

OWNER'S CERTIFICATE

THE UNDERSIGNED, MIF CA NAPA PIPE LLC, HEREBY STATES THAT THEY ARE THE ONLY ENTITY HAVING RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION HEREON ENTITLED "NAPA PIPE 2 - BLOCK 18" CONSISTING OF 6 SHEETS; THAT IT DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

THE REAL PROPERTY BELOW IS DEDICATED AS AN EASEMENT TO THE CITY OF NAPA OR ITS SUCCESSOR FOR PUBLIC PURPOSES:

- 1) THE AREAS DESIGNATED AS "PUBLIC UTILITY EASEMENT" OR "PUE".
- 2) THE AREAS DESIGNATED AS "EMERGENCY VEHICLE ACCESS EASEMENT" OR "EVAE" FOR THE PURPOSE OF INGRESS AND EGRESS OF EMERGENCY VEHICLES.

THE REAL PROPERTY SHOWN ON THIS SUBDIVISION MAP ON THE VARIOUS LOTS AS PUE IS HEREBY DEDICATED TO THE CITY OF NAPA AS A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT FOR THE PURPOSES OF CONSTRUCTION, OPERATION AND MAINTENANCE OF APPLICABLE STRUCTURES AND APPURTENANCES THERETO INCLUDING BUT NOT LIMITED TO ELECTRICAL, GAS AND TELECOMMUNICATION FACILITIES. SAID AREAS SHALL BE KEPT FREE OF BUILDINGS AND HABITABLE STRUCTURES OF ANY KIND EXCEPT FOR APPLICABLE UTILITY STRUCTURES AND APPURTENANCES THERETO, LAWFUL FENCES, AND LAWFUL SUPPORTED OVERHANGS. IT IS UNDERSTOOD AND AGREED THAT THE CITY OF NAPA AND ITS SUCCESSORS OR ASSIGNS SHALL INCUR NO LIABILITY WITH RESPECT TO SUCH DEDICATION AND SHALL NOT ASSUME ANY RESPONSIBILITY FOR THE EASEMENT OR ANY IMPROVEMENTS THEREON OR THEREIN.

THE REAL PROPERTY SHOWN ON THIS SUBDIVISION MAP ON THE VARIOUS LOTS AS "EVAE" IS HEREBY DEDICATED TO THE CITY OF NAPA AS A NON-EXCLUSIVE EMERGENCY VEHICLE ACCESS EASEMENT. IT IS UNDERSTOOD AND AGREED THAT THE CITY OF NAPA AND ITS SUCCESSORS OR ASSIGNS SHALL INCUR NO LIABILITY WITH RESPECT TO SUCH DEDICATION AND SHALL NOT ASSUME ANY RESPONSIBILITY FOR THE EASEMENT OR ANY IMPROVEMENTS THEREON OR THEREIN.

THE REAL PROPERTY DESCRIBED BELOW IS RESERVED FOR PRIVATE PURPOSES AND IS NOT DEDICATED TO THE PUBLIC:

THE DESIGNATED PRIVATE STREET, PARCEL A, ON THIS MAP IS NOT PART OF THE CITY OF NAPA'S STREET SYSTEM AND IS NOT OFFERED NOR ACCEPTED FOR PUBLIC MAINTENANCE. SAID STREET WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS CREATED FOR THIS SUBDIVISION.

THE DESIGNATED OPEN SPACE AREA, PARCEL B, ON THIS MAP IS NOT OFFERED NOR ACCEPTED FOR PUBLIC MAINTENANCE. SAID AREA WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION IN ACCORDANCE WITH THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS CREATED FOR THIS SUBDIVISION.

THE AREAS DESIGNATED AS "SIDE YARD EASEMENT" OR "SYE" ARE HEREBY RESERVED IN FAVOR OF ADJOINING LOT OWNERS AS SHOWN HEREON.

ALL SANITARY SEWER, STORM DRAIN, AND DOMESTIC WATER UTILITIES WITHIN THE DISTINCTIVE BOUNDARY LINE OF THIS MAP ARE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL DRY UTILITIES (GAS, ELECTRIC, TELEPHONE, CABLE, ETC.) WITHIN THE DISTINCTIVE BOUNDARY LINE OF THIS MAP ARE OWNED AND MAINTAINED BY THE RESPECTIVE UTILITY COMPANY.

AS OWNER:

MIF CA NAPA PIPE LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: WASHINGTON CAPITAL MANAGEMENT, INC., A WASHINGTON CORPORATION, ITS MANAGER

BY: Betty Chilese

NAME (PRINT): Betty Chilese

TITLE: Senior Vice President

DATE: 6-25-2026

FINAL MAP

NAPA PIPE 2 - BLOCK 18

CONSISTING OF 6 SHEETS
FOR CONDOMINIUM AND SINGLE FAMILY RESIDENCE PURPOSES
BEING A SUBDIVISION OF PARCEL 10, ON THE MAP ENTITLED
"FINAL MAP, NAPA PIPE, EASTERN RESIDENTIAL LARGE LOTS"
FILED IN BOOK 29 OF MAPS, PAGE 33, NAPA COUNTY RECORDS
CITY OF NAPA, NAPA COUNTY, CALIFORNIA



CIVIL ENGINEERS

046-820-012

SAN RAMON (925) 866-0322

ROSEVILLE (916) 788-4456

WWW.CBANDG.COM

SURVEYORS PLANNERS

JUNE 2026

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California } SS.
COUNTY OF Napa }

ON 6-25-26, BEFORE ME, Tracy A. Giaccio, A NOTARY PUBLIC, PERSONALLY APPEARED Betty Chilese, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: Tracy A. Giaccio

NAME (PRINT): Tracy A. Giaccio

PRINCIPAL COUNTY OF BUSINESS: Napa

MY COMMISSION NUMBER: 2513637

MY COMMISSION EXPIRES: April 2, 2029

BENEFICIARY'S CERTIFICATE

MIF LENDER LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS BENEFICIARY UNDER THAT CERTAIN CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FUTURE FILING, RECORDED DECEMBER 30, 2021, AS DOCUMENT NUMBER 2021-0039224, AND UPDATED AS DOCUMENT NUMBER 2022-0014414 NAPA COUNTY OFFICIAL RECORDS, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND JOINS IN ALL DEDICATIONS HEREON.

AS BENEFICIARY: MIF LENDER LLC, A WASHINGTON LIMITED LIABILITY COMPANY.

BY: WASHINGTON CAPITAL MANAGEMENT, INC., A WASHINGTON CORPORATION

ITS MANAGER

BY: Betty Chilese

NAME (PRINT): Betty Chilese

ITS: Senior Vice President

DATE: 6-25-2026

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I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

NOTARY'S SIGNATURE: Tracy A. Giaccio

NAME (PRINT): Tracy A. Giaccio

PRINCIPAL COUNTY OF BUSINESS: Napa

MY COMMISSION NUMBER: 2513637

MY COMMISSION EXPIRES: April 2, 2029

COUNTY TAX COLLECTOR AND REDEMPTION OFFICER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES (EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE) AGAINST ANY PART OF THE LAND INCLUDED IN THE WITHIN SUBDIVISION, AND THAT SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN FILED WITH THE COUNTY TAX COLLECTOR AND REDEMPTION OFFICER TO GUARANTEE THE PAYMENT OF ALL TAXES AND ASSESSMENTS COLLECTED AS TAXES, WHICH ARE NOT A LIEN AGAINST THE PROPERTY IN THE WITHIN SUBDIVISION, BUT WHICH ARE NOT YET PAYABLE.

ROBERT G. MINAHEN
ROBERT G. MINAHEN
COUNTY TAX COLLECTOR AND
REDEMPTION OFFICER
COUNTY OF NAPA, STATE OF CALIFORNIA

7/8/2026
DATE

Deputy
DEPUTY

7/8/2026
DATE

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 2026, AT ____ M., IN

BOOK ____ OF RECORD MAPS AT PAGES ____ THROUGH ____ , INCLUSIVE, COUNTY OF

NAPA, STATE OF CALIFORNIA, AT THE REQUEST OF FIDELITY NATIONAL TITLE COMPANY.

FILE NO. _____ FEES: _____

JOHN TUTEUR
COUNTY RECORDER IN AND FOR THE COUNTY
OF NAPA, STATE OF CALIFORNIA.

DEPUTY COUNTY RECORDER
COUNTY OF NAPA
STATE OF CALIFORNIA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF NAPA REDEVELOPMENT PARTNERS, LLC, IN JUNE 2023. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2028, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

6/18/2026
DATE

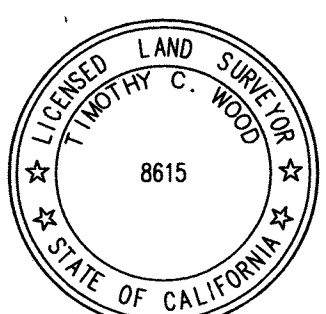


[Signature]
MARK H. WEHBER, P.L.S.
L.S. NO. 7960

CITY SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED "NAPA PIPE 2 - BLOCK 18" THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE



TIMOTHY C. WOOD, P.L.S NO. 8615
CITY SURVEYOR, CITY OF NAPA
STATE OF CALIFORNIA

MAYOR'S AND CITY CLERK'S CERTIFICATE

WE, SCOTT SEDGLEY, MAYOR AND TIFFANY CARRANZA, CITY CLERK, RESPECTIVELY OF THE CITY OF NAPA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 2026, THIS MAP ENTITLED "NAPA PIPE 2 - BLOCK 18", CONSISTING OF 6 SHEETS, WAS FILED WITH THE CITY COUNCIL FOR APPROVAL AS REQUIRED BY LAW; THAT BY RESOLUTION DULY ADOPTED AT THE MEETING HELD ON THE DAY OF _____, 2026, SAID COUNCIL APPROVED SAID MAP AND ACCEPTED THE FOLLOWING OFFERS OF DEDICATION TO THE CITY OF NAPA: EASEMENT FOR PUBLIC UTILITY PURPOSES DESIGNATED ON SAID MAP AS "PUE", AND EASEMENT FOR EMERGENCY VEHICLE ACCESS DESIGNATED ON SAID MAP AS "EVAE".

IN WITNESS THEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED THE SEAL OF THE CITY OF NAPA THIS ____ DAY OF _____, 2026.

SCOTT SEDGLEY
MAYOR, CITY OF NAPA
STATE OF CALIFORNIA

TIFFANY CARRANZA
CITY CLERK, CITY OF NAPA
STATE OF CALIFORNIA

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISIONS MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED. THEIR INTEREST CANNOT RIPEN INTO FEE TITLE.

COUNTY OF NAPA, OWNER OF AN EASEMENT FOR AVIGATION AND HAZARD PURPOSES:
RECORDED JUNE 28, 2022, AS DOCUMENT NUMBER 2022-0012735, OFFICIAL RECORDS.

FINAL MAP
NAPA PIPE 2 - BLOCK 18

CONSISTING OF 6 SHEETS
FOR CONDOMINIUM AND SINGLE FAMILY RESIDENCE PURPOSES
BEING A SUBDIVISION OF PARCEL 10, ON THE MAP ENTITLED
"FINAL MAP, NAPA PIPE, EASTERN RESIDENTIAL LARGE LOTS"
FILED IN BOOK 29 OF MAPS, PAGE 33, NAPA COUNTY RECORDS
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CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
JUNE 2026

CITY ENGINEER'S CERTIFICATE

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED "NAPA PIPE 2 - BLOCK 18", THAT SAID MAP AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL OF THE PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

JESSICA LOWE, CITY ENGINEER
CITY OF NAPA, CALIFORNIA
R.C.E 82194

DATE

PLANNING COMMISSION CERTIFICATE

I HEREBY STATE THAT THE CITY OF NAPA PLANNING COMMISSION HAS RECOMMENDED APPROVAL OF THE TENTATIVE MAP OF THE SUBDIVISION UPON WHICH THIS FINAL MAP IS BASED.

RYDER DILLEY, SECRETARY OF THE PLANNING COMMISSION
CITY OF NAPA, CALIFORNIA

DATE

CITY AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS FOR UNPAID STATE TAXES, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES (EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE) AGAINST ANY PART OF THE LAND INCLUDED IN THE WITHIN SUBDIVISION.

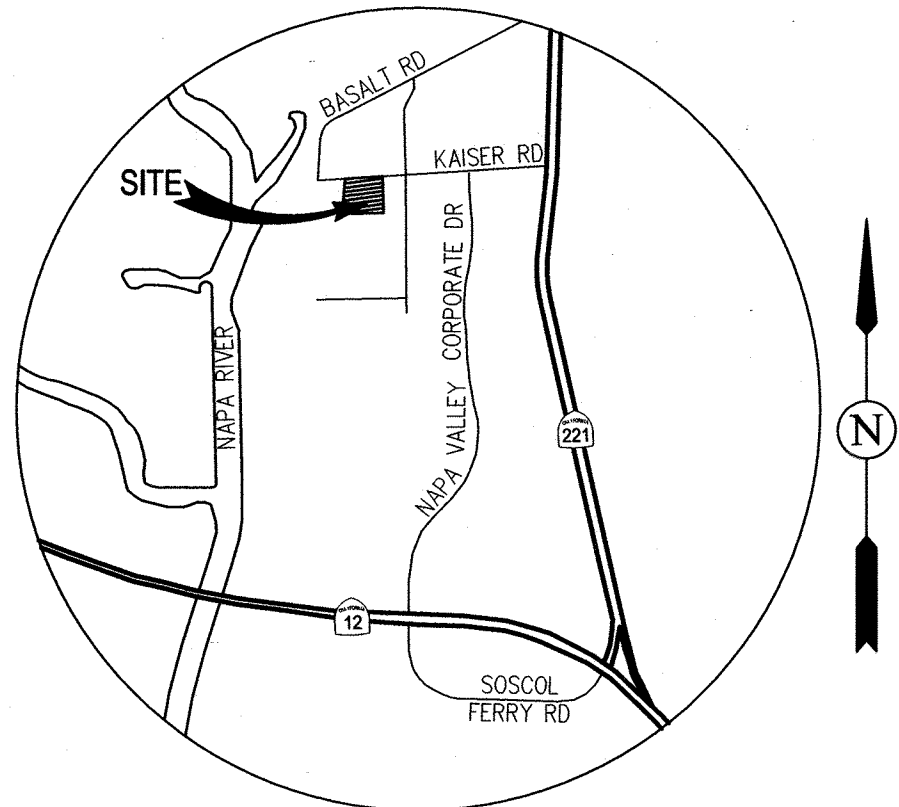
ERIKA LEAHY, CITY AUDITOR
CITY OF NAPA, CALIFORNIA

DATE

SOILS REPORT

PER "FINAL MAP, NAPA PIPE, EASTERN RESIDENTIAL LARGE LOTS," A FINAL GEOTECHNICAL INVESTIGATION REPORT PREPARED BY ROCKRIDGE GEOTECHNICAL, DATED JULY 11, 2022, PROJECT NUMBER 16-1163, PERTAINING TO THIS SUBDIVISION IS ON FILE AT THE BUILDING DEPARTMENT.

AREA SUMMARY	
LOTS 1 THROUGH 19	1.481 ACRES±
PARCEL A (PRIVATE STREET)	0.206 ACRES±
PARCEL B (OPEN SPACE)	0.050 ACRES±
TOTAL	1.737 ACRES±



VICINITY MAP
NOT TO SCALE

TITLE NOTES:

THE LANDS INCLUDED WITHIN SUBDIVISION ARE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS THAT ARE NOT SHOWN HEREON:

- PENDING ASSESSMENT FOR THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY COMMUNITY FACILITIES DISTRICT, DISTRICT NO. 2016-01 (NAPA PIPE), DISCLOSED BY AMENDED NOTICE OF SPECIAL TAX LIEN, RECORDED APRIL 7, 2022 AS INSTRUMENT NO. 2022-0007161 OF OFFICIAL RECORDS.
- PENDING ASSESSMENT FOR THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY COMMUNITY FACILITIES DISTRICT 2023-1, DISCLOSED BY A NOTICE OF SPECIAL TAX LIEN RECORDED ON APRIL 24, 2023 AS INSTRUMENT NO. 2023-0006192 OF OFFICIAL RECORDS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "AGREEMENT" RECORDED SEPTEMBER 16, 1975 AS BOOK 973, PAGE 99, OF OFFICIAL RECORDS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "MEMORANDUM OF RIGHT OF WAY AGREEMENT" DATED MARCH 5, 1989, AND RECORDED APRIL 19, 1989, AS BOOK 1651, PAGE 445, OF OFFICIAL RECORDS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "ORDER CREATING NAPA RIVER WATERMASTER SERVICE AREA NAPA COUNTY, CALIFORNIA, AND DESCRIPTION OF LANDS WITHIN SAID SERVICE AREA" DATED JUNE 25, 2008, AND RECORDED JULY 24, 2008, AS INSTRUMENT NO. 2008-0018850, OF OFFICIAL RECORDS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "SECOND AMENDMENT AND FIRST RESTATEMENT OF DEVELOPMENT AGREEMENT" RECORDED AS INSTRUMENT NO. 2020-0005272, OF OFFICIAL RECORDS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "ANNEXATION CONSENT, PROTEST WAIVER, AND WATER SERVICE AGREEMENT" RECORDED AS INSTRUMENT NO. 2015-0022852, OF OFFICIAL RECORDS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "GRANT OF RESERVATION FOR FUTURE ACCESS" RECORDED AS INSTRUMENT NO. 2016-0023531, OF OFFICIAL RECORDS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY" RECORDED AS INSTRUMENT NO. 2020-0008890, OF OFFICIAL RECORDS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "PRIVATE RECYCLED WATER MAIN AGREEMENT" RECORDED AS INSTRUMENT NO. 2022-0010521, OF OFFICIAL RECORDS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "AVIGATION AND HAZARD EASEMENT DEED" RECORDED JUNE 28, 2022 AS INSTRUMENT NO. 2022-0012735, OF OFFICIAL RECORDS.
- RECITALS AS SHOWN ON THAT CERTAIN MAP/PLAT RECORDED OCTOBER 14, 2022 AS BOOK 29, PAGE 33, OF OFFICIAL RECORDS.
- MATTER CONTAINED IN THAT CERTAIN DOCUMENT "AMENDED AND RESTATE SCHOOL FACILITIES FUNDING AGREEMENT BETWEEN NAPA VALLEY UNIFIED SCHOOL DISTRICT AND NAPA REDEVELOPMENT PARTNERS, LLC" DATED DECEMBER 12, 2022, AND RECORDED DECEMBER 20, 2022, AS INSTRUMENT NO. 2022-0022299, OF OFFICIAL RECORDS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION" AN EASEMENT OVER SAID LAND FOR PERMANENT TELECOMMUNICATIONS AND INCIDENTAL PURPOSES GRANTED TO QWEST COMMUNICATIONS COMPANY, ET AL, IN DEED RECORDED DECEMBER 27, 2013, AS INSTRUMENT NO. 2013-0035312 OF OFFICIAL RECORDS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTION" RECORDED AUGUST 25, 2023 AS INSTRUMENT NO. 2023-0012396 OF OFFICIAL RECORDS.
- THE DEVELOPMENT CONTAINS 19 NUMBERED LOTS AND TWO LETTERED PARCELS.

SHEET INDEX

- SHEET 1 - CERTIFICATIONS AND STATEMENTS
SHEET 2 - CERTIFICATIONS AND STATEMENTS CONTINUED
SHEET 3 - BOUNDARY DETAILS AND BASIS OF BEARINGS
SHEET 4 - SHEET INDEX
SHEET 5 - LOTS 5-12, 19, PARCEL A AND PARCEL B
SHEET 6 - LOTS 1-4, 13-18, PARCEL A AND PARCEL B

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) FINAL MAP, NAPA PIPE, EASTERN RESIDENTIAL LARGE LOTS (29 M 33)
- (2) FINAL MAP, NAPA PIPE LARGE LOTS (29 M 19)
- (3) RECORD OF SURVEY, CITY OF NAPA CONTROL NETWORK (41 RS 44)

NOTES:

- 1. DIMENSIONS SHOWN HEREON ARE IN US SURVEY FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.
- 2. BOUNDARY DIMENSIONS SHOWN HEREON ARE RECORD PER (R1) SHOWN ON "FINAL MAP, NAPA PIPE, EASTERN RESIDENTIAL LARGE LOTS."
- 3. ALL FRONT AND REAR CORNERS TO BE SET WITH 5/8" REBAR AND CAP 18" LONG OR NAIL AND TAG LS 7960.
- 4. LOT SQUARE FOOTAGE SHOWN IS GROSS.

COORDINATE NOTES:

- 1. COORDINATES SHOWN ARE BASED ON THE NAD83 CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, EPOCH 2008. MULTIPLY GROUND DISTANCES BY 1.00001917 TO OBTAIN GRID (COMBINED SCALE FACTOR LISTED FOR POINT 1 ON SAID RECORD OF SURVEY 41 RS 44)
- 2. PER REFERENCE (3) COORDINATE ELEVATIONS LISTED ARE BASED ON NAVD 1988. THESE VALUES WERE DETERMINED BY USING THE CENTRAL COAST HEIGHT MODERNIZATION PRODUCT PUBLISHED BY THE CALIFORNIA SPACIAL REFERENCE CENTER.

FINAL MAP
NAPA PIPE 2 - BLOCK 18

CONSISTING OF 6 SHEETS
FOR CONDOMINIUM AND SINGLE FAMILY RESIDENCE PURPOSES
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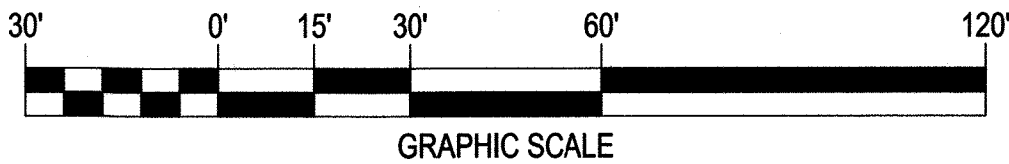
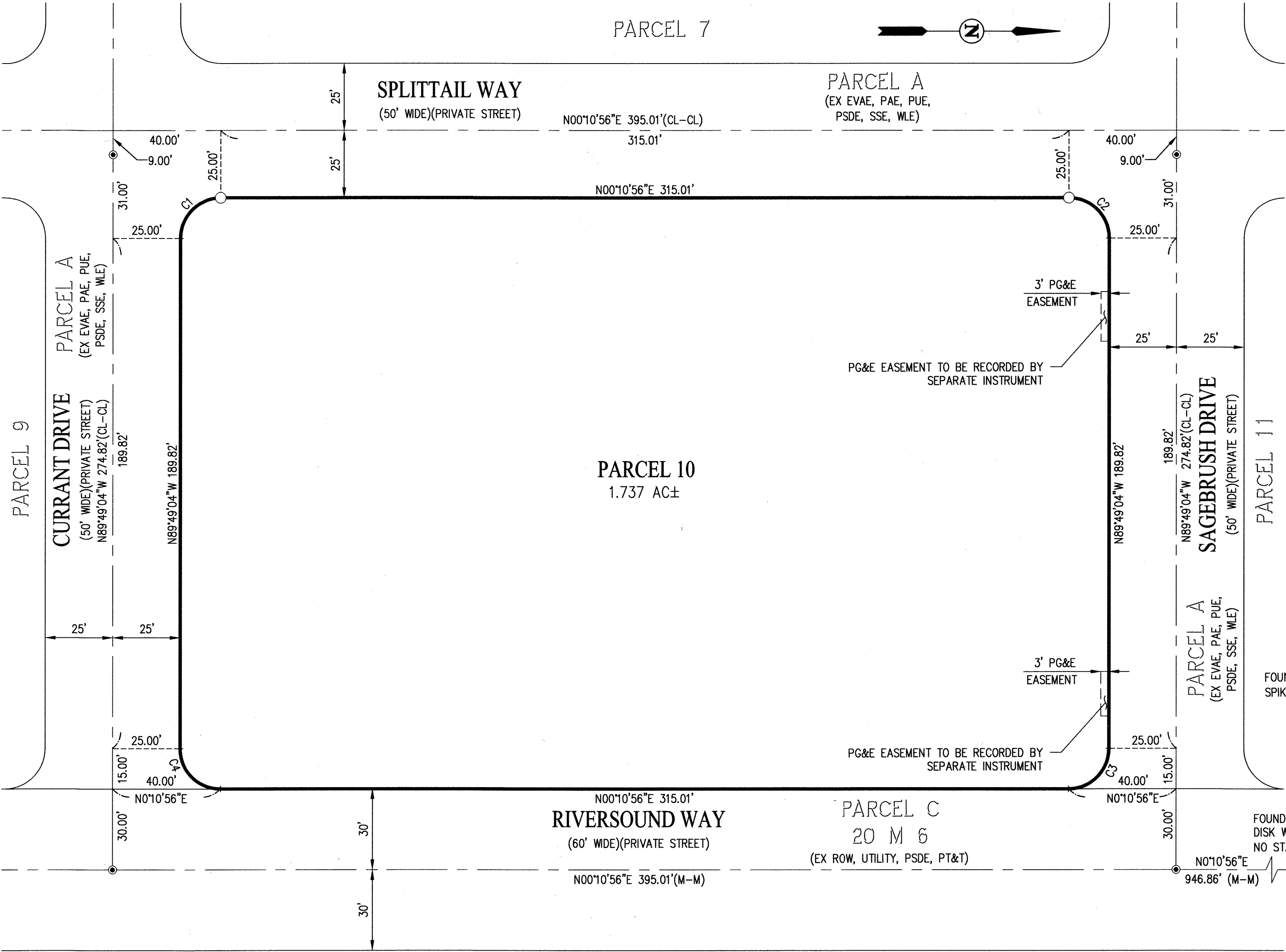


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CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 30' JUNE 2026

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- (T) TOTAL
- (R) RADIAL
- (CL-CL) CENTERLINE TO CENTERLINE
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- FOUND MONUMENT, AS NOTED
- STANDARD STREET MONUMENT, TO BE SET PER (1), OR AS NOTED
- SET STANDARD STREET MONUMENT PER S-13 OF CITY OF NAPA STANDARD PLANS, LS 7960
- SET 5/8" REBAR AND CAP OR 1" BRASS DISK, LS 7960
- SYE SIDE YARD EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PT&T PACIFIC TELEPHONE AND TELEGRAPH
- ROW RIGHT-OF-WAY
- SSE SANITARY SEWER EASEMENT
- WLE WATERLINE EASEMENT

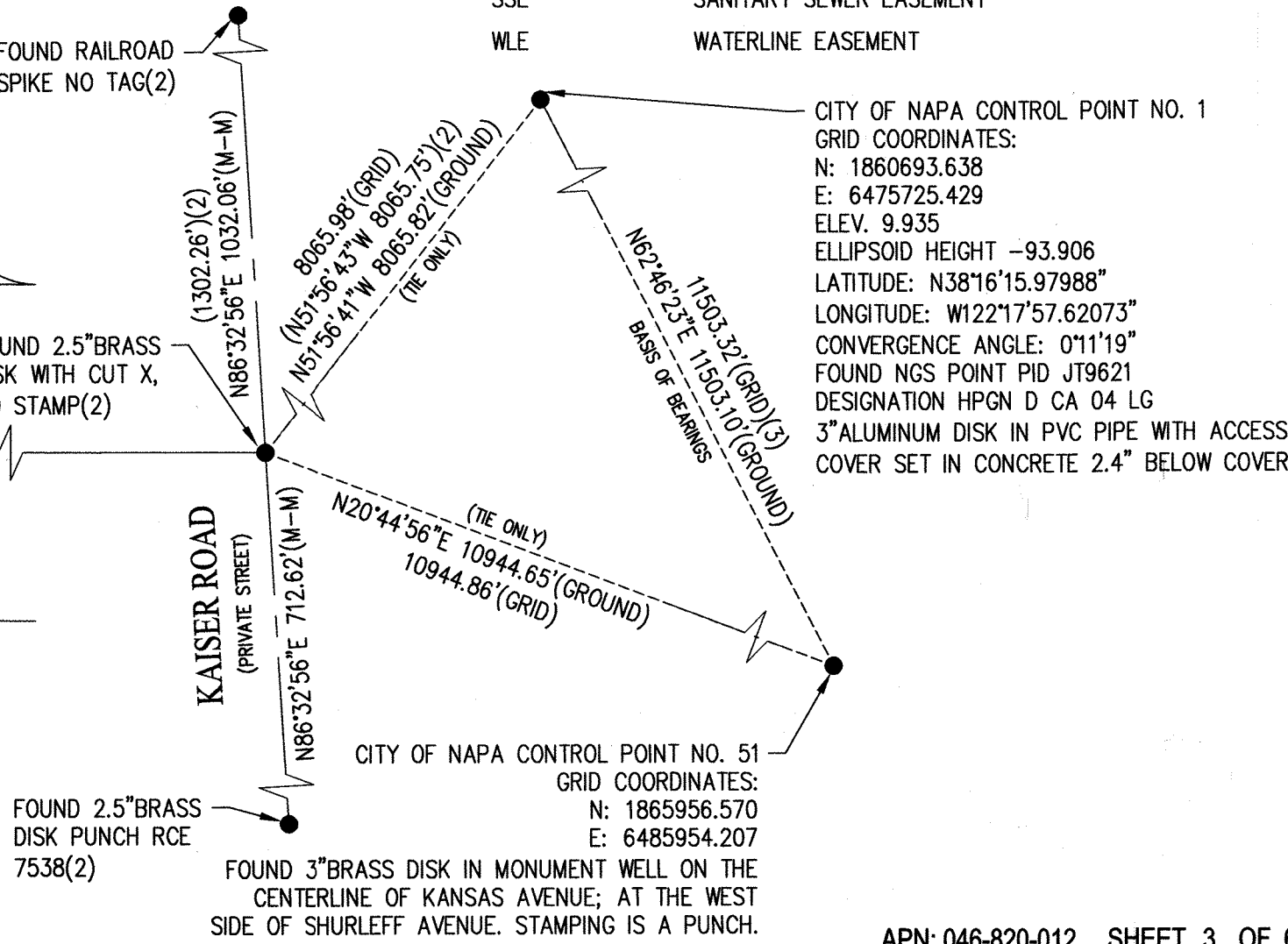


GRAPHIC SCALE

BASIS OF BEARINGS:

THE BEARING OF NORTH 62°46'23" EAST (CALCULATED AND MEASURED) BETWEEN CITY OF NAPA CONTROL POINT NO. 1 AND POINT NO. 51 AS SHOWN ON THAT RECORD OF SURVEY "CITY OF NAPA CONTROL NETWORK", FILED FOR RECORD ON APRIL 6, 2012, IN BOOK 41 OF SURVEYS AT PAGES 44-47, NAPA COUNTY RECORDS.

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	15.00'	90°00'00"	23.56'
C2	15.00'	90°00'00"	23.56'
C3	15.00'	90°00'00"	23.56'
C4	15.00'	90°00'00"	23.56'



REFERENCES:

- (#) INDICATES REFERENCE NUMBER
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NOTES:

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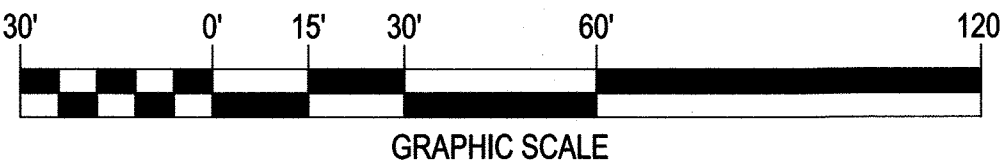
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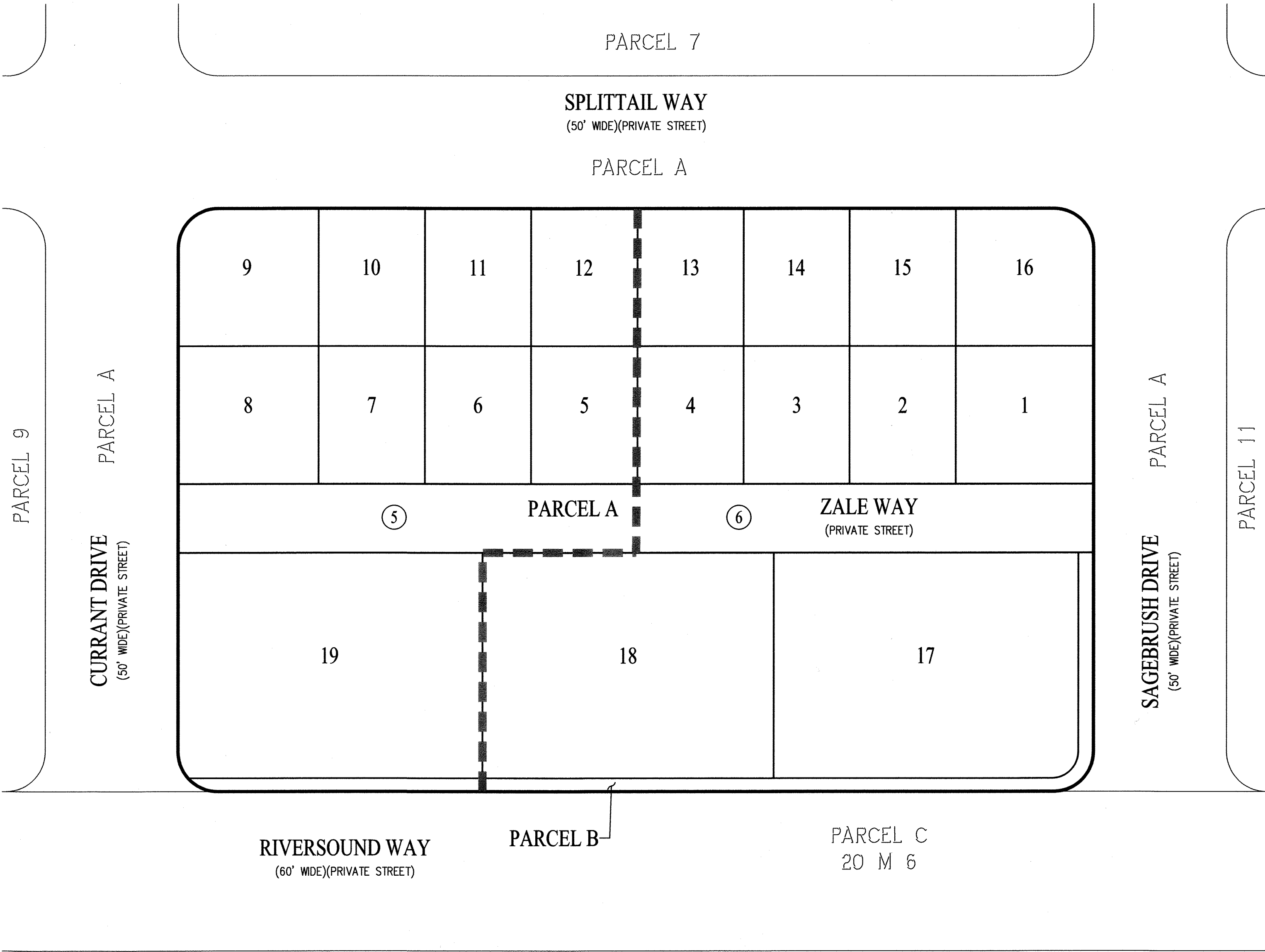
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SCALE: 1" = 30' JUNE 2026



LEGEND

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- RIGHT OF WAY LINE
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- (M-PL) MONUMENT TO PROPERTY LINE
- FOUND MONUMENT, AS NOTED
- ⊙ STANDARD STREET MONUMENT, TO BE SET PER (1), OR AS NOTED
- ⊙ SET STANDARD STREET MONUMENT PER S-13 OF CITY OF NAPA STANDARD PLANS, LS 7960
- SET 5/8" REBAR AND CAP OR 1" BRASS DISK, LS 7960
- SYE SIDE YARD EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PT&T PACIFIC TELEPHONE AND TELEGRAPH
- ROW RIGHT-OF-WAY
- SSE SANITARY SEWER EASEMENT
- WLE WATERLINE EASEMENT
- SHEET LIMITS
- ⑤ SHEET NUMBER



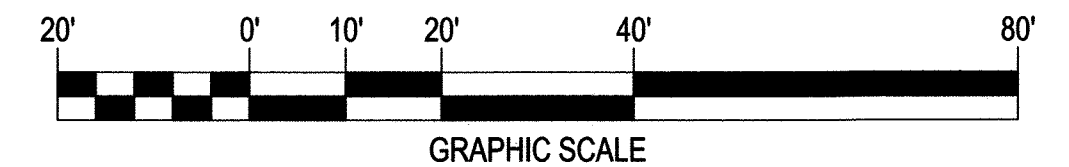
FINAL MAP NAPA PIPE 2 - BLOCK 18

CONSISTING OF 6 SHEETS
FOR CONDOMINIUM AND SINGLE FAMILY RESIDENCE PURPOSES
BEING A SUBDIVISION OF PARCEL 10, ON THE MAP ENTITLED
"FINAL MAP, NAPA PIPE, EASTERN RESIDENTIAL LARGE LOTS"
FILED IN BOOK 29 OF MAPS, PAGE 33, NAPA COUNTY RECORDS
CITY OF NAPA, NAPA COUNTY, CALIFORNIA



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 20' JUNE 2026



LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
(T)	TOTAL
(R)	RADIAL
(CL-CL)	CENTERLINE TO CENTERLINE
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
●	FOUND MONUMENT, AS NOTED
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PAE	PUBLIC ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PT&T	PACIFIC TELEPHONE AND TELEGRAPH
ROW	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
WLE	WATERLINE EASEMENT

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
(1) FINAL MAP, NAPA PIPE, EASTERN RESIDENTIAL LARGE LOTS (29 M 33)
(2) FINAL MAP, NAPA PIPE LARGE LOTS (29 M 19)
(3) RECORD OF SURVEY, CITY OF NAPA CONTROL NETWORK (41 RS 44)

NOTES:

- DIMENSIONS SHOWN HEREON ARE IN US SURVEY FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.
- BOUNDARY DIMENSIONS SHOWN HEREON ARE RECORD PER (R1) SHOWN ON "FINAL MAP, NAPA PIPE, EASTERN RESIDENTIAL LARGE LOTS."
- ALL FRONT AND REAR CORNERS TO BE SET WITH 5/8" REBAR AND CAP 18" LONG OR NAIL AND TAG LS 7960.
- LOT SQUARE FOOTAGE SHOWN IS GROSS.

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	15.00'	90°00'00"	23.56'
C2	15.00'	48°11'23"	12.62'
C3	15.00'	41°48'37"	10.95'
C4	15.00'	90°00'00"	23.56'

PARCEL 7

SPLITTAIL WAY
(50' WIDE)(PRIVATE STREET)

PARCEL A
(EX EVAE, PAE, PUE,
PSDE, SSE, WLE)

N00°10'56"E 395.01'(CL-CL)
315.01'(T)

N00°10'56"E 315.01'(T)

N89°49'04"W 25.00'

3.00' PUE

N0°10'56"E 25.00'

37.00'

N89°49'04"W 52.00'

4.00' SYE IN FAVOR OF LOT 9

N00°10'56"E 53.01'

4.00' SYE IN FAVOR OF LOT 8

N89°49'04"W 52.00'

11.24' PUE

7.06'

N89°49'04"W 189.82'

25.00'

5'

N89°49'04"W 274.82'

87.81'

15.00'

N0°10'56"E 25.00'

40.00'

30.00'

N89°49'04"W 30.00'

39.99'

5.00' PUE

8.50' PUE

74.82'

23.00' PUE

6.50' PUE

114.75'

109.75'

110.93'

N0°10'56"E 325.43'(T)

N00°10'56"E 315.01'(T)

315.01'(M-M)

N00°10'56"E 395.01'(CL-CL)

3.00' PUE

N89°49'04"W 84.82'

109.75'

2,150 SF± (OPEN SPACE)

SEE SHEET 6

PARCEL 9

CURRANT DRIVE
(50' WIDE)(PRIVATE STREET)

PARCEL A
(EX EVAE, PAE, PUE,
PSDE, SSE, WLE)

PARCEL C
20 M 6
(EX ROW, UTILITY, PSDE, PT&T)

PARCEL B

RIVERSOUND WAY
(60' WIDE)(PRIVATE STREET)

PARCEL 7

PARCEL A
(EX EVAE, PAE, PUE,
PSDE, SSE, WLE)

PARCEL 7

PARCEL 7

PARCEL 7

PARCEL 7

PARCEL 7

PARCEL 7

PARCEL 7

PARCEL 7

FINAL MAP

NAPA PIPE 2 - BLOCK 18

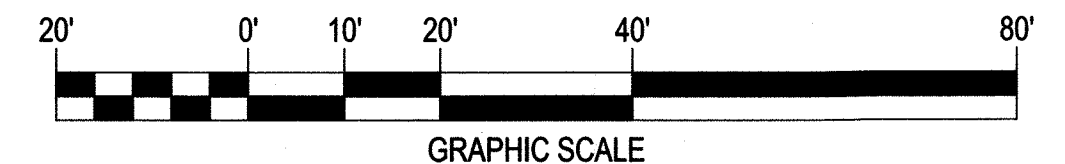
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046-820-012



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LEGEND

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	RIGHT OF WAY LINE
	LOT LINE
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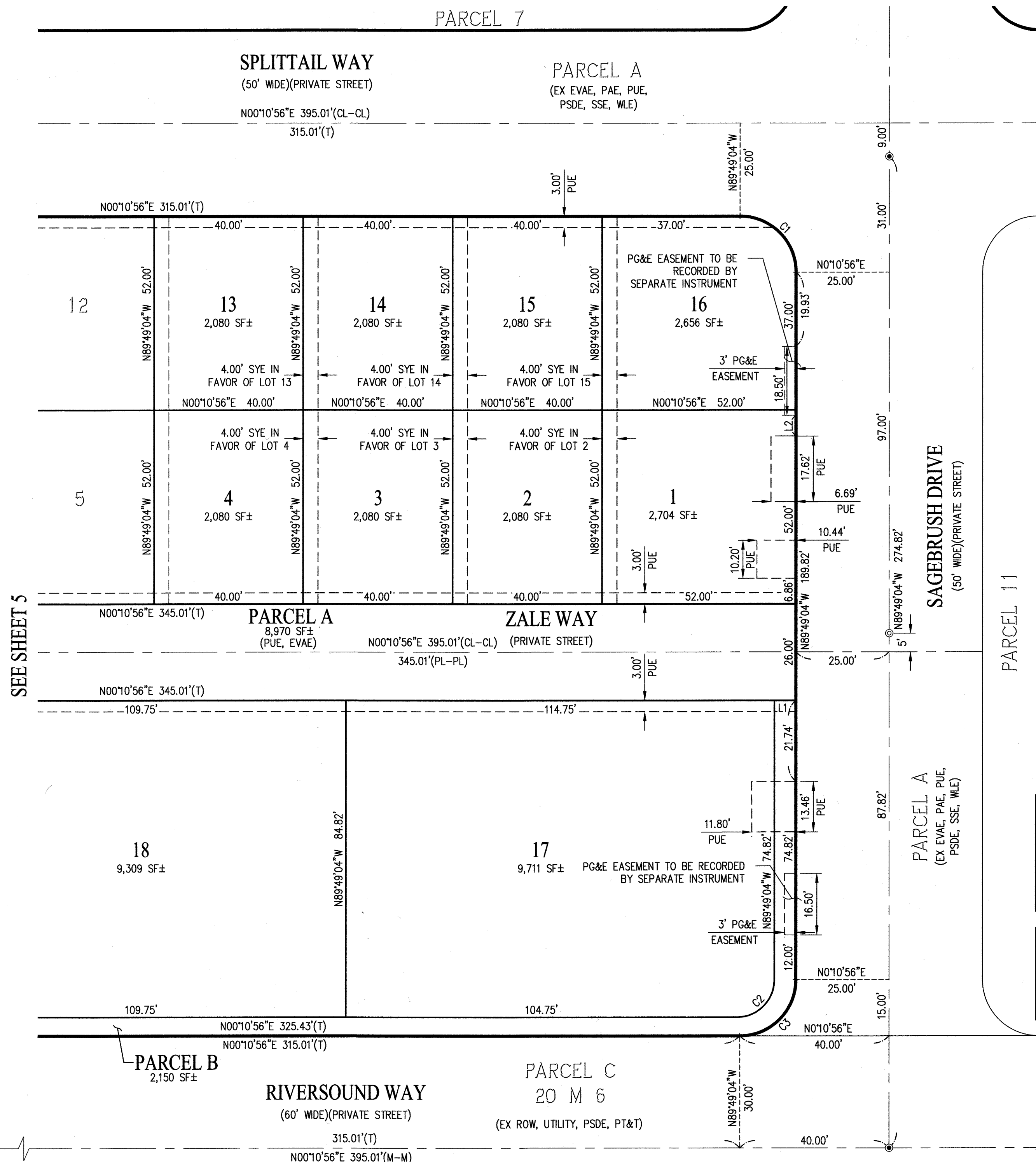
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EXHIBIT A



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	15.00'	90°00'00"	23.56'
C2	10.00'	90°00'00"	15.71'
C3	15.00'	90°00'00"	23.56'

LINE TABLE		
NO	BEARING	LENGTH
L1	N00°10'56"E	5.76'
L2	N89°49'07"W	5.56'