

EXHIBIT "A"

EXISTING LEGAL DESCRIPTION OF CONTRACTED LAND

EXHIBIT "A"

COMMENCING at a point in the center of a County Road known as Galleron Road (formerly Elmwood Avenue) at the most Southern corner of the 43.39 acre tract of land conveyed by Virgil Galleron and wife to Vincent Lafata, by Deed of record in Book 138 of Deeds, at page 141, said Napa County Records; thence along the center line of said road, North 47° East 794 1/2 feet to an Iron stake at the most Southern corner of the 7 acre tract of land conveyed to Antonio Lafata to Harry Lutley by Deed of record in Book 14 of Official Records at page 361, said Napa County Records; thence along the Southwestern line of said lands conveyed to Lutley, North 43° West 1586 feet to the Northwestern corner thereof, in the middle of a ditch; thence up the middle of said ditch, North 74 1/2° West 416.70 feet to an Iron stake; thence continuing up the middle of said ditch, South 76 1/2° West 408.30 feet to the line dividing Carne Humana Rancho and Caymus Rancho; thence along said division line, South 24 1/2° West 242 feet to the most Northern corner of the 20 acre tract of land conveyed by Virgil Galleron, et al to Carl Hilker by deed of record in Book 138 of Deeds, at page 82, said Napa County Records; and thence along the Northeastern line of said 20 acre tract conveyed to Hilker, South 43° East 2042 feet to the point of commencement, and being a portion of Block lettered "A" as the same is laid down and delineated upon a certain map entitled, "Map of the Subdivisions of the Caymus Grant in Napa County, California", filed January 2, 1874 in Book 1 of Maps, at page 31, in the office of the County Recorder of said Napa County.

Commonly known as 948 Galleron Lane, St. Helena,
California.

A.P. #030-070-07-0.

EXHIBIT "A-1"

PROPOSED LEGAL DESCRIPTION OF CONTRACTED LAND

PARCEL ONE:

Commencing at the most southern corner of the 35.958 acre tract of land as shown on Map Number 3554 recorded on June 29, 1982 in Book 22 of Surveys at page 74 in the office of the Napa County Recorder, said point being on the centerline of Galleron Lane; thence leaving said centerline and along the southwesterly line of said 35.958 acre tract North 42°10'00" West 1408.00 feet to the TRUE POINT OF BEGINNING; thence along a line parallel to the centerline of Galleron Lane North 47°50' East 792.00 feet to the northeasterly line of said 35.958 acre tract; thence along the lines of said 35.958 acre tract North 42°10' West 164.15 feet to the center of a ditch and along said ditch North 73°36'25" West 439.73 feet to the easterly corner of Parcel One as described in the deed to Beckstoffer Vineyards recorded on June 20, 1995 in Series Number 1995 - 013015 in said Recorder's office; thence leaving said ditch and along the lines of said Beckstoffer Parcel One North 46°47'00" West 12.40 feet to the center of a small creek; thence along the center of said creek North 60°07'00" West 136.10 feet and North 60°56'00" West 175.61 feet more or less to the line common to the Rancho Carne Humana and Rancho Caymus as shown on Map No 2450 entitled, "Parcel Map of the Lands of L. George Lambert", filed November 2, 1973 in Book 5 of Parcel Maps at page 70 in the office of the County Recorder of said Napa County; thence along said common Rancho line North 24°16'22" East (given as N 24°33'34" E on said Map No. 2450) 663.48 feet more or less to a ¾" iron pipe at the corner common to Lot 3 and Lot 4 of said Map No. 2450; thence along the line common to Lots 3 and 4 as shown on said Map No. 2450 North 63°58'40" West 1196.00 feet to a ¾" iron pipe; thence continuing along said common line North 24°14'40" East 19.06 feet to a ¾" iron pipe; thence leaving said common line North 43°31'30" West 203.75 feet to a ¾" iron pipe marking an angle in the Northwest line of said Lot 4; thence along said northwest line South 46°44'20" West 134.95 feet to a ¾" iron pipe, South 76°34'20" West 18.05 feet to a ¾" iron pipe, South 53°47'00" West 34.50 feet to a ¾" iron pipe, South 13°34'20" West 17.00 feet to a ¾" iron pipe, South 60°59'20" West 47.65 feet to a ¾" iron pipe, North 41°32'55" West 56.31 feet to a ¾" iron pipe, North 16°52'12" West 68.87 feet to a ¾" iron pipe, North 59°20'18" West 156.65 feet to a ¾" iron pipe, North 29°32'16" West 32.74 feet to a ¾" iron pipe, North 29°39'55" West 36.97 feet to a ¾" iron pipe, North 21°32'40" West 44.99 feet to a ¾" iron pipe and South 48°37'53" West 713.26 feet to a ¾" iron pipe at the most northerly corner of the parcel of land described as Parcel 2 in the Deed to Moira A. Sullivan recorded July 18, 1984 in Book 1347 at page 571 of Official Records of Napa County; thence along the northeast line of said Parcel 2 South 44°19'00" East 113.23 feet to a ¾" iron pipe; thence along the southeast line of said Parcel 2, South 45°05'28" West 399.06 feet to a ¾" iron pipe on the southwest line of the hereinabove described Lot 4; thence along said southwest line South 44°31'16" East 1485.48 feet to a ¾" iron pipe at the most westerly corner of Lot 2 also shown on said Map No 2450; thence along the southwesterly and southerly lines of said Lot 2 South 44°31'16" East 737.15 feet and North 45°28'44" East 231.63 feet to the hereinabove described common Rancho line; thence along said Rancho line, North 24°16'22" East 409 feet more or less to a rebar tagged LS 4296 at the most westerly corner of said 35.958 acre tract of land as shown on Map No 3554; thence along the southwest line of said 35.958 acre tract South 42°10'00" East 645.62 feet to a point to the true point of beginning.

Together with any easements of record.

Containing 78.87 acres, more or less.

Parcel 1

PARCEL TWO:

An Easement, 40 feet in width, for roadway and utility purposes being the "40' private road right of way" shown on the map first above referenced, extending from Zinfandel Lane to the Northwesterly line of Parcel One above.

PARCEL THREE:

An Easement, 20 feet in width, for ingress and egress as described in the Grant of Easement Agreement by and between Sutter Home Winery, Inc. and Beckstoffer Ranches, Inc., Recorded April 19, 1991 in Book 1812 at page 869 of Official Records of Napa County.

The consolidation of underlying lots, parcels, or portions thereof as set forth in the above metes and bounds description, constitutes an expressed written statement of the Grantor, merging said underlying lots, parcels or portions thereof pursuant to Section 1093 of the California Civil Code.

EXHIBIT "A-2"

PROPOSED LEGAL DESCRIPTION OF CONTRACTED LAND

EXHIBIT "A-2"

Escrow Number: 95201A -LT

Commencing at the most southern corner of the 35.958 acre tract of land as shown on Map № 3554, recorded June 29, 1982 in Book 22 of Surveys at page 74, Napa County Records, said corner being on the centerline of Galleron Lane as shown on said map; thence along said centerline of Galleron Lane, North 47°50'00" East 323.40 feet to the TRUE POINT OF BEGINNING; thence leaving the centerline of Galleron Lane, North 42°29'00" West 1408.02 feet; thence parallel with said centerline North 47°50'00" East 476.38 feet to the northeast line of said tract; thence along said northeast line South 42°10'00" East 1408.00 feet to the centerline of Galleron Lane; thence along said centerline South 47°50'00" West 468.60 feet to the true point of beginning.

PTN. APN 030-070-007

Containing 15.02 acres, more or less.

Parcel 2

EXHIBIT "A-3"

PROPOSED LEGAL DESCRIPTION OF CONTRACTED LAND

EXHIBIT "A-3"

Escrow Number: 00095201-LT -7

Commencing at the most southern corner of the 35.958 acre tract of land as shown on Map № 3554, recorded June 29, 1982 in Book 22 of Surveys at page 74, Napa County Records, said corner being on the centerline of Galleron Lane as shown on said map; thence along said centerline of Galleron Lane, North 47°50'00" East 323.40 feet; thence leaving the centerline of Galleron Lane, North 42°29'00" West 1408.02 feet; thence parallel with said centerline South 47°50'00" West 315.62 feet to the southwest line of said tract; thence along said southwest line South 42°10'00" East 1408.00 feet to the point of beginning.

The consolidation of underlying lots, parcels, or portions thereof as set forth in the above metes and bounds description, constitutes an expressed written statement of the Grantor, merging said underlying lots, parcels or portions thereof pursuant to Section 1093 of the California Civil Code.

Containing 10.10 acres, more or less.

Parcel 3

EXHIBIT "B"

**MAP OF CONFIGURATION OF PARCEL
CONTAINING CONTRACTED LAND AND ADJACENT
PARCELS PRIOR TO LOT LINE ADJUSTMENT**

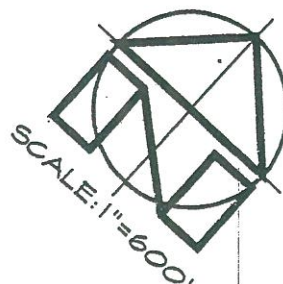
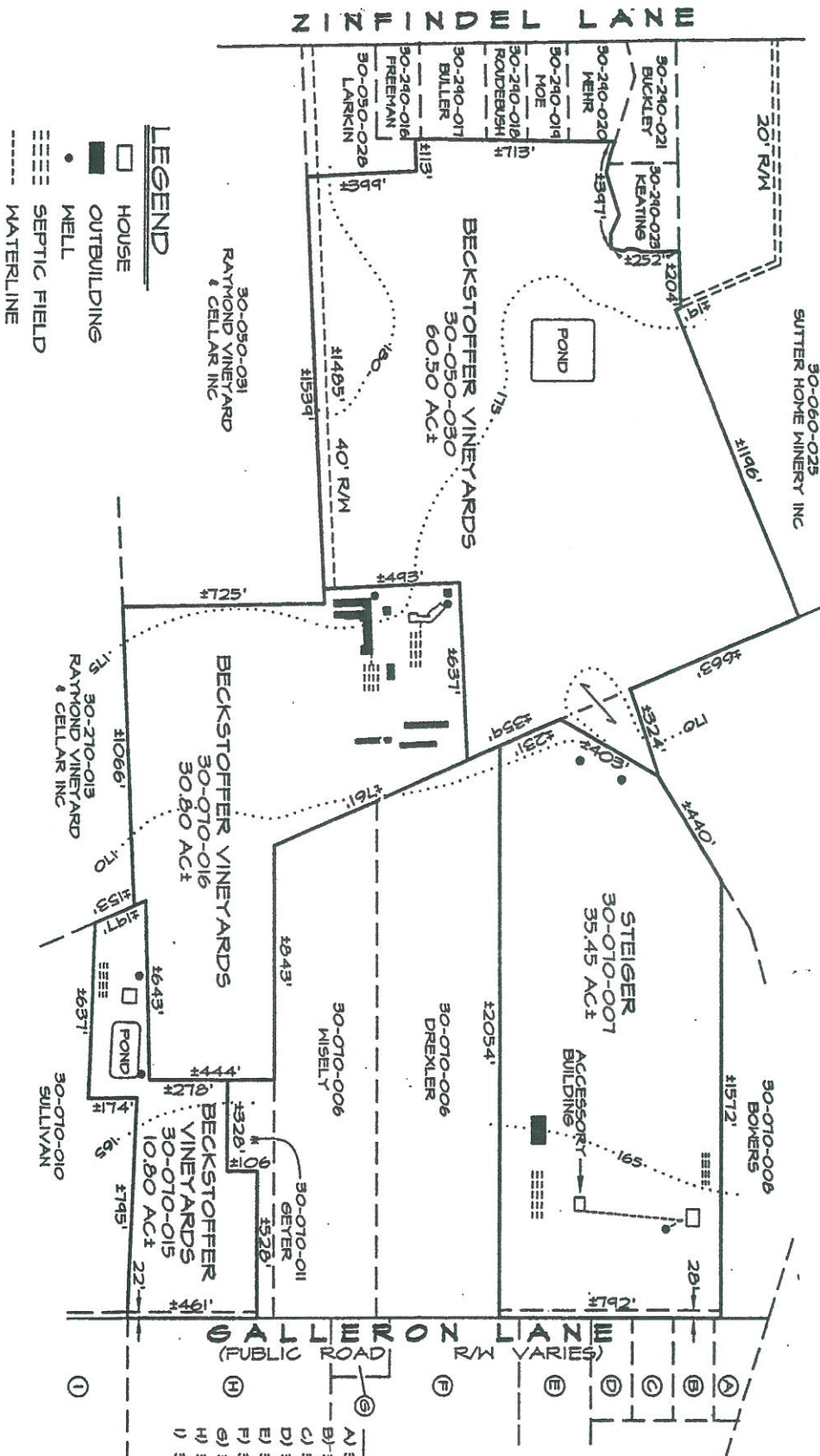
NAPA COUNTY, CALIFORNIA
MAY 2003

~PREPARED BY~

MICHAEL W. BROOKS & ASSOCIATES, INC.

Professional Land Surveyors

Suite D3 Vintage 1870 Yountville, CA 94599 (707) 944-8743



SCALE: 1"=600'

ADJOINERS

A) 30-080-020, DREXLER
B) 30-080-021, HALL
C) 30-080-026, DREXLER
D) 30-080-025, HOLDER
E) 30-080-004, NEAL
F) 30-080-040, MATSON
G) 30-080-034, DREXLER
H) 30-080-007, MPAK, LLC
I) 30-080-006, ENMOLO VINTDS

EXISTING PARCELS

EXHIBIT "C"

**MAP OF RECONFIGURATION OF
PARCEL CONTAINING CONTRACTED LAND AND
ADJACENT PARCELS AFTER LOT LINE ADJUSTMENT**

TENTATIVE MAP FOR A LOT LINE ADJUSTMENT OF THE LANDS OF BECKSTOFFER VINYARDS APNs 30-050-030, 30-070-015 AND 016 AND OF THE LANDS OF IRWIN H. AND JAN L. STEIGER, TRUSTEES APN 30-070-007

NAPA COUNTY, CALIFORNIA
 MAY 2003

PREPARED BY:

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Suite D3 Vintage 1870 Yountville, CA 94589 (707) 944-8743



SUTTER HOME WINERY INC

PARCEL 1
78.87 AC±



30-050-031
 RAYMOND VINYARD
 & CELLAR INC

30-270-013
 RAYMOND VINYARD
 & CELLAR INC

PARCEL 4
 33.56 AC±

30-070-010
 SULLIVAN VINYARDS

PARCEL 3
 10.10 AC

PARCEL 2
 15.02 AC±

30-070-008
 BOWERS

30-070-006
 DREXLER

30-070-006
 WISELY

30-070-011
 GEYER

GALLERY ON LAKE
 (PUBLIC ROAD)
 R/W VARIES

- ADJOINERS
- A) 30-080-026, DREXLER
 - B) 30-080-027, HALL
 - C) 30-080-026, DREXLER
 - D) 30-080-025, HOLDER
 - E) 30-080-004, NEAL
 - F) 30-080-040, WATSON
 - G) 30-080-034, DREXLER
 - H) 30-080-007, MPK, LLC
 - I) 30-080-006, ENMOLO VNTDS



- LEGEND
- HOUSE
 - OUTBUILDING
 - WELL
 - ===== SEPTIC FIELD
 - WATERLINE

PROPOSED PARCELS