

EXHIBIT "A-1"

**EXISTING LEGAL DESCRIPTION OF CONTRACTED LAND
CURRENTLY KNOWN AS APN 039-190-049**

EXHIBIT A-1

Beginning at the most southerly corner of Parcel One as described in the deed to William Hill Napa, Inc., recorded November 20, 1992 in Series Document Number 1992 039282, Napa County Records, said point being on the northerly line of Hardman Avenue as shown in Book 29 of Surveys, pages 3 and 4, Map N^o 4635, said Napa County Records; thence along the westerly line of said Parcel One as shown on said map North 24°46'27" West 589.32 feet to the true point of commencement; thence continuing along said westerly line North 24°46'27" West 589.63 feet; thence leaving the westerly line of said Parcel One North 64°10'27" East 1031.81 feet to the easterly line of said Parcel One; thence along said easterly line as shown on said map South 23°31'45" East 590.00 feet to a point which bears North 23°31'45" West 590.00 feet from the southeast corner thereof; thence leaving said easterly line of Parcel One South 64°10'27" West 1018.99 feet to the true point of commencement.

A.P.N. 39-190-1049

Containing 13,⁹88 acres.



EXHIBIT "A-2"

**EXISTING LEGAL DESCRIPTION OF CONTRACTED LAND
CURRENTLY KNOWN AS APN 039-190-048**

EXHIBIT A-2

Beginning at the most southerly corner of Parcel One as described in the deed to William Hill Napa, Inc., recorded November 20, 1992 in Series Document Number 1992 039282, Napa County Records, said point being on the northerly line of Hardman Avenue as shown in Book 29 of Surveys, pages 3 and 4, Map N^o 4635, said Napa County Records; thence along the westerly line of said Parcel One as shown on said map North 24°46'27" West 589.32 feet; thence leaving the westerly line of Parcel One North 64°10'27" East 1018.99 feet to the easterly line of said Parcel One; thence along said easterly line of Parcel One as shown on said map South 23°31'45" East 590.00 feet to the southeast corner thereof, said point being on the northerly line of Hardman Avenue; thence along said northerly line of Hardman Avenue as shown on said map the following courses: South 64°19'37" West 112.94 feet and South 64°10'27" West 893.22 feet to the point of beginning.

A.P.N. 39-190- 048

Containing 13.7 acres. MORE OR LESS.

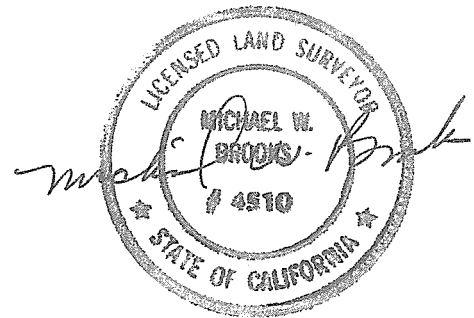


EXHIBIT "B-1"

PROPOSED LEGAL DESCRIPTION OF CONTRACTED LAND



Robert T. Serrao

LEGAL DESCRIPTION
 LOT LINE ADJUSTMENT
 LANDS OF WILLIAM HILL -- OLD APN 39-190-049

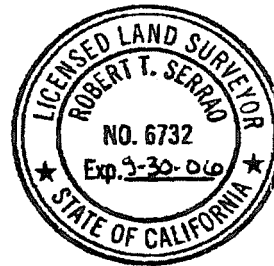
Commencing at the most southern corner of Parcel One as described in the Deed to William Hill Napa, Inc., a California Corporation, recorded December 20, 1996 under Series No. 1996 030586 of Official Records, Napa County Records, said point being on the northwestern line of Hardman Avenue; thence along the southwestern line of said Parcel One North $24^{\circ}46'27''$ West 1178.95 feet to the most western corner of Parcel Two, said Document No. 1996 030586; thence along the northwestern line of said Parcel Two North $64^{\circ}10'27''$ East 1031.81 feet to the most northern corner thereof; thence along the northeastern line of said Parcel Two South $23^{\circ}31'45''$ East 1180.00 feet to the most eastern corner of said Parcel One, said point being on the northwestern line of Hardman Avenue; thence along said northwestern line of Hardman Avenue South $64^{\circ}19'37''$ West 112.94 feet and South $64^{\circ}10'27''$ West 893.22 feet to the point of commencement.

Excepting therefrom the following described parcel of land:

Commencing at the most eastern corner of Parcel One as described in the Deed to William Hill Napa, Inc., a California Corporation, recorded December 20, 1996 under Series No. 1996 030586 of Official Records, Napa County Records; thence along the northeastern line of said Parcel One North $23^{\circ}31'45''$ West 200.26 feet; thence leaving said northeastern line South $64^{\circ}27'00''$ West 220.70 feet to the TRUE POINT OF BEGINNING; thence South $64^{\circ}27'00''$ West 243.19 feet; thence North $25^{\circ}36'30''$ West 179.10 feet; thence North $64^{\circ}27'00''$ East 243.26 feet; thence South $25^{\circ}35'00''$ East 179.10 feet to the true point of beginning.

EXHIBIT "B-2"

PROPOSED LEGAL DESCRIPTION OF CANCELLED LAND



Robert T. Serrano

LEGAL DESCRIPTION
 LOT LINE ADJUSTMENT
 LANDS OF WILLIAM HILL – OLD APN 39-190-048

Commencing at the most eastern corner of Parcel One as described in the Deed to William Hill Napa, Inc., a California Corporation, recorded December 20, 1996 under Series No. 1996 030586 of Official Records, Napa County Records; thence along the northeastern line of said Parcel One North 23°31'45" West 200.26 feet; thence leaving said northeastern line South 64°27'00" West 220.70 feet to the TRUE POINT OF BEGINNING; thence South 64°27'00" West 243.19 feet; thence North 25°36'30" West 179.10 feet; thence North 64°27'00" East 243.26 feet; thence South 25°35'00" East 179.10 feet to the true point of beginning.

Containing 1.00 acres of land

A RIGHT OF WAY, 15 FEET IN WIDTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the most eastern corner of Parcel One as described in the Deed to William Hill Napa, Inc., a California Corporation, recorded December 20, 1996 under Series No. 1996 030586 of Official Records, Napa County Records; thence along the northeastern line of said Parcel One North 23°31'45" West 200.26 feet; thence leaving said northeastern line South 64°27'00" West 220.70 feet; thence continuing South 64°27'00" West 91.35 feet to the TRUE POINT OF BEGINNING; thence South 30°05'14" West 359.17 feet to the northwestern line of Hardman Avenue; thence along said northwestern line of Hardman Avenue South 64°10'27" West 26.76 feet; thence leaving said northwestern line North 30°05'14" East 359.40 feet; thence North 64°27'00" East 26.58 feet to the true point of beginning.

EXHIBIT "C"

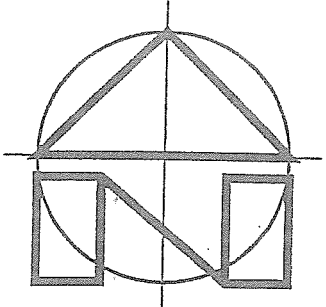
**MAP OF CONFIGURATION OF CONTRACTED PARCELS
PRIOR TO LOT LINE ADJUSTMENT**

INITIATIVE MAP
FOR A LOT LINE ADJUSTMENT
OF THE LANDS OF
WILLIAM HILL NAPA INC
APN'S 039-190-048 AND 049
NAPA COUNTY, CALIFORNIA
JULY 2004

~PREPARED BY~



MICHAEL W. BROOKS & ASSOCIATES, INC.
Professional Land Surveyors
Suite D3 Vintage 1870 Yountville, CA 94599 (707) 944-8743



SCALE: 1"=300'



- LEGEND**
- HOUSE
- OUTBUILDING
- ≡≡ SEPTIC FIELD
- WELL

EXHIBIT "D"

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

TENTATIVE MAP FOR A LOT LINE ADJUSTMENT

OF THE LANDS OF
WILLIAM HILL NAPA INC
APN'S 039-190-048 AND 049
NAPA COUNTY, CALIFORNIA
JULY 2004
REVISED MARCH 2005

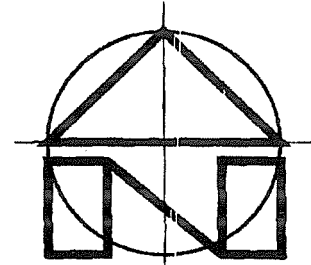
~PREPARED BY~



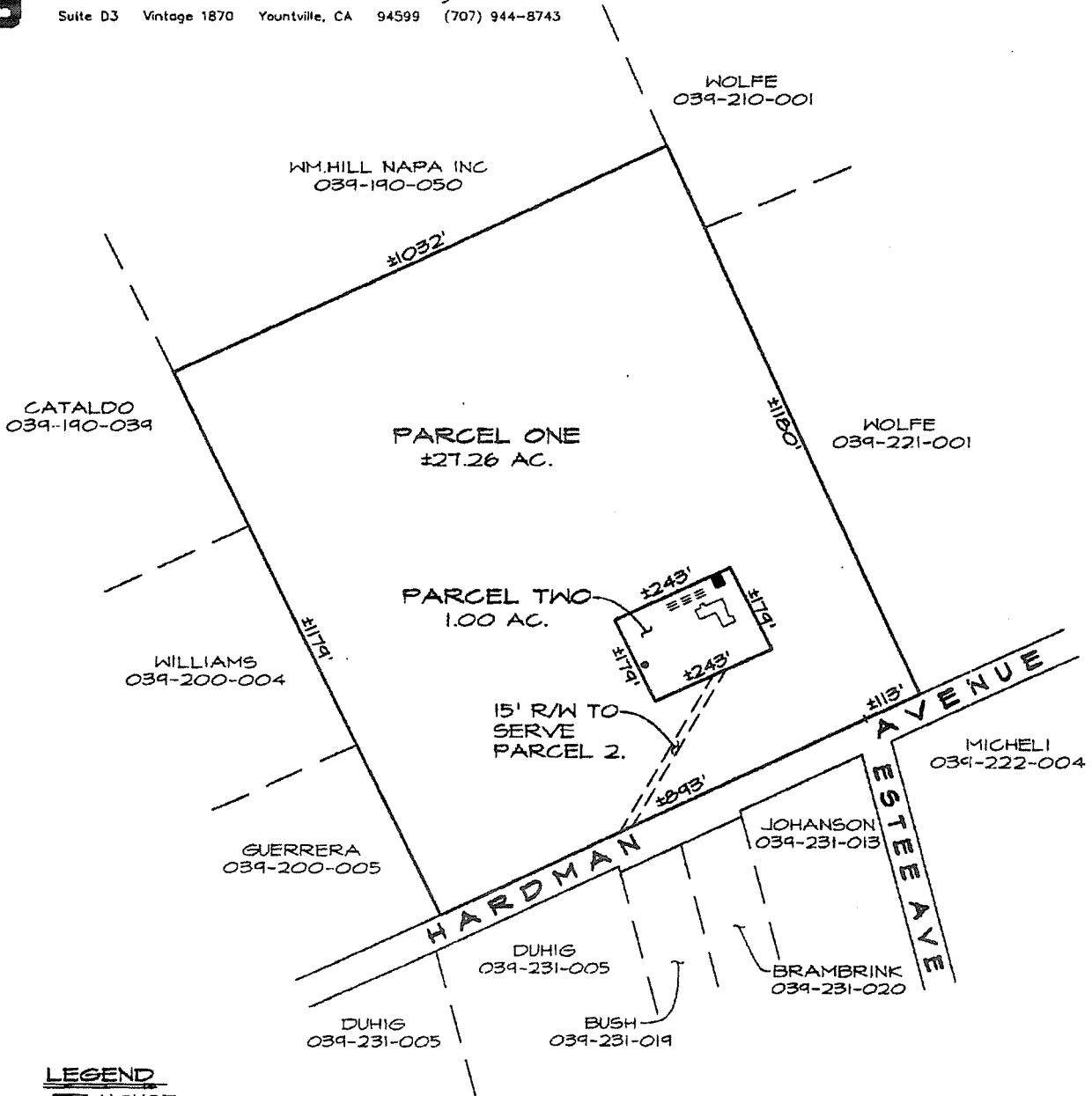
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SCALE: 1"=300'



LEGEND

- HOUSE
- OUTBUILDING
- ≡≡≡ SEPTIC FIELD
- WELL