 268.07 feet to a tangent curve to the right having a radius of 20.00 feet; thence

(92) along said tangent curve, through a central angle of $89^{\circ}56'00''$, for an arc distance of 31.39 feet to a point on the easterly line of Jefferson Street; thence along said easterly line of Jefferson Street, the following four courses:

(93) North $7^{\circ}45'00''$ East 928.00 feet,

(94) North $20^{\circ}40'55''$ West 15.52 feet,

(95) North $7^{\circ}45'00''$ East 162.08 feet,

(96) North $7^{\circ}10'55''$ West 15.52 feet to a non-tangent curve to the right, the radius point of which bears South $82^{\circ}15'00''$ East 20.00 feet; thence

(97) along said non-tangent curve through a central angle of $90^{\circ}12'37''$, for an arc distance of 31.49 feet to the southerly line of Polk Street; thence

(98) leaving said southerly line of Polk Street, North $7^{\circ}57'37''$ East 60.00 feet to the northerly line of Polk Street; thence

APPENDIX B

(99) along said northerly line of Polk Street, North $82^{\circ}02'23''$ West 32.00 feet, more or less, to the southwesterly corner of the Lands of the Robert and Dorothy Streich Trust as described by deed recorded March 26, 2009 under Document Number 2009-0007175, Official Records of said Napa County, said corner being on said easterly line of Jefferson Street; thence along said easterly line of Jefferson Street, the following seven courses:

(100) North $7^{\circ}45'00''$ East 46.00 feet to the northwesterly corner of said Lands of the Robert and Dorothy Streich Trust, said corner being an angle point in said easterly line of Jefferson Street,

(101) South $82^{\circ}15'00''$ East 12.00 feet to the southeasterly corner of the Lands of the City of Napa as described by deed recorded April 22, 1970 in Book 827 at Page 106 of Official Records of said Napa County, said corner being an angle point in said easterly line of Jefferson Street,

(102) North $7^{\circ}45'00''$ East 87.50 feet to a tangent curve to the left having a radius of 342.00 feet;

(103) along said tangent curve, through a central angle of $31^{\circ}35'04''$, for an arc distance of 188.53 feet,

(104) North $23^{\circ}57'40''$ West 140.46 to a tangent curve to the right having a radius of 958.00 feet,

(105) along said tangent curve, through a central angle of $8^{\circ}37'40''$, for an arc distance of 144.26 feet,

(106) North $15^{\circ}20'00''$ West 14.25 feet to the center of Napa Creek; thence along said center of Napa Creek, the following eleven courses:

(107) North $55^{\circ}15'00''$ East 77.97 feet,

(108) North $72^{\circ}41'00''$ East 120.65 feet,

(109) South $81^{\circ}06'35''$ East 59.94 feet,

(110) North $77^{\circ}17'15''$ East 72.34 feet,

(111) North $26^{\circ}50'35''$ East 167.25 feet,

(112) North $34^{\circ}28'55''$ East 261.47 feet,

(113) North $85^{\circ}29'28''$ East 121.35 feet,

(114) South $59^{\circ}51'30''$ East 55.76 feet,

APPENDIX B

(115) South 17°49'57" East 88.10 feet,

(116) South 1°29'18" West 38.11 feet,

(117) South 23°43'11" West 34.00 feet, more or less, to the northwesterly corner of the Lands of David T. Crary and Sharon M. Crary as described by deed recorded August 9, 2013 under Document Number 2013-0023019, Official Records of said Napa County; thence

(118) along the northerly line of said Lands of David T. Crary and Sharon M. Crary, South 88°00'00" East 77.00 feet, more or less, to the northeasterly corner thereof; said corner being on the westerly line of Seminary Street; thence

(119) leaving said westerly line of Seminary Street, South 50°15'28" East 73.00 feet, more or less, to the intersection of the westerly line of Seminary Street with the southeasterly line of Napa Street as shown on the Final Map of the Litz Subdivision filed June 28, 1940 in Book 3 of Record Maps at Page 47 in the Office of the County Recorder of said County; thence

(120) along said southeasterly line of Napa Street, North 57°00'00" East 379.60 feet to the intersection with the northeasterly line of Brown Street as shown on the Map of Alta Napa filed February 26, 1872 in Book 1 of Maps at Page 76 in the Office of the County Recorder of said Napa County; thence

(121) along said northeasterly line of Brown Street, North 32°36'25" West 600.00 feet to the intersection with the southeasterly line of Yount Street; thence

(122) along said southeasterly line of Yount Street, North 57°30'37" East 538.00 feet, more or less, to the intersection with the northeasterly line of Yajome Street; thence

(123) along said northeasterly line of Yajome Street, North 32°45'00" West 1109.00 feet, more or less, to the most westerly corner of Lot 6 as shown on the Map of Ransford's Subdivision filed January 10, 1907 in Book 2 of Record Maps at Page 2 in the Office of the County Recorder of said Napa County; thence

(124) along the northwesterly line of said Lot 6, North 57°15'00" East 120.00 feet to the most northerly corner thereof; thence

(125) along the northeasterly lines of Lot 5, Lot 4, Lot 3, Lot 2, and Lot 1 as shown on said Map of Ransford's Subdivision, North 32°45'00" West 285.00 feet to the southeasterly Line of G Street (shown as Sebastian Street on said Map) as vacated by the Order Abandoning and Vacating a Certain Portion of "G" Street Within the City of Napa dated May 7, 1962 and recorded May 11, 1962 in Book 651 at Page 54, Official Records of said Napa County; thence

APPENDIX B

(126) leaving said southeasterly line of G Street, North 32°45'00" West 60.00 feet to the most southerly corner of Lot 10 as shown on said Map of the Subdivision of Part of Block 28 of Lawley's Addition to Napa City, Being Block 3 of Countryman's Subdivision in Lawley's Addition, said corner being on the northwesterly line of said G Street (shown as Sebastian Street on said Map); thence

(127) leaving said northwesterly line of G Street, along the southwesterly lines of said Lot 10, Lot 9, Lot 6, and Lot 5 as shown on said Map, North 32°45'00" West 240.00 feet to the most westerly corner of said Lot 5; thence


(128) along the northwesterly line of said Lot 5, North 57°15'00" East 40.00 feet to the most southerly corner of said Lands of Garaventa Family Trust; thence

(129) along the southwesterly line of said Lands of Garaventa Family Trust, North 32°45'00" West 85.72 feet, more or less, to the POINT OF BEGINNING.

Containing 418.33 acres, more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

Prepared by Cinquini & Passarino, Inc.



Mark P. Andrilla, PLS 8985

6.22.22

Date



APPENDIX B

GEOGRAPHIC DESCRIPTION **ENHANCED INFRASTRUCTURE FINANCING DISTRICT** **AREA "B-2"**

All that certain real property, situate in the City of Napa, County of Napa, State of California, being a portion of the Entre Napa Rancho and more particularly described as follows:

BEGINNING at the northwesterly corner of the Lands of Lixit Corporation as described by deed recorded March 11, 2002 under Document Number 2002-0010250, Official Records of said Napa County, said corner being on the southeasterly line of Coombs Street (shown as Union Street) on the Plan of the Town of Napa Abajo recorded April 22, 1857 in Book D of Deeds at Page 110 in the Office of the County Recorder of said Napa County; thence leaving said southeasterly line of Coombs Street, along the northeasterly line of said Lands of Lixit Corporation, the following three courses:

(1) South $74^{\circ}01'22''$ East 303.00 feet to the northwesterly line of Brown Street (shown as Main Street) on said Plan of the Town of Napa Abajo,

(2) along said northwesterly line of Brown Street, South $15^{\circ}53'27''$ West 39.00 feet, more or less, to the intersection with the northwesterly prolongation of the northeasterly line of Block 1 as shown on the Map of The Sawyer Tanning Company's Subdivision of Parts of Blocks Five and Eleven and all of Block Twelve of Napa Abajo recorded February 7, 1909 in Book 2 of Record Maps at Page 13 in the Office of the County Recorder of said Napa County,

(3) along said northwesterly prolongation of the northeasterly line of Block 1, South $74^{\circ}00'15''$ East 66.00 feet to the northwesterly corner of said Block 1, said corner being the southwesterly corner of the Lands of Bridgeview Associates, LLC as described by deed recorded September 22, 2006 under Document Number 2006-0033196, Official Records of said Napa County, said northwesterly corner being on the southeasterly line of Brown Street; thence along said southeasterly line of Brown Street, the following three courses:

(4) North $15^{\circ}53'27''$ East 14.17 feet to a non-tangent curve to the left, the radius point of which bears North $37^{\circ}46'19''$ West 36.00 feet,

(5) along said non-tangent curve through a central angle of $72^{\circ}40'19''$, for an arc distance of 45.66 feet,

(6) North $15^{\circ}53'27''$ East 113.17 feet to the northwesterly corner of said Lands of Bridgeview Associates, LLC; thence leaving said southeasterly line of Brown Street, along the general northeasterly line of said Lands of Bridgeview Associates, LLC, the following three courses:

(7) South $74^{\circ}00'15''$ East 180.00 feet,

APPENDIX B

- (8) South 15°53'27" West 5.00 feet,
- (9) South 74°00'15" East 54.00 feet to the northwesterly corner of the Lands of Bridgeview Associates, LLC as described by deed recorded September 22, 2006 under Document Number 2006-0033195, Official Records of said Napa County, thence
- (10) along the northeasterly line of last said Lands of Bridgeview Associates, LLC, South 74°00'15" East 132.00 feet to the northwesterly line of Riverside Drive; thence
- (11) along said northwesterly line of Riverside Drive, South 15°53'27" West 165.00 feet to the northeasterly corner of the Lands of Rudd Properties, LLC as described by deed recorded February 24, 2009 under Document Number 2009-0004004, Official Records of said Napa County, thence
- (12) leaving said northwesterly line of Riverside Drive, along the northeasterly line of said Lands of Rudd Properties, LLC, North 74°00'15" West 183.00 feet to the northeasterly corner of said Lands of Lixit Corporation; thence
- (13) along the southeasterly line of said Lands of Lixit Corporation, South 15°53'27" West 211.46 feet to the southeasterly corner thereof, said corner also being the northeasterly corner of the Lands of Sawyer of Napa, Inc. as described by deed recorded March 11, 2002 under Document Number 2002-0010249, Official Records of said Napa County; thence
- (14) along the southeasterly line of said Lands of Sawyer of Napa, Inc. and along the southeasterly line of the Lands of the Napa County Flood Control & Water Conservation District as described by deed recorded February 25, 2005 under Document Number 2005-0007142, Official Records of said Napa County, South 15°53'27" West 133.00 feet, more or less, to the ordinary high water mark along the Napa River as shown on the map prepared by the State Lands Commission and recorded September 14, 1954 under Serial Number S-1109 and in Book 1 of Surveys at Pages 101-113 inclusive in the Office of the County Recorder of said Napa County; thence along said ordinary high water mark, the following twenty-three courses:
- (15) North 89°17'36" West 14.02 feet,
- (16) South 70°28'54" West 60.08 feet,
- (17) South 51°05'38" West 96.21 feet,
- (18) South 32°36'24" West 68.51 feet,
- (19) South 3°53'11" West 23.09 feet,
- (20) South 34°41'34" West 83.82 feet,

APPENDIX B

- (21) South 26°18'33" West 247.79 feet,
- (22) South 15°48'12" West 117.05 feet,
- (23) South 78°12'13" West 37.67 feet,
- (24) South 18°54'59" West 11.71 feet,
- (25) South 74°23'03" East 41.76 feet,
- (26) South 37°04'26" West 17.80 feet,
- (27) South 0°02'04" West 205.05 feet,
- (28) South 4°29'20" West 164.79 feet,
- (29) South 22°40'02" East 97.86 feet,
- (30) South 5°27'47" West 61.40 feet,
- (31) South 7°25'25" East 54.33 feet,
- (32) South 46°05'00" East 25.46 feet,
- (33) South 15°37'38" East 221.79 feet,
- (34) South 14°00'26" East 64.85 feet,
- (35) South 28°50'18" East 158.42 feet,
- (36) South 17°27'23" East 258.05 feet,
- (37) South 27°02'27" East 22.00 feet, more or less, to the northeasterly line of the County of Napa as described by deed recorded May 12, 1948 in Book 290 at Page 18, Official Records of said Napa County; thence
- (38) along said northeasterly line of the Lands of the County of Napa, North 83°53'30" West 811.00 feet, more or less, to the most easterly corner of the Lands of the State of California as described by deed recorded March 5, 2001 under Document Number 2001-0005895, Official Records of said Napa County; thence along the northerly line of said Lands of the State of California, the following four courses:
- (39) North 55°48'06" West 16.99 feet,
- (40) North 83°53'30" West 153.88 feet,

APPENDIX B

(41) North 55°40'56" West 25.39 feet,

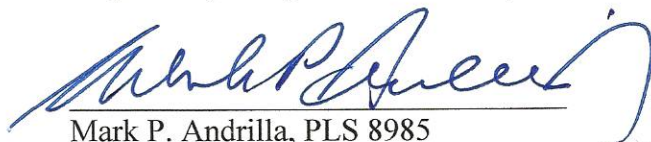
(42) North 83°53'30" West 5.11 feet to said southeasterly line of Coombs Street; thence

(43) along said southeasterly line of Coombs Street, North 15°30'00 East
2400.00 feet, more or less, to the POINT OF BEGINNING.

Containing 29.89 acres, more or less.

*For assessment purposes only. This description of land is not a legal property
description as defined in the Subdivision Map Act and may not be used as the basis for an
offer for sale of the land described.*

Prepared by Cinquini & Passarino, Inc.


Mark P. Andrilla, PLS 8985

6.23.22
Date



APPENDIX B

GEOGRAPHIC DESCRIPTION **ENHANCED INFRASTRUCTURE FINANCING DISTRICT** **AREA "B-3"**

All that certain real property, situate in the City of Napa, County of Napa, State of California, being a portion of the Tulucay Rancho and more particularly described as follows:

BEGINNING at the northwesterly corner of the Parcel D as shown on the Parcel Map of Lands of Gasser North recorded July 27, 2018 in Book 27 of Parcel Maps at Pages 88-91 inclusive, said corner being on the easterly line of the Lands of Napa Valley Wine Train, Inc. as described by deed recorded November 18, 2008 under Document Number 2008-0028850, Official Records of said Napa County; thence leaving said easterly line of the Lands of Napa Valley Wine Train, Inc., along the northerly and easterly lines of said Parcel D, the following two courses:

- (1) North $81^{\circ}18'40''$ East 21.06 feet to a tangent curve to the right having a radius of 30.00 feet,
- (2) along said tangent curve, through a central angle of $52^{\circ}36'00''$ for an arc distance of 27.54 feet to a non-tangent curve to the southeast, the radius point of which bears South $72^{\circ}47'56''$ East 55.00 feet to the southwesterly line of Peatman Drive (as shown on said Parcel Map); thence along said southwesterly line the following twenty-eight courses:
- (3) along said non-tangent curve, through a central angle of $86^{\circ}17'35''$ for an arc distance of 82.84 feet to a reverse curve to the right having a radius of 30.00 feet,
- (4) along said reverse curve, through a central angle of $46^{\circ}02'35''$ for an arc distance of 24.11 feet,
- (5) South $23^{\circ}03'00''$ East 52.88 feet to a tangent curve to the left having a radius of 327.00 feet,
- (6) along said tangent curve, through a central angle of $17^{\circ}26'23''$ for an arc distance of 99.53 feet,
- (7) South $40^{\circ}29'23''$ East 59.46 feet to a tangent curve to the right having a radius of 373.00 feet,
- (8) along said tangent curve, through a central angle of $30^{\circ}23'41''$ for an arc distance of 197.87 feet to a reverse curve to the left having a radius of 577.00 feet,
- (9) along said reverse curve, through a central angle of $14^{\circ}59'25''$ for an arc distance of 150.96 feet to a reverse curve to the right having a radius of 50.00 feet,

APPENDIX B

(10) along said reverse curve, through a central angle of $29^{\circ}15'48''$ for an arc distance of 25.54 feet to a non-tangent curve to the left, the radius point of which bears South $85^{\circ}49'19''$ East 65.00 feet,

(11) along said non-tangent curve, through a central angle of $20^{\circ}19'36''$ for an arc distance of 23.06 feet to a non-tangent curve to the right, the radius point of which bears North $82^{\circ}00'07''$ West 35.00 feet,

(12) along said non-tangent curve, through a central angle of $26^{\circ}32'05''$ for an arc distance of 16.21 feet,

(13) South $61^{\circ}28'21''$ West 6.63 feet,

(14) South $28^{\circ}31'39''$ East 70.00 feet,

(15) North $61^{\circ}28'21''$ East 6.63 feet to a tangent curve to the right having a radius of 35.00 feet,

(16) along said tangent curve, through a central angle of $26^{\circ}02'35''$ for an arc distance of 16.21 feet to a non-tangent curve to the left, the radius point of which bears North $1^{\circ}59'34''$ West 65.00 feet,

(17) along said non-tangent curve, through a central angle of $27^{\circ}32'10''$ for an arc distance of 31.24 feet to a non-tangent curve to the right, the radius point of which bears South $2^{\circ}35'21''$ East 65.00 feet,

(18) along said non-tangent curve, through a central angle of $28^{\circ}27'59''$ for an arc distance of 32.29 feet to a reverse curve to the left having a radius of 577.00 feet,

(19) along said tangent curve, through a central angle of $3^{\circ}30'23''$ for an arc distance of 35.31 feet,

(20) South $45^{\circ}07'12''$ East 36.82 feet,

(21) South $0^{\circ}07'12''$ East 9.67 feet,

(22) South $45^{\circ}07'12''$ East 133.00 feet,

(23) South $89^{\circ}52'48''$ West 6.21 feet to a non-tangent curve to the right, the radius point of which bears South $53^{\circ}22'26''$ West 223.00 feet,

(24) along said non-tangent curve, through a central angle of $4^{\circ}47'35''$ for an arc distance of 18.65 feet,

(25) South $31^{\circ}49'59''$ East 13.03 feet,

APPENDIX B

- (26) South 78°14'51" West 6.39 feet,
- (27) South 28°31'08" East 91.79 feet,
- (28) South 31°59'48" East 447.66 feet,
- (29) South 4°53'40" East 16.59 feet,
- (30) South 46°41'26" East 20.08 to the northwesterly line of Gasser Drive; thence along said northwesterly line of Gasser Drive, the following two courses:
- (31) South 20°05'05" East 12.32 feet,
- (32) South 27°34'13" West 130.00 feet, more or less, to the intersection with the northwesterly prolongation of the northeasterly line of the Lands of the Peter A. and Vernice H. Gasser Foundation, a California Corporation as described by deed recorded April 1, 2009 under Document Number 2009-0007675, Official Record of said Napa County; thence leaving said northwesterly line of Gasser Drive, along said northwesterly prolongation and said northeasterly line, the following three courses:
- (33) South 20°56'30" East 264.05 feet;
- (34) South 55°20'30" West 50.00 feet,
- (35) South 18°24'30" East 360.16 feet to a point on the northerly line of Tulucay Creek, said point being on a non-tangent curve concave northerly, the radius point of which bears South 25°14'58" East 465.14 feet; thence along said northerly line of Tulucay Creek, the following five courses:
- (36) along said non-tangent curve, through a central angle of 36°40'27" for an arc distance of 297.73 feet,
- (37) North 78°34'31" West 486.05 feet,
- (38) North 79°24'50" West 300.55 feet to a tangent curve to the left having a radius of 1177.08 feet,
- (39) along said tangent curve, through a central angle of 10°23'17" for an arc distance of 213.41 feet;
- (40) North 89°48'07" West 57.21 feet to said easterly line of Lands of Napa Valley Wine Train, Inc.; thence leaving said northerly line of Tulucay Creek, along said easterly line of the Lands of Napa Valley Wine Train, Inc., the following three courses:
- (41) North 0°11'30" East 520.05 feet,

APPENDIX B


(42) North $12^{\circ}57'47''$ East 1385.90 feet to a tangent curve to the left having a radius of 600.00 feet,

(43) along said tangent curve, through a central angle of $24^{\circ}01'34''$ for an arc distance of 251.60 feet to the POINT OF BEGINNING.

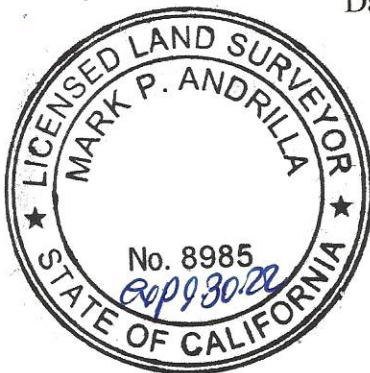
Containing 41.10 acres, more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

Prepared by Cinquini & Passarino, Inc.


Mark P. Andrilla, PLS 8985

6.22.22
Date



APPENDIX B

GEOGRAPHIC DESCRIPTION

ENHANCED INFRASTRUCTURE FINANCING DISTRICT

AREA "C-1"

All that certain real property, situate in the City of Napa, County of Napa, State of California, being a portion of the Entre Napa Rancho and being more particularly described as follows:

BEGINNING at the northwest corner of the Lands of Napa Valley Horsemen's Association, a California Corporation as described by Deed of Trust recorded December 8, 2014, under Document Number 2014-0025372, Official Records of said County of Napa, said corner being on the easterly line of the County Road known as Foster Road; thence

- 1) along the north line of said lands North 89°39' East 1276.5 feet to the northeast corner thereof, said corner also shown on the Parcel Map No. 5082, filed January 7, 1999, in Book 22 of Parcel Maps at Pages 95-96; thence
- 2) along the easterly line of said lands of Napa Valley Horsemen's Association and westerly lines of Parcels 1, 2 and 3 as shown on said Parcel Map No. 5082 South 04°53'50" East 1116.60 feet to the southwest corner of said Parcel 3; thence
- 3) along the southern line of said Parcel 3, South 89°39'00" East 433.86 feet to the western right-of-way of Golden Gate Drive as shown on said Parcel Map No. 5082, said point also being the northeast corner of the lands of Judith L. Rossi as described by Quitclaim Deed recorded February 8, 2021, under Document Number 2021-0005283 Official Records of said County of Napa, said corner also shown on that certain Caltrans District 4, NAP, Route 29, P.M R9.7, Appraisal Map No. A-881-20 and said point further being the beginning of a curve concave to the west, the radial center of which bears South 87°52'27" West 1,972 feet; thence
- 4) southerly 125.18 feet along said curve through a central angle of 03°38'13"; thence
- 5) South 01°29'47" West 234.89 feet to the beginning of a curve concave to the east, having a radius of 1,030 feet; thence
- 6) southerly 6.21 feet along said curve through a central angle of 00°20'24" to the northeast corner of the lands of Judith L. Rossi as described by Quitclaim Deed recorded February 8, 2021, under Document Number 2021-0005285, Official Records of said County of Napa, said lands also shown on the Record of Survey, Map No. 435, filed in Book 5 of Surveys at Page 17, Napa County Records; thence
- 7) along the east line of said lands and along said right-of-way South 01°09'03" West 849.75 feet to the beginning of a curve concave to the east, having a radius of 2,030 feet; thence
- 8) southerly 313.56 feet along said curve through a central angle of 08°51'00"; thence

APPENDIX B

- 9) South 07°41'57" East 214.84 feet to the beginning of a curve concave to the west, having a radius of 2,000 feet; thence
- 10) southerly 345.58 feet along said curve through a central angle of 09°54'00"; thence
- 11) South 02°12'03" West 558.40 feet to the southeast corner of said lands of Judith L. Rossi (Document Number 2021-0005283); thence
- 12) leaving said western right-of-way of said Golden Gate Drive, West 1,855 feet more or less along the southern line thereof to said eastern line of the County Road known as Foster Road hereinbefore referred to; thence
- 13) along said eastern line, North 2632.08 feet to the southwest corner of the lands of Kenneth A. Wilcoxson as described by Individual Grant Deed recorded October 22, 1999, under Document Number 1999-0033039 Official Records of said County of Napa; thence
- 14) continuing along said eastern line North 01°33' West 142.1 feet to the northwest corner of said lands of Wilcoxson; thence
- 15) continuing along said eastern line of said Foster Road and along the west line of said lands of Napa Valley Horsemen's Association, North 01°33' West 958.90 feet to the POINT OF BEGINNING.

Containing a total of 144.1 acres more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

APN's: 043-062-005, 043-062-006, 043-062-008, 043-102-001, 043-102-016.

Prepared by Cinquini & Passarino, Inc.

Davit Can Sulam

Professional Land Surveyor No. 8224



06/22/2022

Date

APPENDIX B

GEOGRAPHIC DESCRIPTION

ENHANCED INFRASTRUCTURE FINANCING DISTRICT

AREA "C-2"

All that certain real property, situate in the City of Napa, County of Napa, State of California, being a portion of the Tulucay Rancho and being more particularly described as follows:

BEGINNING at the southeast corner of the lands of Intelsat Corporation (formerly Panamsat Corporation) as described by Third Amendment to Deed of Trust recorded January 27, 2009, under Document Number 2009-0001685, Official Records of said County of Napa, said corner also being the southeast corner of Lot "11-C" as shown on the Final Map of Napa Valley Corporate Park Unit No.1A, Map No. 4845, filed December 4, 1995, in Book 20 of Maps at Pages 30-32, Napa County Records, said point further being on the western right-of-way of Napa Valley Corporate Drive as shown on said Map No. 4845; thence

- 1) along the south line of said Lot 11-C and the south line of "Lot 11-D", the lands of Intelsat Corporation (formerly Panamsat Corporation) also described by the same deed referred hereinbefore, South 87°34'47" West 327.83 feet; thence
- 2) along the south line of said Lot 11-D and the south line of "Lot 11-E" the lands of Intelsat Corporation (formerly Panamsat Corporation) as described under Document Number 1999-0013520, Official Records of said County of Napa, North 89°47'08" West 421.05 feet;

thence along the southern lines of said Lot "11-E" also shown on said Final Map, the following courses and distances,

- 3) North 69°59'28" West 519.86 feet; thence
- 4) North 79°21'20" West 222.27 feet; thence
- 5) North 59°41'19" West 213.80 feet; thence
- 6) North 87°22'38" West 321.05 feet; thence
- 7) South 14°07'39" West 226.18 feet; thence
- 8) South 10°16'42" West 35.00 feet to the beginning of a curve concave to the southwest, the radial center of which bears South 10°20'13" West 9,890.00 feet; thence
- 9) westerly 83.19 feet along said curve through a central angle of 00°28'55" to the beginning of non-tangent curve concave to the east, the radial center of which bears North 74°50'25" West 3,789.80 feet, said point also being on the eastern right-of-way of Southern Pacific Rail Road; thence
- 10) leaving said southern lines of said Lot "11-E", southerly 418.76 feet along said right-of-way and along said curve through a central angle of 06°19'52" to the north line of the lands of Napa Sanitation District as described under Volume 1023 of Official Records at Page 747 of

APPENDIX B

said County of Napa; thence

- 11) leaving said eastern right-of-way North 67°56'59" West 61.61 feet to the western right-of-way of said Southern Pacific Rail Road, said point also being the beginning of a curve concave to the east, the radial center of which bears North 80°57'42" West 3,849.80 feet; thence
- 12) northeasterly 446.98 feet along said right-of-way and along said curve through a central angle of 06°39'09" to the beginning of a compound curve concave to the east, having a radius of 2,674.58 feet; thence
- 13) northeasterly 511.23 feet along said curve through a central angle of 10°57'06"; thence
- 14) North 63°21'27" West 10.00 feet to the beginning of a curve concave to the east, the radial center of which bears South 63°21'27" East 2,684.58 feet; thence
- 15) northeasterly 198.91 feet along said curve through a central angle of 04°14'43"; thence
- 16) North 30°53'16" East 90 feet more or less to the south corner of the lands of Napa Redevelopment Partners LLC as described by Corporate Grant Deed recorded September 20, 2016, under Document Number 2016-0023529, Official Records of said County of Napa, said corner also shown on that Record of Survey filed November 17, 2017, in Book 46 of Surveys at Pages 69-70, Napa County Records; thence
- 17) leaving said western right-of-way of said Southern Pacific Rail Road, and along the western lines of said lands of Napa Redevelopment Partners LLC, North 02°01'42" West 1,694.57 feet to the southwest corner of the lands of Napa Redevelopment Partners LLC as described by Corporate Grant Deed recorded September 20, 2016, under Document Number 2016-0023528, Official Records of said County of Napa; thence along the western lines of said lands,
- 18) North 02°01'42" West 785.60 feet; thence
- 19) North 81°18'00" West 76.33 feet; thence
- 20) North 02°01'42" West 284.49 feet; thence
- 21) North 23°03'45" East 276.77 feet; thence
- 22) North 18°49'58" East 251.15 feet; thence
- 23) North 11°58'00" East 221.80 feet; thence
- 24) North 02°12'00" East 286.40 feet; thence
- 25) North 14°54'00" East 79.00 feet; thence
- 26) North 61°08'00" East 188.40 feet; thence

APPENDIX B

- 27) North 34°22'00" East 211.10 feet; thence to the westernmost corner of the lands of Napa Shop LLC., as described by Deed of Trust recorded March 31, 1989, under Volume 1647 of Official Records, Page 542 of said County of Napa, said corner also shown on Map No. 4264, filed July 5, 1989, in Book 26 of Surveys at Pages 98-102, Napa County Records; thence along western lines of said lands,
- 28) North 27°41'14" East 148.38 feet; thence
- 29) North 38°02'22" East 42.01 feet; thence
- 30) North 22°38'26" East 20.62 feet; thence
- 31) North 36°33'44" East 300.80 feet; thence
- 32) North 54°16'06" East 25.61 feet; thence
- 33) North 17°57'34" East 64.19 feet; thence
- 34) North 03°22'59" East 48.08 feet; thence
- 35) North 26°44'04" East 70.66 feet; thence
- 36) North 11°07'00" East 40.79 feet; thence
- 37) North 27°02'22" East 39.36 feet; thence
- 38) North 19°50'47" West 29.73 feet; thence
- 39) North 54°55'18" West 50.22 feet; thence
- 40) North 84°22'59" West 50.25 feet; thence
- 41) North 27°04'47" West 79.61 feet; thence
- 42) North 57°48'10" East 128.57 feet; thence
- 43) North 42°02'37" East 88.19 feet to the western right-of-way of said Southern Pacific Rail Road; thence
- 44) North 46°18'31" East 98 feet more or less to the eastern right-of-way thereof; thence
- 45) along said right-of-way South 397.66 feet to the northwest corner of the lands of Benson Kaiser Road LLC, as described by Grant Deed recorded September 10, 2008, under Document Number 2008-0022914, Official Records of said County of Napa; thence
- 46) along the north line of said lands North 62°31'00" East 550.27 feet to the northeast corner

APPENDIX B

of said lands; thence

- 47) along the east line of said lands South 03°38'00" East 65.59 feet to the northwest corner of the lands of Napa Shop LLC, as described by Grant Deed recorded January 06, 2012, under Document Number 2012-0000403, Official Records of said County of Napa, said lands also shown on Map No. 2305, filed December 8, 1972, in Book 18 of Surveys at Page 22, Napa County Records; thence
- 48) along the north line of said lands North 62°31'00" East 653.66 feet to the beginning of a tangent curve concave to the southwest, having a radius of 12.58 feet; thence along the eastern lines of said lands,
- 49) southeasterly 32.56 feet along said curve through a central angle of 148°17'30" to the beginning of a reverse curve concave to the southeast, having a radius of 557.93 feet; thence
- 50) southerly 300.00 feet along said curve through a central angle of 30°48'30"; thence
- 51) South 726.69 feet to the southwest corner of said lands, said corner also being on the northern right-of-way of Kaiser Road as shown on said Map No. 2305; thence
- 52) leaving said eastern lines of said lands of Napa Shop LLC, South 60 feet more or less to the southern right-of-way of said Kaiser Road, said point also being the northeast corner of the lands of Napa Redevelopment Partners LLC, hereinbefore referred to as in Document Number 2016-0023528; thence
- 53) along the east line thereof and the east line of the lands of Napa Redevelopment Partners LLC, as described by Corporate Grant Deed recorded September 20, 2016, under Document Number 2016-0023530, Official Records of said County of Napa, South 3,562.83 feet to the southeast corner thereof; thence
- 54) along the south line thereof, South 83°10'26" West 240.93 feet to the northeast corner of the lands of Napa Redevelopment Partners LLC, as described by Grant Deed recorded October 26, 2007, under Document Number 2007-0034633, Official Records of said County of Napa, said corner also being the northeast corner of Lot "11-A" as shown on aforementioned Final Map of Napa Valley Corporate Park Unit No.1A, Map No. 4845, filed December 4, 1995, in Book 20 of Maps at Pages 30-32, Napa County Records; thence
- 55) along the east line of said Lot "11-A" South 18°34'53" East 485.24 feet to a point on the northern right-of-way Pinot Noir Court as shown on said Map No.4845, commonly known as "Anselmo Court", said point also being the beginning of a curve concave to the south, the radial center of which bears South 12°09'34" West 332.00 feet; thence along said right-of-way of "Anselmo Court",
- 56) westerly 110.01 feet along said curve through a central angle of 18°59'08"; thence
- 57) South 83°10'26" West 295.93 feet to the beginning of a curve concave to the northeast, having a radius of 90.00 feet; thence

APPENDIX B

- 58) northwesterly 86.33 feet along said curve through a central angle of 57°57'25" to the beginning of a reverse curve concave to the east, having a radius of 65.00 feet; thence
- 59) northwesterly, southerly, and northeasterly 266.55 feet along said curve through a central angle of 234°57'25"; thence
- 60) North 83°10'26" East 422.83 feet to the beginning of a curve concave to the southwest, having a radius of 268.00 feet; thence
- 61) southeasterly 181.58 feet along said curve through a central angle of 38°49'13"; thence
- 62) South 58°00'21" East 108.71 feet to the beginning of a curve concave to the west, having a radius of 30.00 feet; thence
- 63) southerly 45.40 feet along said curve through a central angle of 86°42'10" to a point on said western right-of-way of said Napa Valley Corporate Drive as shown on said Map No. 4845, said point also being the beginning of a reverse curve concave to the east, having a radius of 1,048.00 feet; thence
- 64) southerly 385.00 feet along said curve and along said right-of-way, through a central angle of 21°02'55"; thence continue along said right-of-way,
- 65) North 88°42'40" West 8.44 feet; thence
- 66) South 45°57'33" West 42.18 feet; thence
- 67) South 21°24'56" East 97.56 feet and thence
- 68) South 01°17'20" West 270.00 feet to the POINT OF BEGINNING.

Containing a total of 237.2 acres more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

APN's: 046-370-001, -003, -004, -020; 046-400-007, -027, -028, -029, -054, -055; 046-412-006, -007; 046-630-004, -005, -006, -007, -008.

Prepared by Cinquini & Passarino, Inc.

Davit Can Sulam

Professional Land Surveyor No. 8224



06/23/2022

Date

APPENDIX B

GEOGRAPHIC DESCRIPTION

ENHANCED INFRASTRUCTURE FINANCING DISTRICT

AREA "C-3"

All that certain real property, situate in the City of Napa, County of Napa, State of California, being a portion of the Tulucay Rancho and being more particularly described as follows:

BEGINNING at the northeast corner of the lands of PHG Napa, LLC, a Delaware limited liability company, as described by Grant Deed recorded April 24, 2017, under Document Number 2017-0009371, Official Records of said County of Napa, said lands also shown as "Parcel 9B" on Map No. 4119, filed February 29, 1988, in Book 16 of Parcel Maps at Page 5, Napa County Records, said corner also being on the western right-of-way of State Highway 221 as shown on said Map No. 4119; thence along the exterior lines of said "Parcel 9B",

- 1) South 12°13'06" East 481.77 feet to the beginning of a curve concave to the northwest, having a radius of 30.00 feet; thence
- 2) southeasterly 44.52 feet along said curve through a central angle of 85°01'55"; thence
- 3) South 72°48'49" West 415.28 feet to the southwest corner of said "Parcel 9B"; thence leaving said exterior lines,
- 4) North 17°11'11" West 57.30 feet; thence
- 5) North 07°45'41" West 82.08 feet; thence
- 6) North 17°11'11" West 388.10 feet to the northwest corner of said "Parcel 9B", said point also being on the southern line of the lands of Trinitas Realty, LLC described as "Tract Two" by Grant Deed recorded August 03, 2015, under Document Number 2015-0019850, Official Records of said County of Napa, said lands also shown as "Lot 8D" on Map No. 4763, filed August 29, 1994 in Book 20 of Parcel Maps at Page 46, Napa County Records; thence along said southern line,
- 7) South 75°06'45" West 58.74 feet; thence
- 8) South 82°48'45" West 27.46 feet to the southeast corner of "Lot 8B" as shown on said Map No. 4763; thence along the east line of said "Lot 8B"
- 9) North 07°11'15" West 206.00 feet to the southeast corner of the lands of Trinitas Realty, LLC described by Grant Deed recorded August 03, 2015, under Document Number 2015-0019851, Official Records of said County of Napa, said lands also shown as "Lot 8C" on said Map No. 4763; thence along the south line of said "Lot 8C",
- 10) South 82°48'45" West 371.03 feet to the southwest corner of said "Lot 8C", said corner also being on the eastern right-of-way of Napa Valley Corporate Drive as shown on said

APPENDIX B

Map No. 4763, said corner further being the beginning of a curve concave to the east, the radial bearing of which bears North 85°14'45" East 4,852.00 feet; thence

- 11) northerly 402.62 feet along the west line of said "Lot 8C" and the west line of Lot 7 as shown on Map No. 3702, filed February 29, 1984, in Book 13 of Maps at Pages 96-100, Napa County Records, and along said right-of-way, through a central angle of 04°45'15" to the beginning of a curve concave to the east, having a radius of 1,952.00 feet; thence
- 12) northerly 264.77 feet along said west line of Lot 7 through a central angle of 07°46'17" to the beginning of a curve concave to the southeast, having a radius of 30.00 feet; thence along the north lines of said Lot 7,
- 13) easterly 48.09 feet along said curve through a central angle of 91°50'55"; thence
- 14) South 80°22'48" East 249.45 feet to the beginning of a curve concave to the north, having a radius of 532.00 feet; thence
- 15) easterly 172.03 feet along said curve through a central angle of 18°31'39" to the beginning of a reverse curve having a radius of 90.00 feet; thence
- 16) southeasterly 59.82 feet along said curve through a central angle of 38°05'06" to the beginning of a reverse curve having a radius of 59.50 feet; thence
- 17) easterly 102.39 feet along said curve through a central angle of 98°35'34"; thence
- 18) North 81°05'33" East 183.31 feet to the northeast corner of said Lot 7, said corner also being on the western right-of-way of State Highway 221 as shown on said Map No. 3702, said corner further being the beginning of a curve concave to the east, the radial center of which bears North 83°04'12" East 1010.39 feet; thence
- 19) southerly 93.26 feet along said curve and along said right-of-way through a central angle of 05°17'18" and thence
- 20) South 12°13'06" East 659.29 feet to the POINT OF BEGINNING.

Containing a total of 19.7 acres more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

APN's: 046-610-009, -011, -019 and -020

APPENDIX B

Prepared by Cinquini & Passarino, Inc.

Davit Can Sulam

Professional Land Surveyor No. 8224



06/23/2022

Date