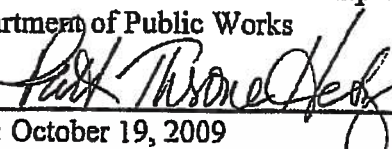


1st SUBMITTED 10 Jul 09  
REVISION 11 Aug 09  
CLARIFICATION  
GRANT DEED 16 Oct 09

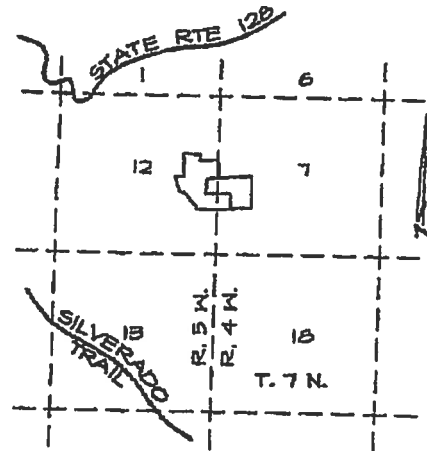
NAPA COUNTY  
LOT LINE ADJUSTMENT - COMPLETE  
TENTATIVE MAP NUMBER: 1627  
400 SCALE MAP NUMBER: 8D  
LANDS OF Fitts / Wappo Land  
Documents Recorded: October 16, 2009  
Document Numbers: 2009-0027600 thru 0027604  
Agent: First American Title Company.  
Department of Public Works  
By:   
Date: October 19, 2009

TENTATIVE MAP  
FOR A LOT LINE ADJUSTMENT  
OF THE LANDS OF  
WAPPO LAND COMPANY LLC  
030-220-022  
AND OF THE LANDS OF  
EDWARD P. FITTS  
032-010-068  
NAPA COUNTY, CALIFORNIA  
JULY 2009

~PREPARED BY~



MICHAEL W. BROOKS & ASSOCIATES, INC.  
Professional Land Surveyors  
8835 Washington Street Yountville, CA 94588 (707) 944-8743



VICINITY MAP  
NO SCALE

OWNERS/APPLICANTS  
WAPPO LAND COMPANY LLC  
C/O ROBERT W. LONG  
203 YORKTOWN SHOPPING CTR  
LOMBARD IL 60148

EDWARD P. FITTS  
56 HIGHCROFT DR  
MORGANTOWN PA 19543

EXISTING LAND USE: APN 030-220-022 IS AGRICULTURAL  
APN 032-010-068 IS RESIDENTIAL

PROPOSED LAND USE: SAME

EXISTING AND PROPOSED WATER SOURCE: WELL

EXISTING AND PROPOSED SEPTIC SYSTEMS: INDIVIDUAL ON-SITE SEPTIC  
SYSTEMS.

# TENTATIVE MAP FOR A LOT LINE ADJUSTMENT

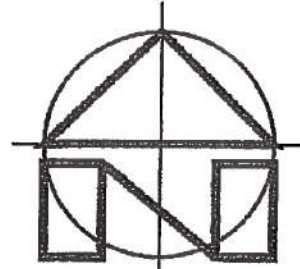
OF THE LANDS OF  
**WAPPO LAND COMPANY LLC**  
030-220-022

AND OF THE LANDS OF  
**EDWARD P. FITTS**  
032-010-068

NAPA COUNTY, CALIFORNIA

JULY 2009 / REVISED IN AUGUST

~PREPARED BY~



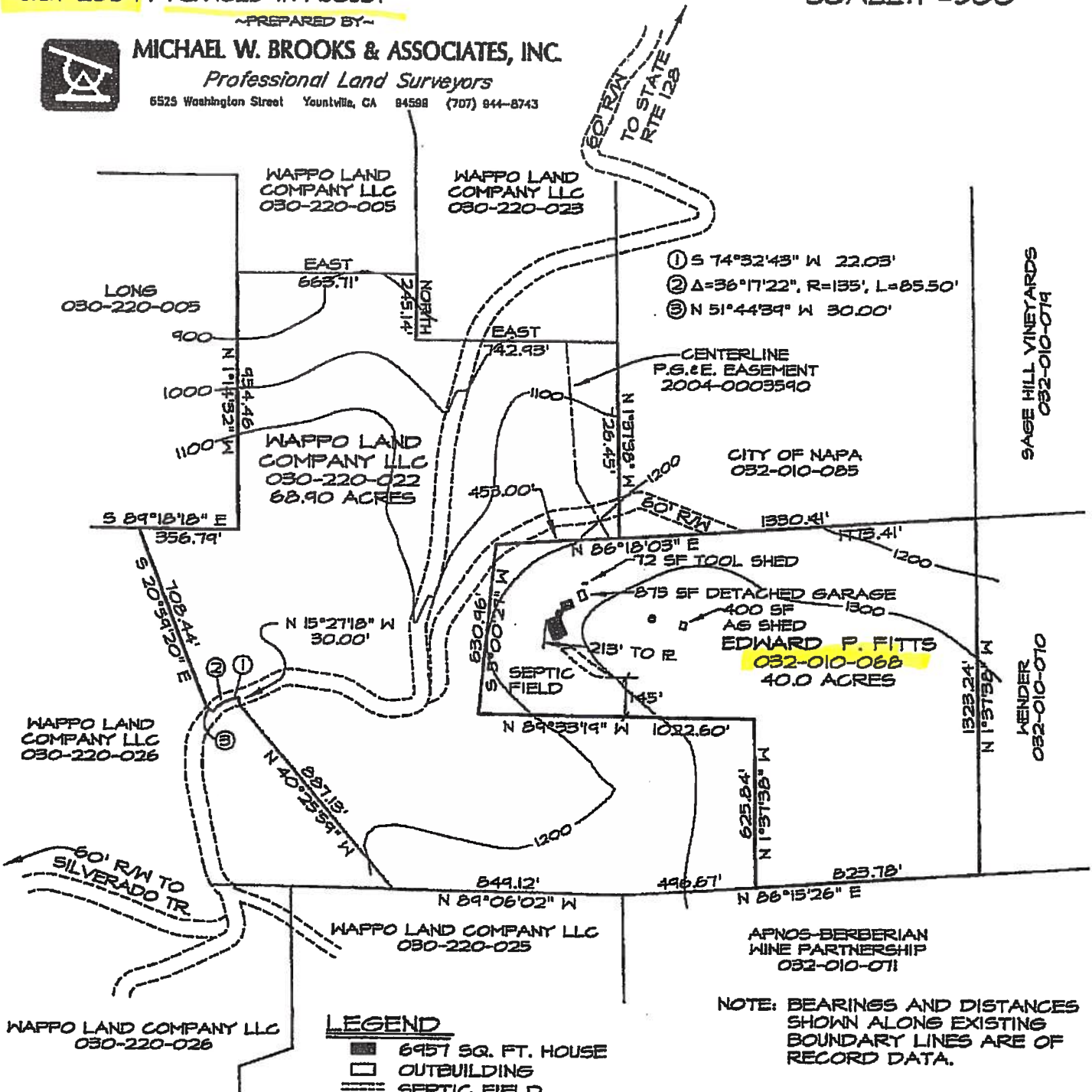
SCALE: 1"=500'



**MICHAEL W. BROOKS & ASSOCIATES, INC.**

Professional Land Surveyors

6525 Washington Street Yountville, CA 94598 (707) 844-8743



**TENTATIVE MAP  
FOR A LOT LINE ADJUSTMENT**

OF THE LANDS OF  
**WAPPO LAND COMPANY LLC**  
030-220-022

AND OF THE LANDS OF  
**EDWARD P. FITTS**  
032-010-068

NAPA COUNTY, CALIFORNIA  
JULY 2009 / REVISED IN AUGUST

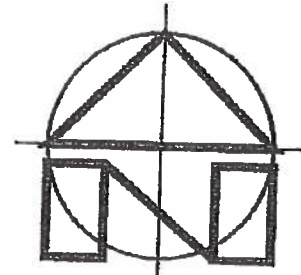
~PREPARED BY~



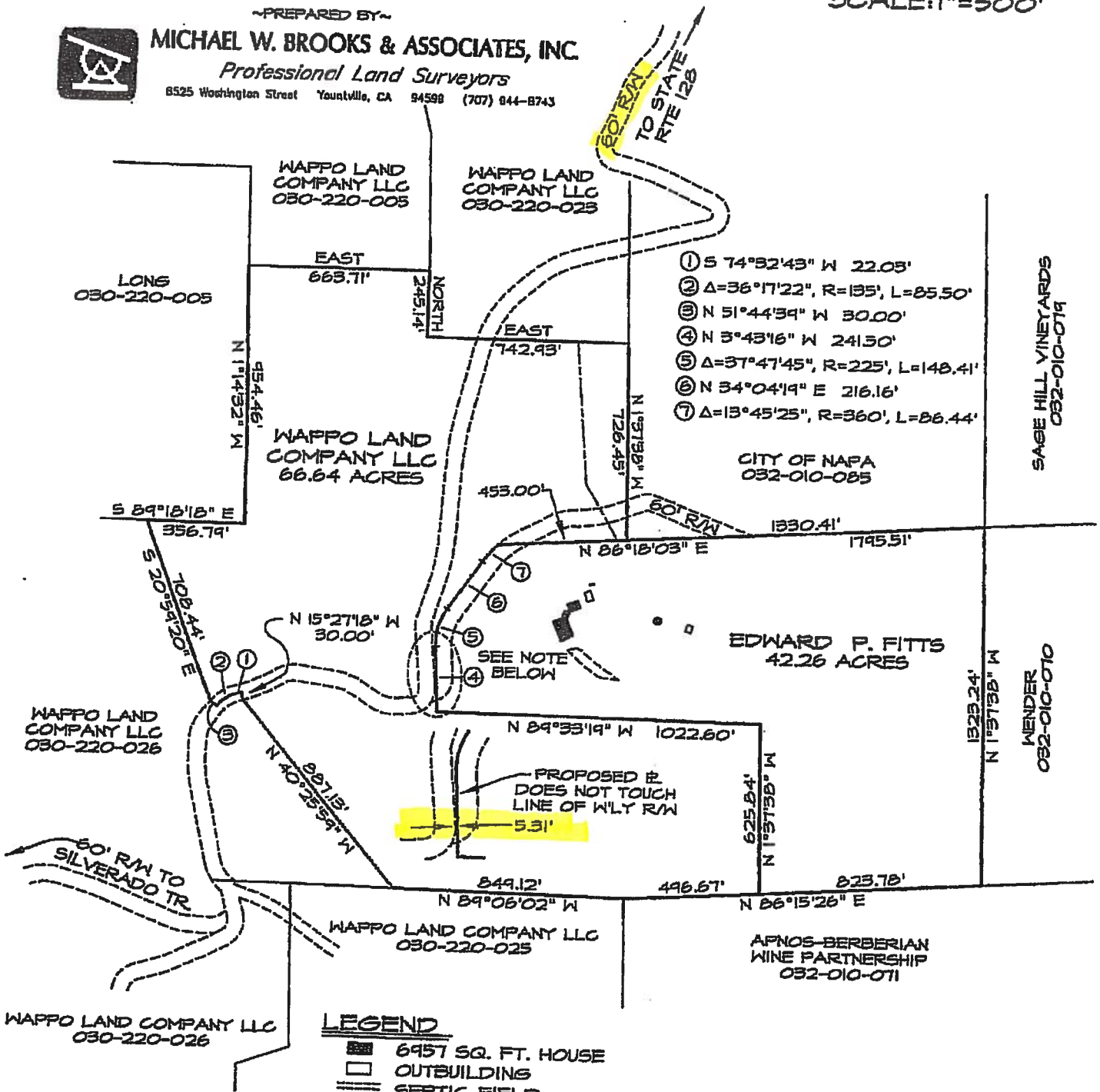
**MICHAEL W. BROOKS & ASSOCIATES, INC.**

*Professional Land Surveyors*

8525 Washington Street Yountville, CA 94598 (707) 944-8743



SCALE: 1"=500'



FIRST AMERICAN TITLE COMPANY  
OF NAPA



2009-0027603

Order No. 00097469-LT-4  
am-09/17/09

Recorded | REC FEE | 11.00  
Official Records | TAX | 253.55  
County of  
Napa  
JOHN TUTEUR  
Assessor-Recorder-Coul  
08:46AM 16-Oct-2009 | Page 1 of 2

WHEN RECORDED MAIL TO

Name EDWARD P FITTS  
Street Address 56 HIGHCROFT DRIVE  
City, State, Zip MORGANTOWN PA 19543-8848

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORPORATION GRANT DEED

APN(S) 032-010-068 & PTN 030-220-022

ADJUSTED PARCEL TWO  
THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
Documentary Transfer Tax is \$253.55

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

FIRST AMERICAN TITLE COMPANY OF NAPA, a corporation organized and existing under the laws of the State of California, does hereby GRANT to

EDWARD P. FITTS, an unmarried man

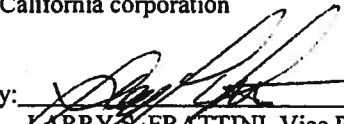
the following real property in the County of Napa, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF  
AND DESIGNATED AS EXHIBIT "A"

The purpose of this conveyance and the conveyances recorded concurrently herewith is to create a Lot Line Adjustment pursuant to the California Government Code Section 66412(d) and the Napa County Ordinances.

Dated: September 22, 2009

FIRST AMERICAN TITLE COMPANY OF NAPA,  
a California corporation

By:   
LARRY S. FRATTINI, Vice President

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF NAPA )

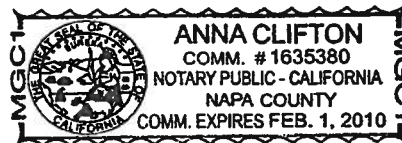
On 10-15-09, before me,  
Anna Clifton, Notary  
Public, personally appeared LARRY S. FRATTINI who  
proved to me on the basis of satisfactory evidence to be the  
person whose name is subscribed to the within instrument and  
acknowledged to me that he executed the same in his authorized  
capacity, and that by his signature on the instrument the person,  
or the entity upon behalf of which the person acted, executed  
the instrument.

FOR NOTARY SEAL OR STAMP

I certify under PENALTY OF PERJURY under the laws of the  
State of California that the foregoing paragraph is true and  
correct.

WITNESS my hand and official seal.

Signature 



## END OF DOCUMENT

Order No. 00097469-LT - 4

### EXHIBIT "A"

#### PARCEL ONE:

Beginning at an iron pipe tagged LS 4510 at the Southeast corner of Parcel 2 as shown in Book 22 of Parcel Maps at pages 32 through 43, Map Number 4989, recorded on November 19, 1997 in the office of the Napa County Recorder; thence along the lines of said Parcel 2 North 1°37'38" West 625.84 feet and North 89°33'19" West 1022.60 feet; thence leaving the lines of said Parcel 2 and continuing North 89°33'19" West 167.08 feet to an iron pipe tagged LS4510; thence North 3°43'16" west 241.50 feet to an iron pipe tagged LS 4510; thence along the arc of a tangent curve to the right having a radius of 225 feet through a central angle of 37°47'35" an arc distance of 148.41 feet to an iron pipe tagged LS 4510; thence North 34°04'19" East 216.16 feet to an iron pipe tagged LS 4510; thence along the arc of a curve to the right having a radius of 360 feet through a central angle of 13°45'24" an arc distance of 86.44 feet to an iron pipe tagged LS 4510 on the westerly prolongation of the line delineated as 'N86°18'03" E 453.00' on said Parcel Map; thence along said westerly prolongation North 86°18'03" East 22.10 feet to an iron pipe tagged LS 4510, said iron pipe marking the Northwest corner of the lands of Edward P. Fitts as described in Document Series Number 2005-0046126, recorded on November 8, 2005 in said Recorder's office; thence continuing North 86°18'03" East 453.00 feet to a brass pin marking the West quarter corner of Section 7, Township 7 North, Range 4 West, Mount Diablo Meridian; thence along the East-West center of section line of said Section 7 and continuing North 86°18'03" East 1320.41 feet to an iron pipe tagged LS 4510; thence leaving said center of section line South 1°37'38" East 1323.24 feet to an iron pipe tagged LS 4510 on the northerly line of Parcel 4 of said Parcel Map; thence along said northerly line South 86°15'25" West 823.78 feet to the point of beginning.

Containing 42.26 acres.

#### PARCEL TWO:

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, granted as Parcel One in the deeds recorded May 13, 1994 as Series Number 1994-0016173 and 1994-0016174 of Official Records of Napa County.

#### PARCEL THREE:

An exclusive easement, 60 feet in width, for ingress, egress and roadway purposes granted as Parcel Two in the deed recorded May 13, 1994 as Series Number 1994 0016173 of Official Records of Napa County.

#### PARCEL FOUR:

A non-exclusive easement for vehicular and pedestrian ingress and egress and for general roadway uses, granted as Parcel Two in the deed recorded May 13, 1994 as Series Number 1994-0016174 of Official Records of Napa County.

#### PARCEL FIVE:

A non-exclusive Easement, for utilities services, as granted in the deed recorded October 4, 1993 as Series Number 1993 031995 of Official Records of Napa County.

#### PARCEL SIX:

That certain 25 foot Right of Way leading Northwesterly to the State Highway, as the same is granted in the Agreement recorded April 5, 1950 in Book 331 at page 226 of Official Records of Napa County. Said easement appurtenant to Parcel One.

The consolidation of underlying lots, parcels or portions thereof, as set forth in the above 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.