TRANSIENT NON-COMMUNITY WATER SYSTEM INFORMATION

FOR THE

A&B Vineyards LLC Winery

LOCATED AT:
5215 Solano Avenue
Napa, CA 94558
Napa County APN 034-190-040

PREPARED FOR:
A&B Vineyards LLC
Care of: Steve Contursi
1042 North Coast Highway
Laguna Beach, CA 92651
(949) 233-3752

PREPARED BY:

APPLIED CIVIL ENGINEERING INCORPORATED

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Job Number: 20-139

REGISTERED PROFESSIONAL ENGINEER
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Michael R. Muelrath 9/19/2024

Michael R. Muelrath R.C.E. 67435 Date

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INTRODUCTION

A&B Vineyards LLC is applying for a Use Permit Modification to change the entitlements for their previously permitted and under construction winery facility located at 5215 Solano Avenue in Napa County, California. The subject property is located just north of the intersection of Solano Avenue and Oak Knoll Avenue and is also known as Napa County Assessor's Parcel Number 034-190-040.

Figure 1: Location Map

A Use Permit (P12-00440) and subsequent modifications for this project was approved by the Napa County Planning Commission allows the construction and operation of a new winery.

This new Use Permit Modification proposes the following characteristics:

- Wine Production:
  - 45,000 gallons of wine per year
  - Crushing, fermenting, aging and bottling

- Employees:
  - 5 employees
  -

- Marketing Plan:
    - Daily Tours and Tastings by Appointment
        - 34 visitors per day maximum
    - Marketing Events Type #1
        - 12 per year
        - 30 guests maximum
        - Food prepared offsite by catering company
    - Marketing Events Type #2
        - 2 per year
        - 125 guests maximum
        - Food prepared offsite by catering company
        - Portable toilets used for restrooms

Existing development on the property includes approximately six acres of vineyards, two wells, access roads, winery buildings under construction and the related access and utility infrastructure typical of this type of agricultural and winery development. Water for the winery will be provided by the existing Winery Well located on the subject property. Please see the A&B Vineyards LLC Use Permit Modification Conceptual Site Improvement Plans for approximate locations of existing and proposed features.

Groundwater is currently used for vineyard irrigation and to support the entitled winery which is under construction. Groundwater will continued to be used for these activities moving forward including the proposed winery use modifications.

Since the number of employees plus the number of visitors is expected to exceed 24 for 60 or more days out of the year the project will be required to implement a Transient Non-Community Public Water System.

A&B Vineyards LLC has requested that Applied Civil Engineering Incorporated (ACE) prepare a brief report outlining the anticipated technical, managerial and financial aspects of the water system that will be required to serve the proposed winery to accompany the winery Use Permit application as required by Napa County.

WATER SYSTEM NAME

The water system will be known as the "A&B Vineyards Winery Water System".

NAME OF PERSON WHO PREPARED THIS REPORT

This report was prepared by Michael R. Muelrath, PE of Applied Civil Engineering Incorporated. Information regarding the parameters of the subject Use Permit Modification application was provided by representatives of A&B Vineyard LLC and Taylor Lombardo Architects.

TECHNICAL CAPACITY

System Description

Water for the existing vineyards is currently provided by an existing onsite well (Well Completion Report No. WCR2020-002111. Water for the winery will also be provided by the

existing groundwater well. According to the Well Completion Report and County Permit (E19-00681) records this existing well does have the required 50 foot deep, 3 inch wide annular seal as is required for public water systems. A second existing well is proposed to be reserved for vineyard irrigation only.

Treatment is expected to consist of standard water treatment technologies and detailed plans for the water treatment system will be prepared and presented to Napa County for review during the building permit and water system permit stage.

Water Demand Projection

Napa County Water Availability Analysis Guidelines were used to estimate the annual water demand for the proposed winery uses and associated landscaping around the new winery. The vineyards were included in this analysis even though they have a separate source of water available to meet irrigation needs. The total proposed water use is estimated to be approximately 4.38 acre-feet per year. Of the projected 4.38 ac-ft approximately 1.18 acre-feet is associated with domestic and processing uses for the proposed winery and the balance is associated with vineyard and landscape irrigation. Using the projected annual domestic and processing water demand of 1.18 acre-feet per year, we have calculated an average daily demand of approximately 1,053 gallons and a maximum daily demand (MDD) of approximately 2,369 gallons (calculated using a peaking factor of 2.25 per California Waterworks Standards Section 64554b.3.(C)).

Source Adequacy

The existing well was constructed with a 50 foot deep, 3 inch wide annular seal to meet the requirements for public water systems. A copy of the Well Completion Report providing information about the existing well will be included with the water system application with the winery building permit application package to document adequacy of the seal.

Water Supply Capacity

Assuming a conservative well pumping cycle of 12 hours per day the new well must be capable of producing at least 3.3 gallons per minute to meet the water system's MDD. A pumping test in accordance with California Waterworks Standards Section 64554 was performed by Les Peterson Drilling & Pump Inc on 11/16/2021. According to the report prepared by Peterson Drilling & Pump Inc the yield for the well was determined to be at least 74 gpm which is significantly more than the required 3.3 gpm needed to meet the MDD. More details regarding the pumping test and recovery in accordance with California Waterworks Standards will be submitted prior to building permit and water system permit submittal to document the actual yield.

Furthermore, the results of the Water Availability Analysis prepared by Applied Civil Engineering confirm that the projected aquifer extraction complies with County requirements and therefore long-term supply should be sufficient to meet the needs of the public water system and other irrigation uses.

Once the water system is permitted and constructed we recommend that the water level, yield and drawdown in the well be monitored on an ongoing basis to detect any trends in changing water table levels and well yield so that alternate sources can be developed if needed.

The water system must also include a new storage tank that can store at least the MDD (2,369 gallons).

Water Quality Characterization

Preliminary testing was completed on 12/2/2021 by Alpha Analytical Laboratories Inc in Ukiah. These results indicate treatment will be required for manganese removal. The water treatment system must be designed to reduce all required contaminant levels to below the regulatory maximum contaminant level (MCL) for each constituent, as applicable. Based on preliminary assessment and experience with other wells in the general project area we judge that it will be feasible to provide treatment as needed to meet water quality requirements for the new public water system.

Consolidation Analysis

We have reviewed the California Water Boards System Area Boundary Layer Look-up Tool at https://gispublic.waterboards.ca.gov/portal/apps/webappviewer/index.html?id=272351aa7db14435989647a86e6d3ad8 [Accessed on 12/20/2022] and found one system identified on the map that is located within 3 miles of the subject property:

1. City of Napa

We have reviewed the possibility of connecting to the City of Napa water system with the Napa County Local Agency Formation Commission and City of Napa Water Division and have determined that it is not feasible to connect to this existing water system since the parcel is in the County and has no existing regular water service (see correspondence in Appendix 2).

MANAGERIAL

Organization

Management and routine operation of the water system will be performed by the winery staff. One staff member will be responsible for performing sampling, reporting and keeping up to date records onsite in accordance with Napa County requirements. The winery staff person in charge of the water system will consult with water system specialists as needed if issues arise with any components of the water system. The water system manager will report directly to the property owner.

Land Ownership

The well, storage tank and all the piping will all be located on the same property as the proposed winery that it will serve which is owned by A&B Vineyards LLC (see ownership documents in Appendix 4) and therefore no easements are necessary.

Water Rights

The A&B Vineyards Winery Water System will use groundwater from a non-adjudicated groundwater basin exclusively and is therefore not subject to water rights through the State Water Resources Control Board.

FINANCIAL

There will be no revenue generated by the water system.

The expected expenses for the water system can be broken down into initial startup cost and ongoing operational cost as shown below.

Startup Cost

Startup cost includes the new water transmission piping, water storage tank, water treatment system equipment, booster pump and installation. The water treatment and storage equipment will be designed based on a full panel of water quality test results that will be performed on water from the existing well. Based on previous experience we estimate that the cost for these components will be approximately $238,000 (see budget spreadsheet in Appendix 3).

Actual costs will be dependent upon the location of the tank and other water system components as well as results of the water quality testing and design of the water treatment system.

Annual Operating Cost

Annual operating cost for the water system will include a portion of one employee's salary, cost for performing quarterly and annual water quality testing, equipment maintenance, replacement of consumable items, electrical service charges, professional fees and capital replacement allowance. The actual cost to operate and maintain the water system will be dependent on the final design of the water system. We estimate that the annual cost associated with operating and maintaining the water system will be approximately $22,000 per year (see budget spreadsheet in Appendix 3).

Funding

The startup cost will be financed along with the construction of the winery. The winery's annual budget must include a line item for water system operation and maintenance expenses to ensure finances are available to operate and maintain the water system throughout the life of the winery.

APPENDIX 1: A&B Vineyards LLC Winery Use Permit Modification

Conceptual Site Improvement Plans (Reduced to 8.5" x 11")

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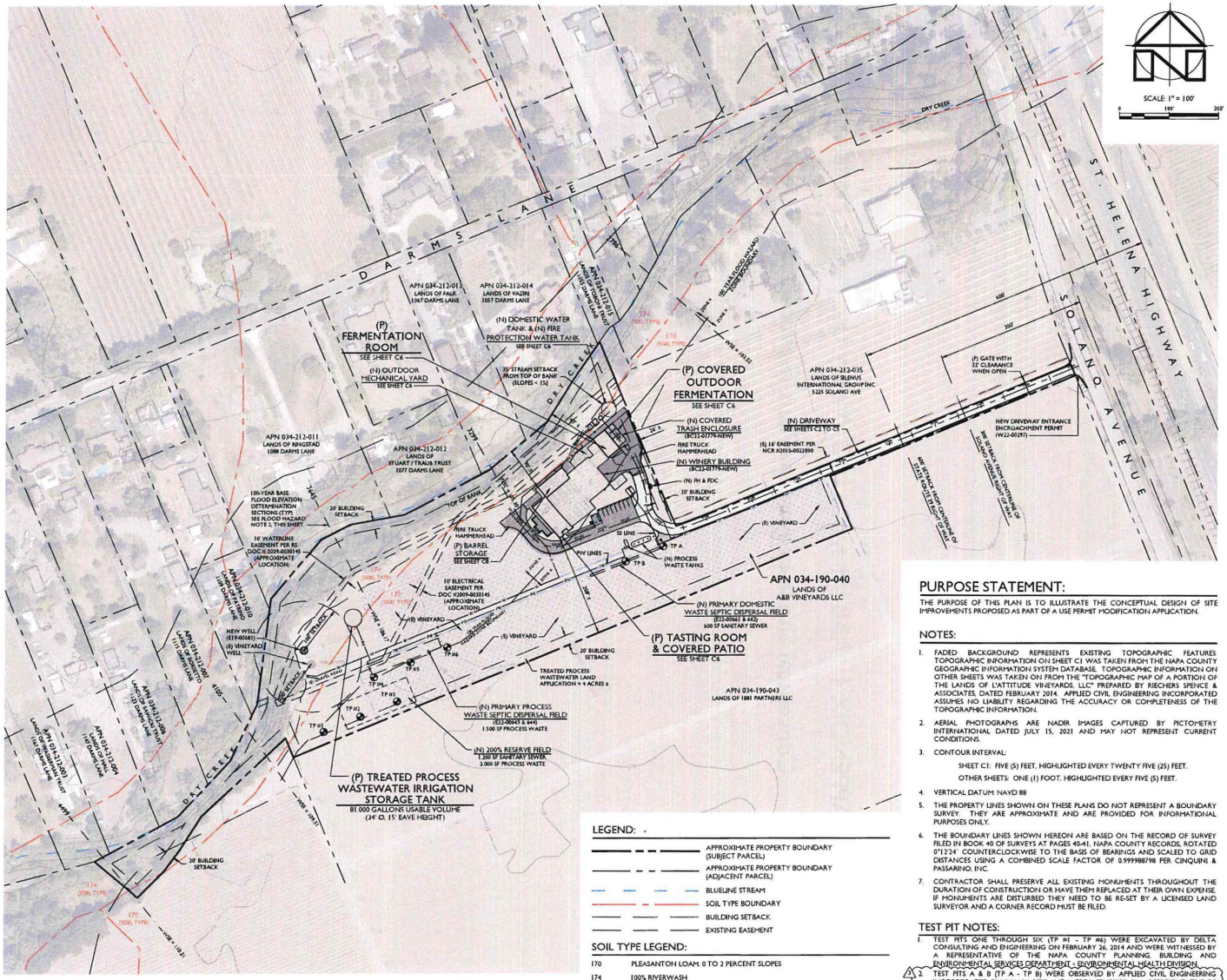
A&B VINEYARDS LLC

USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS



OVERALL SITE PLAN

SCALE 1" = 100'

LOCATION MAP

SCALE 1" = 3,000'

PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:
A&B VINEYARDS LLC
1042 NORTH COAST HIGHWAY
LAGUNA BEACH, CA 92651

SITE ADDRESS:
5215 SOLANO AVENUE
NAPA, CA 94558

ASSESSOR'S PARCEL NUMBER:
034-190-040

PARCEL SIZE:
10.1 ± ACRES

PROJECT SIZE:
2.0 ± ACRES

ZONING:
AGRICULTURAL PRESERVE (AP)

DOMESTIC WATER SOURCE:
PRIVATE WELL

FIRE PROTECTION WATER SOURCE:
STORAGE TANK

WASTEWATER DISPOSAL:
ONSITE TREATMENT AND DISPERSAL

SHEET INDEX:

C1 OVERALL SITE PLAN
C2 DRIVEWAY PLAN & PROFILE STA 0+50 TO STA 9+25
C3 DRIVEWAY PLAN & PROFILE STA 9+25 TO STA 53+25
C4 DRIVEWAY CROSS SECTIONS STA 1+00 TO STA 11+25
C5 DRIVEWAY CROSS SECTIONS STA 11+50 TO STA 53+00
C6 BUILDING AREA CONCEPTUAL SITE IMPROVEMENT PLAN
C7 STORMWATER CONTROL PLAN
C8 IMPERVIOUS SURFACE EXHIBIT

FLOOD HAZARD NOTES:

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C0505F, EFFECTIVE SEPTEMBER 29, 2010, ALL OR A PORTION OF THE PROJECT SITE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% CHANCE ANNUAL FLOOD (100 YEAR FLOOD). THE APPROXIMATE FLOOD HAZARD BOUNDARY LINE IS SHOWN ON THIS PLAN. SEE FIRM FOR ADDITIONAL INFORMATION.
2. A DETAILED FLOOD STUDY WAS PREPARED BY SCHAAF AND WHEELER AND THE BASE FLOOD ELEVATION AT THE BUILDING SITE ACCORDING TO THAT STUDY IS APPROXIMATELY 105.30 +/- (NAVD 88). THE FLOODWATER ELEVATION WOULD BE CONTAINED WITHING THE BANKS OF DRY CREEK. THE BUILDING WILL NONETHELESS BE ELEVATED MORE THAN 1' ABOVE THE BFE.

EXISTING WINERY PERMIT SUMMARY:

PURPOSE:	PERMIT NUMBER:
PRIOR WINERY USE PERMIT MODIFICATION	P21-00087 (PHASE I)
GRADING PERMIT	ENG22-00010
FLOODPLAIN PERMIT	ENF22-00020
WINERY BUILDING PERMIT	BC22-01079-NEW
UTILITY-OTHER PERMIT	BC22-01081
FIRE SPRINKLERS PERMIT	F22-00292
FIRE ALARM PERMIT	F22-00258
PROCESS WASTEWATER	E22-00644
SANITARY WASTEWATER	E22-00622

PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE CONCEPTUAL DESIGN OF SITE IMPROVEMENTS PROPOSED AS PART OF A USE PERMIT MODIFICATION APPLICATION.

NOTES:

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES TOPOGRAPHIC INFORMATION ON SHEET C1 WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. TOPOGRAPHIC INFORMATION ON OTHER SHEETS WAS TAKEN ON FROM THE "TOPOGRAPHIC MAP OF A PORTION OF THE LANDS OF L'ATTITUDE VINEYARDS, LLC" PREPARED BY RIECHERS SPENCE & ASSOCIATES, DATED FEBRUARY 2014. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPHS ARE NADIR IMAGES CAPTURED BY PICTOMETRY INTERNATIONAL DATED JULY 15, 2021 AND MAY NOT REPRESENT CURRENT CONDITIONS.
3. CONTOUR INTERVAL:
   SHEET C1: FIVE (5) FEET, HIGHLIGHTED EVERY TWENTY FIVE (25) FEET.
   OTHER SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
4. VERTICAL DATUM: NAVD 88
5. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
6. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON THE RECORD OF SURVEY FILED IN BOOK 40 OF SURVEYS AT PAGES 40-41, NAPA COUNTY RECORDS, ROTATED 0°13'24" COUNTERCLOCKWISE TO THE BASIS OF BEARINGS AND SCALED TO GRID DISTANCES USING A COMBINED SCALE FACTOR OF 0.9999887798 PER CINQUINI & PASSARINO, INC.
7. CONTRACTOR SHALL PRESERVE ALL EXISTING MONUMENTS THROUGHOUT THE DURATION OF CONSTRUCTION OR HAVE THEM REPLACED AT THEIR OWN EXPENSE. IF MONUMENTS ARE DISTURBED THEY NEED TO BE RE-SET BY A LICENSED LAND SURVEYOR AND A CORNER RECORD MUST BE FILED.

TEST PIT NOTES:

1. TEST PITS ONE THROUGH SIX (TP #1 - TP #6) WERE EXCAVATED BY DELTA CONSULTING AND ENGINEERING ON FEBRUARY 26, 2014 AND WERE WITNESSED BY A REPRESENTATIVE OF THE NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL HEALTH DIVISION.
2. TEST PITS A & B (TP A - TP B) WERE OBSERVED BY APPLIED CIVIL ENGINEERING INCORPORATED ON JULY 26, 2023 AND WERE WITNESSED BY A REPRESENTATIVE OF THE NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL HEALTH DIVISION.

LEGEND:

- APPROXIMATE PROPERTY BOUNDARY (SUBJECT PARCEL)
- APPROXIMATE PROPERTY BOUNDARY (ADJACENT PARCEL)
- BLUELINE STREAM
- SOIL TYPE BOUNDARY
- BUILDING SETBACK
- EXISTING EASEMENT

SOIL TYPE LEGEND:

170	PLEASANTON LOAM, 0 TO 2 PERCENT SLOPES
174	100% RIVERWASH

SOIL TYPE BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATA AND SHOULD BE CONSIDERED APPROXIMATE.

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A&B VINEYARDS LLC

USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS

OVERALL SITE PLAN

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER — CIVIL — STATE OF CALIFORNIA — FOR USE PERMIT MODIFICATION CONSTRUCTION — 10/24/2023

DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: SEPTEMBER 6, 2023

REVISIONS:	BY:
3/10/2023 PERMIT SUBMITTAL	YMS
1 5/10/2023 PERMIT RESUBMITTAL	YMS
2 9/6/2023 PERMIT RESUBMITTAL	YMS
3 8/9/2024 PERMIT RESUBMITTAL	YMS

JOB NUMBER: 20-139

FILE: 20-139CONC-OSP.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: C1 OF 8

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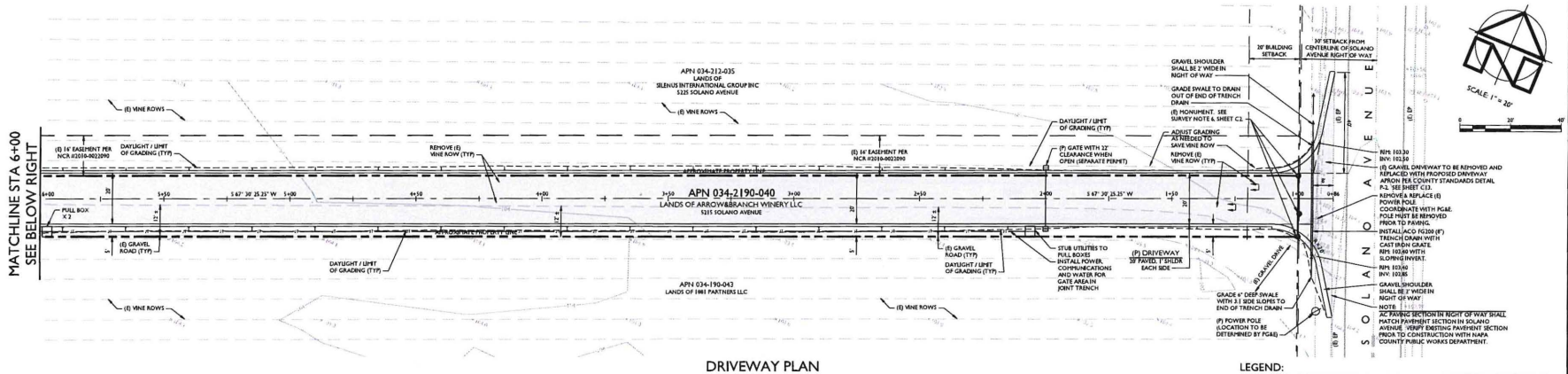
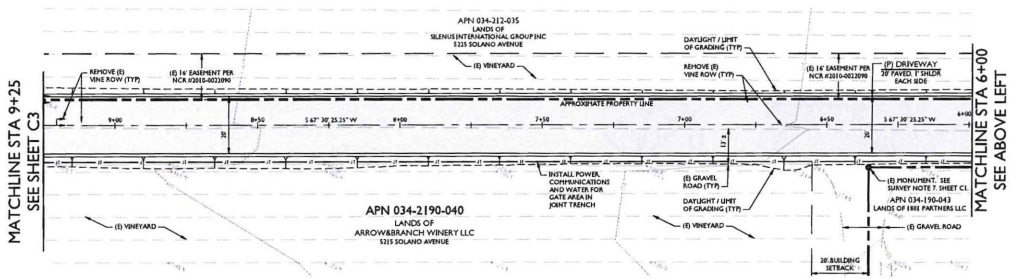


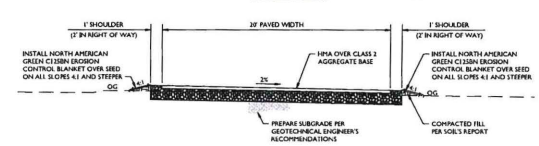
DRIVEWAY PLAN
STA 0+86 TO STA 6+00
SCALE 1" = 20'



DRIVEWAY PLAN
STA 6+00 TO STA 9+25
SCALE 1" = 20'

LEGEND:

- APPROXIMATE PROPERTY BOUNDARY (SUBJECT PARCEL)
- APPROXIMATE PROPERTY BOUNDARY (ADJACENT PARCEL)
- EXISTING EASEMENT OR SETBACK
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF DIRT / GRAVEL ROAD
- EXISTING VINE ROW
- EXISTING VINEYARD BOUNDARY
- PROPOSED EDGE OF PAVEMENT AND SHOULDER
- PROPOSED DAYLIGHT / LIMIT OF GRADING
- PROPOSED JOINT TRENCH
- PROPOSED ASPHALT CONCRETE PAVING



TYPICAL DRIVEWAY SECTION
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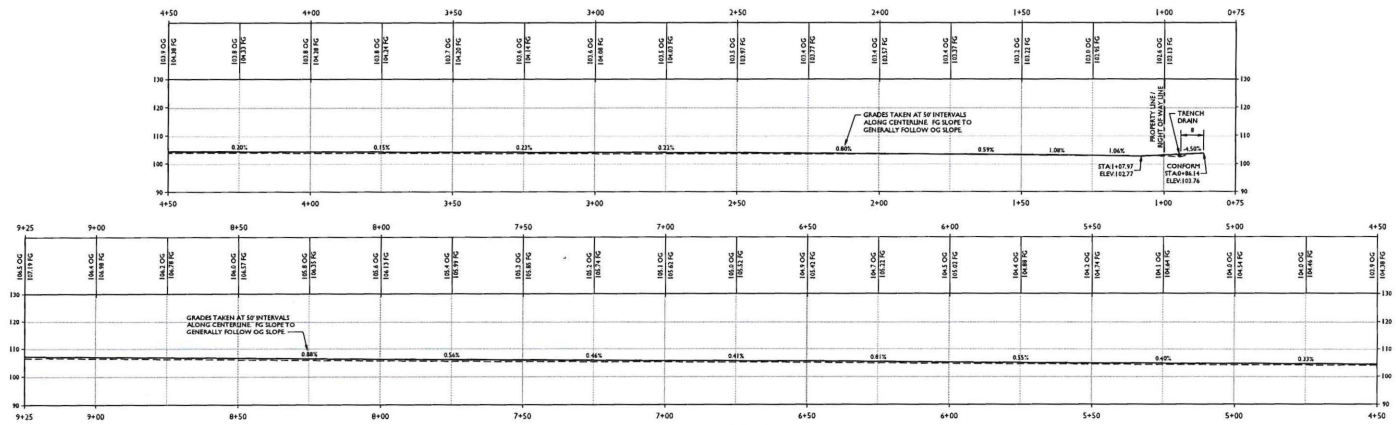

DRIVEWAY PROFILES
STA 0+75 TO STA 9+25
SCALE 1" = 20'

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A&B VINEYARDS LLC

USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY PLAN & PROFILE STA 0+50 TO STA 9+25

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER MICHAEL R. MCKEE No. 61321 CIVIL STATE OF CALIFORNIA
FOR REVIEW ONLY NOT FOR CONSTRUCTION

DRAWN BY: PowerCAD LLC
CHECKED BY: MRM
DATE: AUGUST 9, 2024

REVISIONS:	BY:
3/10/2023 PERMIT SUBMITTAL	YMS
1 5/10/2023 PERMIT RESUBMITTAL	YMS
2 9/6/2023 PERMIT RESUBMITTAL	YMS
3 8/9/2024 PERMIT RESUBMITTAL	YMS

JOB NUMBER: 20-139
FILE: 20-139HP-DWY.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER: C2
OF 8

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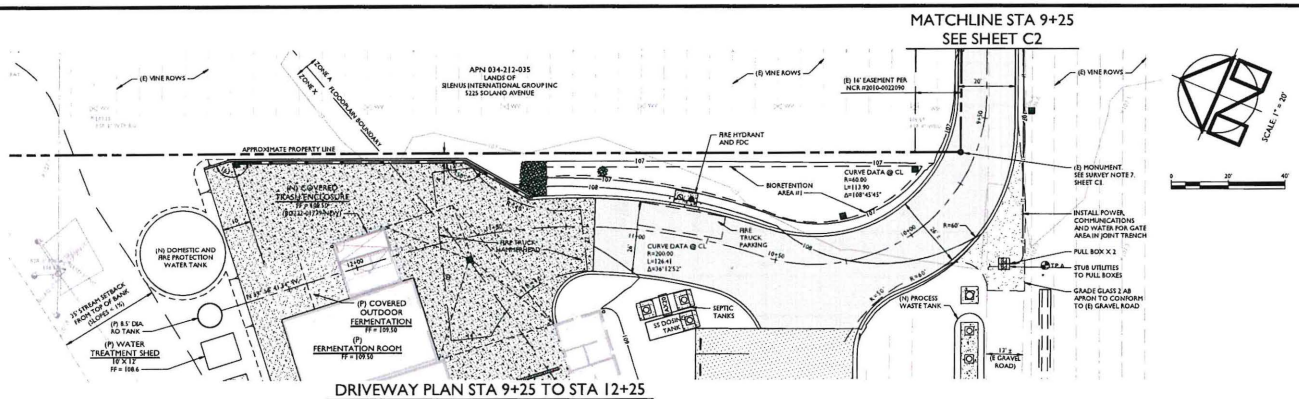
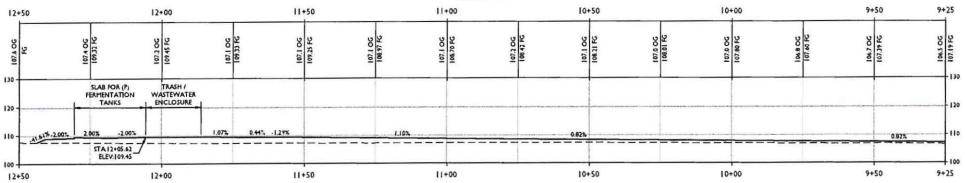


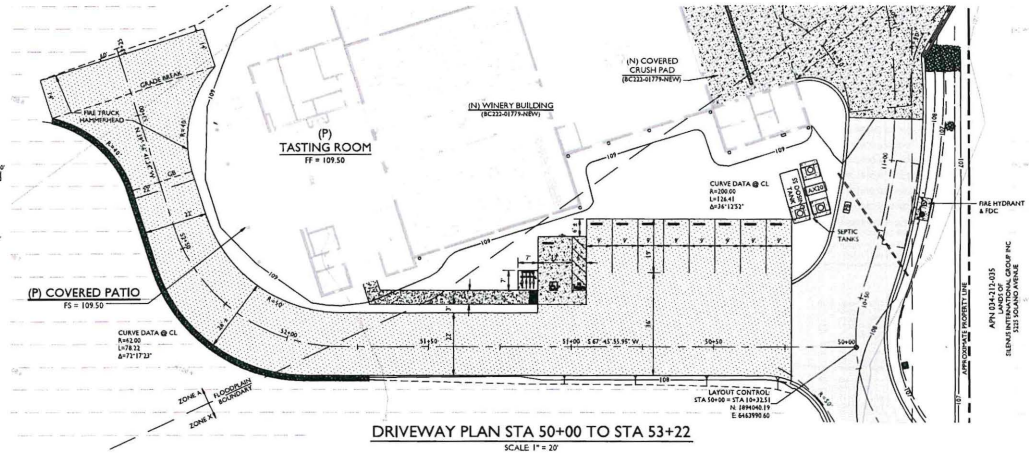
DRIVEWAY PLAN STA 9+25 TO STA 12+25

SCALE: 1" = 20'



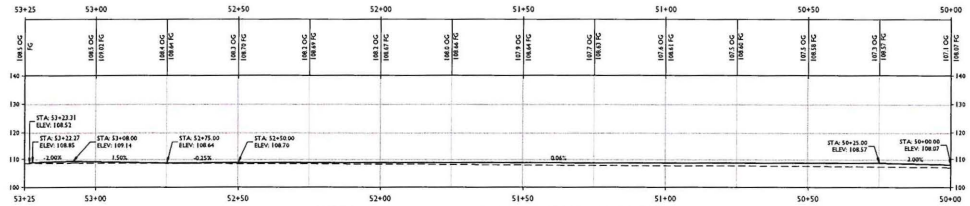
DRIVEWAY PROFILE STA 9+25 TO STA 12+50

SCALE: 1" = 20'



DRIVEWAY PLAN STA 50+00 TO STA 53+22

SCALE 1" = 20'



DRIVEWAY PROFILE STA 50+00 TO STA 53+25

SCALE: 1" = 20'

LEGEND:

- APPROXIMATE PROPERTY BOUNDARY (SUBJECT PARCEL)
- APPROXIMATE PROPERTY BOUNDARY (ADJACENT PARCEL)
- EXISTING EASEMENT OR SETBACK
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF DIRT / GRAVEL ROAD
- EXISTING FENCE
- EXISTING FLOWLINE
- EXISTING GRADE BREAK / TOP OF BANK
- EXISTING TOE OF BANK
- EXISTING VINE ROW
- EXISTING VINEYARD BOUNDARY
- PROPOSED EDGE OF PAVEMENT AND SHOULDER
- PROPOSED DAYLIGHT / LIMIT OF GRADING
- PROPOSED TOP OF BANK / GRADE BREAK
- PROPOSED RETAINING WALL
- PROPOSED BUILDING
- PROPOSED SINGLE POLE SIGN
- PROPOSED WHEEL STOP
- PROPOSED ACCESSIBLE PARKING
- PROPOSED DRAIN INLET
- PROPOSED ENERGY DISSIPATOR
- PROPOSED HEAVY DUTY PCC PAVING
- PROPOSED LIGHT DUTY PCC PAVING
- PROPOSED GRAVEL PAVING
- PROPOSED CHIP SEAL PAVING
- PROPOSED ASPHALT CONCRETE PAVING
- PROPOSED DECOMPOSED GRANITE PAVING
- PROPOSED PAVERS SET IN CONCRETE
- PROPOSED ROCK

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A&B VINEYARDS LLC

USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY PLAN & PROFILE STA 9+25 TO STA 53+25

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. MEYER
No. 72212
CIVIL
STATE OF CALIFORNIA
FOR USE FOR PERMIT ONLY
NOT FOR CONSTRUCTION

DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: AUGUST 9, 2024

REVISIONS:	BY:
3/10/2023 PERMIT SUBMITTAL	YMS
1 5/10/2023 PERMIT RESUBMITTAL	YMS
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3 8/9/2024 PERMIT RESUBMITTAL	YMS

JOB NUMBER: 20-139

FILE: 20-139MP-DWY.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: C3

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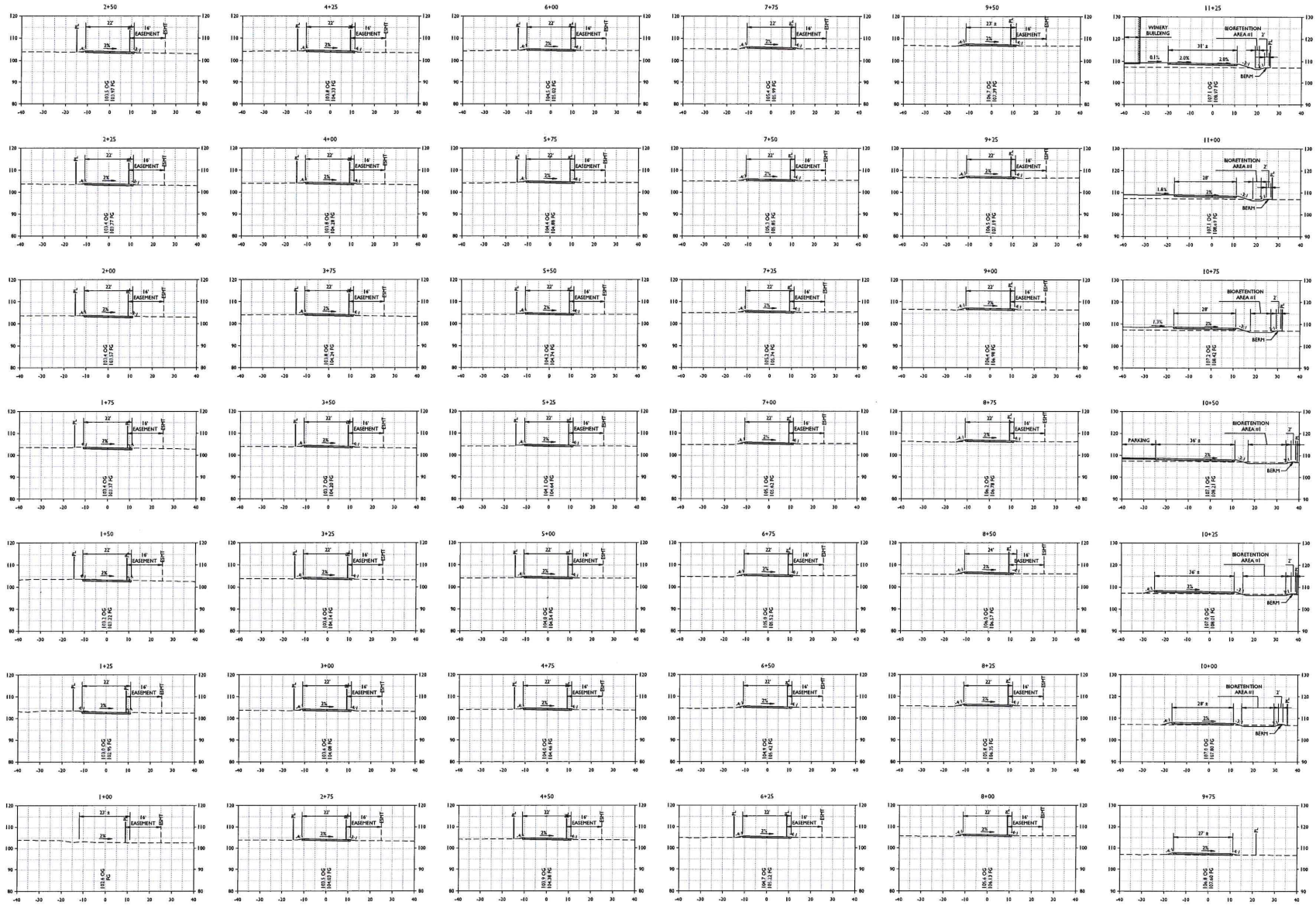

DRIVEWAY CROSS SECTIONS STA 1+00 TO STA 11+25

SCALE: 1" = 20'

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A&B VINEYARDS LLC

USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY CROSS SECTIONS STA 1+00 TO STA 11+25

PREPARED UNDER THE DIRECTION OF:

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CHRISTOPHER M. MILLER
FOR THE PERMIT REVIEW ONLY
NO. 74261
Exp. 12/31/2024
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STATE OF CALIFORNIA

DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: AUGUST 9, 2024

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2 9/6/2023 PERMIT RESUBMITTAL	YMS
3 8/9/2024 PERMIT RESUBMITTAL	YMS

JOB NUMBER: 20-139

FILE: 20-139IMP-DWY.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: C4 OF 8

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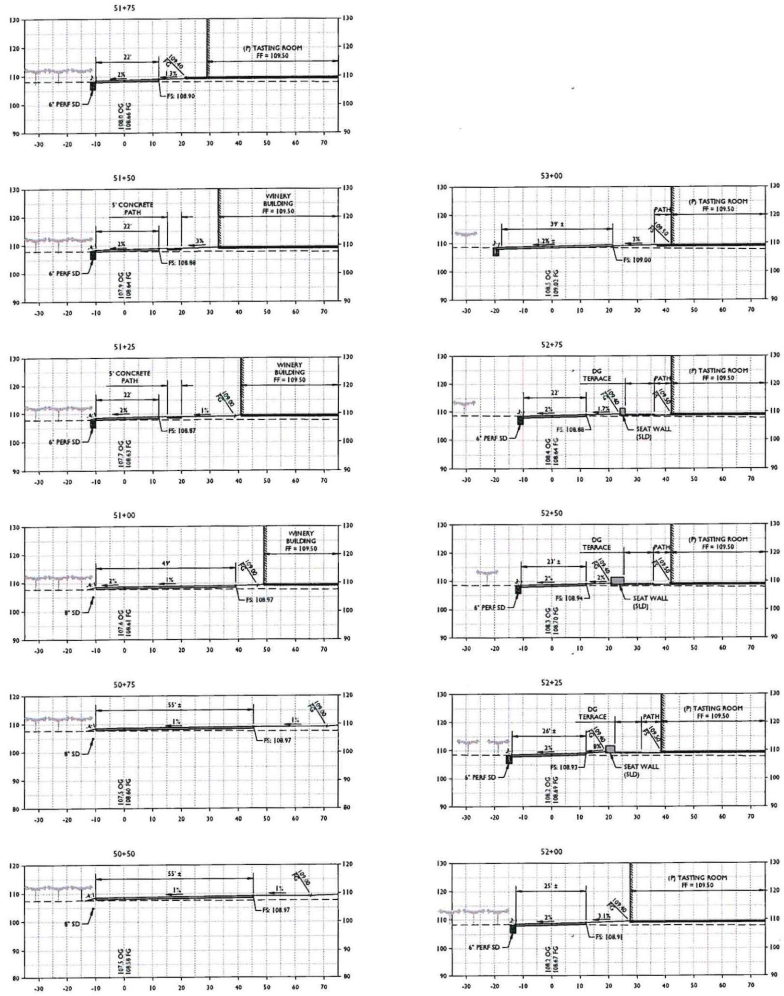
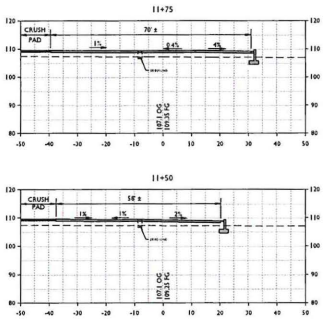


DRIVEWAY CROSS SECTIONS STA 50+50 TO STA 53+00

SCALE: 1" = 20'



DRIVEWAY CROSS SECTIONS STA 11+50 TO STA 11+75

SCALE: 1" = 20'

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A&B VINEYARDS LLC

USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY CROSS SECTIONS STA 11+50 TO STA 53+00

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL E. HULLAKAT
FOR USE
PERMIT ONLY
NOT FOR
CONSTRUCTION
STATE OF CALIFORNIA

DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: AUGUST 9, 2024

REVISIONS:	BY:
3/10/2023 PERMIT SUBMITTAL	YMS
1 5/10/2023 PERMIT RESUBMITTAL	YMS
1 9/6/2023 PERMIT RESUBMITTAL	YMS
1 8/9/2024 PERMIT RESUBMITTAL	YMS

JOB NUMBER: 20-139

FILE: 20-139IMP-DWY.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: C5 OF 8

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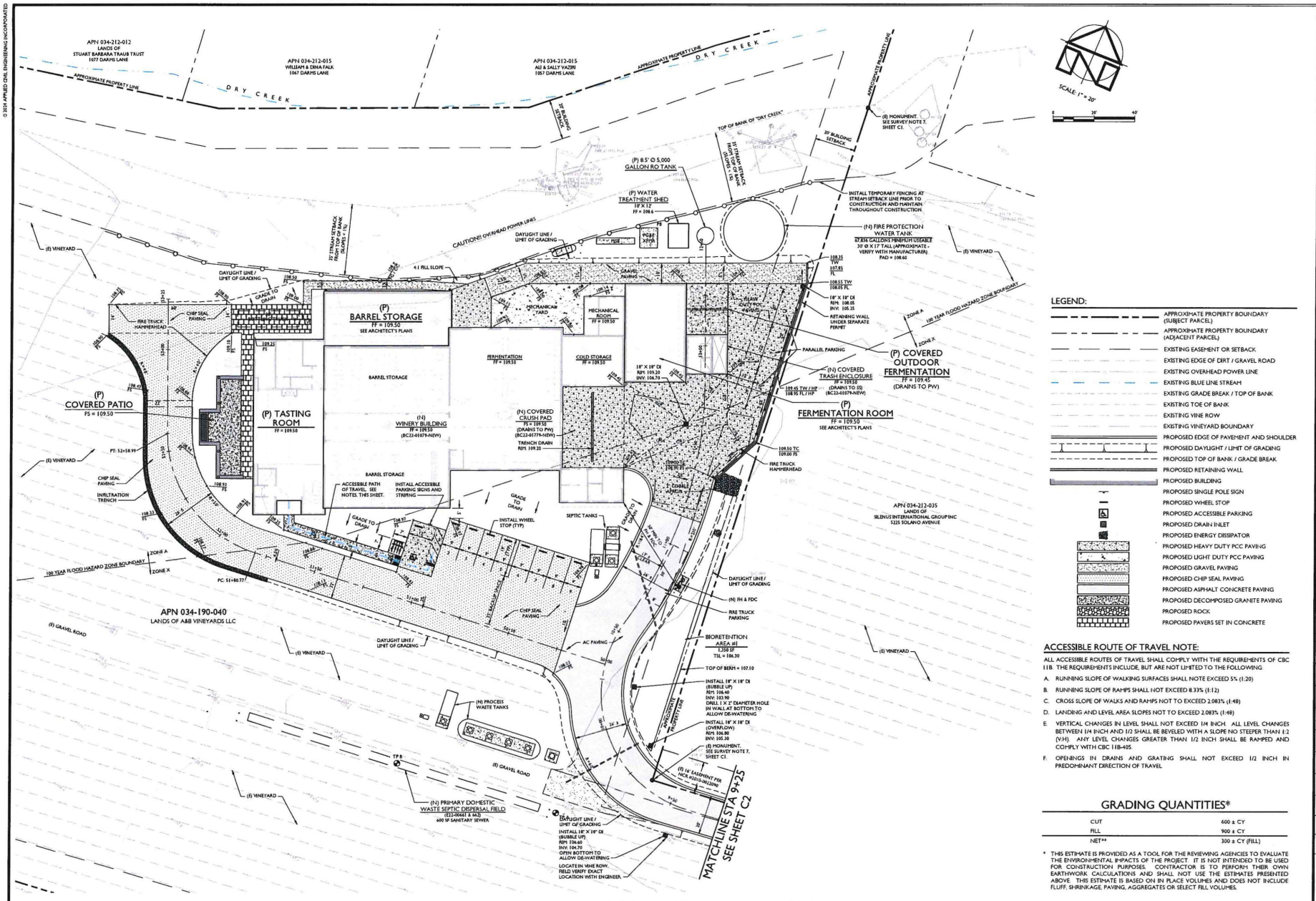

BUILDING AREA CONCEPTUAL SITE IMPROVEMENT PLAN

SCALE: 1" = 20'

LEGEND:

- APPROXIMATE PROPERTY BOUNDARY (SUBJECT PARCEL)
- APPROXIMATE PROPERTY BOUNDARY (ADJACENT PARCEL)
- EXISTING EASEMENT OR SETBACK
- EXISTING EDGE OF DIRT / GRAVEL ROAD
- EXISTING OVERHEAD POWER LINE
- EXISTING BLUE LINE STREAM
- EXISTING GRADE BREAK / TOP OF BANK
- EXISTING TOE OF BANK
- EXISTING VINE ROW
- EXISTING VINEYARD BOUNDARY
- PROPOSED EDGE OF PAVEMENT AND SHOULDER
- PROPOSED DAYLIGHT / LIMIT OF GRADING
- PROPOSED TOP OF BANK / GRADE BREAK
- PROPOSED RETAINING WALL
- PROPOSED BUILDING
- PROPOSED SINGLE POLE SIGN
- PROPOSED WHEEL STOP
- PROPOSED ACCESSIBLE PARKING
- PROPOSED DRAIN INLET
- PROPOSED ENERGY DISSIPATOR
- PROPOSED HEAVY DUTY PCC PAVING
- PROPOSED LIGHT DUTY PCC PAVING
- PROPOSED GRAVEL PAVING
- PROPOSED CHIP SEAL PAVING
- PROPOSED ASPHALT CONCRETE PAVING
- PROPOSED DECOMPOSED GRANITE PAVING
- PROPOSED ROCK
- PROPOSED PAVERS SET IN CONCRETE

ACCESSIBLE ROUTE OF TRAVEL NOTE:

ALL ACCESSIBLE ROUTES OF TRAVEL SHALL COMPLY WITH THE REQUIREMENTS OF CBC 11B. THE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING.

A. RUNNING SLOPE OF WALKING SURFACES SHALL NOTE EXCEED 5% (1:20)

B. RUNNING SLOPE OF RAMPS SHALL NOT EXCEED 8.33% (1:12)

C. CROSS SLOPE OF WALKS AND RAMPS NOT TO EXCEED 2.083% (1:48)

D. LANDING AND LEVEL AREA SLOPES NOT TO EXCEED 2.083% (1:48)

E. VERTICAL CHANGES IN LEVEL SHALL NOT EXCEED 1/4 INCH. ALL LEVEL CHANGES BETWEEN 1/4 INCH AND 1/2 SHALL BE BEVELED WITH A SLOPE NO STEEPER THAN 1:2 (V:H). ANY LEVEL CHANGES GREATER THAN 1/2 INCH SHALL BE RAMPED AND COMPLY WITH CBC 11B-405.

F. OPENINGS IN DRAINS AND GRATING SHALL NOT EXCEED 1/2 INCH IN PREDOMINANT DIRECTION OF TRAVEL

GRADING QUANTITIES*

CUT	600 ± CY
FILL	900 ± CY
NET**	300 ± CY (FILL)

* THIS ESTIMATE IS PROVIDED AS A TOOL FOR THE REVIEWING AGENCIES TO EVALUATE THE ENVIRONMENTAL IMPACTS OF THE PROJECT. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. CONTRACTOR IS TO PERFORM THEIR OWN EARTHWORK CALCULATIONS AND SHALL NOT USE THE ESTIMATES PRESENTED ABOVE. THIS ESTIMATE IS BASED ON IN PLACE VOLUMES AND DOES NOT INCLUDE FLUFF, SHRINKAGE, PAVING, AGGREGATES OR SELECT FILL VOLUMES.

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A&B VINEYARDS LLC

USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS

BUILDING AREA CONCEPTUAL SITE IMPROVEMENT PLAN

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
HARVEY R. MUSSER
No. 72317
CIVIL
STATE OF CALIFORNIA
FOR PERMIT PURPOSES ONLY
NOT FOR CONSTRUCTION

DRAWN BY: PowerCAD LLC

CHECKED BY: HRM

DATE: AUGUST 9, 2024

REVISIONS	BY:
3/10/2023 PERMIT SUBMITTAL	YMS
1 5/10/2023 PERMIT RESUBMITTAL	YMS
2 9/6/2023 PERMIT RESUBMITTAL	YMS
3 8/9/2024 PERMIT RESUBMITTAL	YMS

JOB NUMBER: 20-139

FILE: 20-139CONC-GRAD.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: C6

OF 8

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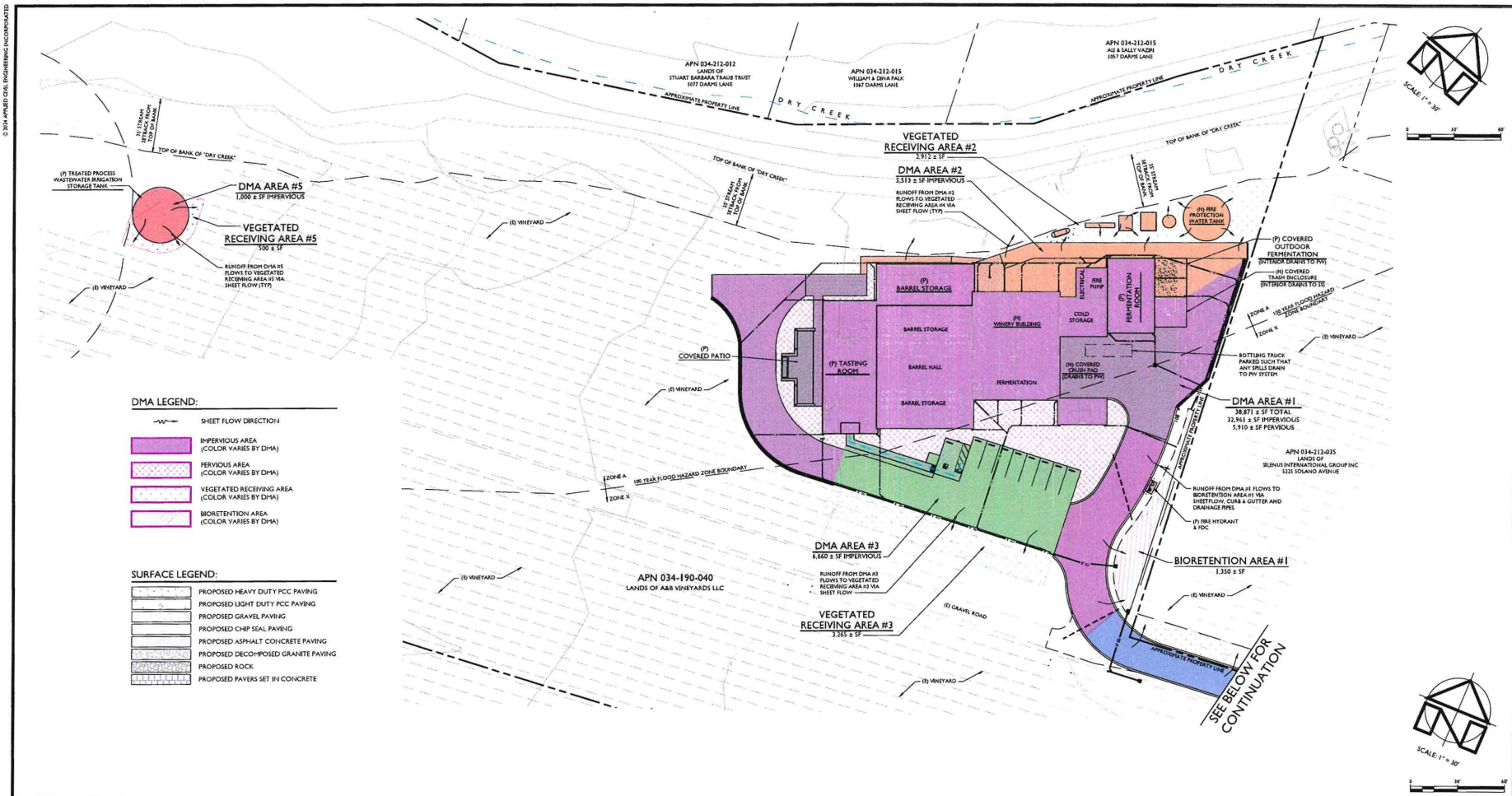

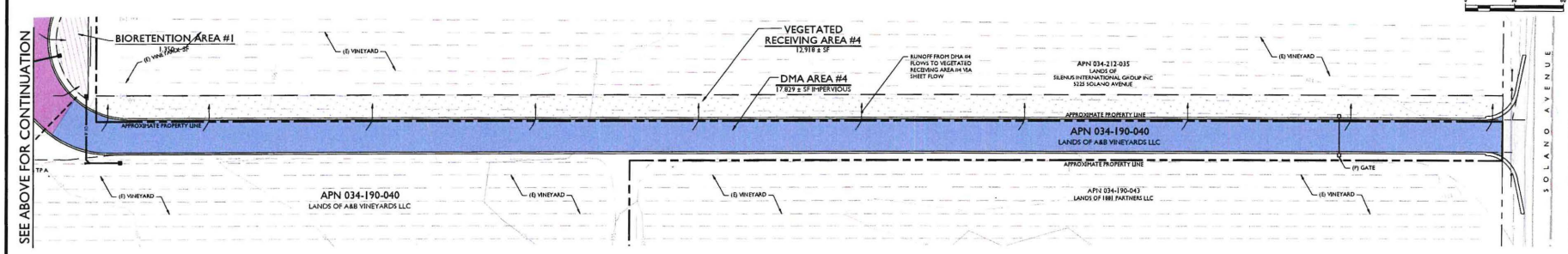

STORMWATER CONTROL PLAN

SCALE: 1" = 30'

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A&B VINEYARDS LLC

USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
STORMWATER CONTROL PLAN

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. PEDERSEN
No. 73810
Exp. 12/31/24
CIVIL
STATE OF CALIFORNIA

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

DRAWN BY: PowerCAD LLC

CHECKED BY: MRP1

DATE: AUGUST 9, 2024

REVISIONS:	BY:
3/10/2023 PERMIT SUBMITTAL	YMS
1 5/10/2023 PERMIT RESUBMITTAL	YMS
1 9/6/2023 PERMIT RESUBMITTAL	YMS
1 8/9/2024 PERMIT RESUBMITTAL	YMS

JOB NUMBER: 20-139

FILE: 20-139EXH-SCP.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: C7

OF 8

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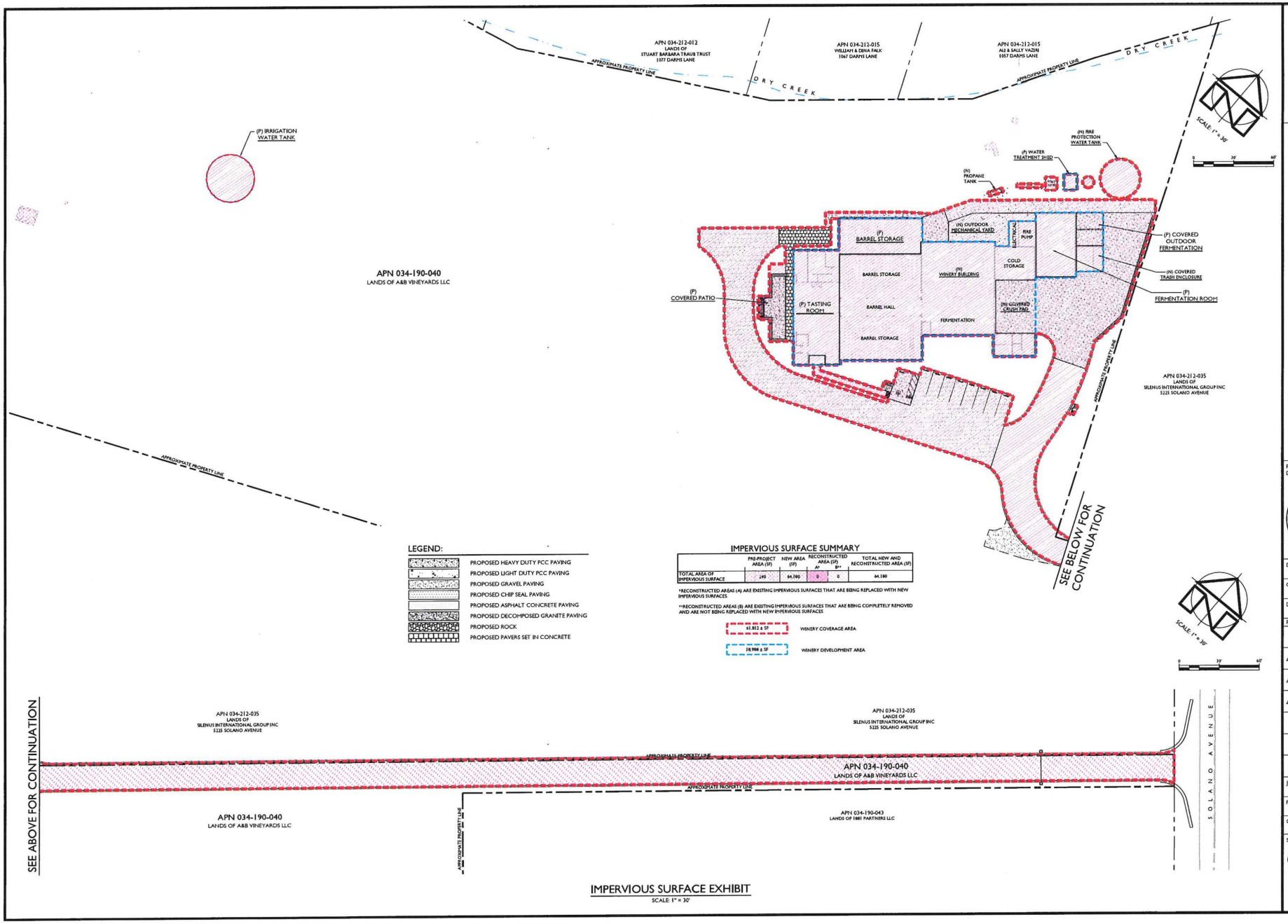

IMPERVIOUS SURFACE EXHIBIT
SCALE 1" = 30'

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A&B VINEYARDS LLC
USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
IMPERVIOUS SURFACE EXHIBIT

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. MEYER
C 82020
CIVIL
STATE OF CALIFORNIA
FOR USE WITH VINEYARD DEVELOPMENT PLAN NOT FOR CONSTRUCTION
12/21/2022

DRAWN BY: PowerCAD LLC
CHECKED BY: MRM
DATE: AUGUST 9, 2024

REVISIONS:	BY:
3/10/2023 PERMIT SUBMITTAL	YMS
1 5/10/2023 PERMIT RESUBMITTAL	YMS
2 9/6/2023 PERMIT RESUBMITTAL	YMS
3 8/9/2024 PERMIT RESUBMITTAL	YMS

JOB NUMBER: 20-139
FILE: 20-139EXHISE.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER: C8
OF 8

APPENDIX 2: Correspondence with LAFCO and the City of Napa

Eric Wade

From: Dana Stockon-Smith <dstockon@cityofnapa.org>
Sent: Wednesday, December 21, 2022 5:05 PM
To: Eric Wade
Cc: Mike Muelrath
Subject: Re: Water service at 5215 Solano Ave, Napa

This parcel is not able to connect to City Water for domestic or fire protection services as it is in the County and has no existing regular water service.

The interruptible surplus ag water connection to this parcel cannot be used for any purpose other than irrigation or frost protection. Last irrigation season (2022) there was zero surplus water available , and it's not looking hopeful that Lake Hennessey will fill to a level this year that would allow us to provide surplus water for the 2023 irrigation season. In addition, the municipal code states even in years with surplus water, the water will be available only from April 15th to September 15th:

13.04.050 Metered rates for interruptible surplus agricultural water service.

G. The following conditions shall be applicable to all interruptible surplus *agricultural water service for irrigation:*

1. *Water service shall be available only during the period April 15th to September 15th of each year;*
2. *The water service shall be turned on April 14th and off on September 16th of each year by a city representative;*

Surplus ag water is not a reliable alternate water source. Let me know if you have any other questions.

Thanks,
Dana Stockon
City of Napa - Utilities Department
1700 Second St. Ste. 100
Napa CA 94559
(707) 257-9496

From: Eric Wade <eric@appliedcivil.com>
Sent: Wednesday, December 21, 2022 10:05 AM
To: Dana Stockon-Smith
Cc: Mike Muelrath
Subject: FW: Water service at 5215 Solano Ave, Napa

You don't often get email from eric@appliedcivil.com. Learn why this is important

[EXTERNAL]

Hi Dana,

I'm working on a water system report for the new Arrow & Branch Winery at 5215 Solano Ave, APN 034-190-040, as part of a County Use Permit application. This site appears to be outside of the City limits but is shown as being within the City of Napa water system service area on the Water Board's website. There is an interruptible Ag service that likely runs from Darms Lane under Dry Creek to the parcel, however I'm evaluating if the existing well can provide enough water for the winery's estimated water domestic and irrigation demand with the necessary water treatment and storage tanks. If City water is available for domestic and fire protection use it may be considered as an alternate, however the availability of water on a

surplus-only condition, if applicable, may not be reliable enough to be the primary water source or make sense financially since the on-site storage, pumping, and treatment infrastructure would still be needed when surplus water is not available. Please let me know your thoughts. I know we are going into the holidays so I look forward to connecting with you early next year if not sooner.
Thanks,

Eric Wade
Office: (707) 320-4968
Mobile: (707) 337-4326

Applied Civil Engineering Incorporated
www.appliedcivil.com

From: Freeman, Brendon <bfreeman@napa.lafco.ca.gov>
Sent: Tuesday, December 20, 2022 3:55 PM
To: Eric Wade <eric@appliedcivil.com>
Cc: Mike Muelrath <mike@appliedcivil.com>
Subject: RE: Water service at 5215 Solano Ave, Napa

Good afternoon Eric,

Under California Government Code Section 56133, and with local LAFCO policies in mind, the City of Napa can only provide water service to 5215 Solano Ave if one of the following conditions applies:

- There exists a documented threat to public health or safety involving existing facilities on the property
- The water service is considered a transfer of nonpotable or nontreated water
- The water service involves surplus water to agricultural lands and facilities, including, but not limited to, incidental residential structures, for projects that serve conservation purposes or that directly support agricultural industries

It does sound as if the third bulletpoint condition might be possible to meet, but the City of Napa and LAFOC would need to know more about the specific intended use of water. Also, the City would need to determine the water being provided is surplus water.

Please let me know if you have any questions, and enjoy the holidays!

Brendon Freeman, Executive Officer
Local Agency Formation Commission of Napa County
1754 Second Street, Suite C
Napa, California 94559
Office: (707) 259-8645
Mobile: (707) 363-1783
www.napa.lafco.ca.gov
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From: Eric Wade <eric@appliedcivil.com>
Sent: Tuesday, December 20, 2022 3:32 PM
To: Freeman, Brendon <bfreeman@napa.lafco.ca.gov>
Cc: Mike Muelrath <mike@appliedcivil.com>
Subject: Water service at 5215 Solano Ave, Napa

[External Email - Use Caution]

Hi Brendon,

I'm working on a public water system application for the new Arrow & Branch Winery at 5215 Solano Ave, APN 034-190-040. This site appears to be outside of the City limits but is shown as being within the City of Napa water system service area on the Water Board's website. I've been told there is an existing interruptible Ag service that likely runs from Darms Lane under Dry Creek to the parcel, and I'm evaluating if an existing well can provide enough water for the winery's estimated domestic water and irrigation demand with the necessary water treatment and storage tank infrastructure. If City water is available for domestic and fire protection use it may be considered as an alternate. I'm planning on reaching out to the City as well, but I'd like see what info you have regarding this site's ability to connect to the City's water system.
Thanks,

Eric Wade
Project Engineer

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Office: (707) 320-4968
Mobile: (707) 337-4326
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APPENDIX 3: Budgeting Spreadsheets

SIMPLIFIED CAPITAL IMPROVEMENT PLAN (CIP)

Date: 1/6/2023
System ID No.: TBD
System Name: A&B Vineyards Winery Water System
Service Connections: 1

*Enter information only in YELLOW shaded cells

QTY	COMPONENT			UNIT COST	INSTALLED COST	AVG LIFE, YEARS	ANNUAL RESERVE	MONTHLY RESERVE	MONTHLY RESERVE PER CUSTOMER
1	Drilled Well, 6", steel casing	Depth:	545	80	43600	25	1744.00	145.33	145.33
0	Drilled Well, 8", steel casing	Depth:	0	130	0	25	0.00	0.00	0.00
0	Drilled Well, 12", steel casing	Depth:		200	0	25	0.00	0.00	0.00
1	Wellhead Electrical Controls			700	700	25	28.00	2.33	2.33
0	Submersible Pump, 20 HP			9000	0	7	0.00	0.00	0.00
0	Submersible Pump, 3 HP			2000	0	7	0.00	0.00	0.00
1	Submersible Pump, 5 HP			3500	3500	7	500.00	41.67	41.67
1	Booster Pump Station, 10 HP, complete			14000	14000	5	2800.00	233.33	233.33
1	Booster Pump Station Electrical Controls			5000	5000	5	1000.00	83.33	83.33
0	Pressure Tank	Gallons:		1.5	0	10	0.00	0.00	0.00
1	Pressure Tank	Gallons:	80	1.5	120	10	12.00	1.00	1.00
0	Storage Tank, Plastic	Gallons:		0.5	0	10	0.00	0.00	0.00
0	Storage Tank, Redwood	Gallons:		1.3	0	40	0.00	0.00	0.00
0	Storage Tank, Redwood	Gallons:		1.3	0	40	0.00	0.00	0.00
0	Storage Tank, Steel	Gallons:		1.2	0	50	0.00	0.00	0.00
0	Storage Tank, Steel	Gallons:		1.2	0	50	0.00	0.00	0.00
1	Storage Tank, Steel	Gallons:	30000	4.0	120000	50	2400.00	200.00	200.00
0	Storage Tank, Concrete	Gallons:		1.5	0	80	0.00	0.00	0.00
3	Master Meter, 2"			450	1350	10	135.00	11.25	11.25
0	Master Meter, 3"			800	0	10	0.00	0.00	0.00
1	Master Meter, 4"			2500	2500	10	250.00	20.83	20.83
0	Hypochlorinator w/ Tank & Pump, Complete			800	0	10	0.00	0.00	0.00
0	Pipe w/ sand bedding, 1" (Enter linear feet for quantity)			20	0	50	0.00	0.00	0.00
1200	Pipe w/ sand bedding, 2" (Enter linear feet for quantity)			25	30000	50	600.00	50.00	50.00
0	Pipe w/ sand bedding, 3" (Enter linear feet for quantity)			30	0	50	0.00	0.00	0.00
0	Pipe w/ sand bedding, 4" (Enter linear feet for quantity)			35	0	50	0.00	0.00	0.00
0	Pipe w/ sand bedding, 6" (Enter linear feet for quantity)			50	0	50	0.00	0.00	0.00
0	Standpipe Hydrant, 1-1/2"			700	0	20	0.00	0.00	0.00
0	Standpipe Hydrant, 2-1/2"			900	0	20	0.00	0.00	0.00
1	Customer Meter w/ Box & Shutoff, Complete			250	250	20	12.50	1.04	1.04
10	Distribution Valve, 2"			150	1500	10	150.00	12.50	12.50
0	Distribution Valve, 3"			250	0	10	0.00	0.00	0.00
0	Distribution Valve, 4"			600	0	20	0.00	0.00	0.00
0	Distribution Valve, 6"			850	0	20	0.00	0.00	0.00
1	Air & Vacuum Relief Valve, Typical			375	375	20	18.75	1.56	1.56
1	Calcite Filter and Softening			7500	7500	20	375.00	31.25	31.25
1	UV			7500	7500	20	375.00	31.25	31.25
					0	50	0.00	0.00	0.00
	SUBTOTAL Existing CIP Costs				$237,895.00		$10,400.25	$866.69	$866.69
	NEW Project CIP Costs								
	OTHER ITEM				0	1	0.00	0.00	0.00
	OTHER ITEM				0	1	0.00	0.00	0.00
	OTHER ITEM				0	1	0.00	0.00	0.00
	OTHER ITEM				0	1	0.00	0.00	0.00
	OTHER ITEM				0	1	0.00	0.00	0.00
	OTHER ITEM				0	1	0.00	0.00	0.00
	OTHER ITEM				0	1	0.00	0.00	0.00
	OTHER ITEM				0	1	0.00	0.00	0.00
	SUBTOTAL New Project CIP Costs				$0.00		$0.00	$0.00	$0.00
	TOTAL Existing and New Project CIP:				$237,895.00		$10,400.25	$866.69	$866.69

Report Prepared by (Title): _____ Date: _____

NOTE: Installed costs are averages and include all materials and contracted labor and equipment.

NOTES:

FIVE YEAR BUDGET PROJECTION (Small Community Water System)

INSTRUCTIONS: Yellow-shaded cells are for data entry; all other cells are locked except line item descriptions which can be changed if needed. Years 2 through 5 will be compounded automatically by the inflation factor in Cell G6.

System Name: A&B Vineyards Winery Water System

Inflation Factor (%): 3.0

System ID Number: TBD

LINE		EXPENSES AND SOURCE OF FUNDS	2023	2024	2025	2026	2027
1		**OPERATIONS AND MAINTENANCE (O&M) EXPENSES**					
2		Salaries and Benefits	6,240.00	6,427.20	6,620.02	6,818.62	7,023.17
3		Contract Operation and Maintenance	0.00	0.00	0.00	0.00	0.00
4		Power and Other Utilities	2,500.00	2,575.00	2,652.25	2,731.82	2,813.77
5		Fees Regulatory	674.00	694.22	715.05	736.50	758.59
6		Treatment Chemicals	0.00	0.00	0.00	0.00	0.00
7		Coliform Monitoring	240.00	247.20	254.62	262.25	270.12
8		Chemical Monitoring	50.00	51.50	53.05	54.64	56.28
9		Transportation	0.00	0.00	0.00	0.00	0.00
10		Materials, Supplies, and Parts	500.00	515.00	530.45	546.36	562.75
11		Office Supplies	100.00	103.00	106.09	109.27	112.55
12		Miscellaneous	500.00	515.00	530.45	546.36	562.75
13		Additional O&M for New Project	0.00	0.00	0.00	0.00	0.00
14		**Total O&M Expenses:**	10,804.00	11,128.12	11,461.96	11,805.82	12,160.00
16		**GENERAL AND ADMINISTRATIVE EXPENSES**					
17		Engineering and Professional Services	720.00	741.60	763.85	786.76	810.37
18		Depreciation and Amortization	0.00	0.00	0.00	0.00	0.00
19		Insurance	0.00	0.00	0.00	0.00	0.00
20		Existing Contribution to CIP (From CIP J48)	10,400.25	10,400.25	10,400.25	10,400.25	10,400.25
21		O&M Reserve	0.00	0.00	0.00	0.00	0.00
22		Other Reserves	0.00	0.00	0.00	0.00	0.00
23		Miscellaneous	100.00	103.00	106.09	109.27	112.55
24	**	New Funding Project Costs	0.00	0.00	0.00	0.00	0.00
25		Additional New Project Contribution to CIP (From CIP J59)	0.00	0.00	0.00	0.00	0.00
26	**	Debt Service	0.00	0.00	0.00	0.00	0.00
27		**Total General and Administrative Expenses:**	11,220.25	11,244.85	11,270.19	11,296.29	11,323.17
28		**TOTAL EXPENSES (Line 14+ Line 27):**	22,024.25	22,372.97	22,732.15	23,102.11	23,483.16
30		**REVENUES RECEIVED**					
31		Cash Revenues (Water Rates)	0.00	0.00	0.00	0.00	0.00
32	**	Depreciation Reserves	0.00	0.00	0.00	0.00	0.00
33	**	Fees and Services	0.00	0.00	0.00	0.00	0.00
34	**	Hookup Charges	0.00	0.00	0.00	0.00	0.00
35	**	Withdrawal from CIP or Other Reserves	0.00	0.00	0.00	0.00	0.00
36	**	Other Fund Sources: Interest, Etc.	0.00	0.00	0.00	0.00	0.00
37	**	Grants	0.00	0.00	0.00	0.00	0.00
38	**	SRF Loan	0.00	0.00	0.00	0.00	0.00
39	**	Business Loans	0.00	0.00	0.00	0.00	0.00
40		**TOTAL REVENUE (Lines 31 through 39):**	0.00	0.00	0.00	0.00	0.00
41		**NET LOSS OR GAIN:**	-22,024.25	-22,372.97	-22,732.15	-23,102.11	-23,483.16

(** Inflation factor not applied to future year projections)

	2023	2024	2025	2026	2027
Number of Customers:	1	1	1	1	1
Average Monthly Revenue Needed Per Customer:	1835.35	1864.41	1894.35	1925.18	1956.93

(total expenses ÷ # of customers ÷ 12)

APPENDIX 4: Ownership Documents

(2)

RECORDING REQUESTED BY

Placer Title Company
Escrow Number: P-426649
Branch: 701

AND WHEN RECORDED MAIL TO

A&B Vineyards LLC
200 Spectrum Center Drive, Suite 2020
Irvine CA 92618

2020-0027169

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

12:44PM 20-Oct-2020

REC FEE 27.00
TAX 4180.00

JS
Page 1 of 5

A.P.N.: 034-190-040-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

HTX

The undersigned grantor(s) declare(s):
Documentary transfer tax is $4,180.00 City Transfer Tax: $0.00
(X) Unincorporated Area ( ) City of _____
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

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

L'Attitude Vineyards, LLC, a California limited liability company

Hereby GRANT(S) to

A&B Vineyards LLC, a California limited liability company

The land described herein is situated in the State of California, County of Napa, unincorporated area, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name | Street Address | City & State

Signature page to Grant Deed

Dated: October 14, 2020

L'Attitude Vineyards, LLC, a California limited liability company

By: _____
By: Robert Williamson, Managing Member

By: _____
By: Joni Williamson, Managing Member

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of Napa)

On 10-19-20 before me,
LARRY S FRATTIN,
Notary Public personally appeared ROBERT WILLIAMSON AND
JONI WILLIAMSON who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

LARRY S. FRATTINI
Notary Public – California
Napa County
Commission # 2189643
My Comm. Expires May 2, 2021

EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of California, County of Napa, unincorporated area, described as follows:

PARCEL ONE:
That portion of the lands of L' Attitude Vineyards, LLC in the Unincorporated area of the County of Napa, State of California, as described in the Grant Deed Recorded May 31,2006, as Instrument No. 2006-0018911, in the Official Records of the County of Napa, and portion of Parcel 1 as shown on the Map entitled "Parcel Map of the Lands of Kenneth E. Laird and Gail S. Laird, et al.", filed November 15,1994, in Book 20 of Parcel Maps at Page(s) 51-52, in the office of the County Recorder of Napa County described as follows:

Beginning at the Western line of Solano Avenue, formerly lands of the State of California as conveyed by the Deed Recorded September 12, 1969 in Book 814 of Official Records of the County of Napa, at Page 647 that bears North 21°54'57" West; 1008.09 feet from the East corner of Parcel 1 as shown on the Parcel Map entitled "Parcel Map of the lands of Kenneth E. Laird, and Gail S. Laird, et al., on Map No. 4774 filed November 15,1994, in Book 20 of Parcel Maps at Pages 51 and 52 in the Office of the Recorder of the County of Napa; thence South 67° 42' 48" West, 535.02 feet; thence South 22° 17' 45" East, 118.00 feet; thence South 67° 42' 15" West, 1219.60 feet; thence North 22° 17' 45" West, 42.12 feet; South 47° 09' 56" West, 232.21 feet; thence South 32° 30' 30" West, 81.65 feet; thence South 36° 51' 11" West, 53.92 feet; thence South 45° 19' 47' West; 73.34 feet; thence North 49° 40' 41" West, 113.75 feet; more or less, to the centerline of Dry Creek; thence Northeasterly along the centerline of Dry Creek the following courses and distances North 61° 49' 00" East, 189.94 feet; thence North 43° 22' 40" East, 154.96 feet; thence North 25° 24' 24" East, 126.08 feet; thence 7° 12' 07' East, 218.11 feet; thence North 40° 30' 09" East, 157.11 feet; thence North 61° 41' 23" East, 68.02 feet; thence North 78° 52' 19" East, 109.72 feet; thence North 62° 08' 02" East, 194.49 feet; thence North 50° 04' 28" East, 152.03 feet; thence North 31° 43' 06" East, 96.50 feet; thence North 34° 27' 29" East, 96.85 feet to the point that bears South 34° 27' 29" West; 33.45 feet from the West corner of Parcel "B" as shown on the lands of "Edwin L. & Annie Brunt 958 O.R. 196" on Map No. 3462 filed September 16,1981 in Book 12 of Parcel Maps at pages 68 And 69 in the Office of the Recorder of the County of Napa; thence leaving said centerline South 22° 17' 45" East, 407.40 feet, more or less; thence North 67° 42' 48" East, 862.00 feet to said Western line of Solano Avenue formerly lands of the State of California as conveyed by the deed Recorded August 25,1970 in Book 834 of Official Records of the County of Napa at Page 128; thence along said Western line of Solano Avenue, South 21° 57' 47" East; 24.00 feet to the point of beginning.

APN: 034-190-040

PARCEL TWO:
A non-exclusive easement; appurtenant to Parcel one above, for ingress, egress and incidental purposes as reserved in the Grant Deed from L'Attitude Vineyards, LLC., a California limited liability company to Silenus International Group Inc., a California corporation recorded September 23,2010, Instrument Number 2010-0022090 and being more particularly described therein.

PARCEL THREE:
A non-exclusive easement; appurtenant to Parcel One above, for electrical and incidental purposes as reserved in the Grant Deed from L'Attitude Vineyards, LLC., a California limited liability company to Silenus International Group, Inc., a California corporation, Recorded September 23,2010, Instrument Number 2010-0022090 and being more particularly described therein.

END OF DOCUMENT

PARCEL FOUR:
A non-exclusive easement, appurtenant to Parcel One, for water pipeline and incidental purposes as reserved in the Grant Deed from L'Attitude Vineyards, LLC., a California limited liability company to Silenus International Group Inc., a California corporation Recorded September 23,2010, Instrument Number 2010-0022090 and being more particularly described therein.