

### Exhibit A

An abandonment of two portions of the Right-of-Way of Water Street in the City of Napa, said portions described as follows:

Portion One: **Beginning** at the southeast corner of Block 2 as shown on the map entitled Cornwell's Addition to Napa City, recorded March 11, 1852 in Book B of Deeds at Page 143, Napa County Records; thence westerly along the northern line of Water Street to a point 30 feet from the southwest corner of said Block 2; thence southerly and perpendicular to said north line 60 feet, more or less, to the southern line of Water Street as shown on said map; thence easterly along said southern line to the prolongation of the eastern line of said Block 2; thence north along said prolongation to the **Point of Beginning**.

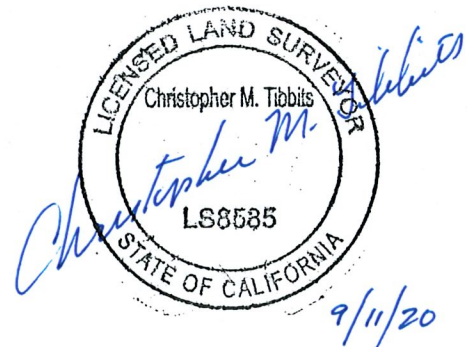
Together with:

Portion Two: **Beginning** on an easterly prolongation of the north line of Water Street into Lawrence Street to the point 12 feet easterly of the southeast corner of Block 3 as shown on the map entitled Cornwell's Addition to Napa City recorded March 11, 1852 in Book B of Deeds at Page 143, Napa County Records; thence westerly along said prolongation and north line of Water Street to the eastern line of Soscol Avenue per Soscol Avenue Improvement Plans, Drawing No. S-7896 on file in the City of Napa Public Works Department; thence southerly along said eastern line of Soscol Avenue to the southern line of Water Street as shown on said map; thence easterly along said southern line of Water Street to the southerly prolongation of the eastern line of said Block 3; thence continuing along said southerly line of Water Street 12 feet; thence north parallel with said prolongation to the **Point of Beginning**

Reserving therefrom the southern 40.50 feet of Portion One for public uses a Public Utility Easement 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 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 Public Utility Easement provided that the servient tenement owner shall not be prohibited from constructing any paving surfaces for vehicles or pedestrians.

Also reserving therefrom the southern 40.50 feet of Portion One for public uses as a Public Pedestrian Access Easement in, on, over, across, and through for Access purposes together with any and all appurtenances thereto, including the right from time to time to trim and 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 Public Pedestrian Access Easement provided that the servient tenement owner shall not be prohibited from constructing any paving surfaces for vehicles or pedestrians.

**End Description**



# EXHIBIT B

CITY OF NAPA

CALIFORNIA

F I R S T

S T R E E T

CORNWELL'S ADDITION TO NAPA  
VOLUME B DEEDS PAGE 143

N  
A  
P  
A  
C  
O  
U  
N  
T  
Y  
C  
O  
R  
N  
W  
E  
L  
L  
S  
A  
D  
D  
I  
T  
I  
O  
N

SCALE  
1"=20'

PT-FIVE  
INVESTMENT LP  
003-235-003

PT-FIVE  
INVESTMENT LP  
003-235-004

PT-FIVE  
INVESTMENT LP  
003-235-005

BLOCK 3

PT-FIVE  
INVESTMENT LP  
003-235-006

NAPA VALLEY WINE TRAIN

BOOK V OF DEEDS, PAGE 366

NAPA COUNTY FLOOD  
CONTROL & WATER DIST  
003-241-005

FOXBOW DEV LLC  
FOXBOW I LLC  
003-241-006

R. GUADAGNI  
003-241-003

T. FINCH  
003-241-004

BLOCK 2

30.00'

S T R E E T

40.50'

W A T E R

N A P A

NAPA COUNTY FLOOD  
CONTROL & WATER DIST  
003-242-001

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



ABANDONMENT  
AREA



PUBLIC UTILITY &  
PEDESTRIAN  
ACCESS EASEMENT  
RESERVATION AREA

**RSA<sup>+</sup>**

1515 FOURTH STREET  
NAPA, CALIF. 94559  
OFFICE | 707 | 252.3301  
+ www.RSAcivil.com +

RSA<sup>+</sup> | CONSULTING CIVIL ENGINEERS + SURVEYORS + EST. 1980

SEPT 2020

4416\_Ab\_Wtr\_St

1 of 1