

EXHIBIT "A-1"
Legal Description

For APN/Parcel ID(s): 046-412-005 and 046-400-030

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NAPA, COUNTY OF NAPA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE :

Commencing at a point where the projection of the Southerly line of the 129 acre tract of land described in the Deed from Fedele Martinelli, et ux, to The Mercantile Trust Company, Recorded July 9, 1920 in Book 128 of Deeds, at Page 497, Napa County Records intersects the centerline of the Southern Pacific Railroad Company Right of Way; thence South 78° 46' 23" West 335.41 feet; thence North 58° 38' West, 117.19 feet to the Southern line of the 1.22 acre tract of land described in the Deed from American Trust Co. to Basalt Rock Co., Inc., dated June 11, 1934 and Recorded in Book 88 at Page 153 of Official Records of Napa County; thence South 86° 22' West 18.14 feet to the Southwest corner thereof; along the mean high tide of the Eastern Bank of Napa River, South 34° 22' West 211.1 feet, South 61° 08' West 188.4 feet, South 14° 54' West, 78 feet, South 2° 12' West, 286.4 feet, South 11° 58' West 221.8 feet, South 18° 51' West 251.10 feet; thence along the Western face of existing dry docks South 23° 03' 45" West, 276.77 feet to the Northeastern corner of the 1.114 acre tract of land described in the Deed from Basalt Rock Co., Inc. to The County of Napa Recorded May 13, 1949 in Book 305 at Page 604 of Official Records of Napa County; thence along the Easterly boundary of the Napa River Channel Right of Way, South 2° 01' 42" East, 284.49 feet, South 81° 18' East 76.33 feet, South 2° 01' 42" East, 979.76 feet; thence leaving said Easterly boundary of the Napa River and a right angles thereto North 87° 58' 18" East 1919.09 feet crossing the Southern Pacific Railroad; thence due North 2555.52 feet to a point 60.12 feet South of the Southerly boundary of aforementioned 129 acre tract of land; thence parallel to and 60 feet distant from the Southerly boundary of aforementioned 129 acre tract of land, South 86° 22' West 1042.08 feet to the centerline of the Southern Pacific Railroad Right of Way; thence due North 60.12 feet to the point of commencement.

EXCEPTING therefrom an existing Southern Pacific Railroad Right of Way, the centerline of which passes through the point of commencement, thence runs in a general Southerly direction passing through the Southern boundary of the hereinabove described property.

ALSO EXCEPTING therefrom a parcel of land circumscribed by a 20 foot radius circle surrounding an existing well, the center of which is located South 29° 41' East, 954.31 feet from the aforementioned point of commencement, together with the right to take water from the well situate on the above described premises and a Right of Way across the land hereby conveyed to the said well, including the right of laying, inspecting, repairing and replacing pipelines for the purpose of taking water therefrom, said Right of Way to lie in a general Easterly direction from said well.

PARCEL ONE-A :

Easements and Rights of Way to Kaiser Steel Corporation, a Corporation, its successors and assigns forever, for ingress and egress for persons and vehicles to and from the parcel of land hereinabove described and conveyed, for roads, underground pipelines, power and telephone lines and other utility services, in, over, along and across the following described real property:

1. A strip of land, 60 feet in width, running from the West side of the State Highway from Napa to Valley to the East side of the Southern Pacific Railroad Right of Way. The Northerly line of said 60 foot Right of way being the Southerly line of a 129 acre tract of land described in the Deed from Fedele Martinelli, et ux,

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For APN/Parcel ID(s): 046-370-004-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NAPA, COUNTY OF NAPA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Parcel A:

Parcel 1, as shown on Map No. 2305 entitled "Record of Survey of a portion of the lands of Western Title Guaranty Company", filed December 8, 1972 in Book 18 of Surveys at Page 22, Napa County Records.

Parcel B:

"An open and unobstructed right of way for road purposes", as reserved in the Quitclaim Deed to Basalt Rock Company, Inc., a corporation, recorded June 23, 1961 in Book 632, Page 401, of Official Records.

Parcel C:

"An open and unobstructed right of way for road purposes", as reserved from Parcel Eight in the Quitclaim Deed to Basalt Rock Company, Inc., a corporation, recorded January 29, 1963 in Book 1013, Page 439, of Official Records.

Parcel D:

A non-exclusive, perpetual easement for ingress and egress, by pedestrian and vehicular traffic (of all types, including, without limitation, trucks, cranes and other types of large, heavy, off-road mobile equipment), for non-residential purposes, as granted by, and being more particularly described and delineated in, that certain document entitled "Amended and Restated Agreement Regarding Easements", recorded June 8, 2009, Instrument No. 2009-0014495, of Official Records.

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For APN/Parcel ID(s): 046-630-008

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NAPA, COUNTY OF NAPA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lot 11-A, as shown on the map entitled, "Final Map of Napa Valley Corporate Park Unit No. 1A", filed December 4, 1995 in Book 20 of Maps at Page 30-32 in the Office of the County Recorder of said Napa County.

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to The Mercantile Trust Company, Recorded July 7, 1920 in Book 128 of Deeds, at Page 497,. Napa County Records. A portion of the Southerly boundary of said 60 foot Right of Way being the Northerly line of that portion of the parcel of land first above described herein which lies East of the Southern Pacific Railroad Right of Way.

2. A strip of land, 25 feet in width, Northerly of and parallel to the First described line, namely South 78° 46' 23" West 335.41 feet, constituting a portion of the parcel of land hereinabove first described running from the Westerly line of the Southern Pacific Railroad Right of Way to the second described line of the aforementioned parcel of land hereinabove first described.

3. A strip of land, 60 feet wide, running South from the Southerly line of the aforementioned Right of Way, running from the State Highway to the railroad. The Westerly line of said Right of Way being 2555.52 feet in length and common to the Easterly line of the parcel of land first hereinabove described and conveyed.

4. An easement for ingress and egress over and across the strip of land described in the Memorandum of Right of Way Agreement executed by Southern Pacific Transportation Company, a Delaware corporation, Recorded April 18, 1989 in Book 1651 Page 445 Official Records of Napa County.

Portion APN: 046-400-030-000 and Portion APN: 046-412-005-000

PARCEL TWO :

Commencing at the Southwestern corner of the tract of land conveyed by Basalt Rock Company, Inc. to the Kaiser Steel Corporation by Deed of record in Book 474 at Page 240 of Official Records of Napa County, said point of commencement being on the Easterly line of the 18.289 acre tract of land described in the Agreement between the County of Napa and C. R. Adams, et al, of record in Book 310 at Page 152 of Official Records of Napa County; running thence along the Eastern line of said 18.289 acre tract and the Southerly extension thereof to a point on the Westerly line of the Right of Way of the Southern Pacific Railroad Company; thence Northeasterly along the Westerly line of said Right of Way of the Southerly line of the tract of land hereinbefore referred to; thence along the Southerly line of said tract, South 87° 58' 18" West to the point of commencement.

Portion APN: 046-412-005-000

PARCEL THREE :

Commencing at the Southeastern corner of the 106.56 acre tract of land described in the Deed to Kaiser Steel Corporation Recorded in Book 474 at Page 240 of Official Records of Napa County; running thence South 1007.30 feet to the centerline of that certain 75 foot Power Line Easement granted to Pacific Gas and Electric Company as described in Book 484 at Page 33 of Official Records of Napa County; thence along said Easement centerline South 82° 59' 45" West 1566.96 feet to the Southeastern line of the Southern Pacific Railroad company Right of Way; thence along said Southeastern line of said Right of Way on a curve to the left from a tangent bears North 29° 18' 40" East, having a radius of 4337.27 feet through a central angle of 16° 28' for a distance of 1246.52 feet to the intersection thereof with the Southern line of the said 106.56 acre tract hereinabove referred to; thence along the Southern line of said 106.56 acre tract North 87° 58' 18" East 1109.21 feet to the point of commencement.