

① RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

LONG FAMILY PARTNERS
1244 Spring Street
St. Helena, CA 94574

Order No. 90578
Escrow No.



1994 009212
OFFICIAL RECORDS OF
NAPA COUNTY
H. KATHLEEN BONDS

AT REQUEST OF: FIRST AMERICAN TITLE
03/17/1994 08:00 AM
Fee: \$ 28.00 Pgs: 8
TT: \$.00

PAGE 1 ONLY

WATER AGREEMENT

The undersigned LONG FAMILY PARTNERS LIMITED, an Illinois limited partnership (hereafter called "LFPL") and EDWARD N. MINER and NORMA MINER (hereinafter called "Miner") agree as follows:

1. LFPL is the owner of real property located in the County of Napa and described in Exhibit "A", attached hereto.
2. Miner is acquiring the real property presently owned by Douglas A. Long and Elizabeth Long described in Exhibit "B."
3. LFPL and Miner wish to express in this document the rights of the Miners to the water located on the property owned by LFPL.

A. RIGHT TO WATER FROM LFPL WELLS:

LFPL presently has three (3) producing water wells on the property currently owned by it. LFPL hereby agrees to provide to Miners' parcel a minimum quantity of 4,000 gallons of water per day continuously every day of every year for domestic household, swimming pool, landscaping and related uses, plus additional water for approximately four (4) acres of vineyard or agricultural use. This water will come from any one of the three (3) wells currently owned by LFPL and will be metered by LFPL at the current water tank located on the property of Miner which has previously been reserved in an easement to LFPL. The water usage quantities guaranteed to Miners' parcel shall have priority to all other uses of the water



90548

) PAGE 1 ONLY

am/d1877

WHEN RECORDED MAIL TO:

Mr. & Mrs. Edward N. Miner
24556 Hightspring Avenue
Newhall, CA 91321



1994 016174

OFFICIAL RECORDS OF
NAPA COUNTY

H. KATHLEEN BONDS

AT REQUEST OF:

05/13/1994 08:00 AM
Fee: \$ 19.00 Pgs: 5
TT: \$.00

FIRST AMERICAN TITLE

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

For Recorder's Use Only

THE UNDERSIGNED GRANTOR DECLARES

Documentary Transfer Tax \$ -0-

☒ Computed on the consideration or value or property conveyed; OR
☐ Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

APN 030-220-016;-017

EASEMENT GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

LONG FAMILY PARTNERS, LTD., a limited partnership organized under the laws of the State of Illinois
hereby GRANTS to

EDWARD N. MINER and NORMA L. MINER, husband and wife, as Community Property
the real property in the County of Napa, State of California, described as

PARCEL ONE:

An exclusive Easement, 60 feet in width, for vehicular and pedestrian ingress and egress and general roadway
uses, including related drainage, landscaping, gates and gateposts, the centerline of which is the centerline of
the centerline of the portions of the existing road described in Exhibit "A" attached hereto, extending from
Point B to Point C, and from Point D to Point E, as said points are designated in said exhibit.

PARCEL TWO:

A non-exclusive Easement, 60 feet in width, for vehicular and pedestrian ingress and egress and for general
roadway uses, and where the existing roadway shoulders and drainage facilities exceed such width, to the
additional width of said existing facilities, the centerline of which is the centerline of the portions of the existing
road described in Exhibit "A" attached hereto extending from Point E to Point F, from Point G to Point H and
from Point I to Point J as said points are designated in said exhibit.

PARCELS ONE and TWO above shall be appurtenant to the lands of the Grantee which lands are described
in the Deed to Edward G. Miner, et ux, recorded October 4, 1993 under Series Number 1993 032004 of
Official Records of Napa County.

This Easement Grant Deed shall serve to establish the location of the easements conveyed as Parcel's Two and
Three in the above mentioned Deed to Edward G. Miner, et ux.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

am/d1876

WHEN RECORDED MAIL TO:

MR. & MRS. EDWARD N. MINER
24956 Highspring Avenue
Newhall, CA 91321



1994 016173

OFFICIAL RECORDS OF
NAPA COUNTY

H. KATHLEEN BONDS

AT REQUEST OF:

FIRST AMERICAN TITLE

05/13/1994

08:00 AM

Fee: \$

22.00

Pgs: 6

TT: \$

.00

MAIL TAX STATEMENTS TO:

For Recorder's Use Only

SAME AS ABOVE

THE UNDERSIGNED GRANTOR DECLARES

Documentary Transfer Tax \$ -0-

☒ Computed on the consideration or value or property conveyed; OR

☐ Computed on the consideration or value less liens or encumbrances remaining at time of sale.

APN# 030-130-003; 032-010-001 & 020

EASEMENT GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

THE CITY OF NAPA, a municipal corporation

hereby GRANTS to

EDWARD N. MINER and NORMA L. MINER, husband and wife, as Community Property

the real property in the County of Napa, State of California, described as:

PARCEL ONE:

→ An exclusive Easement, 60 feet in width, for vehicular and pedestrian ingress and egress and general roadway uses, including related drainage, landscaping, gates and gateposts, the centerline of which is the centerline of the portions of the existing road described in Exhibit "A" attached hereto, extending from Point A to Point B, as said points are designated in said exhibit.

PARCEL TWO:

→ An exclusive Easement, 60 feet in width, for ingress, egress and roadway purposes and for all purposes ordinarily incidental thereto, the centerline of which is the centerline of the portions of the existing road described in Exhibit "A" attached hereto, extending from Point F to Point G, from Point H to Point I and from Point J to Point K as said points are designated in said exhibit.

PARCELS ONE and TWO above shall be appurtenant to the lands of the Grantee, which lands are described in the Deed to Edward G. Miner, et ux, recorded October 4, 1993 under Series Number 1993 032004 of Official Records of Napa County.

PARCEL TWO above shall be for the exclusive mutual benefit of the Lands of Miner described above, the lands of Long Family Partners Ltd. described in the Deeds to Long Family Partnership recorded October 4, 1993 under Series Number 1993 031996 through 1993 031202 of Official Records of Napa County, and the Lands of the City of Napa, adjacent to the above easements.

MAIL TAX STATEMENTS AS DIRECTED ABOVE