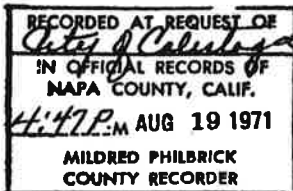




Location Map



BOOK 857 PAGE 888



BD2937

I..... C..... P.....,

OFFER OF DEDICATION  
FOR PUBLIC STREET AND UTILITY PURPOSES

*no fee*

FOR VALUE RECEIVED, ROBERTS & AGUIRRE, a partnership,  
does hereby irrevocably offer to dedicate for public street  
and utility purposes all that certain real property situate in  
the City of Calistoga, County of Napa, State of California,  
described as follows:

PARCEL ONE:

A 60 foot wide Right of Way and Utility Easement lying  
30 feet on each side of the following described centerline:

Beginning at a point, on the Northerly line of State Highway 128, that bears South 55°00'00" East, 30.00 feet along said Northerly line of State Highway 128 from the most Southerly corner of Parcel "A" as shown on that certain map entitled "Record of Survey of Property of Walter Witt", filed for record November 14, 1963 in Book 11 of Surveys, at Page 43, Official Records, County of Napa; thence, North 34°59'40" East, 73.19 feet; thence, along a curve to the right having a radius of 200.00 feet, through a central angle of 58°15'00", an arc distance of 203.33 feet; thence, tangent to the preceding curve, South 86°45'20" East, 106.43 feet; thence, along a curve to the left, having a radius of 200.00 feet, through a central angle of 9°07'13", an arc distance of 31.84 feet; thence, tangent to the preceding curve, North 84°07'27" East, 146.89 feet; thence, along a curve to the right, having a radius of 150.00 feet, through a central angle of 33°00'00", an arc distance of 86.39 feet; thence, tangent to the preceding curve, South 62°52'33" East, 340.62 feet; thence, along a curve to the left, having a radius of 150.00 feet, through a central angle of 45°00'00", an arc distance of 117.81 feet; thence, tangent to the preceding curve, North 72°07'27" East, 190.71 feet, thence, along a curve to the right, having a radius of 120.00 feet, through a central angle of 46°03'18", an arc distance of 96.46 feet; thence South 61°49'15" East, 133.79 feet, more or less to a point on the Northwesterly line of Block 18 as shown on the "Map of Napa Railroad Homestead in Calistoga", filed for record May 27, 1869 in the office of the County Recorder, County of Napa.

Extending or shortening the side lines of said 60 foot wide right of way so as to terminate at said Northwesterly line of Block 18.

PARCEL TWO:

A Right of Way and Utility Easement over, across and upon that certain parcel of land more particularly described as follows:

Beginning at the most Southerly corner of Parcel "A" as shown on the map entitled "Record of Survey of Property of Walter Witt", filed for record November 14, 1963 in Book 11 of Surveys at Page 43, Official Records, County of Napa, said point being also a point on the centerline of State Highway 128; thence, North 34°59'40" East, 33.00 feet to a point on the Northeasterly line of said State Highway 128; thence, along said Northeasterly line, South 55°00'00" East, 80.00 feet to the True Point of Beginning; thence, from said True Point of Beginning, along a curve to the left, whose center of radius bears North 35°00'00" East, having a radius of 20.00 feet, through a central angle of 90°00'20", an arc distance of 31.42 feet; thence, South 34°59'40" West, 20.00 feet; thence South 55°00'00" East, 20.00 feet to the True Point of Beginning.

PARCEL THREE:

A 60 foot wide Right of Way and Utility Easement more particularly described as follows:

Beginning at a found 3/4" iron pipe marking the Southerly end of a boundary line that bears North 27°10'45" East as said line is shown on the map entitled, "Record of Survey of Property of Walter Witt", filed for record November 14, 1963 in Book 11 of surveys at Page 43, Official Records, County of Napa; thence North 55°00'00" West, 18.44 feet to the True Point of Beginning; thence, from said True Point of Beginning, South 5°51'53" West, 55.48 feet; thence, along a curve to the left, having a radius of 20.00 feet, through a central angle of 75°31'17", an arc distance of 26.36 feet; to a point on the Northerly sideline of the 60 foot wide right of way described as Parcel One, above; thence, following said Northerly sideline, along a curve to the left, whose center of radius bears South 20°20'37" West, having a radius of 180.00 feet, through a central angle of 26°13'10", an arc distance of 82.37 feet; thence, tangent to the preceding curve, South 84°07'27" West, 9.51 feet; thence, leaving said Northerly sideline, along a curve to the left, whose center of radius bears North 5°52'33" West, having a radius of 20.00 feet, through a central angle of 78°15'34", an arc distance of 27.32 feet; thence, tangent to the preceding curve North 5°51'53" East, 88.70 feet to a point on the Southerly boundary of Parcel "B" as shown on the aforementioned map; thence, Easterly along said boundary line South 55°00'00" East, 68.70 feet to the True Point of Beginning.

Grantor covenants that upon written demand of the City of Calistoga grantor will at its own expense widen said Rights of Way to City of Calistoga Collector Street Standards (forty feet curb

to curb including subbase, base surfacing, curbs and gutters, sidewalks, drainage and utilities). This covenant shall run with grantor's land, described in "Exhibit A" attached hereto, and be binding on grantor's successors and assigns.

IN WITNESS WHEREOF we have set our hands this 6 day of

May, 1971:

ROBERTS & AGUIRRE,  
a partnership

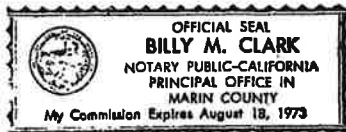
By Hal C. Aguirre

By [Signature]

STATE OF CALIFORNIA,

County of Marin } ss.  
On this 6th day of May 1971 in the year one thousand nine

hundred and Seventy One before me, Billy M. Clark,  
a Notary Public, State of California, duly commissioned and sworn, personally appeared  
Hal C. Aguirre and R. C. Roberts



known to me to be one of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal, in the County of Marin the day and year in this certificate first above written.

Billy M. Clark Notary Public, State of California.

Cowdery's Form No. 29--(Acknowledgment--Partnership)  
(C. C. Sec. 1190a) (Printed 11-10-67) 8221-0420-2

My Commission Expires August 18, 1973