

**EXHIBIT A**  
ABANDONMENT DESCRIPTION

Parcel "X" and Parcel "Y" as shown on Map No. 3959, entitled "Parcel Map a Division of the Lands of Helen F. Zerba", recorded October 23, 1986 in Book 15 of Parcel Maps at page 13 in the Office of the Napa County Recorder and granted to the City of Napa November 21, 1986 in Book 1480 of Official Records at page 479, Napa County Records, and that certain parcel granted to the City of Napa and being a portion of Parcel "C" as shown on said Map No. 3959, recorded April 22, 1988 in Book 1577 of Official Records at Page 241, said Napa County Records, as shown on Exhibit B.

**Reserving therefrom** unto the City of Napa the following five described easements including public Right-of-way Easement, Public Utility Easement, Public Storm Drain Easement, Public Agency Maintenance Vehicle Access Easement, and Public Pedestrian Easement more particularly described as follows:

**Reserving therefrom:** - A Public Right-of-way Easement in, on, over, across, under, and through a portion as shown on Exhibit C and described as follows:

**Beginning** at the southwest corner of said Parcel "Y"; thence along the southern line of said Parcel "Y" and "X" and also along the southern line of the parcel of land described in the Grant Deed recorded in said Book 1577 of Official Records at Page 241 North 70° 38' 34" East 56.05 feet; thence northwesterly and southwesterly along a non-tangent curve to the left, the center of which bears South 26° 20' 07" West, having a radius of 42.00 feet through a central angle of 85° 07' 51" an arc length of 62.40 feet to the west line of said Parcel Y; thence along said west line South 31° 48' 04" East 3.17 feet to the **Point of Beginning**.

**Also reserving therefrom** for public uses the following described Public Utility Easements (PUEs) in, on, over, across, under and through for public utility purposes including existing and future electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The servient tenement owner shall not construct any building, well, or structure of any kind on the PUEs; provided that the servient tenement owner shall not be prohibited from constructing any paving surfaces for vehicles or pedestrians. The PUEs hereby reserved as shown on Exhibit D and described as follows:

A portion of Parcel "X" and Parcel "Y" as shown on Map No. 3959, entitled "Parcel Map a Division of the Lands of Helen F. Zerba", filed October 23, 1986 in Book 15 of Parcel Maps at Page 13, Napa County Records and all the lands described in the Grant Deed to the City of Napa recorded April 22, 1988 in Book 1577 at Page 241, Official Records of Napa County, described as follows:

**Commencing** at the northwest corner of Parcel "Y" as shown on said map thence along the northern line of Parcel "Y"; thence North 57° 55' 26" East 50.00 feet to the **Point of Beginning**; thence continuing along said northern line North 57° 55' 26" East 10.00 feet; thence leaving said northern line along the eastern line of said Parcel "X" South 31° 48' 04" East 187.98 feet; thence along the eastern line of said lands to the City of Napa South 32° 35' 26" East 108.26 feet to the southern line of said Parcel Map; thence along said southern line North 70° 38' 34" East 16.89 feet; thence leaving said southern line North 31° 48' 04" West 11.90 feet; thence North 58° 11' 56" East 5.00 feet; thence North 31° 48' 04" West 280.65 feet to the **Point of Beginning**.

**Also reserving therefrom** – A Public Storm Drain Easement in, on, over, across, under, and through a portion as shown on Exhibit E and described as follows:

A portion of Parcel "X" and Parcel "Y" as shown on Map No. 3959, entitled "Parcel Map a Division of the Lands of Helen F. Zerba", filed October 23, 1986 in Book 15 of Parcel Maps at Page 13, Napa County Records, described as follows:

**Commencing** at the northwest corner of Parcel "Y" as shown on said map thence along the northern line of Parcel "Y" North 57° 55' 26" East 8.00 feet to the **Point of Beginning**; thence continuing along the northern line of said map North 57° 55' 26" East 52.00 feet to the north corner of said Parcel "Y"; thence along the northeastern line of said Parcel "Y" South 31° 48' 04" East 25.00 feet; thence leaving said northeastern line South 57° 55' 26" West 42.00 feet; thence South 31° 48' 04" East 261.43 feet to the southern line of said map; thence along said southern line North 70° 38' 34" East 10.24 feet; thence leaving said southern line North 31° 48' 04" West 284.18 feet to the **Point of Beginning**.

**Also reserving therefrom** – A Public Agency Maintenance Vehicle Access Easement across a portion as shown on Exhibit F and described as follows:

A portion of Parcel "X" and Parcel "Y" as shown on Map No. 3959, entitled "Parcel Map a Division of the Lands of Helen F. Zerba", filed October 23, 1986 in Book 15 of Parcel Maps at Page 13, Napa County Records, and described as follows:

**Commencing** at the northwest corner of Parcel "Y" as shown on said map thence along the northern line of Parcel "Y" North 57° 55' 26" East 27.00 feet to the **Point of Beginning**; thence continuing along said northern line North 57° 55' 26" East 25.00 feet; thence leaving said northern line South 31° 48' 04" East 294.10 feet to the southern line of said Parcel "X"; thence along said southern line North 70° 38' 34" East 25.60 feet; thence leaving said southern line North 31° 48' 04" West 288.46 feet to the **Point of Beginning**.

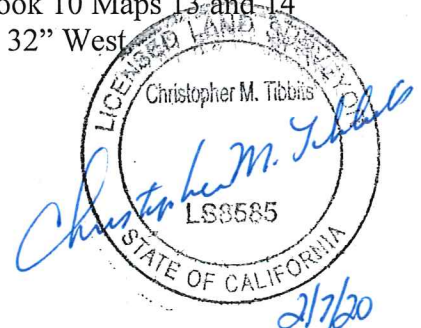
**Also reserving therefrom** – A Public Pedestrian Easement across a portion as shown on Exhibit G and described as follows:

A portion of Parcel "X" and Parcel "Y" as shown on Map No. 3959, entitled "Parcel Map a Division of the Lands of Helen F. Zerba", filed October 23, 1986 in Book 15 of Parcel Maps at Page 13, Napa County Records, and described as follows:

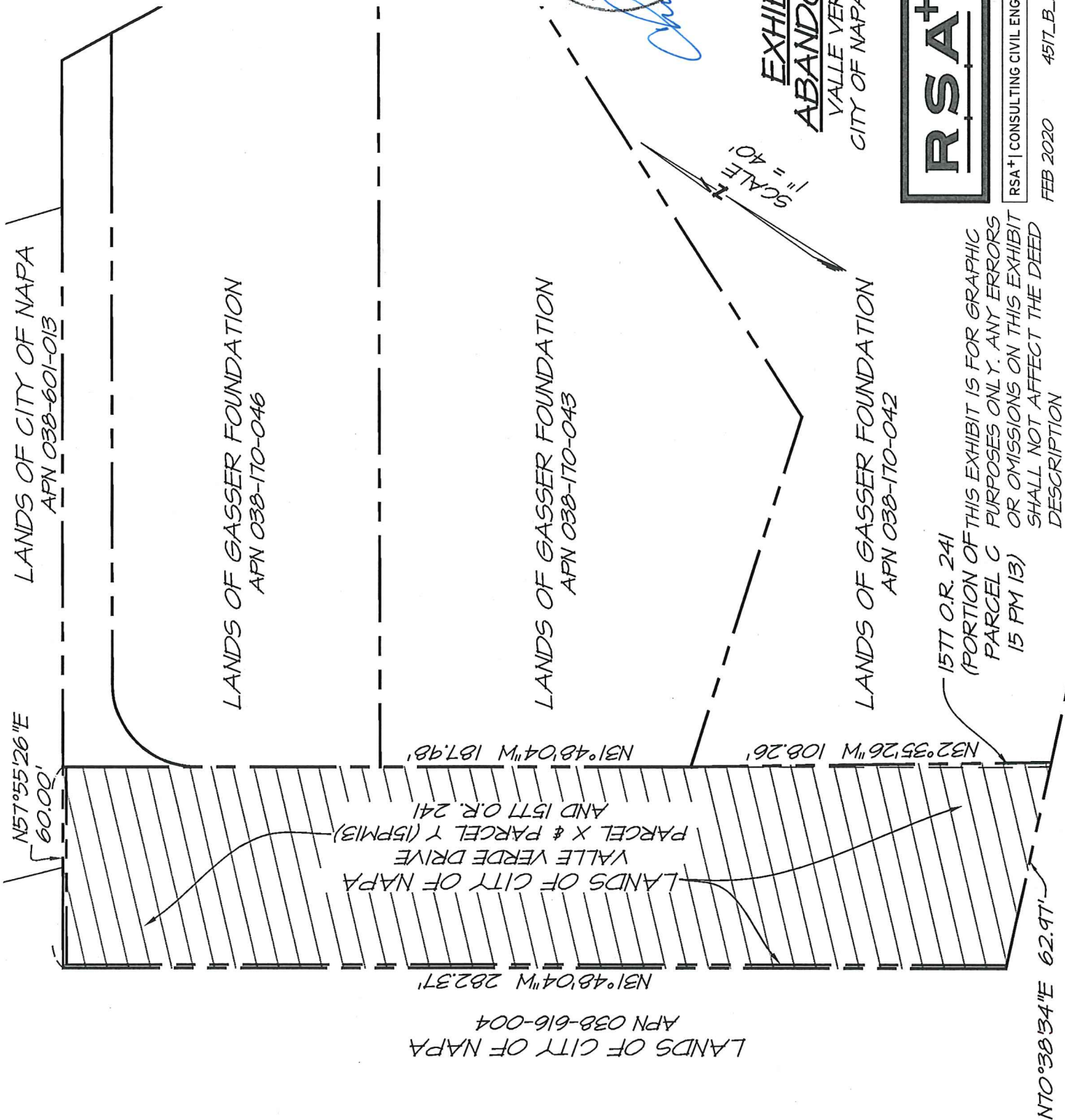
**Beginning** at the northwest corner of Parcel "Y" as shown on said map thence along the northern line of Parcel "X" and Parcel "Y" North 57° 55' 26" East 9.08 feet to the beginning of a non-tangent curve concave to the east having a radius of 8.50 feet and to which a radial line bears North 44° 51' 24" West; thence 11.41 feet along said curve through a central angle of 76° 56' 39"; thence South 31° 48' 04" East 274.69 feet to the southern line of said map; thence along said southern line North 70° 38' 34" East 2.56 feet to the southwest line of said Parcel "Y"; thence along said southwest line North 31° 48' 04" West 282.37 feet to the **Point of Beginning**.

Basis of Bearings being the bearing between the well monuments shown on Book 10 Maps 13 and 14 to be North 33° 10' 11" West Napa County Records accepted as North 32° 24' 32" West.

**END DESCRIPTION**







**EXHIBIT B**  
**ABANDONMENT**  
VALLE VERDE DRIVE  
CITY OF NAPA, CALIFORNIA



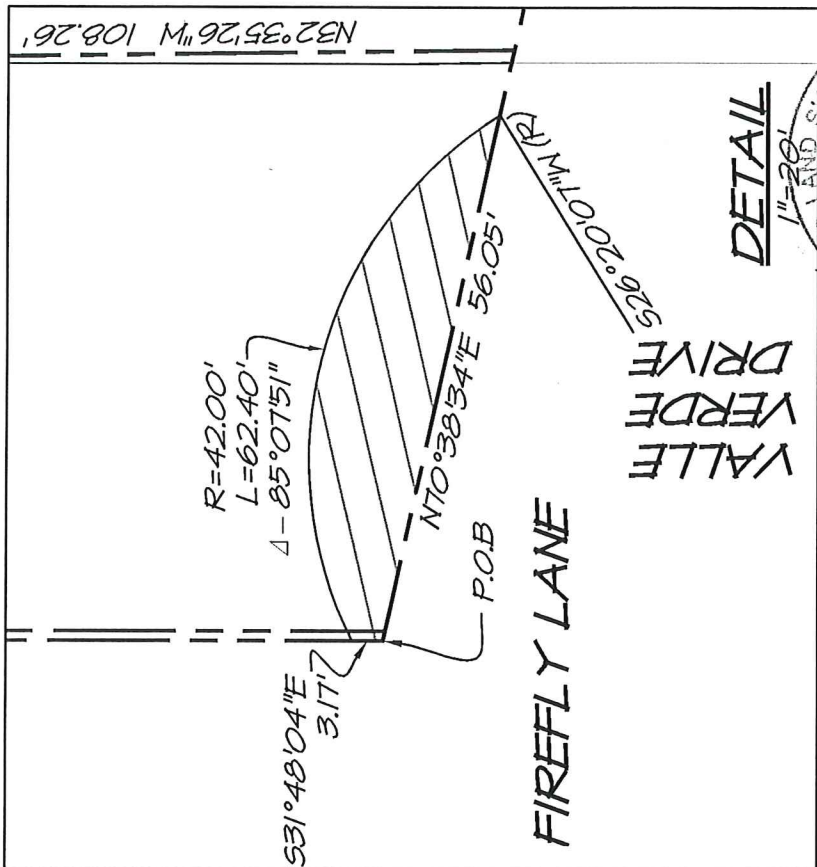
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1577 O.R. 241  
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SHALL NOT AFFECT THE DEED  
DESCRIPTION)

# ATTACHMENT 1

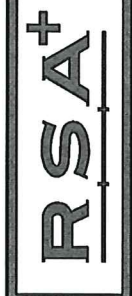


RESERVATION OF 27/20

## EXHIBIT C

### PUBLIC RIGHT-OF-WAY

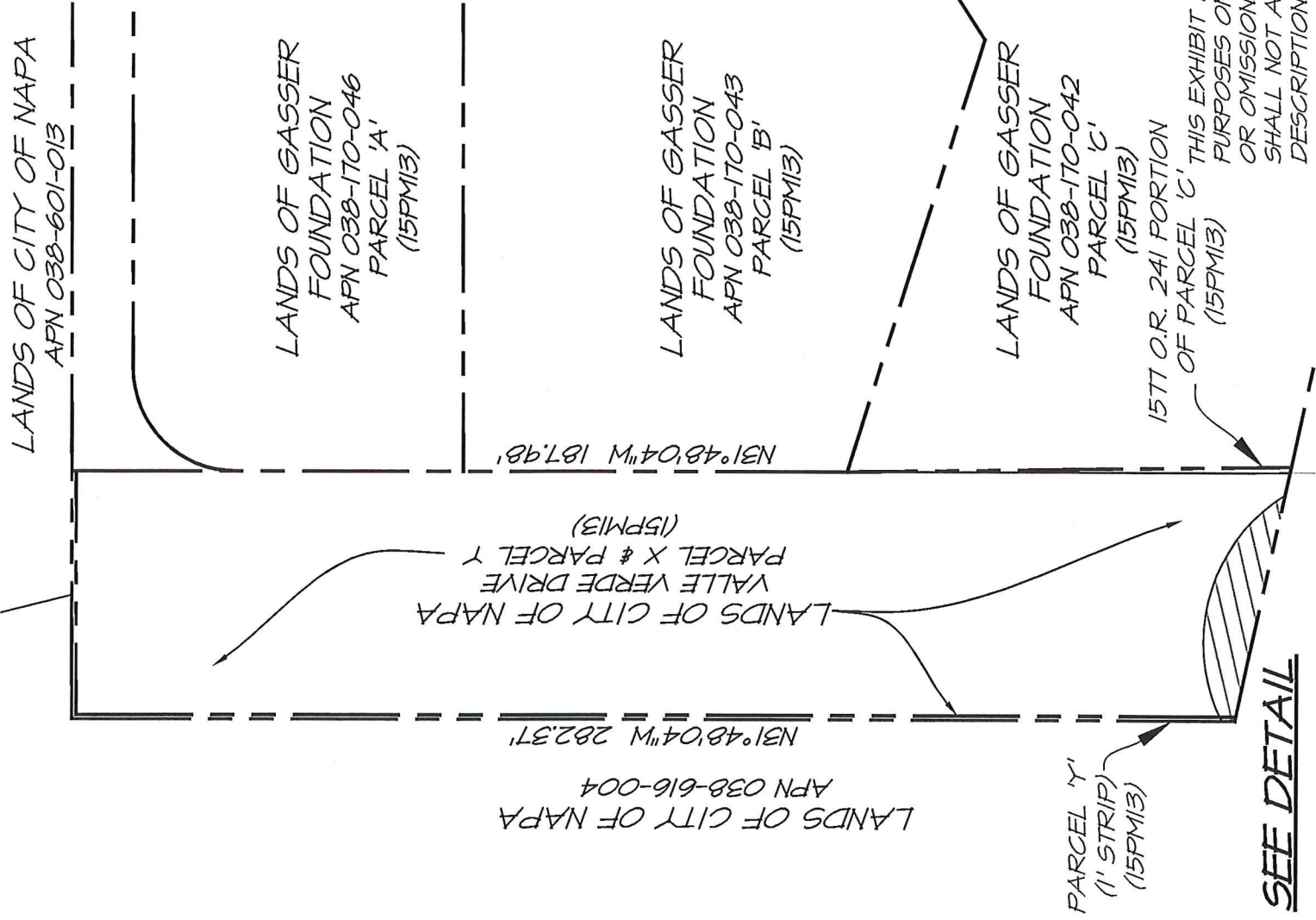
VALLE VERDE DRIVE  
CITY OF NAPA, CALIFORNIA



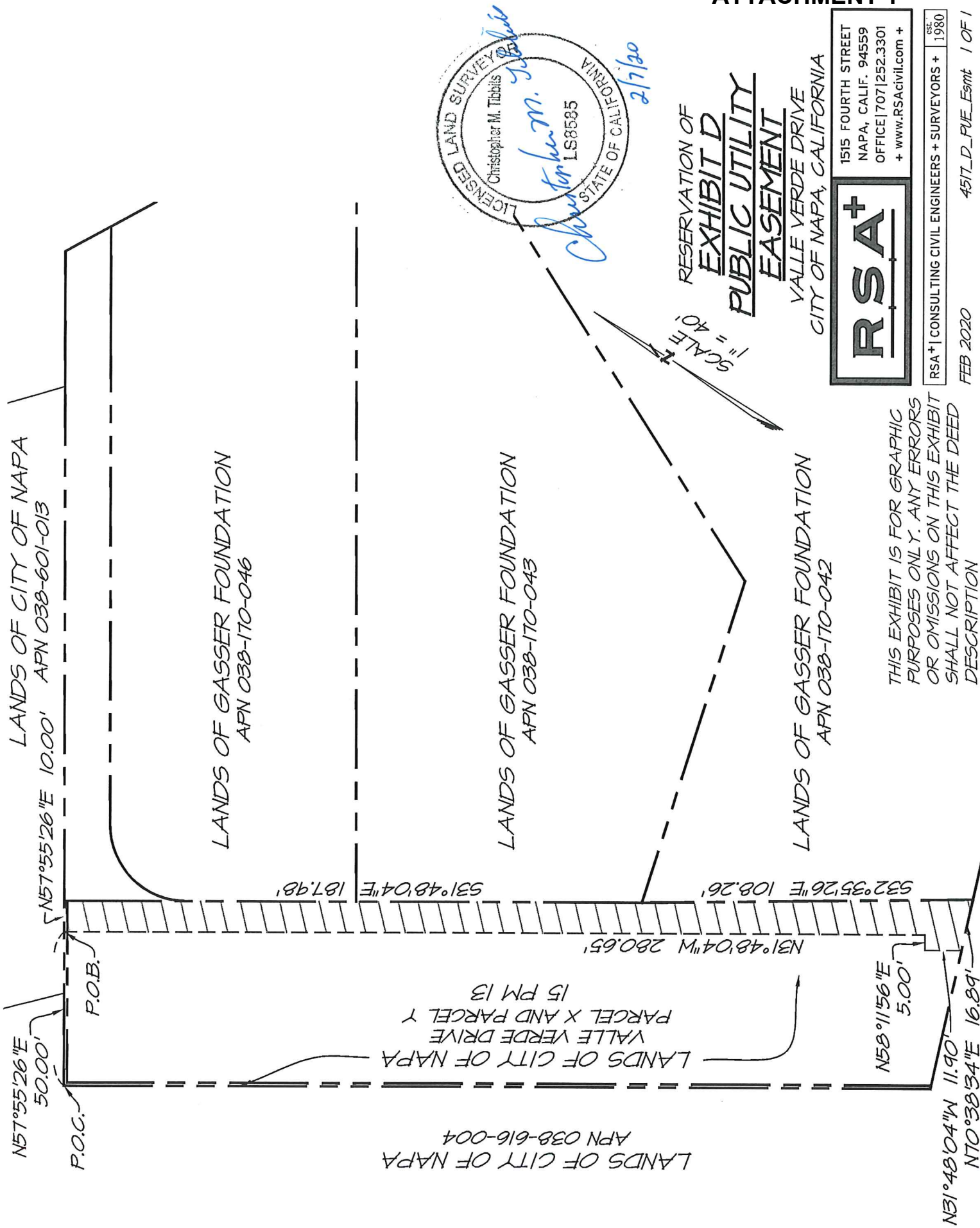
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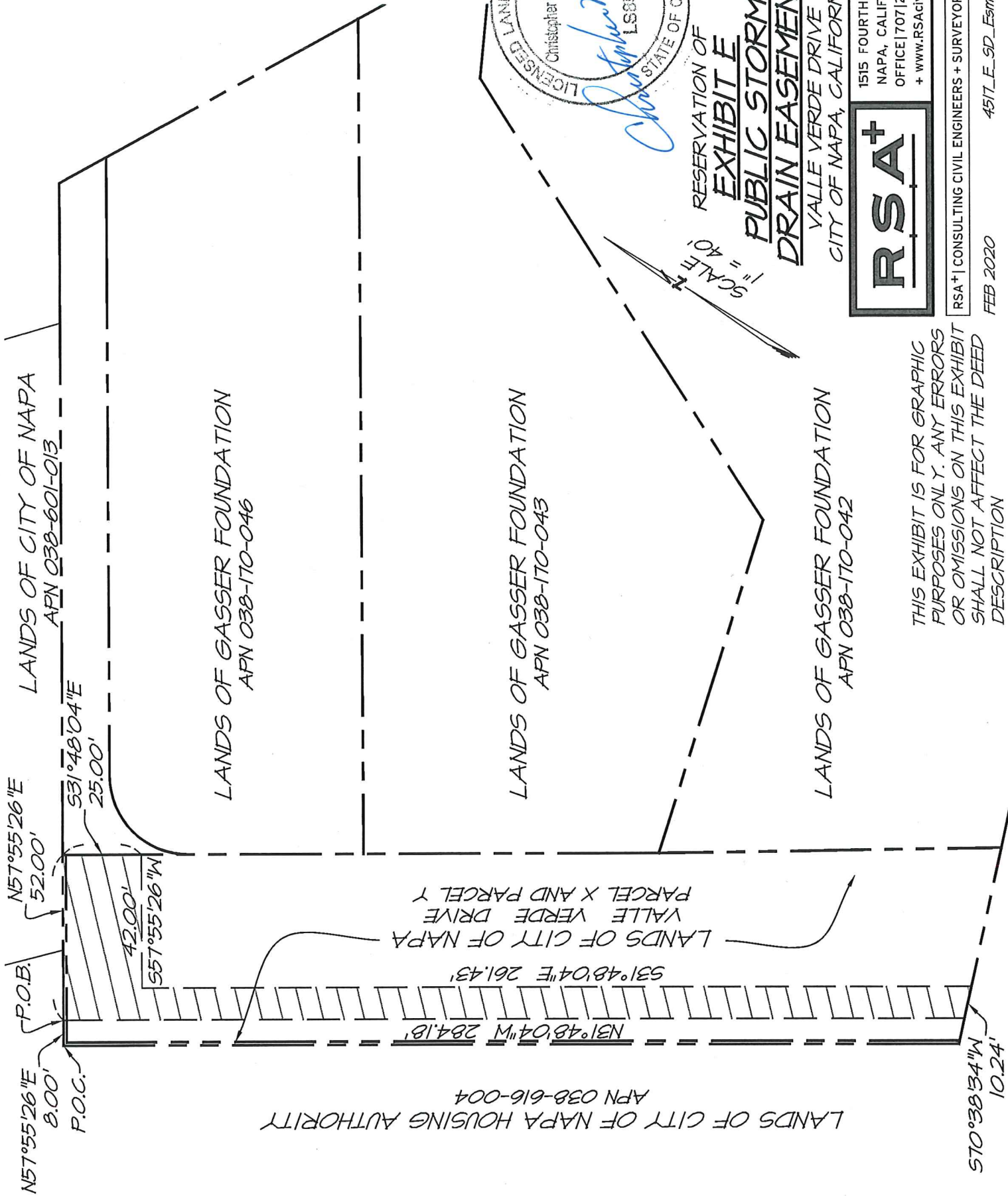
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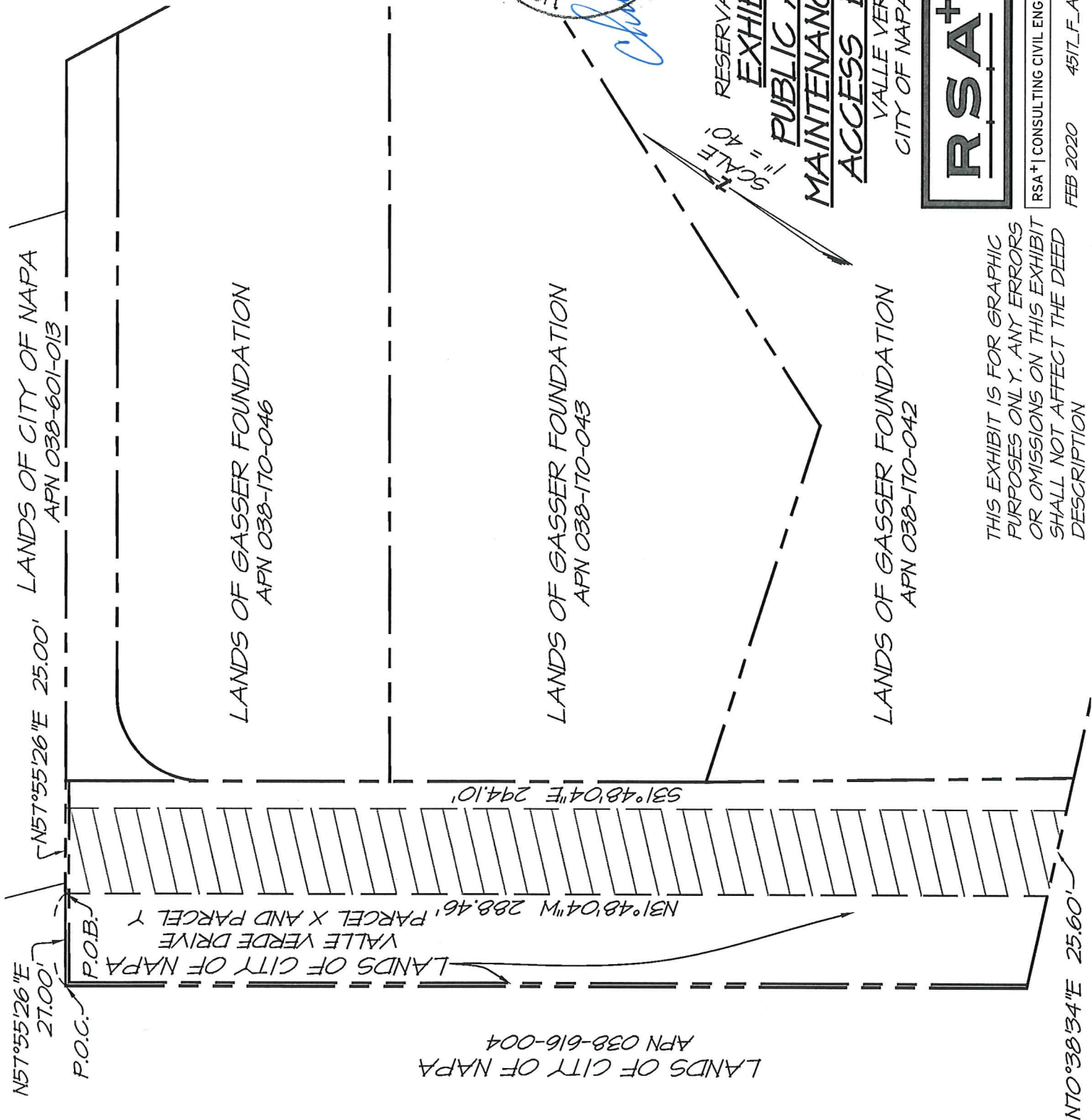
RESERVATION OF  
**EXHIBIT E**  
**PUBLIC STORM**  
**DRAIN EASEMENT**

VALLE VERDE DRIVE  
CITY OF NAPA, CALIFORNIA

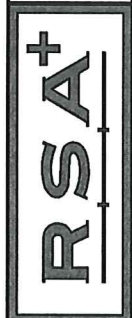
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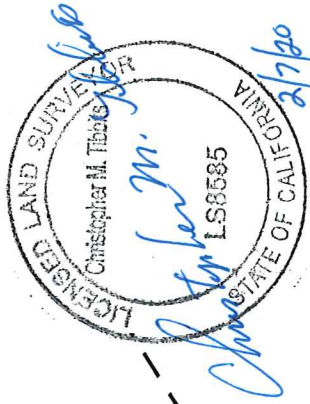
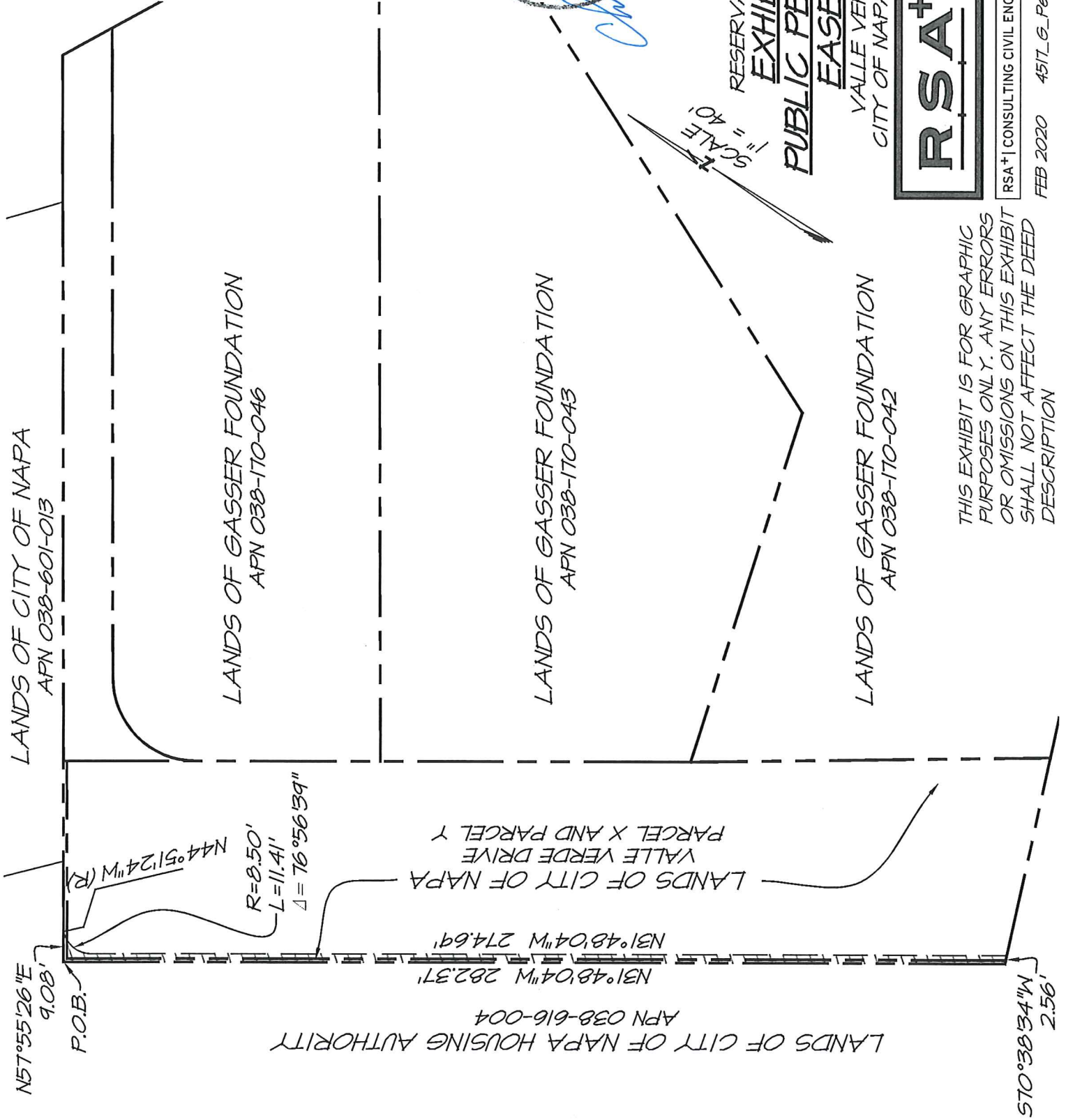
RESERVATION OF  
EXHIBIT F  
PUBLIC AGENCY  
MAINTENANCE VEHICLE  
ACCESS EASEMENT  
 VALLE VERDE DRIVE  
 CITY OF NAPA, CALIFORNIA



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RESERVATION OF  
EXHIBIT G  
PUBLIC PEDESTRIAN  
EASEMENT

VALLE VERDE DRIVE  
 CITY OF NAPA, CALIFORNIA

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