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Non-Transient Non-Community Water System Information

NON-TRANSIENT NON-COMMUNITY
WATER SYSTEM INFORMATION

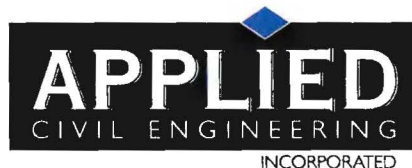
FOR THE

NIGHTS IN WHITE SATIN LLC WINERY

LOCATED AT:
Neuenschwander Road
Napa, CA 94559
Napa County APN 047-380-009

PREPARED FOR:
Nights in White Satin LLC
Care Of: Tony Baldini
1473 Yountville Cross Road
Yountville, CA 94599

PREPARED BY:



2074 West Lincoln Avenue
Napa, California 94558
Telephone: (707) 320-4968
www.appliedcivil.com

Job Number: 18-145

Michael R. Muelrath

Michael R. Muelrath R.C.E. 67435

9/22/2020

Date



TABLE OF CONTENTS

LIST OF APPENDICES	iii
INTRODUCTION	I
WATER SYSTEM NAME	3
NAME OF PERSON WHO PREPARED THIS REPORT	3
TECHNICAL CAPACITY	3
System Description.....	3
Water Demand Projection.....	3
Source Adequacy.....	3
Water Supply Capacity	4
Water Quality Characterization.....	4
Consolidation Analysis.....	4
MANAGERIAL	5
Organization.....	5
Land Ownership.....	5
Water Rights	5
FINANCIAL	5
Startup Cost.....	5
Annual Operating Cost.....	6
Funding	6

LIST OF APPENDICES

APPENDIX 1: Nights in White Satin LLC Winery Use Permit	7
Conceptual Site Improvement Plans (Reduced to 8.5" x 11").....	7
APPENDIX 2: Correspondence with LAFCO	17
APPENDIX 3: Budgeting Spreadsheets	20
APPENDIX 4: Ownership Documents.....	23

INTRODUCTION

Nights in White Satin LLC is applying for a Use Permit to construct and operate a new winery at their property located at the end of Neuenschwander Road in Napa County, California. The subject property, known as Napa County Assessor's Parcel Number 047-380-009, is located between Neuenschwander Road and State Route 12 / 121.

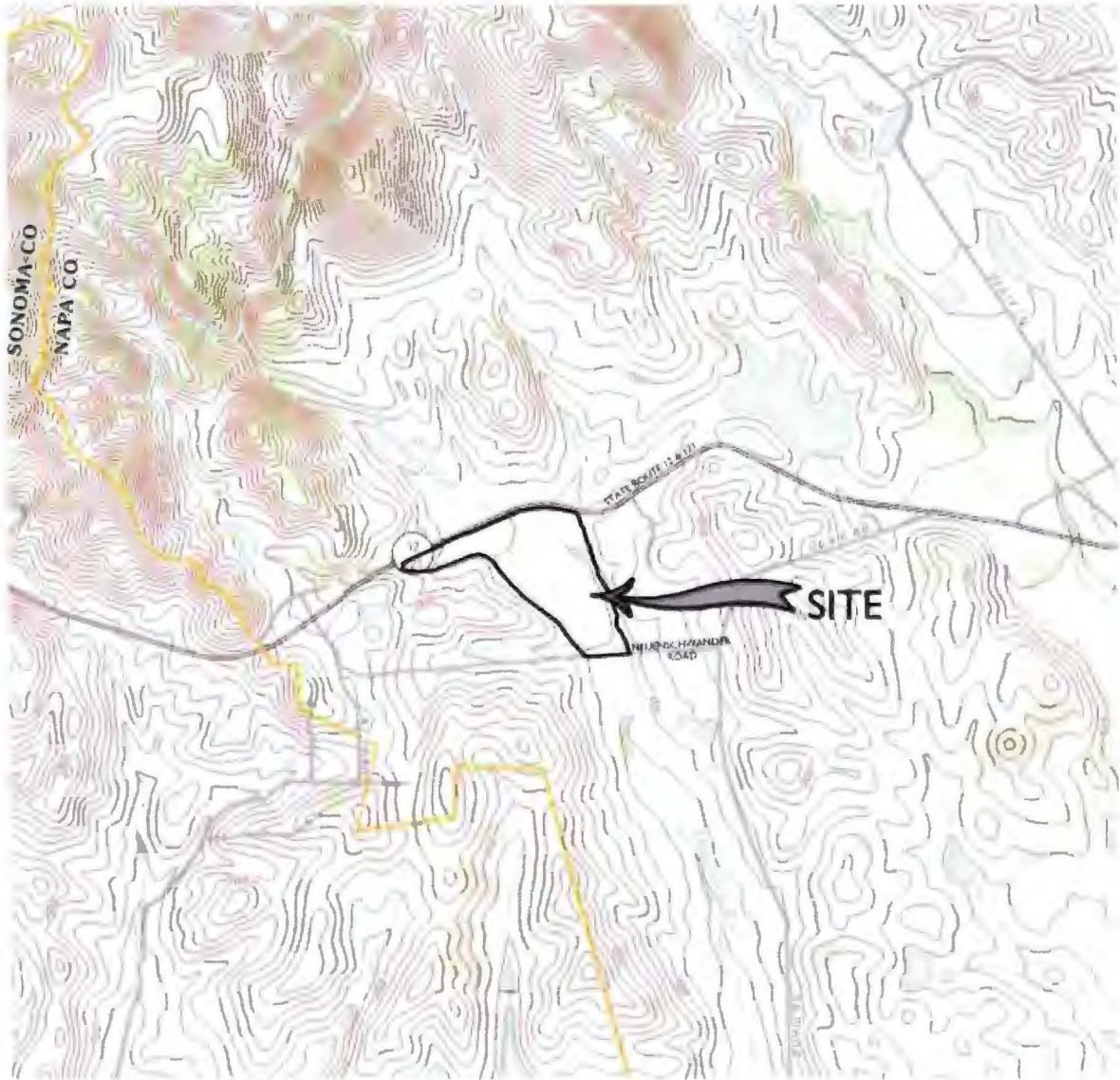


Figure I: Location Map

The Use Permit application under consideration proposes the construction and operation of a new winery with the following characteristics:

- Wine Production:
 - 120,000 gallons of wine per year
 - Crushing, fermenting, aging and bottling
- Employees:
 - 25 employees
- Marketing Plan:
 - Daily Tours and Tastings by Appointment
 - 150 visitors per day maximum
 - Marketing Events Type #1
 - 5 per month
 - 30 guests maximum
 - Food prepared in onsite kitchen
 - Marketing Events Type #2
 - 10 per year
 - 50 guests maximum
 - Food prepared offsite by catering company
 - Portable toilets used for restrooms
 - Marketing Events Type #3
 - 4 per year
 - 150 guests maximum
 - Food prepared offsite by catering company
 - Portable toilets used for restrooms

Existing development on the property includes vineyards and the related access and utility infrastructure typical of this type of agricultural development. Water for the winery will be provide by a well located on an adjacent property that is under common ownership. Please see the Nights in White Satin LLC Winery Use Permit Conceptual Site Improvement Plans for approximate locations of existing and proposed features.

Since the number of employees plus the number of visitors is expected to exceed 24 for 60 or more days out of the year and there is expected to be 25 employees at the facility the project will be required to implement a Non-Transient Non-Community Public Water System.

Nights in White Satin 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 “Nights in White Satin LLC Winery Water System”.

NAME OF PERSON WHO PREPARED THIS REPORT

This report was prepared by Michael Muelrath, PE of Applied Civil Engineering Incorporated. Information regarding the parameters of the subject Use Permit application was provided by representatives of Nights in White Satin LLC and their Planning Consultant, George Monteverdi.

TECHNICAL CAPACITY

System Description

Water for the existing vineyards is currently provided by wells on nearby properties. Water for the proposed winery will be provided by an existing groundwater well located on an adjacent property, also owned by Nights in White Satin LLC (APN 047-380-010). This existing well does have the required 50 foot deep, 3 inch wide annular seal and thus it will be used to serve the public water system.

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 not included in this analysis since they have other sources of water available to meet irrigation needs. The total proposed water use is estimated to be approximately 8.0 acre-feet per year. Of the projected 8.0 ac-ft approximately 3.63 acre-feet is associated with domestic and processing uses and the balance of 4.37 is associated with landscape irrigation. Using the projected annual domestic and processing water demand of 3.63 acre-feet per year, we have calculated an average daily demand of approximately 3,241 gallons and a maximum daily demand (MDD) of approximately 7,292 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 63 foot deep, 3 inch wide concrete 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 10.1 gallons per minute to meet the water system's MDD. A pumping test in accordance with California Waterworks Standards Section 64554 has not yet been performed however, according to the six hour air lift test performed on August 3, 2019 by McLean and Williams the estimated yield for this well is 110 gpm which is significantly more than the required 10.1 gpm needed to meet the MDD. A detailed pumping test in accordance with California Waterworks Standards must be completed and submitted prior to building permit and water system permit submittal to document the actual yield.

Furthermore, O'Connor Environmental has prepared a Water Availability Analysis confirming that the projected aquifer extraction is less than expected aquifer recharge and therefore long-term supply should be sufficient to meet the needs of the public water system.

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 (7,292 gallons).

Water Quality Characterization

It will be necessary to perform a full panel of water quality testing, including chemical and bacteriological analysis prior to building permit and water system permit submittal. The water treatment system must then 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 Environmental Health Tracking Program Water System Map Viewer (http://www.cehtp.org/page/water/water_system_map_viewer) and found several systems identified on the map that are located within 3 miles of the subject property:

1. City of Napa
2. KJ Carneros Hills Winery
3. Nicholson Ranch Winery
4. City of American Canyon
5. Carneros Inn
6. Milton Road Water Company
7. Moore's Resort

We have reviewed possibility of connecting to one of these existing systems with the Napa County Local Agency Formation Commission and have determined that it is not feasible to connect to an existing water system due to the fact that the property is outside of the service areas and also outside of the sphere of influence of all public water systems in the vicinity of the project area (see correspondence in Appendix 2). Furthermore, extension of infrastructure for miles that would be required to connect to one of the existing systems is not feasible.

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 storage tank and most of the piping will all be located on the same property as the proposed winery that it will serve. The well and some piping to transmit the water from the well to the subject property is located on an adjacent property. Both properties are owned by Nights in White Satin LLC (see ownership documents in Appendix 4). Since both properties are owned by the same entity no easement can be recorded. However, in the event that one or both parcels become owned by separate entities an easement will be required to ensure that the winery property continues to have access to the water from the well on the adjacent property.

Water Rights

The Nights in White Satin LLC 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 new well. Based on previous experience we estimate that the cost for these components will be approximately \$241,000 (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 \$23,000 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 I: Nights in White Satin LLC Winery Use Permit
Conceptual Site Improvement Plans (Reduced to 8.5" x 11")

NIGHTS IN WHITE SATIN LLC

PREPARED UNDER THE
DISCRETION OF

DRAWN BY
R. S. C. D. I. C.

CHECKED BY _____	_____
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DATE	FROM
12/15/2011	12/15/2011

Y	1230000
X	5000000
1000	7500000

PERMIT SUBMITTAL

1888

1

1121

1

JOB NUMBER:

FILE	10-145
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ORIGINAL SIZE	18-145C ONE-DAY DRY
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24" X 36"

3

of

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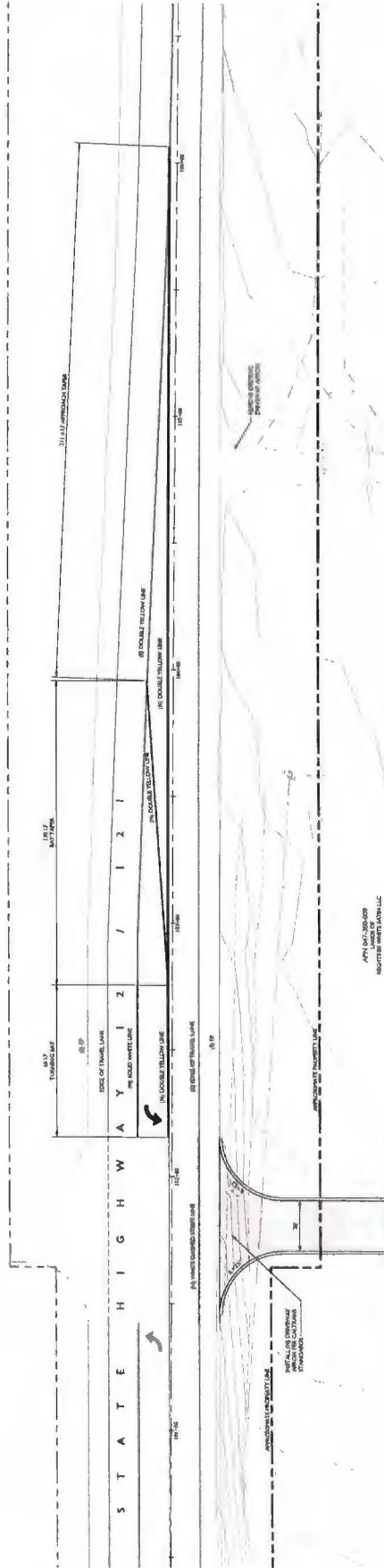
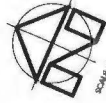
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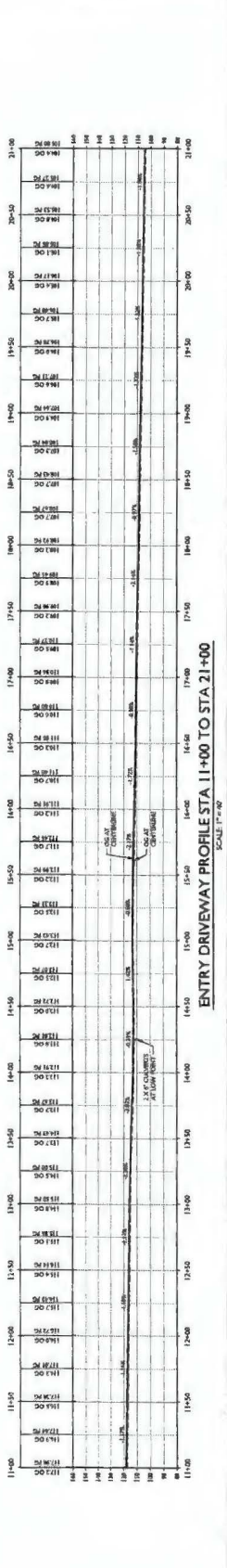
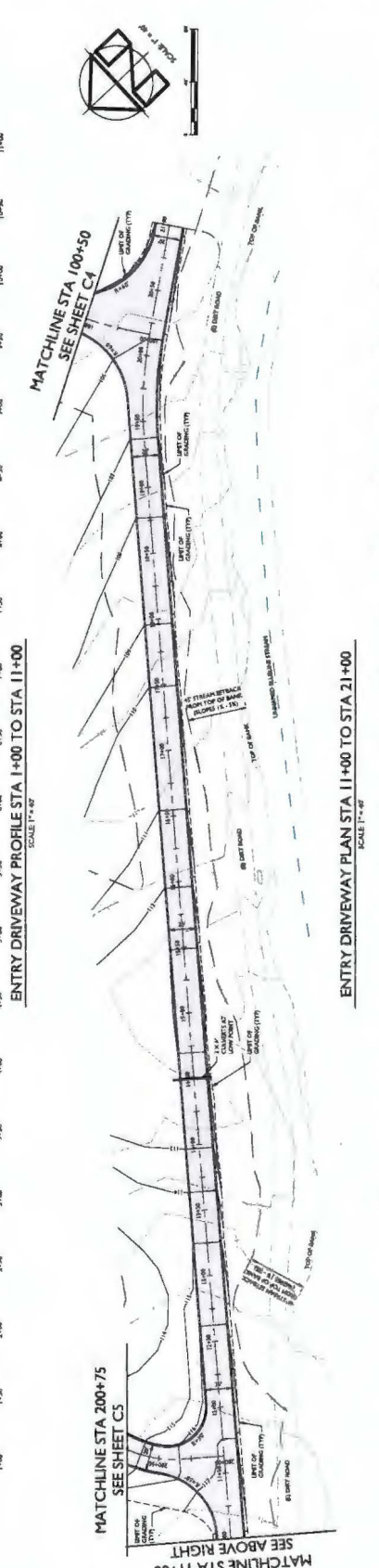
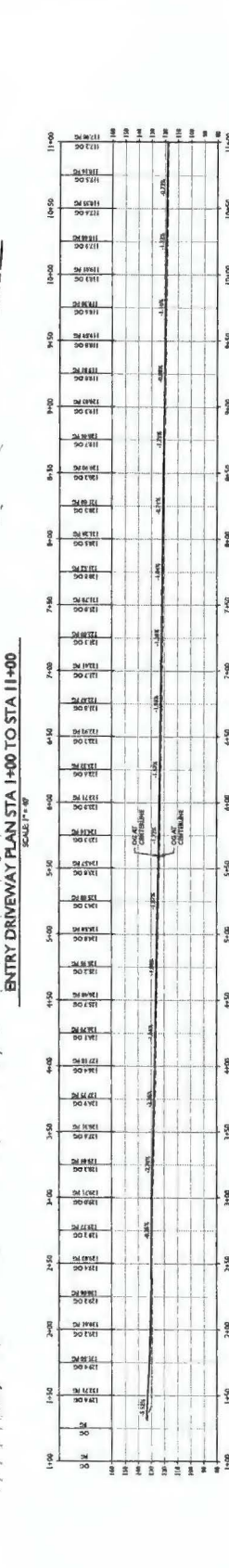
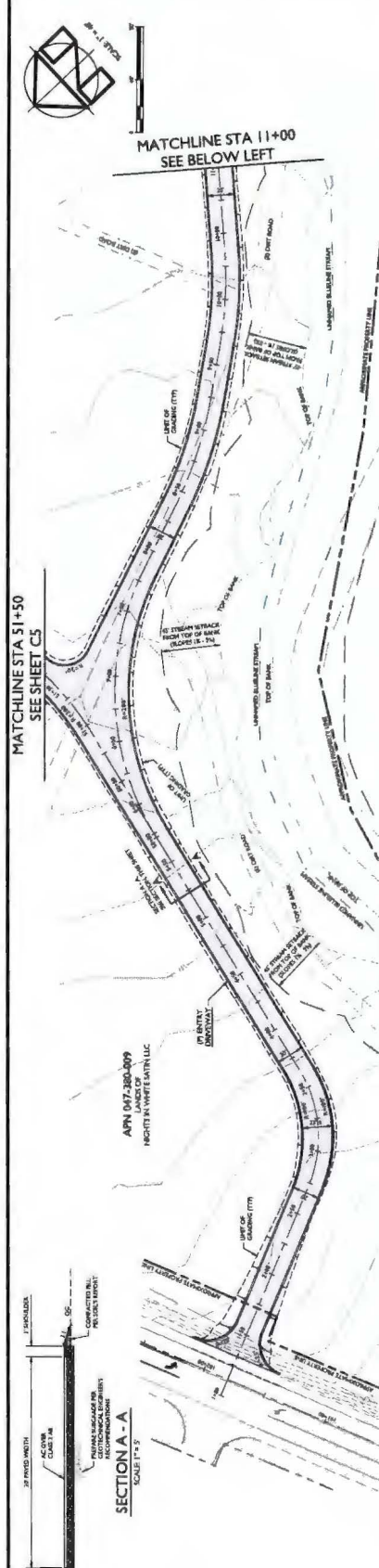
APR 047-303-009
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HEIGHTS BY WHITE SATON LLC

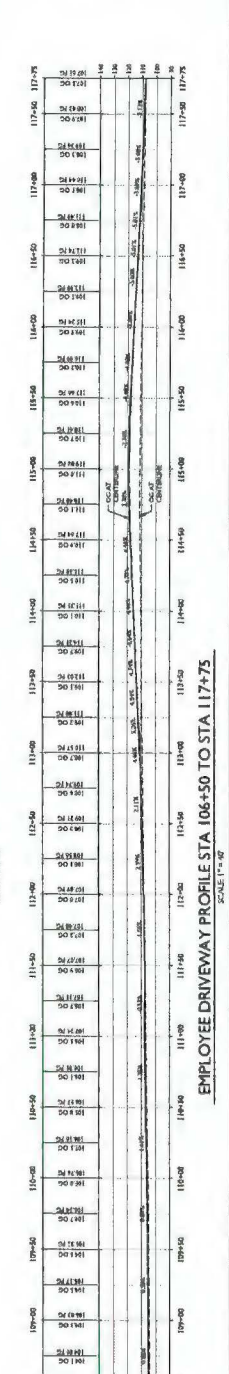
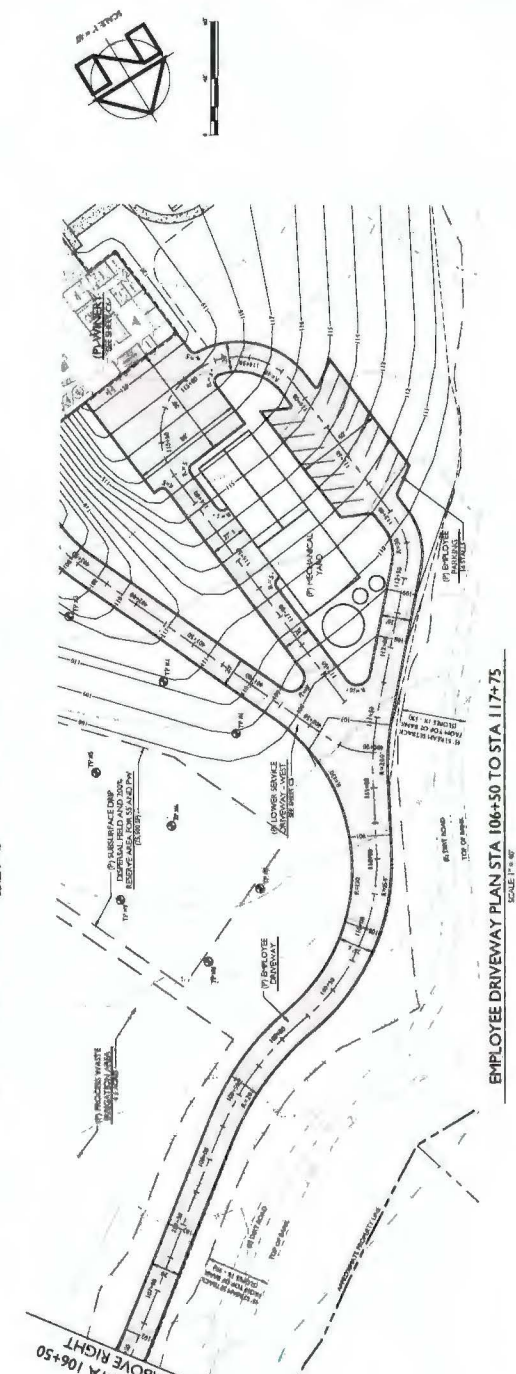
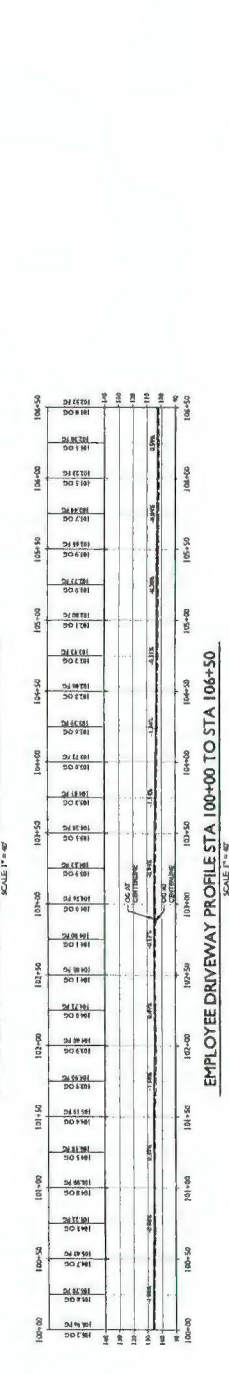
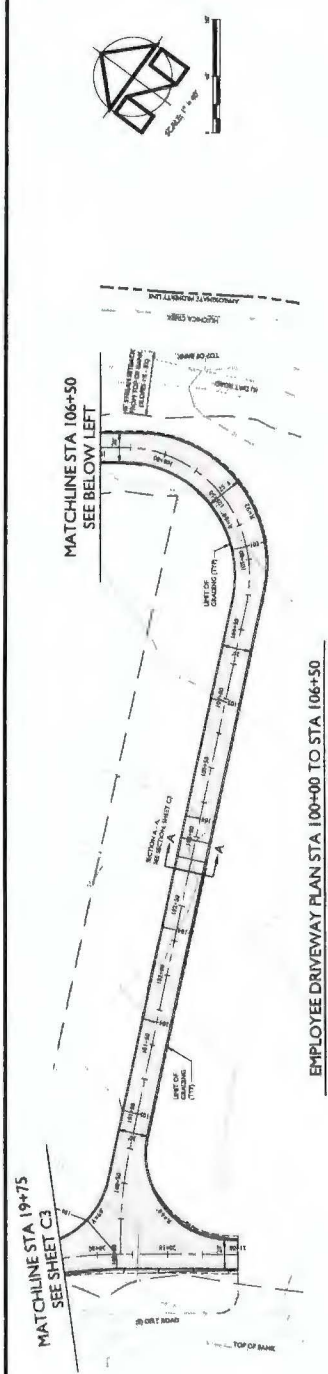
SEE SHEET C3
FOR CONTINUATION

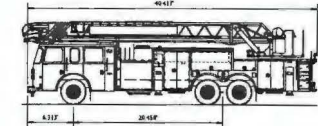
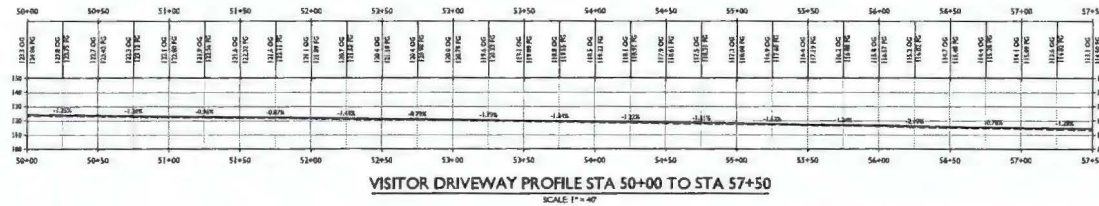
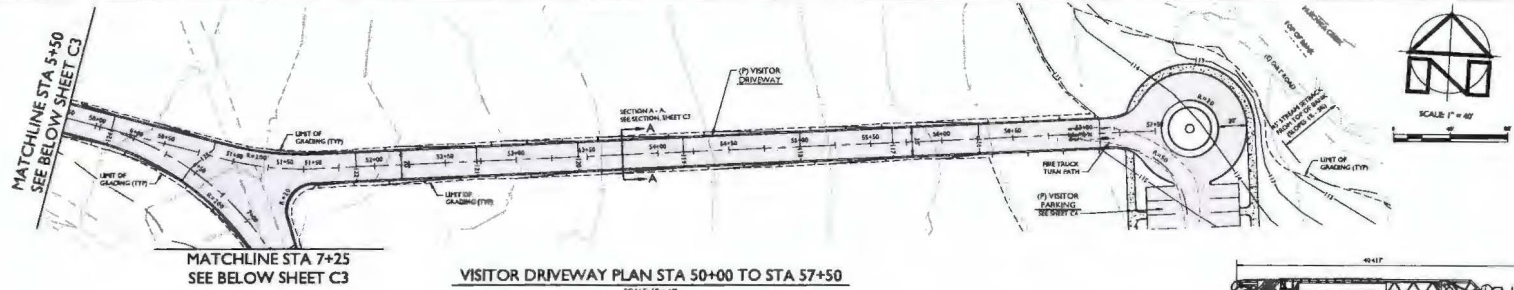
APR 1 047-470-022
LIBROS DE BUDYAN
UNION TRUST

SCALE 1" = 20'

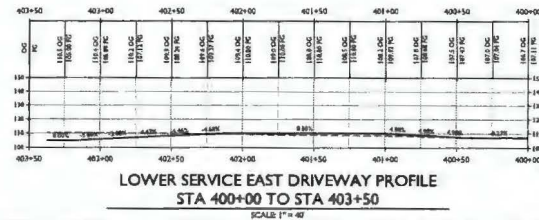
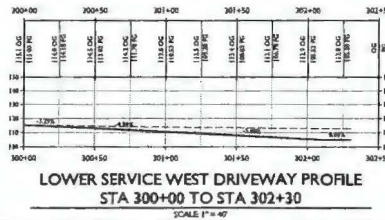
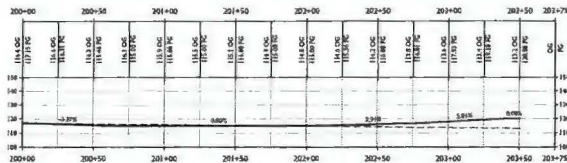
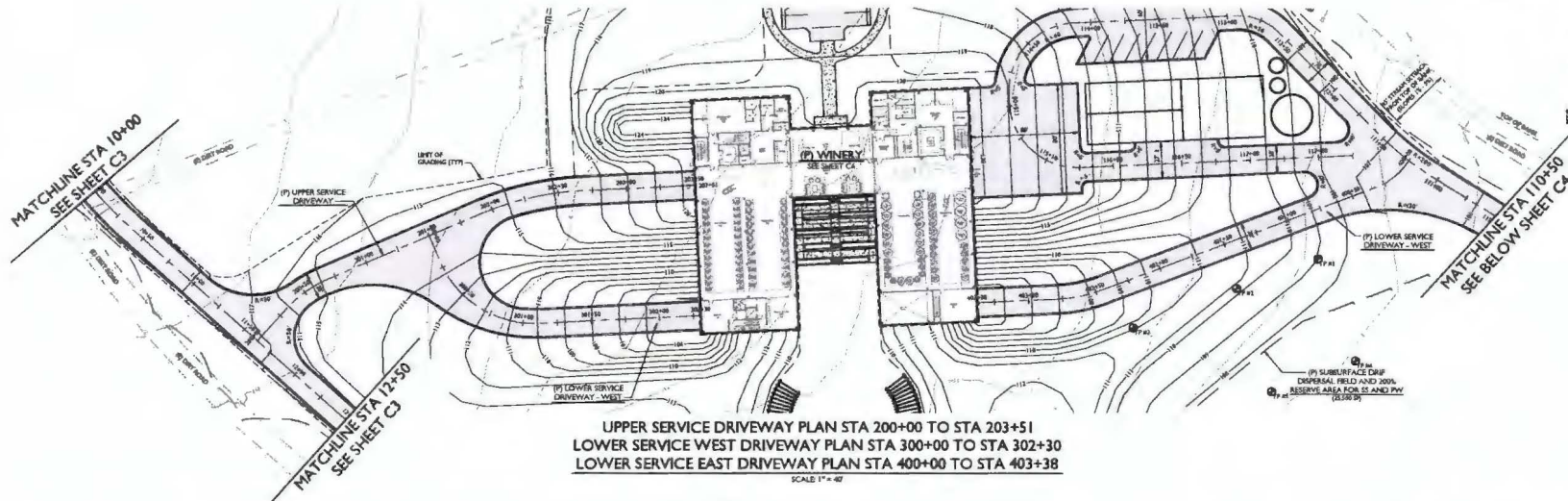


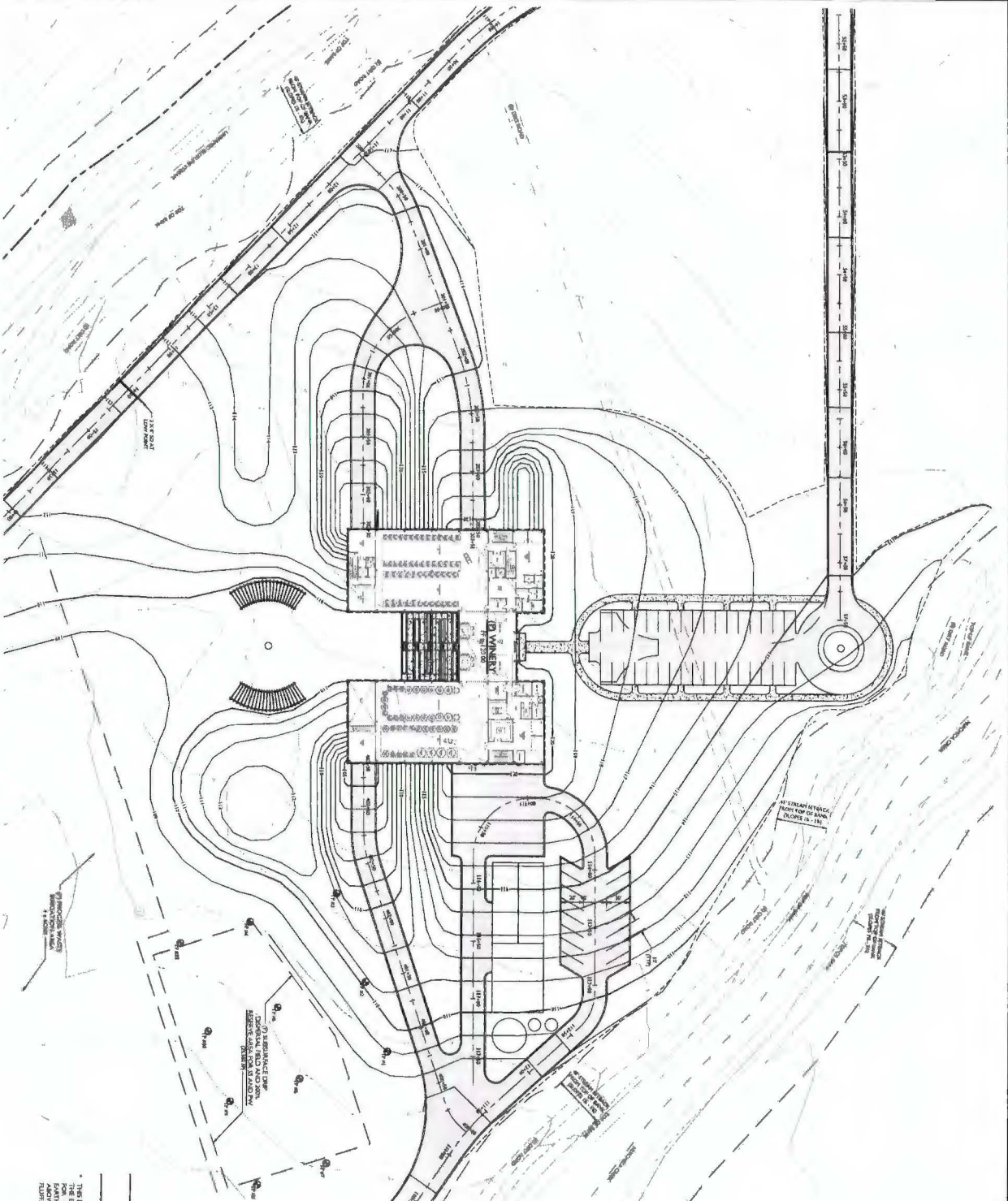






FIRE TRUCK PROFILE
NOT TO SCALE



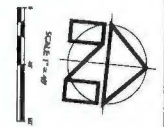


SITE GRADING PLAN
SCALE 1" = 40'

GRADING QUANTITIES*

CUT	12,000 ± CY
FILL	1,000 ± CY
NET	11,000 ± CY

* THE QUANTITIES SHOWN ARE BASED ON THE EXISTING GRADE TO BE MAINTAINED AND THE PROPOSED GRADE. THE QUANTITIES SHOWN ARE BASED ON THE EXISTING GRADE TO BE MAINTAINED AND THE PROPOSED GRADE. THE QUANTITIES SHOWN ARE BASED ON THE EXISTING GRADE TO BE MAINTAINED AND THE PROPOSED GRADE.



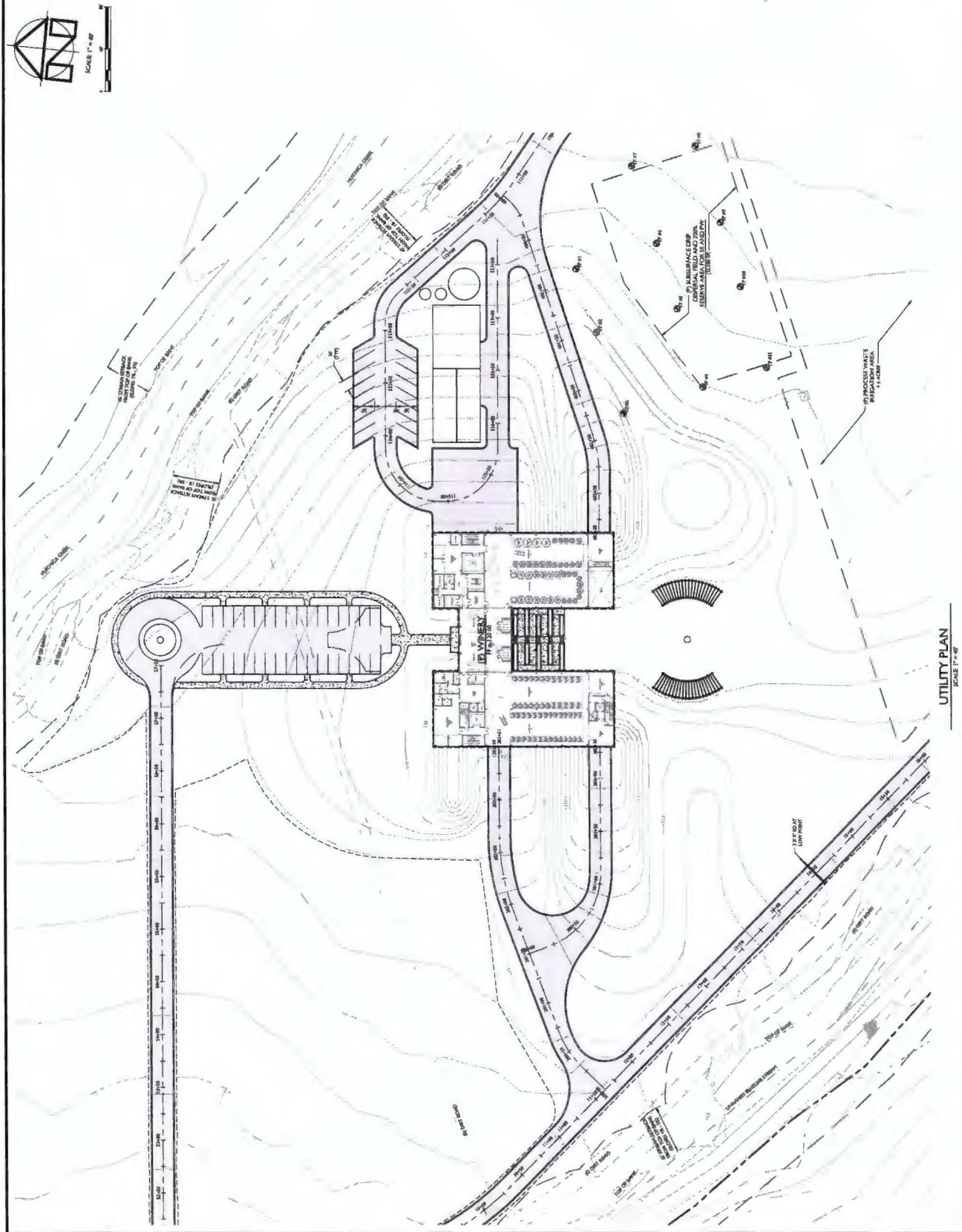
REMARKS: SEE THE
DIRECTION OF THE

NIGHTS IN WHITE SATIN LLC

**WINERY USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
SITE GRADING PLAN**

APPLIED ENGINEERING INCORPORATED
2274 West Lincoln Avenue
Napa, CA 94558
(707) 232-4648 (707) 232-2995 fax
www.appliedcivil.com

C6



APPLIED
 3074 Vantage Lane, Suite 100
 Irvine, CA 92618
 (949) 261-1111
 www.appliedir.com

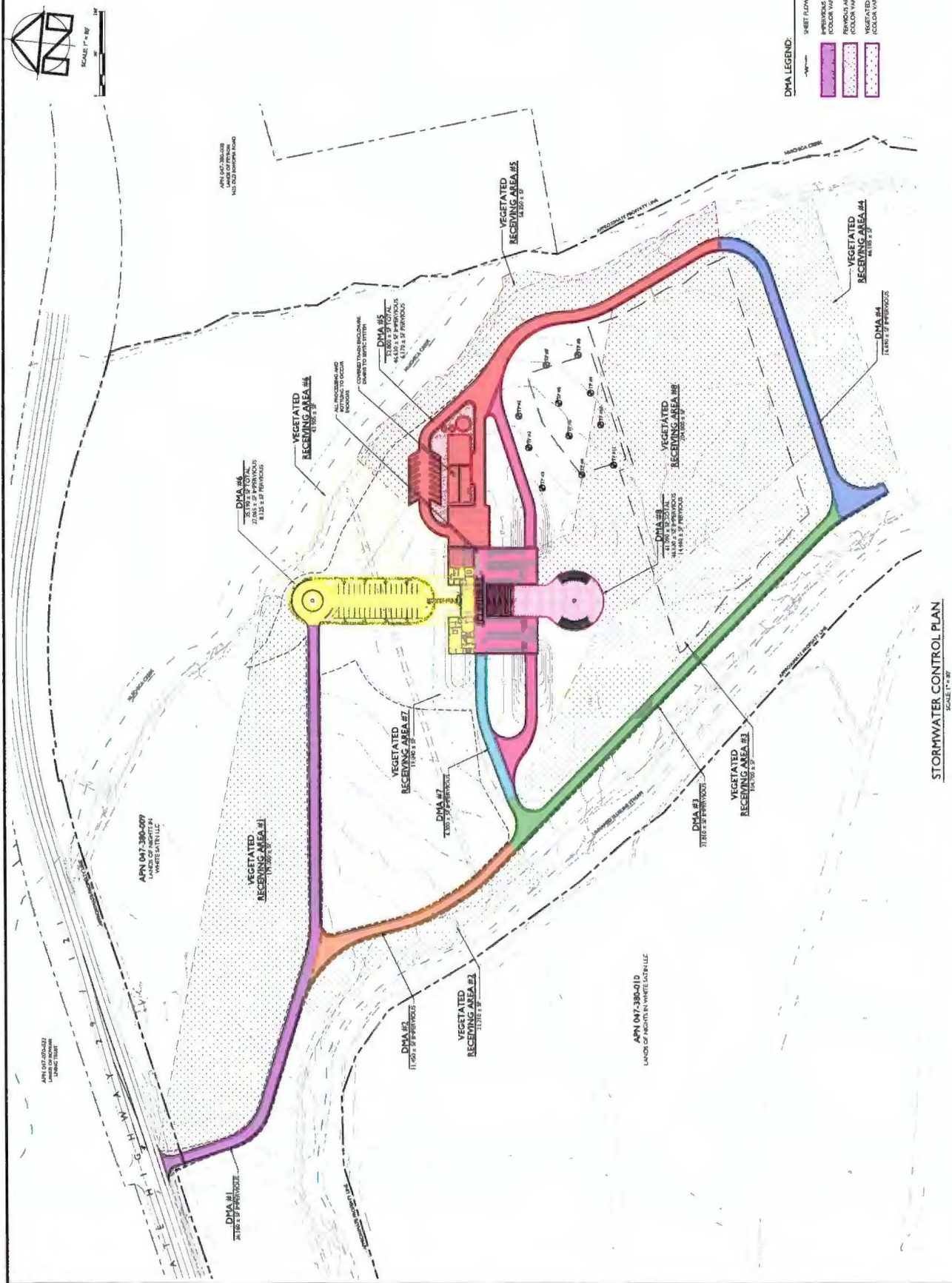
PREPARED UNDER THE
 DIRECTION OF
WINEY USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
UTILITY PLAN
NIGHTS IN WHITE SATIN LLC



DRAWN BY: **David A. Smith**
 CHECKED BY: **10/1**
 DATE: **SEPTEMBER 22, 2021**
 REVISION: **02/22/2021**
 PERMIT SUBMITTAL
 JOB NUMBER: **10-111**
 PROJECT: **10-111 CONCEPTUAL SITE IMPROVEMENT PLANS**
 ORIGINAL SIZE: **24" X 36"**
 SHEET NUMBER: **C7**

9
 OF

UTILITY PLAN
 SCALE: 1" = 40'



APPENDIX 2: Correspondence with LAFCO

Mike Muelrath

From: Freeman, Brendon <bfreeman@napa.lafco.ca.gov>
Sent: Wednesday, August 12, 2020 1:16 PM
To: Mike Muelrath
Subject: RE: Water Service at Neuenschwander Road, Napa County

Good afternoon Mike,

I hope the relatively cool summer is treating you well.

I am confirming the proposed public water system on Neuenschwander Road identified as APN 047-380-009 is located outside the jurisdictional boundaries and spheres of influence of all cities and special districts in Napa County that are authorized to provide public water service, with one exception: the subject property is located within the jurisdictional boundary of the Los Carneros Water District (LCWD), which only provides recycled water to specific properties located within an assessment district for irrigation purposes only (no drinking water provided by LCWD).

The subject is located approximately 3 miles away from the City of Napa, which is the next nearest public agency that provides water service. Annexation to the City is not possible given the distance between the subject property and the City's sphere of influence and rural urban limit line.

Under California Government Code Section 56133, the City is prohibited from extending water service to the subject property unless there exists a documented threat to public health or safety involving existing facilities.

With all of this in mind, there are no public water service options available to the subject property at this time. Please let me know if you have any questions.

Thank you,

Brendon Freeman, Executive Officer
Local Agency Formation Commission of Napa County
1030 Seminary Street, Suite B
Napa, California 94559
Office: (707) 259-8645
Mobile: (707) 363-1783
www.napa.lafco.ca.gov



Please note the LAFCO office is closed to the public until further notice in response to the COVID-19 pandemic. Staff is working remotely from home during this time. If an in-person appointment is necessary, please coordinate with LAFCO staff to meet at a set time with appropriate physical distancing.

From: Mike Muelrath <mike@appliedcivil.com>
Sent: Wednesday, August 12, 2020 8:08 AM
To: Freeman, Brendon <bfreeman@napa.lafco.ca.gov>
Subject: Water Service at Neuenschwander Road, Napa County

[External Email - Use Caution]

Hi Brendon,

We are working on a public water system application for the property located at the end of Neuenschwander Road in Napa County, CA (APN 047-380-009). As part of the application we will need a note from you relative to this property's ability to connect to an existing public water system.

I look forward to your response and thoughts on this matter and feel free to call with any questions.

Thank you,

Mike

Applied Civil Engineering Incorporated

(707) 320-4968 (Telephone)

(707) 320-2395 (Facsimile)

(707) 227-7166 (Mobile)

APPENDIX 3: Budgeting Spreadsheets

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:		Inflation Factor (%):		3.0		
Nights in White Satin LLC Winery Water System		System ID Number:		TBD		
LINE	EXPENSES AND SOURCE OF FUNDS	2021	2022	2023	2024	2025
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	700.00	721.00	742.63	764.91	787.86
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)	11,137.75	11,137.75	11,137.75	11,137.75	11,137.75
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:	11,937.75	11,961.75	11,986.47	12,011.93	12,038.16
28	TOTAL EXPENSES (Line 14+ Line 27):	22,741.75	23,089.87	23,448.43	23,817.75	24,198.15
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:	-22,741.75	-23,089.87	-23,448.43	-23,817.75	-24,198.15

Report Prepared by (Name and Title):

Date:

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

Number of Customers:
Average Monthly Revenue Needed Per Customer:

(total expenses ÷ # of customers ÷ 12)

2021	2022	2023	2024	2025
1	1	1	1	1
1895.15	1924.16	1954.04	1984.81	2016.51

SIMPLIFIED CAPITAL IMPROVEMENT PLAN (CIP)

Date: 9/22/2020

System ID No.: TBD

System Name: Nights in White Satin LLC Winery Water Syst

Service Connections: 1

*Enter information only in YELLOW shaded cells

QTY	COMPONENT	UNIT	INSTALLED	AVG	ANNUAL	MONTHLY	MONTHLY
		COST	COST	LIFE,	RESERVE	RESERVE	RESERVE
				YEARS			PER
							CUSTOMER
0	Drilled Well, 6", steel casing	Depth: 0	80	0	25	0.00	0.00
1	Drilled Well, 8", steel casing	Depth: 720	130	93600	25	3744.00	312.00
0	Drilled Well, 12", steel casing	Depth:	200	0	25	0.00	0.00
1	Wellhead Electrical Controls		700	700	25	28.00	2.33
0	Submersible Pump, 20 HP		9000	0	7	0.00	0.00
0	Submersible Pump, 3 HP		2000	0	7	0.00	0.00
1	Submersible Pump, 5 HP		3500	3500	7	500.00	41.67
1	Booster Pump Station, 10 HP, complete		14000	14000	5	2800.00	233.33
1	Booster Pump Station Electrical Controls		5000	5000	5	1000.00	83.33
0	Pressure Tank	Gallons:	1.5	0	10	0.00	0.00
1	Pressure Tank	Gallons: 80	1.5	120	10	12.00	1.00
0	Storage Tank, Plastic	Gallons: 5000	0.5	0	10	0.00	0.00
0	Storage Tank, Redwood	Gallons:	1.3	0	40	0.00	0.00
0	Storage Tank, Redwood	Gallons:	1.3	0	40	0.00	0.00
0	Storage Tank, Steel	Gallons: 12,445	1.2	0	50	0.00	0.00
0	Storage Tank, Steel	Gallons:	1.2	0	50	0.00	0.00
0	Storage Tank, Steel	Gallons:	1.2	0	50	0.00	0.00
1	Storage Tank, Concrete	Gallons: 10000	1.5	15000	80	187.50	15.63
3	Master Meter, 2"		450	1350	10	135.00	11.25
0	Master Meter, 3"		800	0	10	0.00	0.00
0	Master Meter, 4"		2500	0	10	0.00	0.00
0	Hypochlorinator w/ Tank & Pump, Complete		800	0	10	0.00	0.00
0	Pipe w/ sand bedding, 1" (Enter linear feet for quantity)		20	0	50	0.00	0.00
3600	Pipe w/ sand bedding, 2" (Enter linear feet for quantity)		25	90000	50	1800.00	150.00
0	Pipe w/ sand bedding, 3" (Enter linear feet for quantity)		30	0	50	0.00	0.00
0	Pipe w/ sand bedding, 4" (Enter linear feet for quantity)		35	0	50	0.00	0.00
0	Pipe w/ sand bedding, 6" (Enter linear feet for quantity)		50	0	50	0.00	0.00
0	Standpipe Hydrant, 1-1/2"		700	0	20	0.00	0.00
0	Standpipe Hydrant, 2-1/2"		900	0	20	0.00	0.00
1	Customer Meter w/ Box & Shutoff, Complete		250	250	20	12.50	1.04
10	Distribution Valve, 2"		150	1500	10	150.00	12.50
0	Distribution Valve, 3"		250	0	10	0.00	0.00
0	Distribution Valve, 4"		600	0	20	0.00	0.00
0	Distribution Valve, 6"		850	0	20	0.00	0.00
1	Air & Vacuum Relief Valve, Typical		375	375	20	18.75	1.56
1	Calcite Filter and Softening		7500	7500	20	375.00	31.25
1	UV		7500	7500	20	375.00	31.25
	OTHER ITEM			0	1	0.00	0.00
	SUBTOTAL Existing CIP Costs			\$240,395.00		\$11,137.75	\$928.15
	NEW Project CIP Costs						
	OTHER ITEM			0	1	0.00	0.00
	OTHER ITEM			0	1	0.00	0.00
	OTHER ITEM			0	1	0.00	0.00
	OTHER ITEM			0	1	0.00	0.00
	OTHER ITEM			0	1	0.00	0.00
	OTHER ITEM			0	1	0.00	0.00
	OTHER ITEM			0	1	0.00	0.00
	OTHER ITEM			0	1	0.00	0.00
	SUBTOTAL New Project CIP Costs			\$0.00		\$0.00	\$0.00
	TOTAL Existing and New Project CIP:			\$240,395.00		\$11,137.75	\$928.15

Report Prepared by (Title):

Date:

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

NOTES:

APPENDIX 4: Ownership Documents

Scanned 7-14-19



2018-0024527

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

REC FEE 30.00
TAX 11935.00

EV
Page 1 of 6

10:17AM 26-Dec-2018

RECORDING REQUESTED BY:
First American Title Insurance Company

MAIL TAX STATEMENT
Nights in White Satin LLC
1473 Yountville Cross Road
Yountville, CA 94599

AND WHEN RECORDED MAIL DOCUMENT TO:
Nights in White Satin LLC
c/o Holman Teague Roche Anglin LLP
1455 First Street, Suite 217
Napa, CA 94559

Space Above This Line for Recorder's Use Only

A.P.N.: 047-380-009 and 047-380-010

File No.: NCS-922078-CC (cw)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$11,935.00; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$

- [☒] computed on the consideration or full value of property conveyed, OR
[☐] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[☒] unincorporated area; [☐] City of Napa, and

* EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)
Subject to transfer tax

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Global AG Properties USA, LLC,**
a Delaware limited liability company

hereby GRANTS to **Nights in White Satin LLC, a California limited liability company**

unincorporated area of P.P.
the following described property in ~~the City of~~ **Napa**, County of **Napa**, State of **California**:

TRACT ONE PARCEL ONE:

COMMENCING AT THE MOST SOUTHERN CORNER OF THE 67.12 ACRE PARCEL OF LAND SHOWN UPON THAT CERTAIN MAP ENTITLED, "RECORD OF SURVEY MAP OF A PORTION OF THE LANDS OF RUTH B. LONGHURST", FILED APRIL 4, 1960 IN BOOK 5 OF SURVEYS AT PAGE 70 IN THE OFFICE OF THE COUNTY RECORDER OF SAID NAPA COUNTY; AND RUNNING THENCE ALONG THE WESTERLY LINE OF SAID PARCEL NORTH 5° 00' WEST 663.90 FEET, NORTH 3° 38' EAST 625.27 FEET, AND NORTH 14° 53' WEST 106.04 FEET; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG A LINE PARALLEL TO AND 75 FEET DISTANT FROM THE NORTHEASTERLY LINE OF SAID 67.12 ACRE PARCEL, NORTH 89° 56' EAST 66.17 FEET, SOUTH 83° 28' EAST 144.35 FEET, NORTH 84° 56' EAST 226.10 FEET, NORTH 67° 41' EAST 529.69 FEET, NORTH 83° 21' EAST 133.86 FEET, SOUTH 75° 31' EAST 79.39 FEET, SOUTH 59° 47' EAST 107.68 FEET, SOUTH 35° 57' EAST 184.40 FEET, SOUTH 41° 29' EAST 254.46 FEET, SOUTH 46° 54' EAST 123.94 FEET, SOUTH 41° 26' EAST 86.96 FEET, SOUTH 53° 32' EAST 367.72 FEET, SOUTH 52° 40' EAST 191.53 FEET, SOUTH 45° 43' EAST 102.12 FEET, SOUTH 32° 46' EAST 136.68 FEET, SOUTH 39° 00' EAST 138.72 FEET, SOUTH 41° 44' EAST 109.35 FEET, SOUTH 41° 06' EAST 162.55 FEET, AND SOUTH 28° 49' EAST 19.42 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID 67.12 ACRE PARCEL; AND THENCE SOUTH 85° 30' WEST, ALONG SAID LAST MENTIONED LINE 2485.74 FEET TO THE POINT OF COMMENCEMENT.

APN 047-380-010

PARCEL TWO:

A NON-EXCLUSIVE RIGHT OF WAY, 60 FEET IN WIDTH, FOR ROAD PURPOSES, AS

Mail Tax Statements To: **SAME AS ABOVE**

Date: 12/06/2018

DESCRIBED IN THE DEED FROM MURRAY LONGHURST, ET UX TO MAYNARD MONAGHAN, RECORDED SEPTEMBER 13, 1961 IN BOOK 636 AT PAGE 972 OF OFFICIAL RECORDS OF NAPA COUNTY.

TRACT TWO:

PARCEL ONE:

COMMENCING AT THE POINT OF INTERSECTION OF THE MIDDLE OF NEUENSCHWANDER ROAD, WITH THE CENTERLINE OF THE MAIN BRANCH OF HUICHICA CREEK; AND RUNNING THENCE ALONG THE MIDDLE OF SAID ROAD AS IT EXISTED PRIOR TO ABANDONMENT THEREOF, SOUTH 85-1/2° WEST 56.58 CHAINS TO AN ANGLE IN ROAD; THENCE NORTH 61° WEST ALONG THE MIDDLE OF ROAD 5.70 CHAINS TO THE EAST LINE OF LAND NOW OR FORMERLY BELONGING TO CHARLES FILLIPPINI; THENCE NORTH ALONG THE SAID EAST LINE OF FILLIPPINI, 71.07 CHAINS, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID FILLIPPINI LAND; THENCE CONTINUING NORTH ALONG STONE FENCE, 1.33 CHAINS TO AN ANGLE IN THE FENCE; THENCE NORTH 89-3/4° EAST 17.96 CHAINS TO A POST IN THE STONE FENCE AT EAST END OF A GATEWAY; THENCE NORTH 15-1/2° EAST 4.55 CHAINS TO A FENCE CORNER; THENCE SOUTH 89-1/2° EAST 7.61 CHAINS; THENCE SOUTH 12-1/2° WEST 4.52 CHAINS; THENCE SOUTH 89-1/2° EAST 35.35 CHAINS; THENCE SOUTH 31-1/2° EAST 3.65 CHAINS; THENCE SOUTH 89-1/2° EAST 4.50 CHAINS; THENCE SOUTH 2° EAST 9.75 CHAINS; THENCE NORTH 89-1/2° WEST 21.38 CHAINS TO THE MIDDLE OF EAST BRANCH OF HUICHICA CREEK; THENCE DOWN THE MIDDLE OF SAID CREEK, FOLLOWING ITS MEANDERINGS TO THE POINT OF COMMENCEMENT.

EXCEPTING THEREFROM, HOWEVER, THE FOLLOWING:

A) THAT CERTAIN 5.35 ACRE TRACT OF LAND CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED NOVEMBER 9, 1940 IN BOOK 158 AT PAGE 6 OF OFFICIAL RECORDS OF NAPA COUNTY.

B) THAT CERTAIN 61.56 ACRE TRACT OF LAND CONVEYED TO MAYNARD MONAGHAN BY DEED RECORDED SEPTEMBER 13, 1961 IN BOOK 636 AT PAGE 972 OF OFFICIAL RECORDS OF NAPA COUNTY.

C) COMMENCING AT THE SOUTHWESTERN CORNER OF THAT CERTAIN 67.12 ACRE PARCEL OF LAND SHOWN UPON THE MAP ENTITLED, "MAP OF A PORTION OF THE LANDS OF RUTH B. LONGHURST", FILED IN BOOK 5 OF SURVEYS AT PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF SAID NAPA COUNTY, WHICH SAID POINT IS ON THE CENTERLINE OF THE OLD COUNTY ROAD LEADING FROM NAPA TO SONOMA; AND RUNNING THENCE ALONG SAID LAST MENTIONED LINE SOUTH 85° 30' WEST 641.35 FEET TO AN IRON T-BAR MONUMENT AND NORTH 60° 35' WEST 362.22 FEET TO A T-BAR MARKING A CORNER COMMON TO THE HAIRE AND LONGHURST PROPERTIES AS SAID PROPERTIES ARE DESCRIBED IN THE DEED TO HAIRE RANCHES INC., OF RECORD IN BOOK 429 AT PAGE 446 OF OFFICIAL RECORDS OF NAPA COUNTY, AND IN THE DEED TO RUTH B. LONGHURST, OF RECORD IN BOOK 49 AT PAGE 36 OF OFFICIAL RECORDS OF NAPA COUNTY; THENCE NORTH 00° 32' WEST AND ALONG A LINE COMMON TO SAID HAIRE AND LONGHURST PROPERTIES 803.85 FEET TO A T-BAR ON THE SOUTHEASTERLY LINE OF THE STATE HIGHWAY LEADING FROM NAPA TO SONOMA; THENCE ALONG SAID LAST MENTIONED LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 55° 36' EAST 304.10 FEET TO A 6" X 6" CONCRETE STATE HIGHWAY MONUMENT, NORTH 61° 12' EAST 187.56 FEET TO A HIGHWAY MONUMENT, NORTH 51° 27' EAST 223.86 FEET TO A HIGHWAY MONUMENT, NORTH 63° 24' EAST 521.34 FEET TO A HIGHWAY MONUMENT, AND NORTH 66° 25' EAST 440.49 FEET TO A T-BAR; THENCE AT RIGHT ANGLES NORTH 23° 35' WEST 60.00 FEET TO A POINT IN THE CENTERLINE OF THE EXISTING STATE HIGHWAY; THENCE ALONG SAID LAST MENTIONED LINE AS FOLLOWS: NORTH 66° 25' EAST 1036.60 FEET, AND ALONG A CURVE TO THE RIGHT WITH CENTRAL ANGLE OF 17° 08' 40" AND RADIUS OF 1250.00 FEET A DISTANCE OF 374.03 FEET; THENCE LEAVING SAID CENTERLINE AND RUNNING SOUTH 1395.21 FEET TO A POINT

Date: 12/06/2018

ON THE NORTHEASTERLY LINE OF THAT CERTAIN 61.56 ACRE PARCEL OF LAND DESCRIBED IN THE DEED TO MAYNARD MONAGHAN, OF RECORD IN BOOK 636 AT PAGE 972 OF OFFICIAL RECORDS OF NAPA COUNTY; THENCE ALONG THE BOUNDARY OF SAID MONAGHAN PARCEL AS FOLLOWS:

NORTH 53° 32' WEST 219.68 FEET, NORTH 41° 28' WEST 86.96 FEET, NORTH 46° 54' WEST 123.94 FEET, NORTH 41° 29' WEST, 254.46 FEET, NORTH 35° 57' WEST, 184.40 FEET, NORTH 59° 47' WEST 107.68 FEET, NORTH 75° 31' WEST 79.39 FEET, SOUTH 83° 21' WEST 133.86 FEET, SOUTH 67° 41' WEST 529.69 FEET, SOUTH 84° 56' WEST, 226.10 FEET, NORTH 83° 28' WEST 144.35 FEET, SOUTH 89° 56' WEST 66.17 FEET, SOUTH 14° 53' EAST 106.04 FEET, SOUTH 03° 38' WEST 625.27 FEET, AND SOUTH 05° 00' EAST 663.90 FEET TO THE POINT OF COMMENCEMENT.

THAT PORTION THEREOF LYING NORTHERLY OF THE CENTERLINE OF THE STATE HIGHWAY FROM NAPA TO SONOMA AS SAID HIGHWAY IS PRESENTLY LOCATED ON SAID PROPERTY.

E) THAT PORTION GRANTED TO THE STATE OF CALIFORNIA BY DOCUMENT RECORDED JUNE 22, 2009 AS SERIES NUMBER 2009-0015970 OF OFFICIAL RECORDS.

APN 047-380-009 PTN.

PARCEL TWO:

THAT CERTAIN 50.00 ACRE PARCEL OF LAND DESCRIBED IN THE DEED TO MARSHALL L. MCDANIEL RECORDED IN BOOK 776 AT PAGE 980 OF OFFICIAL RECORDS OF NAPA COUNTY.

EXCEPTING THEREFROM, HOWEVER, THE PARCEL OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERN CORNER OF PARCEL 1 AS THE SAME IS SHOWN ON MAP NO. 2582 ENTITLED, "PARCEL MAP OF A PORTION OF THE LANDS OF MARSHALL L. MCDANIEL", FILED IN BOOK 6 OF PARCEL MAPS AT PAGE 63, NAPA COUNTY RECORDS; RUNNING THENCE SOUTH 00° 32' EAST 712.09 FEET TO THE SOUTHWESTERN CORNER OF SAID PARCEL 1; THENCE EASTERLY ALONG THE SOUTHERN LINE OF SAID PARCEL 1 AND THE SOUTHERN LINE OF PARCEL 2 AS SHOWN ON SAID MAP NO. 2582, SOUTH 60° 35' EAST 362.22 FEET AND NORTH 85° 30' EAST 641.35 FEET TO THE SOUTHEASTERN CORNER OF SAID PARCEL 2, ALSO BEING THE SOUTHWESTERN CORNER OF THE 67.12 ACRE PARCEL AS THE SAME IS SHOWN ON MAP NO. 515 ENTITLED, "RECORD OF SURVEY MAP OF A PORTION OF THE LANDS OF RUTH B. LONGHURST", FILED IN BOOK 5 OF SURVEYS AT PAGE 70, NAPA COUNTY RECORDS; THENCE NORTHERLY ALONG THE WESTERN LINE OF SAID 67.12 ACRE PARCEL NORTH 5° 00' WEST 663.90 FEET, NORTH 3° 38' EAST 625.27 FEET AND NORTH 14° 53' WEST 118.26 FEET; THENCE CONTINUING, NORTHERLY ALONG SAID WESTERN LINE OF SAID 67.12 ACRE PARCEL AND THE PROLONGATION THEREOF NORTH 4° 46' WEST 92 FEET, MORE OR LESS, TO THE SOUTHEASTERN LINE OF CALIFORNIA STATE HIGHWAY NO. 12; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERN LINE OF SAID CALIFORNIA STATE HIGHWAY NO. 12, A DISTANCE OF 1050 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 00° 32' WEST 91.76 FEET FROM THE POINT OF COMMENCEMENT; THENCE SOUTH 00° 32' WEST 91.76 FEET TO THE POINT OF COMMENCEMENT.

ALSO EXCEPTING THEREFROM ALL THAT PORTION GRANTED TO THE STATE OF CALIFORNIA RECORDED JUNE 22, 2009 AS SERIES NUMBER 2009-0015970 OF OFFICIAL RECORDS.

APN 047-380-009 PTN.

PARCEL THREE:

AN EASEMENT, 20.00 FEET IN WIDTH, FOR THE PURPOSE OF INSTALLATION, OPERATION AND MAINTENANCE OF A WELL AND WATER SUPPLY SYSTEM AS GRANTED IN THE DEED RECORDED JANUARY 17, 1975 AS BOOK 953 AT PAGE 479 OF OFFICIAL RECORDS OF NAPA

Date: 12/06/2018

COUNTY, THE WESTERN LINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERN LINE OF PARCEL 1 AS THE SAME IS SHOWN ON MAP NO. 2582, ENTITLED, "PARCEL MAP OF A PORTION OF THE LANDS OF MARSHALL L. MCDANIEL", FILED IN BOOK 6 OF PARCEL MAPS AT PAGE 63, NAPA COUNTY RECORDS, WHICH BEARS SOUTH 0° 32' EAST 294.14 FEET FROM THE MOST NORTHERN CORNER OF SAID PARCEL 1; RUNNING THENCE SOUTH 0° 32' EAST 40.00 FEET.

PARCEL FOUR:

AN EASEMENT, 20.00 FEET IN WIDTH, FOR THE PURPOSE OF INSTALLATION, OPERATION AND MAINTENANCE OF A WATER LINE AS GRANTED IN THE DEED RECORDED JANUARY 17, 1975 AS BOOK 953 AT PAGE 479 OF OFFICIAL RECORDS OF NAPA COUNTY, THE NORTHERN LINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERN LINE OF PARCEL 1, AS THE SAME IS SHOWN ON MAP NO. 2582 ENTITLED, "PARCEL MAP OF A PORTION OF THE LANDS OF MARSHALL L. MCDANIEL", FILED IN BOOK 6 OF PARCEL MAPS AT PAGE 63, NAPA COUNTY RECORDS, WHICH BEARS SOUTH 0° 32' EAST 314.14 FEET FROM THE MOST NORTHERN CORNER OF SAID PARCEL 1; RUNNING THENCE NORTH 86° 10' EAST 325.07 FEET; THENCE NORTH 39° 40' EAST 188.04 FEET.

PARCEL FIVE:

AN EASEMENT, FOR THE PURPOSE OF INSTALLATION, OPERATION AND MAINTENANCE OF A RESERVOIR, DAM AND APPURTENANCES THERETO AS GRANTED IN THE DEED RECORDED JANUARY 17, 1975 AS BOOK 953 AT PAGE 479 OF OFFICIAL RECORDS OF NAPA COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERN LINE OF PARCEL 3, AS THE SAME IS SHOWN ON MAP NO. 2582 ENTITLED, "PARCEL MAP OF A PORTION OF THE LANDS OF MARSHALL L. MCDANIEL" WHICH BEARS SOUTH 73° 47' WEST 573.40 FEET FROM THE MOST NORTHERN CORNER OF SAID PARCEL 3; RUNNING THENCE NORTH 11° 50' WEST 60.00 FEET; THENCE NORTH 14° 30' EAST 70.00 FEET; THENCE NORTH 87° 50' EAST 120.00 FEET; THENCE NORTH 71° 10' EAST 140.00 FEET; THENCE SOUTH 84° 30' EAST 90.00 FEET; THENCE SOUTH 47° 30' EAST 116.22 FEET; THENCE SOUTH 20° 40' WEST 154.53 FEET; THENCE NORTH 75° 30' WEST 110.00 FEET; THENCE SOUTH 62° 10' WEST 100.00 FEET; THENCE SOUTH 42° 50' WEST 80.00 FEET; THENCE SOUTH 58° 50' WEST 60.00 FEET; THENCE NORTH 76° 50' WEST 70.00 FEET; THENCE NORTH 3° 20' EAST 80.00 FEET; THENCE NORTH 11° 50' WEST 70.00 FEET TO THE POINT OF COMMENCEMENT.

PARCEL SIX:

AN EASEMENT, 20.00 FEET IN WIDTH, FOR THE PURPOSE OF INSTALLATION, OPERATION AND MAINTENANCE OF A WATER LINE AS GRANTED IN THE DEED RECORDED JANUARY 17, 1975 AS BOOK 953 AT PAGE 479 OF OFFICIAL RECORDS OF NAPA COUNTY, THE SOUTHEASTERN AND EASTERN LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERN CORNER OF PARCEL 3, AS THE SAME IS SHOWN ON MAP NO. 2582 ENTITLED, "PARCEL MAP OF A PORTION OF THE LANDS OF MARSHALL L. MCDANIELS", FILED IN BOOK 6 OF PARCEL MAPS AT PAGE 63, NAPA COUNTY RECORDS; THENCE SOUTH 30° 38' WEST 30.00 FEET AND SOUTH 65° 40' WEST 250.00 FEET TO THE TRUE POINT OF COMMENCEMENT; RUNNING THENCE NORTH 65° 40' EAST 250.00 FEET TO THE EASTERN LINE OF SAID PARCEL 3; THENCE NORTH 3° 38' EAST 311.02 FEET; THENCE NORTH 14° 53' WEST 118.26 FEET; THENCE NORTH 4° 46' WEST 91.84 FEET TO THE SOUTHEASTERN LINE OF STATE HIGHWAY NO. 12.

THE WESTERN LINE OF SAID 20.00 FOOT EASEMENT SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE AT THE SOUTHEASTERN LINE OF THE HEREINABOVE REFERRED TO

Date: 12/06/2018

STATE HIGHWAY NO. 12.

PARCEL SEVEN:

AN EASEMENT FOR INGRESS AND EGRESS FOR THE PURPOSE OF OPERATION AND MAINTENANCE OF THE WATER SUPPLY AND TRANSMISSION SYSTEM AND THE RESERVOIR AND DAM FACILITIES, AS GRANTED IN THE DEED RECORDED JANUARY 17, 1975 AS BOOK 953 AT PAGE 479 OF OFFICIAL RECORDS OF NAPA COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT CERTAIN 100 FOOT EASEMENT (HAIRE TO MCDANIEL), AND THE 40 FOOT ROADWAY AND CUL-DE-SAC, AS THE SAME ARE SHOWN ON MAP NO. 2582 ENTITLED, "PARCEL MAP OF A PORTION OF THE LANDS OF MARSHALL L. MCDANIEL", FILED IN BOOK 6 OF PARCEL MAPS AT PAGE 63, NAPA COUNTY RECORDS.

PARCEL EIGHT:

AN EASEMENT, AS GRANTED IN THE DEED RECORDED JANUARY 17, 1975 AS BOOK 953 AT PAGE 479 OF OFFICIAL RECORDS OF NAPA COUNTY, 20.00 FEET IN WIDTH, THE EASTERN LINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERN CORNER OF PARCEL 1, AS THE SAME IS SHOWN ON MAP NO. 2582 ENTITLED, "PARCEL MAP OF A PORTION OF THE LANDS OF MARSHALL L. MCDANIELS", FILED IN BOOK 6 OF PARCEL MAPS AT PAGE 63, NAPA COUNTY RECORDS; RUNNING THENCE SOUTH 16° 10' EAST 5.00 FEET TO THE NORTHERN LINE OF THE HEREINABOVE DESCRIBED PARCEL THREE.

THE WESTERN LINE OF SAID 20.00 FOOT EASEMENT SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE AT THE NORTHERN LINE OF THE HEREINABOVE DESCRIBED PARCEL THREE AND THE NORTHERN LINE OF THE HEREINABOVE REFERRED TO PARCEL 1.

END OF DOCUMENT

Grant Deed - continued

Date: **12/06/2018**

A.P.N.: 047-380-009 and 047-380-010

File No.: NCS-922078-CC (cw)

Dated: December 17, 2018

Global AG Properties USA, LLC, a
Delaware limited liability company

By: Westchester Group Investment
Management, Inc., a Delaware corporation

Its: Property Manager

By: 
Matthew Parker

Its: Executive Vice President

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 CA)SS


COUNTY OF Napa)

On December 13, 2018 before me, Nancy Anne Healy, Notary Public, personally appeared
Matthew Parker

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.


Notary Signature Nancy Anne Healy

This area for official notarial seal.

