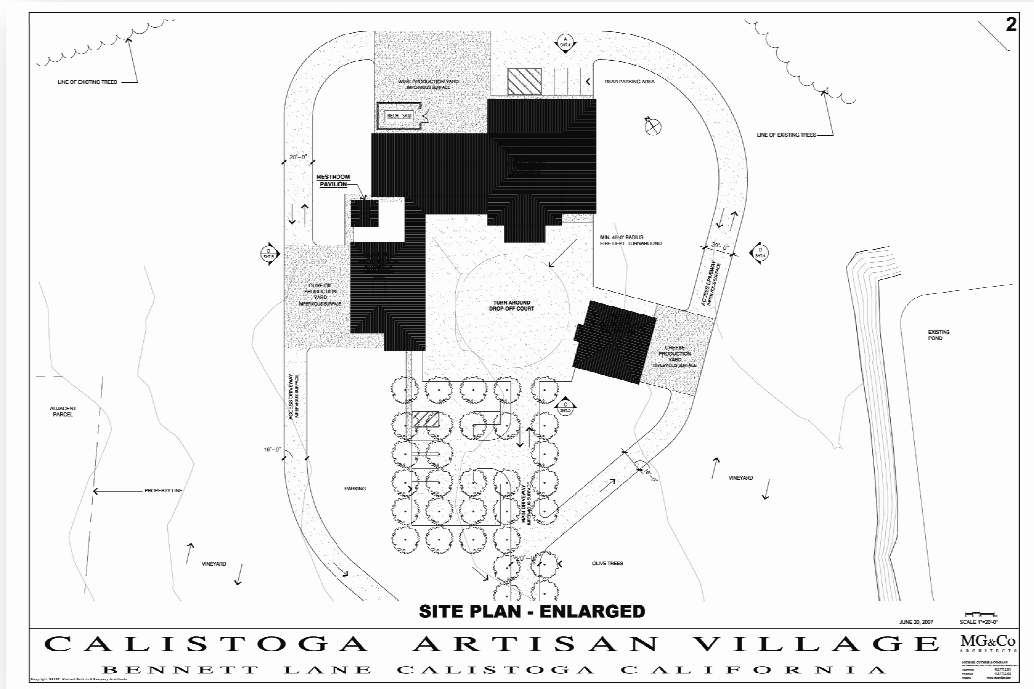


CALISTOGA ARTISAN VILLAGE

OFFERED AT \$3,500,000



General

- Use permit for wine-making, cheese-making, olive oil pressing, retail and tours/tasting
- 21.97 +/- acres on one parcel
- 12.2 +/- acre vineyard
- Property located adjacent to Chateau Montelena and contiguous to the Calistoga Vineyard Estate
- East property boundary lies on the Napa River
- Project design by Michael Guthrie

Zoning

- APN 017-150-007
- Agricultural Preserve
- Rights to construct a single family residence

Vineyard

- 12.2 +/- acres total
- Fourth leaf vines
- 8' x 6' spacing
- Drip irrigation system
- 2011 crop yielded 44 tons

- 2012 crop estimate is 50 tons
- Installed field drain tiles recover water for pond storage
- 5.47 acres of Petite Syrah (clone #3 on 101-14 rootstock)
- 4.44 acres of Cabernet Sauvignon (clone #337 on 101-14 rootstock)
- 1.06 acres of Grenache (clone #515 on 1103 rootstock)
- 1.15 acres of Petite Verdot (clone #400 on 1103 rootstock)

Water

- 12 acre-foot pond with CA state license for diversion of up to 12 acre-feet of water from the Napa River per year
- Domestic and process water source: City of Calistoga; up to 1.2 acre-feet per year

Permit

- Napa County Use Permit #P07-00472 - approved April 2008 and used as of February 17, 2010:
 - 13,312 square feet of production and hospitality facilities
 - Production of 48,000 gallons (20,000 cases) of wine each year
 - Processing of 150 tons of olives for oil each year (6,000 gallons)
 - Production of 70,000 pounds of cheese each year
 - Tours and tasting by appointment

Owner

- Calistoga Artisan Village, LLC; Robert Pecota majority interest and Managing Member



Exclusive Representation:

Richard Mendelson

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