

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

GAW, VAN MALE, SMITH & MYERS
A Professional Law Corporation
944 Main Street
Napa, California 94559

MAIL TAX STATEMENTS TO:

Clarence E. Pieratt
1032 Mt. Veeder Road
Napa, CA 94558



1993 018047

OFFICIAL RECORDS OF
NAPA COUNTY
K. KATHLEEN BONDS

AT REQUEST OF GAW, ETAL

08/08/1993 11:43 am

Fee: \$ 8.00 Pgs: 2
TT \$.00

GRANT DEED

(TO REVOCABLE TRUST)

APN: 035-010-014

3674 Redwood Road

The Grantor, Clarence E. Pieratt, hereby declares:

This transfer is not pursuant to a sale and is exempt from Documentary Transfer Tax.

This transfer is a "trust transfer" under Section 62 of the Revenue and Taxation Code, i.e., a transfer to a revocable trust, and does not constitute a "change in ownership" for property tax purposes.

NOW THEREFORE, Clarence E. Pieratt hereby grants to Clarence E. Pieratt and Edyth M. Pieratt, as Trustees of THE PIERATT FAMILY TRUST, under Declaration of Trust dated May 31, 1993, for the benefit of Clarence E. Pieratt and others, that certain real property in the County of Napa, State of California, commonly known as 3674 Redwood Road, and more particularly described as follows:

COMMENCING at the north post of a gate in the fence along the westerly side of the County Road running up the main branch of Napa Creek through the land of Mrs. Mary Pieratt, from which post the southwest corner of the bridge of said creek bears north 63° east 57 feet distant; thence from said gate post north 39° west 22.45 chains to the middle of a small creek; thence down said small creek following its meanders to its junction with said Napa Creek; thence down the middle of said Napa Creek with its meanders to the point where the westerly boundary of said Mrs. Mary Pieratt's land intersects said creek; thence in the continuation of said Westerly line of Mrs. Mary Pieratt north 30° west about 1.50 chains to the northerly line of said county road; and thence easterly along the northerly line of the road about 14.00 chains to the place of the beginning.

END OF DOCUMENT

EXCEPTING THEREFROM that portion thereof southerly of the centerline of said county road.

Reserving, however, to the grantor a right of way for road and utility purposes and all uses usually incidental thereto, over the triangular parcel at the most Western Corner of the tract above described. The Eastern line of which triangle is approximately 250 feet in length and its coterminous with the existing fence on the Eastern side of the existing roadway. This reserved right of way is declared to be appurtenant to the property of the grantor immediately Northwest of the tract hereby conveyed.

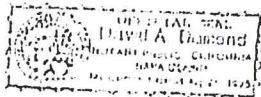
Dated: May 24, 1993

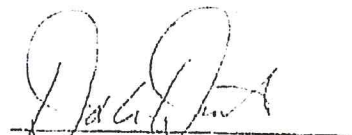

Clarence E. Pieratt

STATE OF CALIFORNIA)
) ss.
COUNTY OF NAPA)

On May 24, 1993, before me, the undersigned notary public, personally appeared Clarence E. Pieratt, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that the person executed the same in the person's authorized capacity, and that by the person's signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

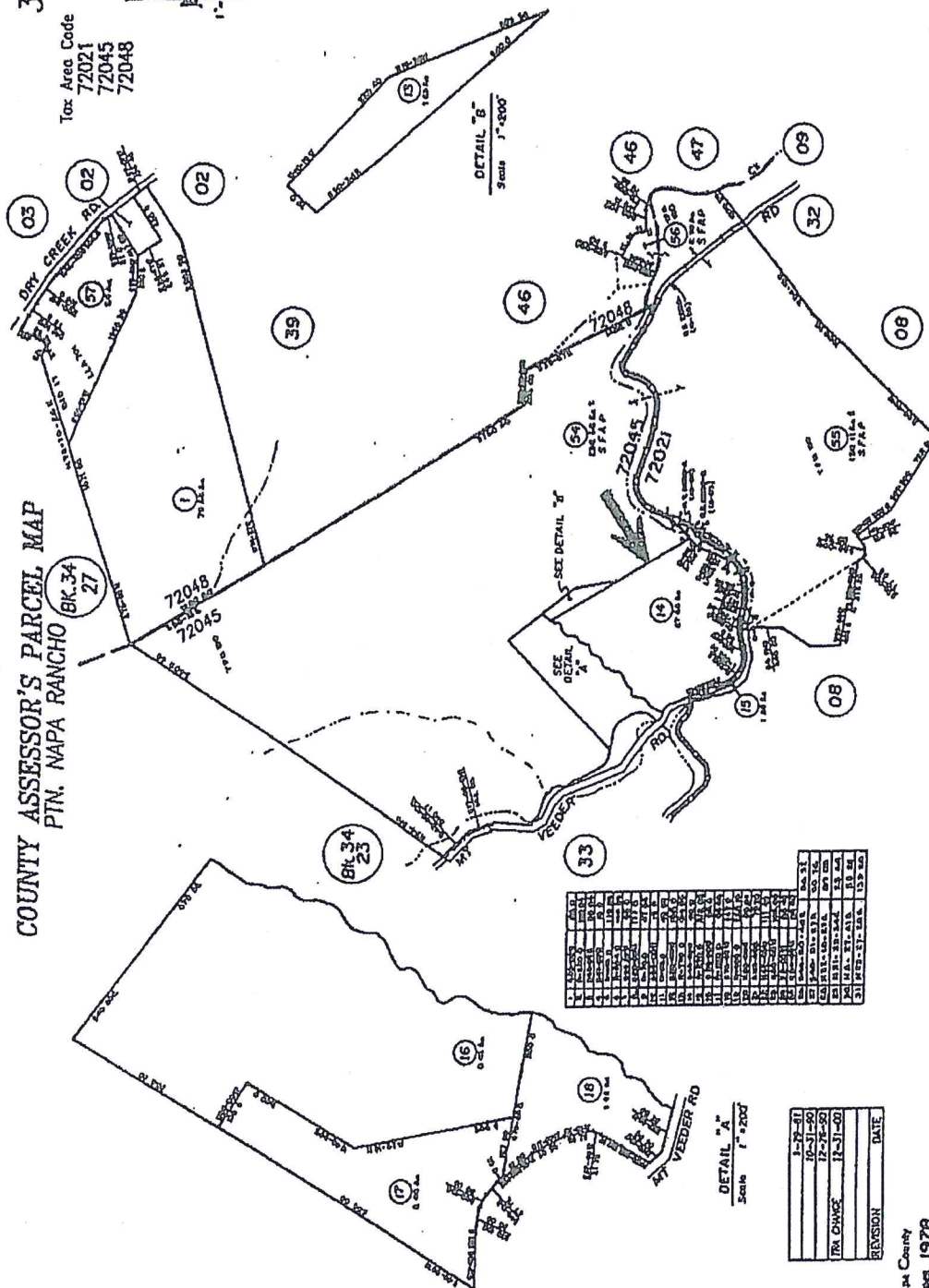



Notary Public

35-01

COUNTY ASSESSOR'S PARCEL MAP
PTN. NAPA RANCHO

Tax Area Code
72021
72045
72048



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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|

NOTE: This Map Was Prepared For
Assessment Purposes Only. No
Liability Is Assumed For The
Accuracy Of The Data Unreheated
Heron.

DETAIL "A"
Scale 1" = 200'

| REVISION | DATE |
|------------|----------|
| 1-27-81 | |
| 10-11-80 | |
| 12-12-80 | |
| TRA CHANGE | 11-17-80 |

Assessor of Napa County
SERVICES 1978
Revised 12/81

ERY 22 2001 35-01

"The information on this plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy, report or guarantee to which it may be attached."

Description: Napa, CA Assessor Map 35.1 Page: 1 of 1
Order: ap Comment:

KOR0219

NEW ALBION SURVEYS

CONSULTING LAND SURVEYORS

1113 Hunt Avenue, St. Helena, CA 94574
(707) 963-1217 ♦ FAX (707) 963-1829
E-Mail: jwebb@albionsurveys.com

November 5, 2013

Mr. Sean Trippi
Napa County Conservation, Development
& Planning Department
Via email

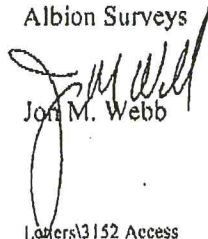
Regarding: #P13-00187, Mt Veeder Road

Dear Mr. Trippi:

I am writing to clarify the existence of the access easement from Mt. Veeder Road, across the southwest corner of the Lands of Simpson (APN 035-010-060, formerly 035-010-014) to the proposed winery. In 1993 Clarence E. Pieratt owned several parcels in the area which included the proposed winery parcel and the Simpson parcel. At that time, June of 1993, Mr. Simpson conveyed what is now known as the Simpson parcel to his family trust, The Pieratt Family Trust. This conveyance is reflected in the Grant deed recorded under Series Number 1993 018047, Napa County Records. Also reflected in the Grant Deed is a Reservation of Easement over the southwest portion of the Simpson property. The proposed winery driveway entrance at Mt Veeder Road falls within the easement area reserved for the proposed winery parcel by the 1993 Grant Deed.

If you have any questions or comments, please feel free to contact me at anytime.

Very Truly Yours,
Albion Surveys


Jon M. Webb

1,000's 3152 Access



Principal
PLS 6709