



2021-0018505

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County of  
Napa  
JOHN TUTEUR  
Assessor-Recorder-Co.

REC FEE 111.00

09:47AM 28-May-2021

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Page 1 of 28

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Farella Braun + Martel LLP  
899 Adams Street  
St Helena, CA 94574  
Attn: Katherine Philippakis



(Space Above this Line for Recorder's Use Only)

APN: 032-160-084, 032-160-085, 032-160-086, 032-160-087, 032-160-088, 032-160-072, 032-550-025, 032-550-017, 032-550-016, 032-550-015, 032-550-014, 032-550-013, 032-550-023, 032-550-022, 032-550-020, 032-550-021, and 032-550-024



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AGREEMENT**

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APN: 032-160-084, 032-160-085, 032-160-086, 032-160-087, 032-160-088, 032-160-072, 032-550-025, 032-550-017, 032-550-016, 032-550-015, 032-550-014, 032-550-013, 032-550-023, 032-550-022, 032-550-020, 032-550-021, and 032-550-024



DOCUMENTARY TRANSFER TAX \$ 0.00  
The undersigned declares that the consideration  
for this Easement is less than \$100.00.

**VIEWSHED EASEMENT AND USE AND DEVELOPMENT RESTRICTION  
AGREEMENT**

THIS AGREEMENT (this "Agreement") is made as of MAY 28, 2021, by and among CIRCLE R RANCH LLC, a California limited liability company, ROCKING R RANCH LLC, a California limited liability company, and FOSS VALLEY RANCH LLC, a California limited liability company (each, a "Grantee" and collectively, the "Grantees"), and VINEDOS AP, LLC, a California limited liability company ("Grantor").

**RECITALS**

A. Grantor is the owner of certain real property located in the County of Napa, State of California, as more particularly set forth in **Exhibit A** attached hereto and incorporated herein by reference (the "Grantor's Property").

B. Grantees are the owners of certain real property located in the County of Napa, State of California, as more particularly set forth in **Exhibit B** attached hereto and incorporated herein by reference (the "Grantees' Properties").

C. Grantor wishes to grant a viewshed easement for the passage of air, light, and view over and across a portion of Grantor's Property to Grantees as owners of their respective portions of Grantees' Properties, to restrict the uses permitted on Grantor's Property and to restrict the location, size and other physical attributes of improvements on a portion of Grantor's Property, upon and subject to the terms and conditions in this Agreement.



2021-0018505

Recorded  
Official Records  
County of  
Napa  
JOHN TUTEUR  
Assessor-Recorder-Co.

REC FEE 111.00

09:47AM 28-May-2021

35  
Page 1 of 28

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Farella Braun + Martel LLP  
899 Adams Street  
St Helena, CA 94574  
Attn: Katherine Philippakis



(Space Above this Line for Recorder's Use Only)

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