

## EXHIBIT 'A'

### Legal Description

That certain real property situated in the City of Napa that is a portion of the irrevocable offer of dedication for street purposes as recorded in Volume 1807 at Page 370 in Napa County Official Records on March 29, 1991. Said property is also a portion of property labeled as 'Parcel E' on that certain final map of Chesapeake Village in Book 27 of Maps at Page 14-16, recorded with the Napa County Recorder on September 21, 2015 which lies north of the north curb line more particularly described as follows:

**COMMENCING** at the southwest corner of 'Parcel E' on said map;

Thence (1) North 00°43'00" East 43.08 feet along the west property line of 'Parcel E' to the **TRUE POINT OF BEGINNING**;

Thence (2) North 00°43'00" East 28.61 feet continuing along the west property line of 'Parcel E' to the north line of the said offer of dedication;

Thence (3) Leaving said west property line, South 89°36'30" East 160.82 feet along the north line of said offer of dedication; to the east property line of Parcel E;

Thence (4) Continuing along the east property line of 'Parcel E' South 00°23'30" West 35.04 feet to a point on the back of the north curb;

Thence (5) Continuing along the back of the north curb, 15.56 feet along a non-tangent curve concave to the northeast with a radius of 28.32 feet and a radial bearing of North 29°18'36" West;

Thence (6) Continuing along the back of the north curb North 89°35'07" West 124.48 feet;

Thence (7) 24.63 feet along a tangent curve concave to the northeast with a radius of 27.89 feet to the **TRUE POINT OF BEGINNING** on the west property line of 'Parcel E';

Together with, that portion of said irrevocable offer of dedication that lies north of the north right-of-way line of Eva Street more particularly described as follows:

**BEGINNING**, at the westmost point on the north line of Eva Street, said point also being the southeast corner of 'Parcel A' of said final map;

Thence (1) North 89°36'30" East 377.77 feet along the north line of Eva Street;

Thence (2) Continuing along said north line, 18.36 feet along a tangent curve concave to the northeast with a radius of 26.36 feet to a point on the north line of said offer of dedication;

Thence (3) Continuing along said north line, South 89°36'30" East 393.29 feet to a point on the east property line of said 'Parcel A';

Thence (4) Leaving said north line and continuing along the east property line of 'Parcel A' South 05°57'20" East 7.55 feet to the **POINT OF BEGINNING**;

END OF DESCRIPTION

Total computed area (both portions) containing 9,063 square feet more or less.

The Basis of Bearings for this description is South 89°36'30" East, between Control Points 50 and 51

All as shown in Exhibit 'B-1' and 'B-2', attached hereto and by this reference made a part hereof.

END OF DESCRIPTION

This real property description has been prepared by me or under my direction in conformance with the Professional Land Surveyors Act.

  
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Timothy C. Wood, LS 8615

11/5/2020

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Date

