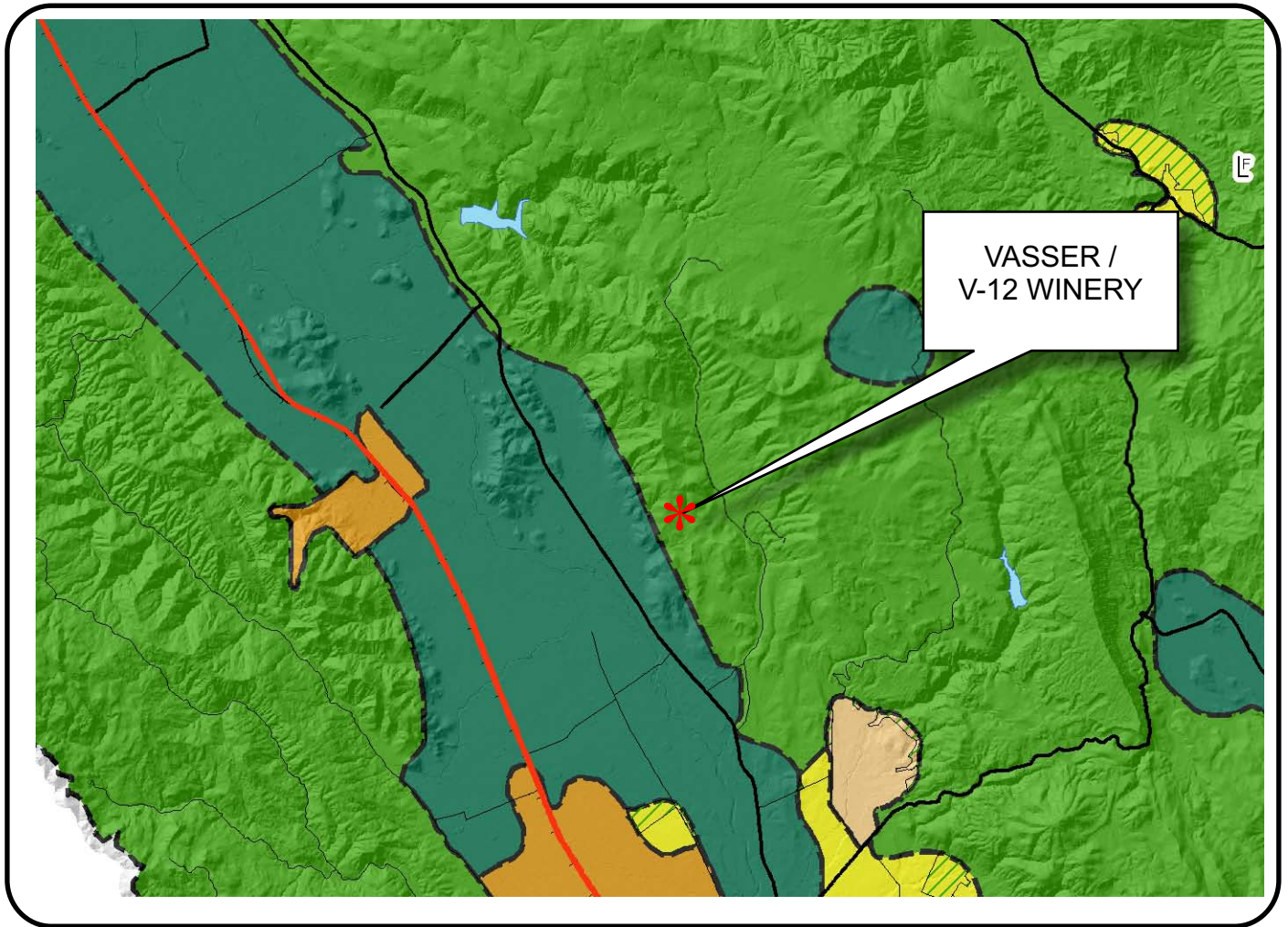








NAPA COUNTY LAND USE PLAN 2008 - 2030





LEGEND




URBANIZED OR NON-AGRICULTURAL

-  Cities
-  Urban Residential *
-  Rural Residential *
-  Industrial
-  Public-Institutional
-  Study Area

OPEN SPACE

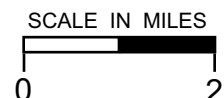
-  Agriculture, Watershed & Open Space
-  Agricultural Resource

TRANSPORTATION

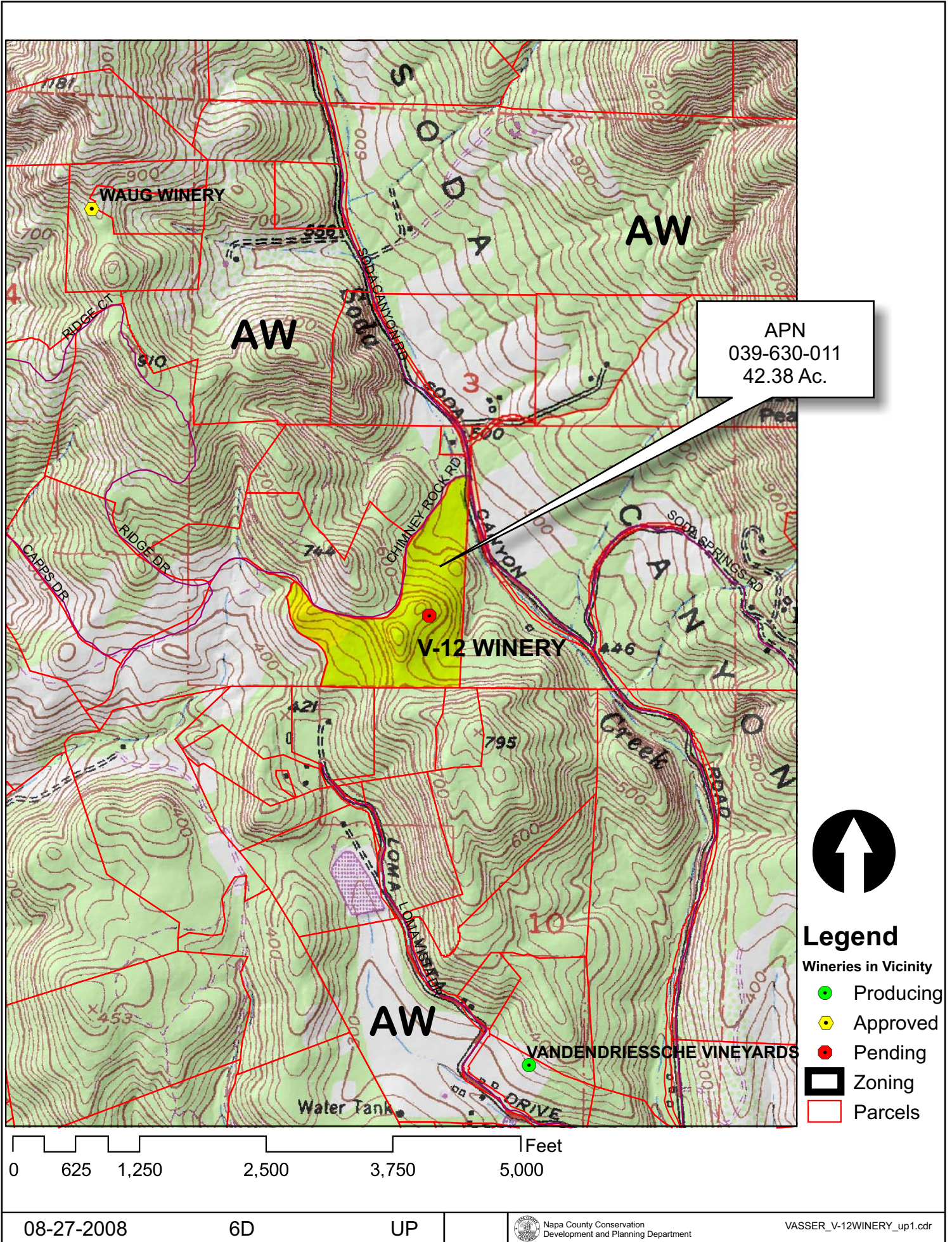
-  Mineral Resource
-  Railroad
-  Limited Access Highway
-  Major Road
-  Secondary Road
-  Airport
-  Airport Clear Zone
-  Landfill - General Plan

* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

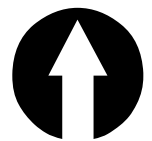
APN
039-630-011
08-27-2008
6D UP







VASSER / V-12 WINERY

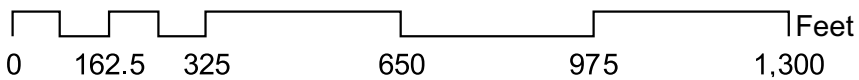


VASSER / V-12 WINERY

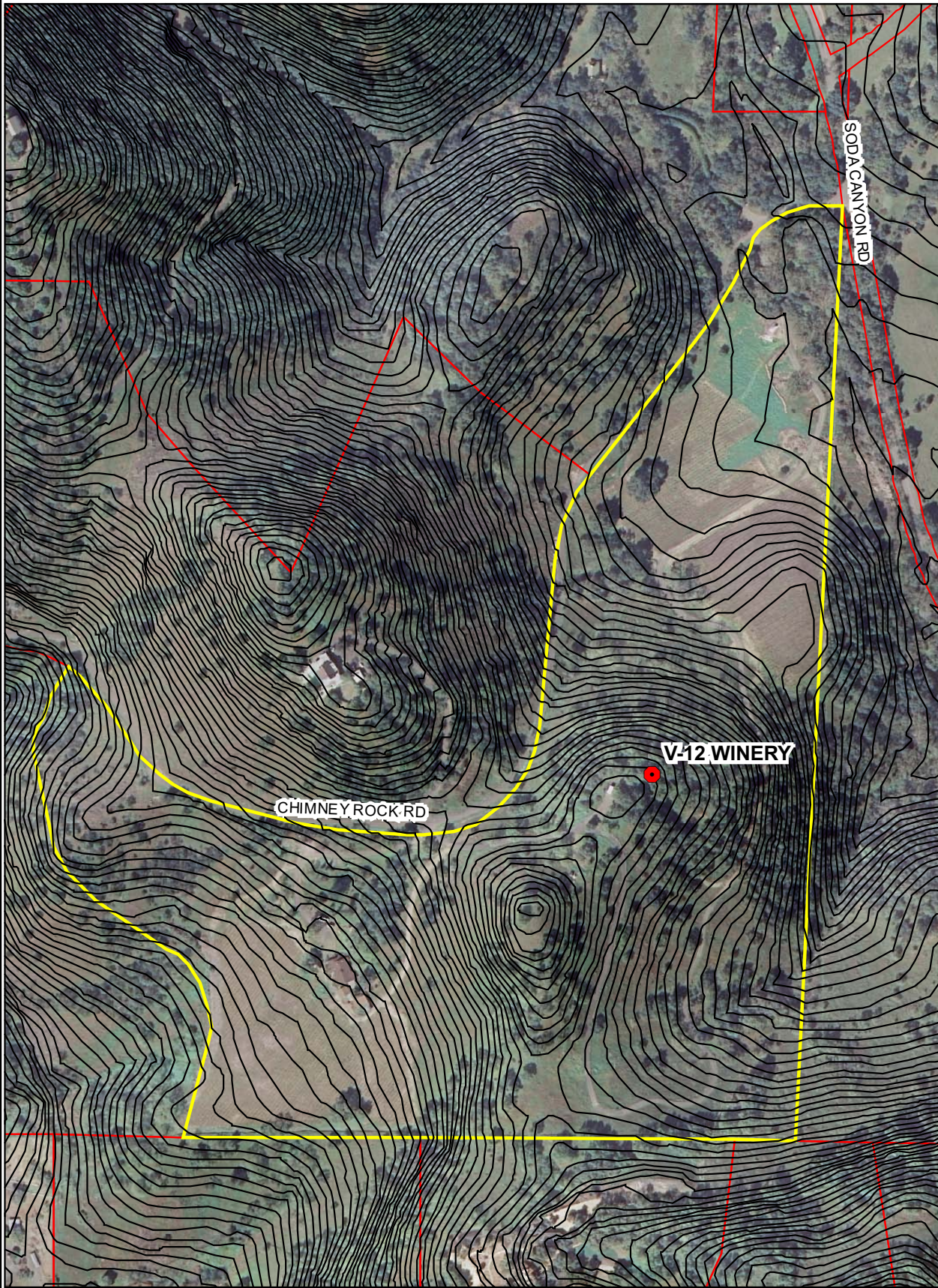


Legend

- Wineries in Vicinity
-  Producing
 -  Approved
 -  Pending
 -  Parcels



VASSER / V-12 WINERY

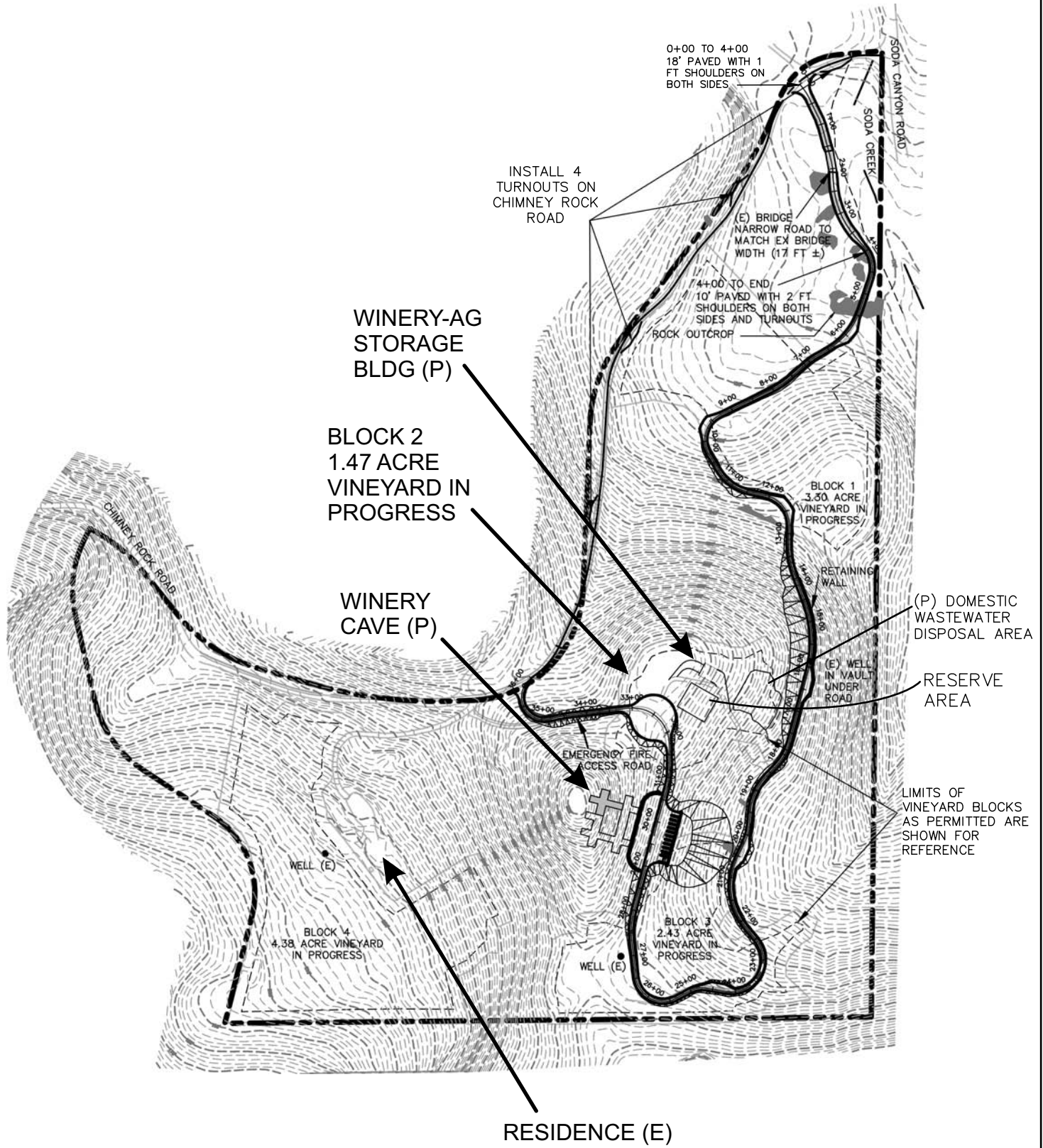


Legend

- 5' Contours
- Wineries in Vicinity
 - Producing
 - Approved
 - Pending
- Parcels

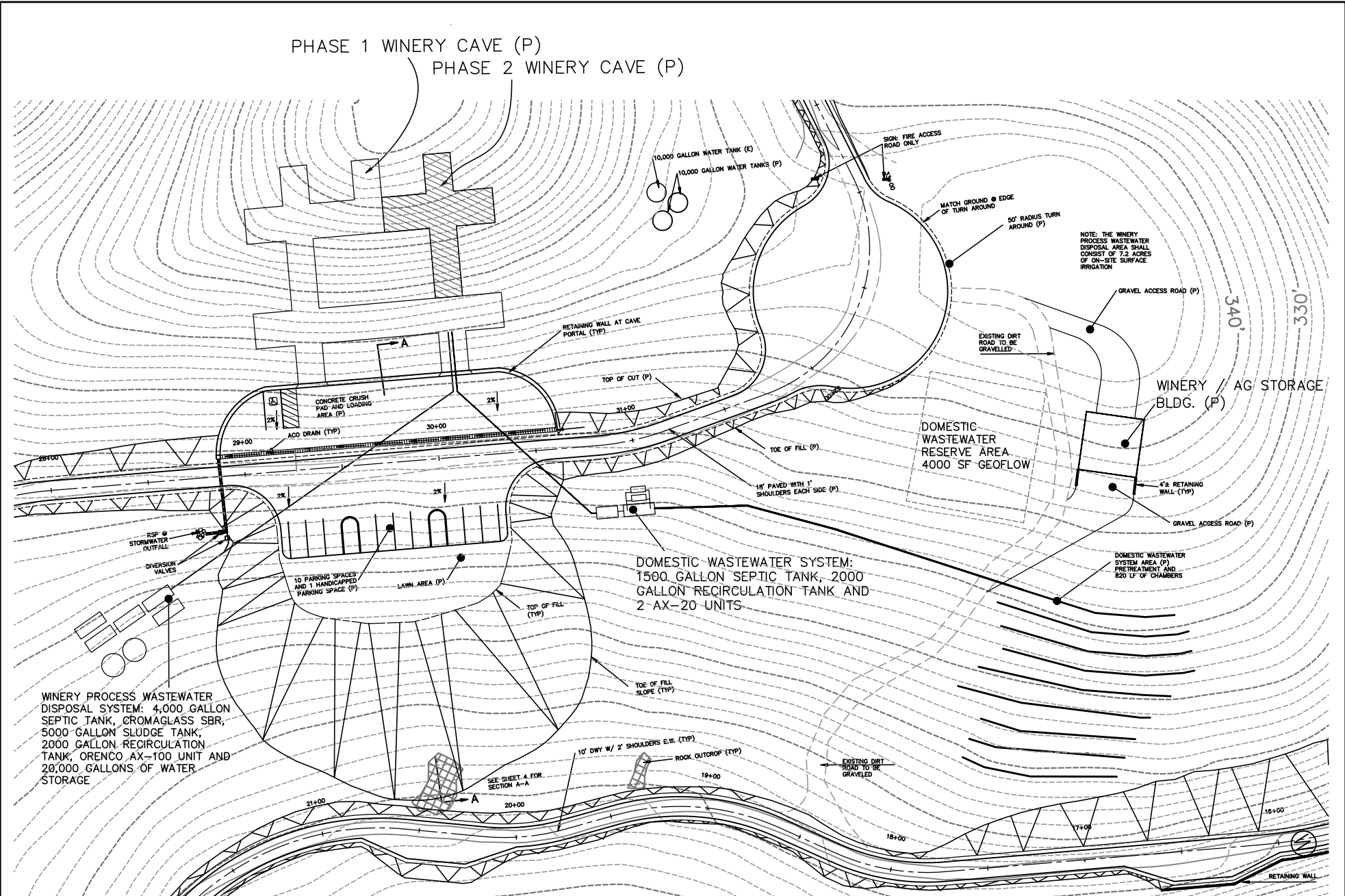
0 162.5 325 650 975 1,300 Feet

VASSER / V-12 WINERY



SITE PLAN

VASSER / V-12 WINERY



WINERY PROCESS WASTEWATER DISPOSAL SYSTEM: 4,000 GALLON SEPTIC TANK, CROMAGLASS SBR, 5000 GALLON SLUDGE TANK, 2000 GALLON RECIRCULATION TANK, ORENCO AX-100 UNIT AND 20,000 GALLONS OF WATER STORAGE

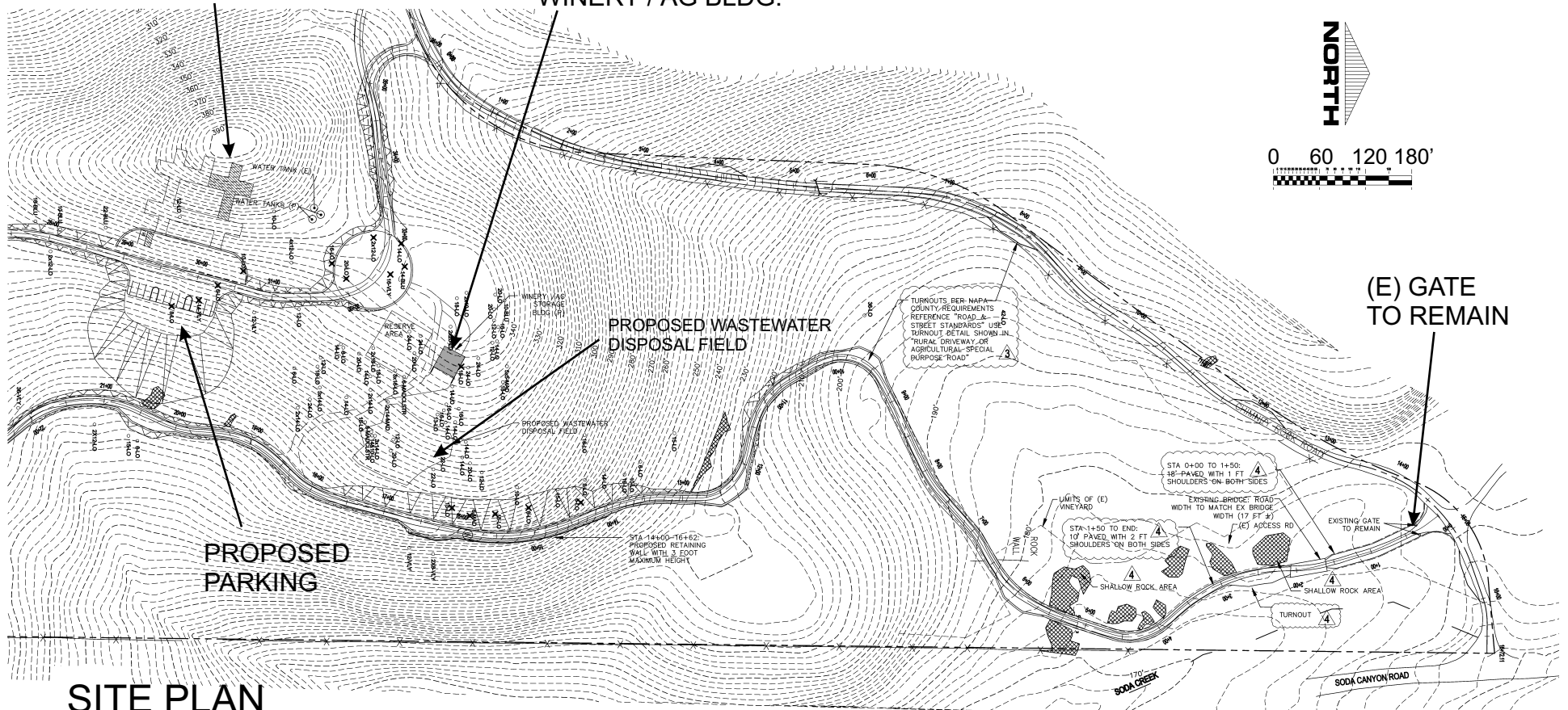


PLOT PLAN

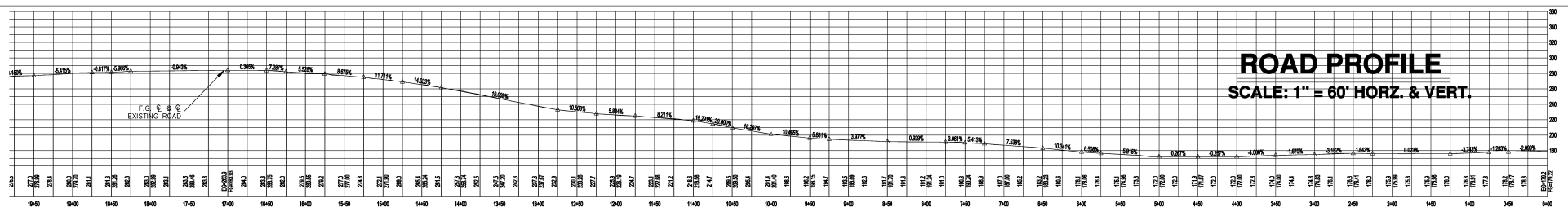
VASSER / V-12 WINERY

PROPOSED CAVES

PROPOSED WINERY / AG BLDG.

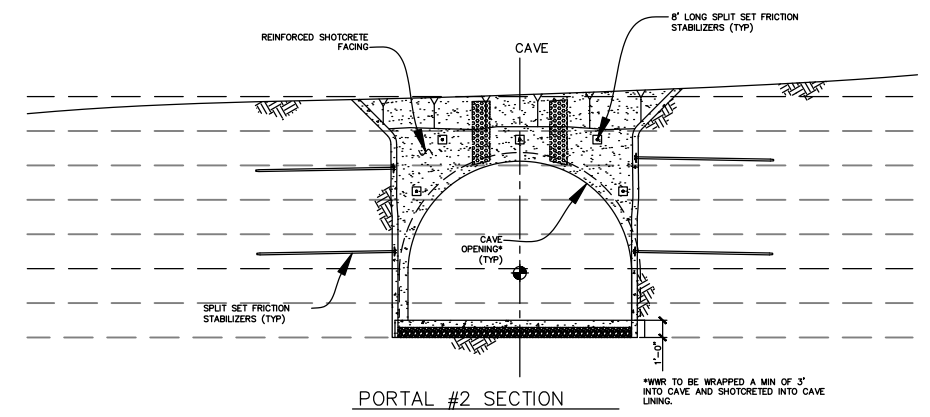
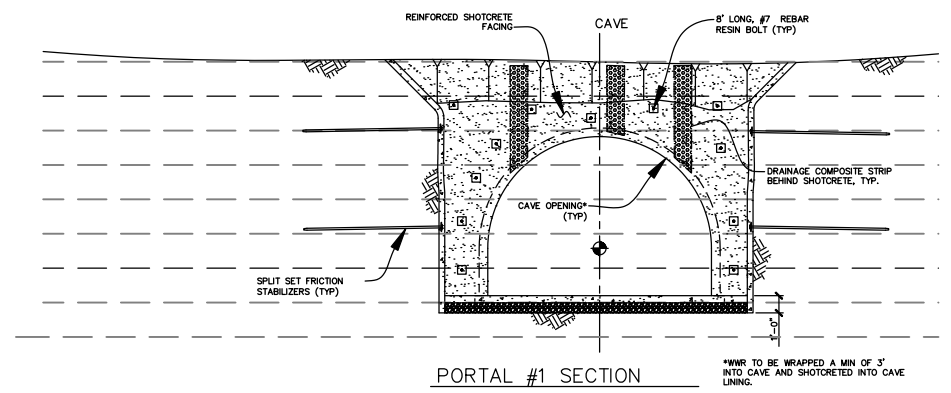
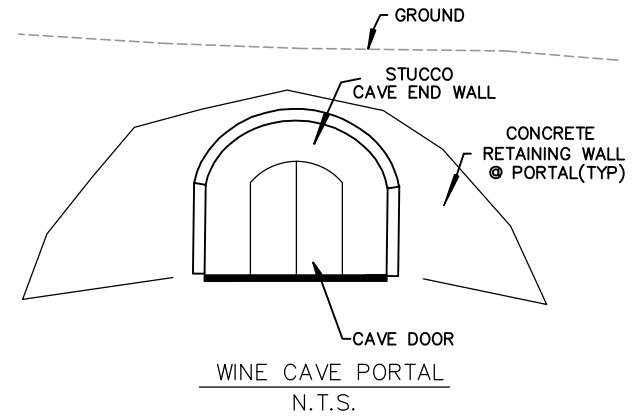
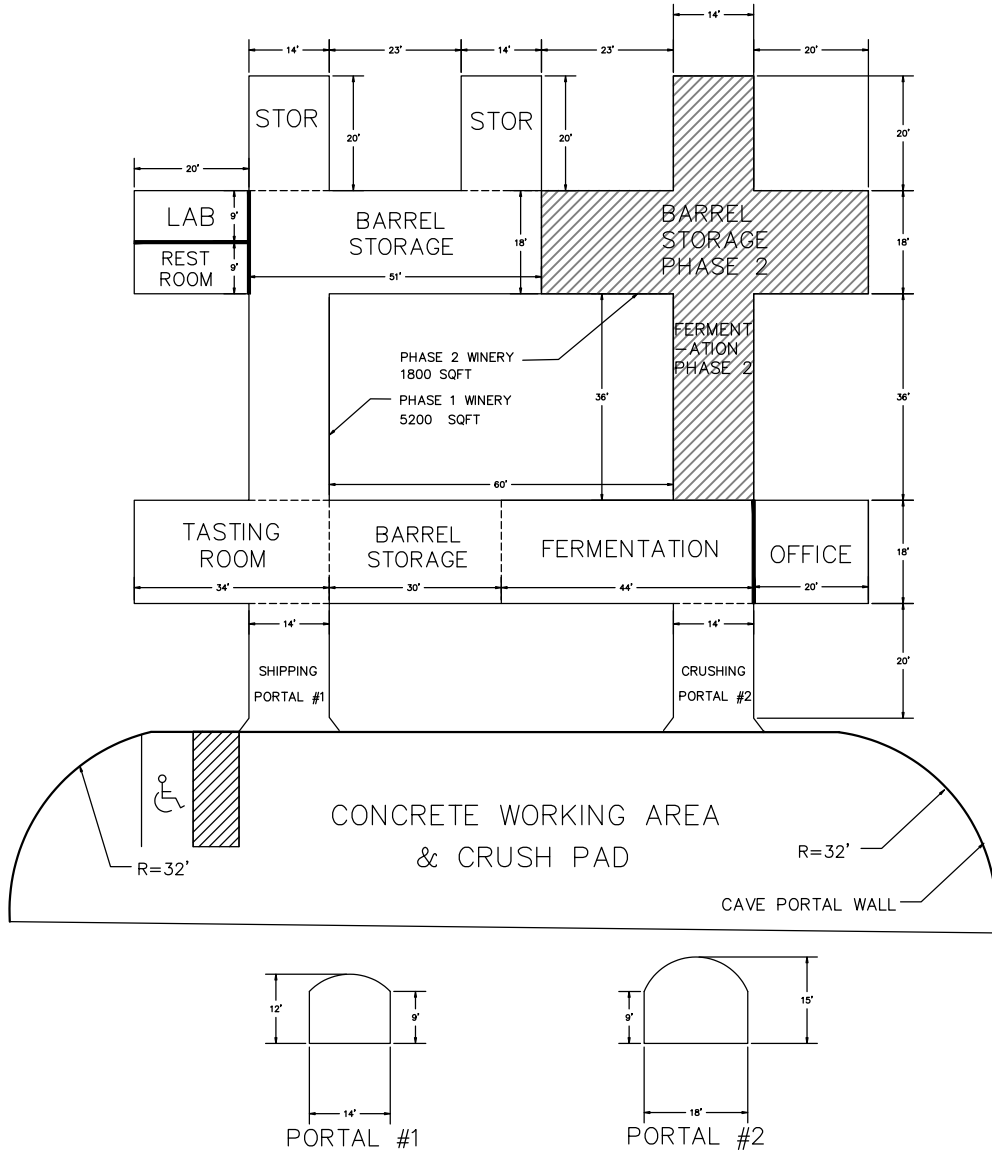


SITE PLAN



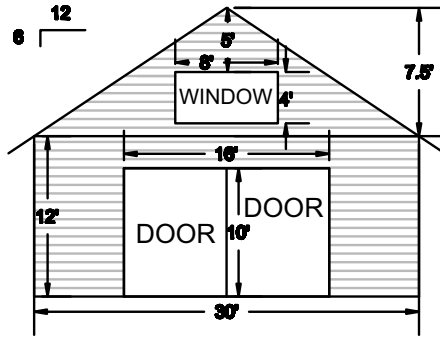
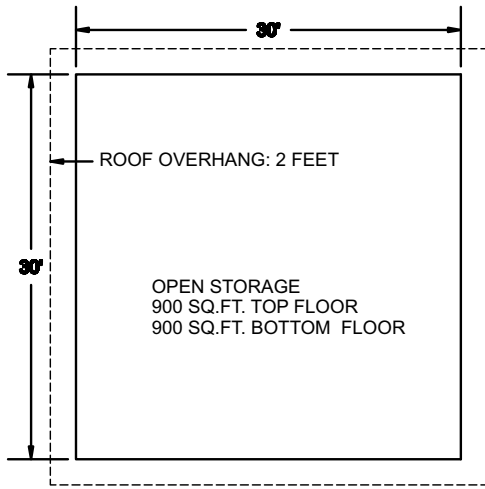
ROAD PROFILE
SCALE: 1" = 60' HORZ. & VERT.

VASSER / V-12 WINERY

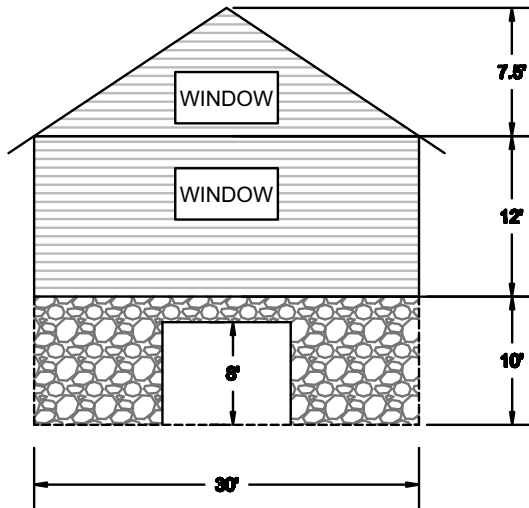


CAVE PLAN & DETAILS

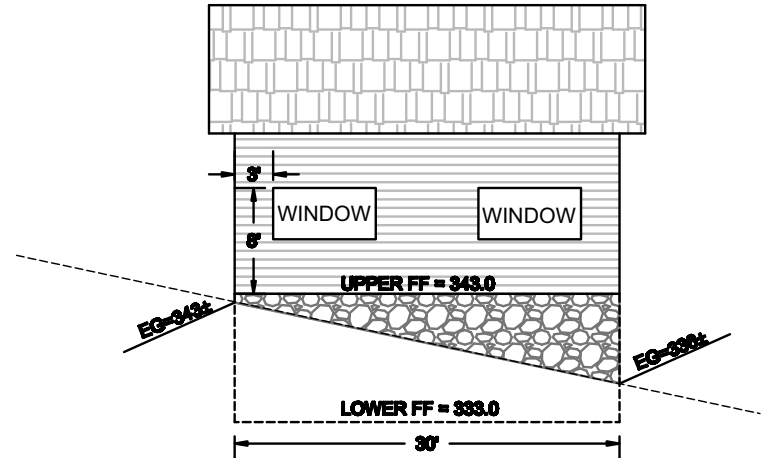
VASSER / V-12 WINERY



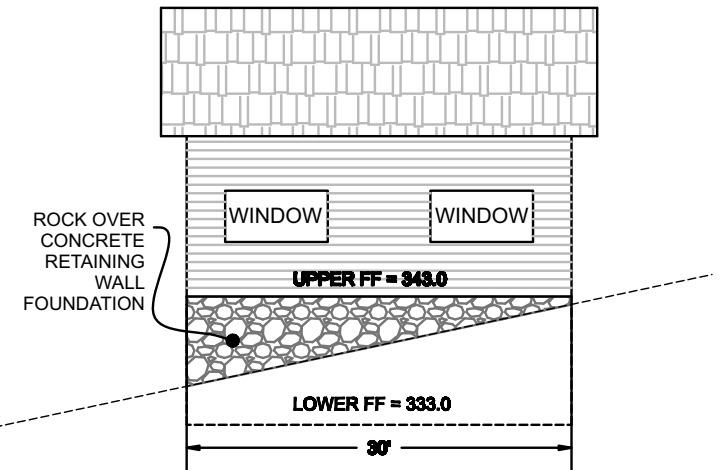
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

VASSER / V-12 WINERY

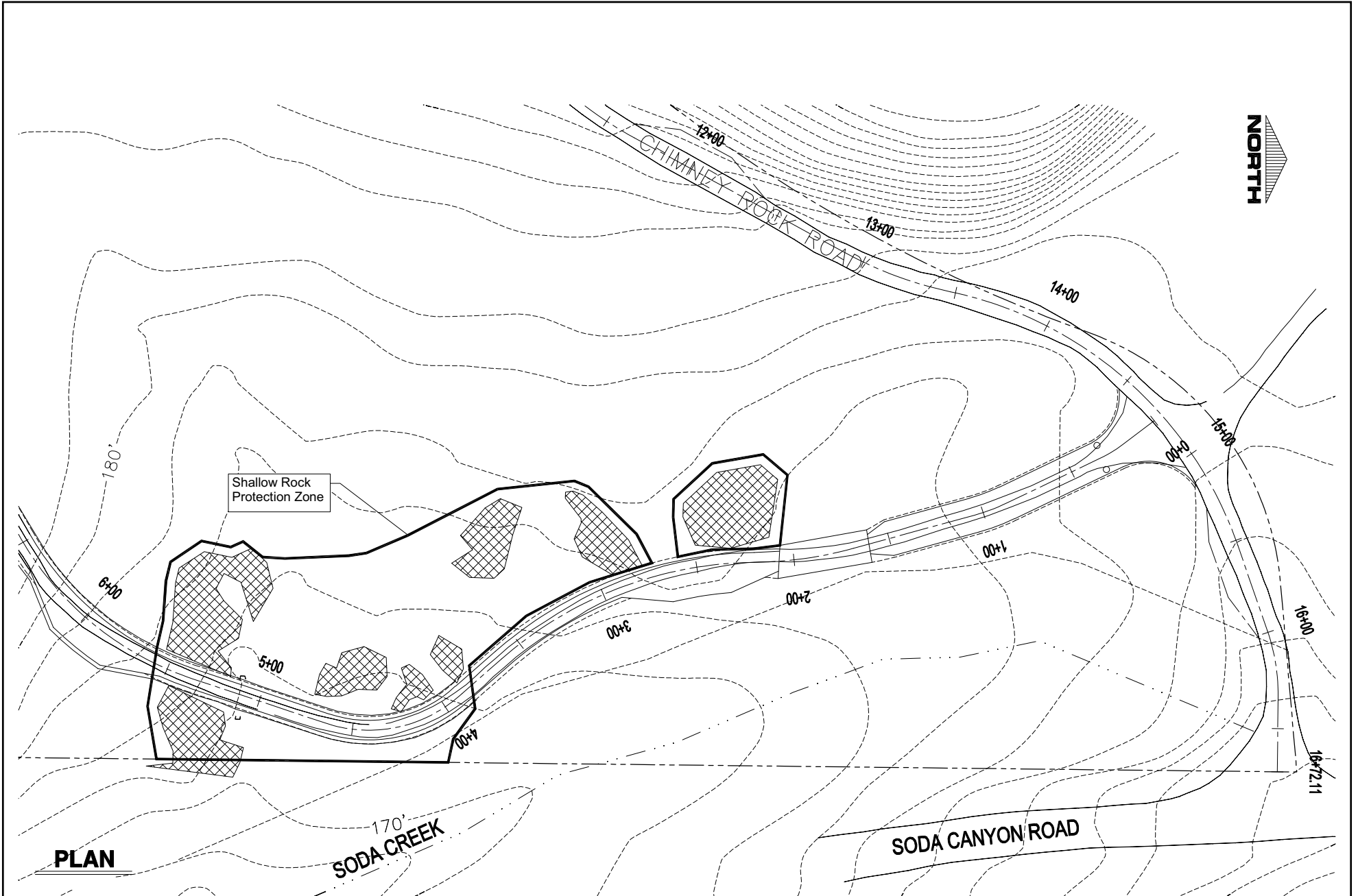
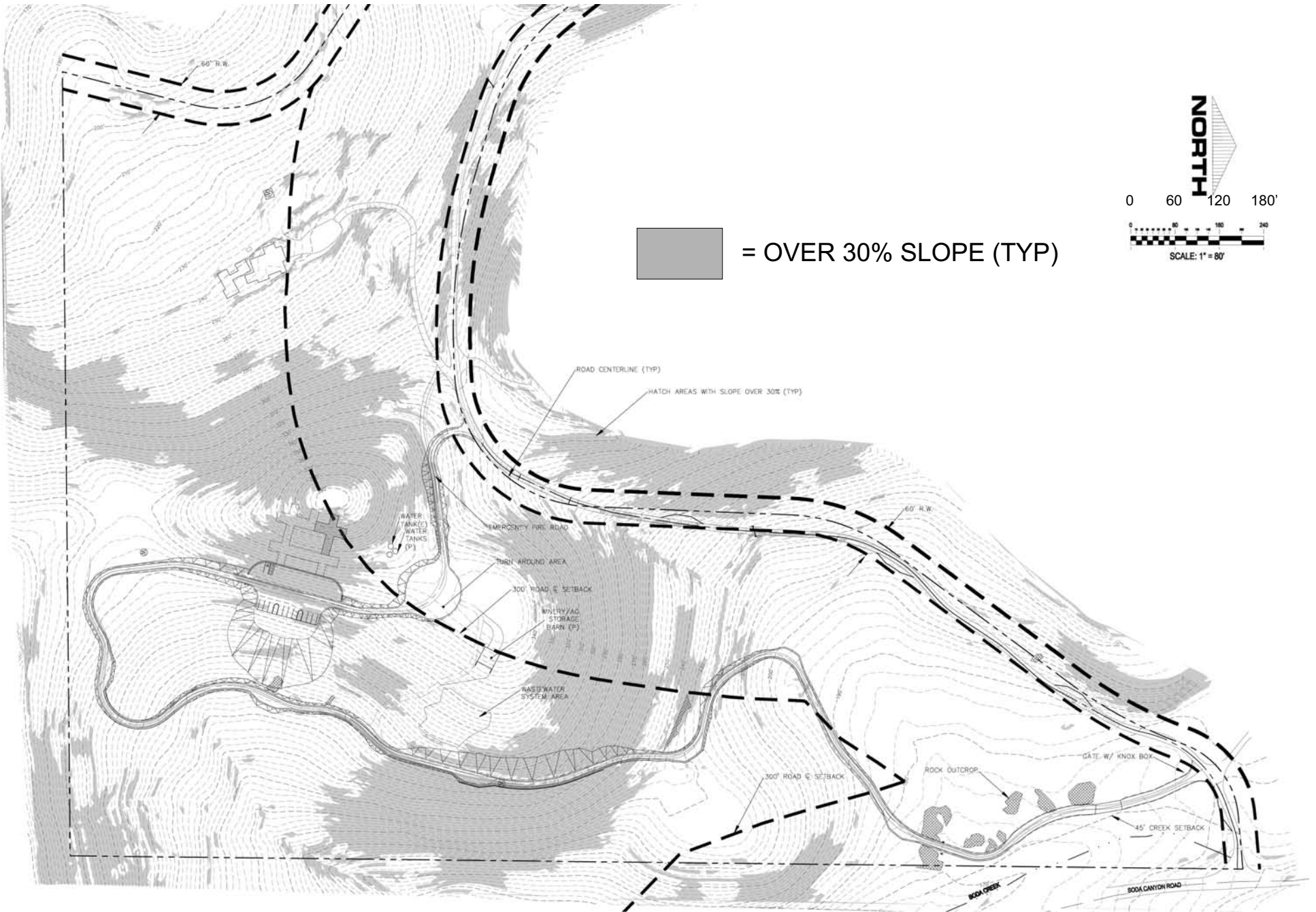


Exhibit A

VASSER / V-12 WINERY

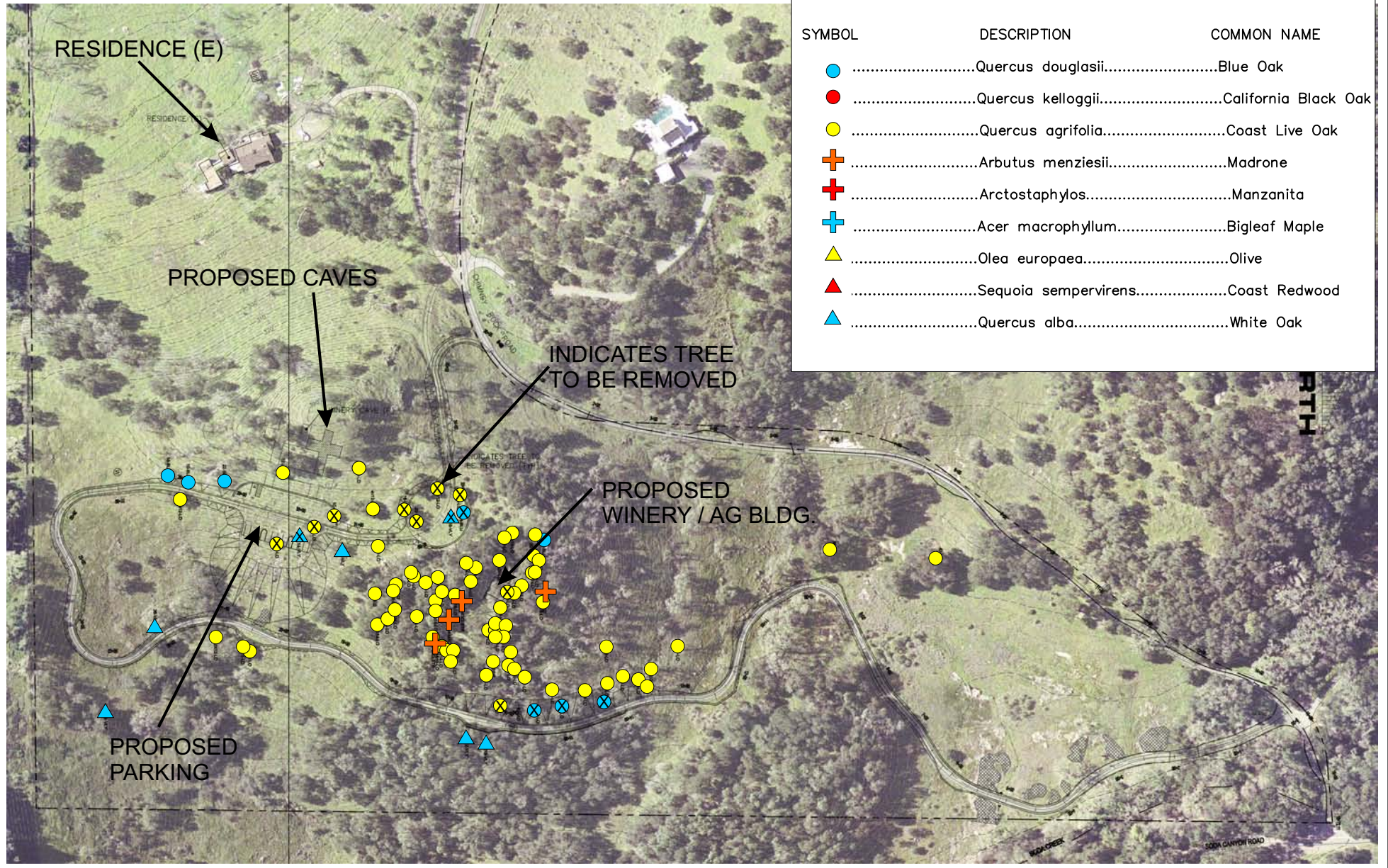


CONSTRAINTS MAP

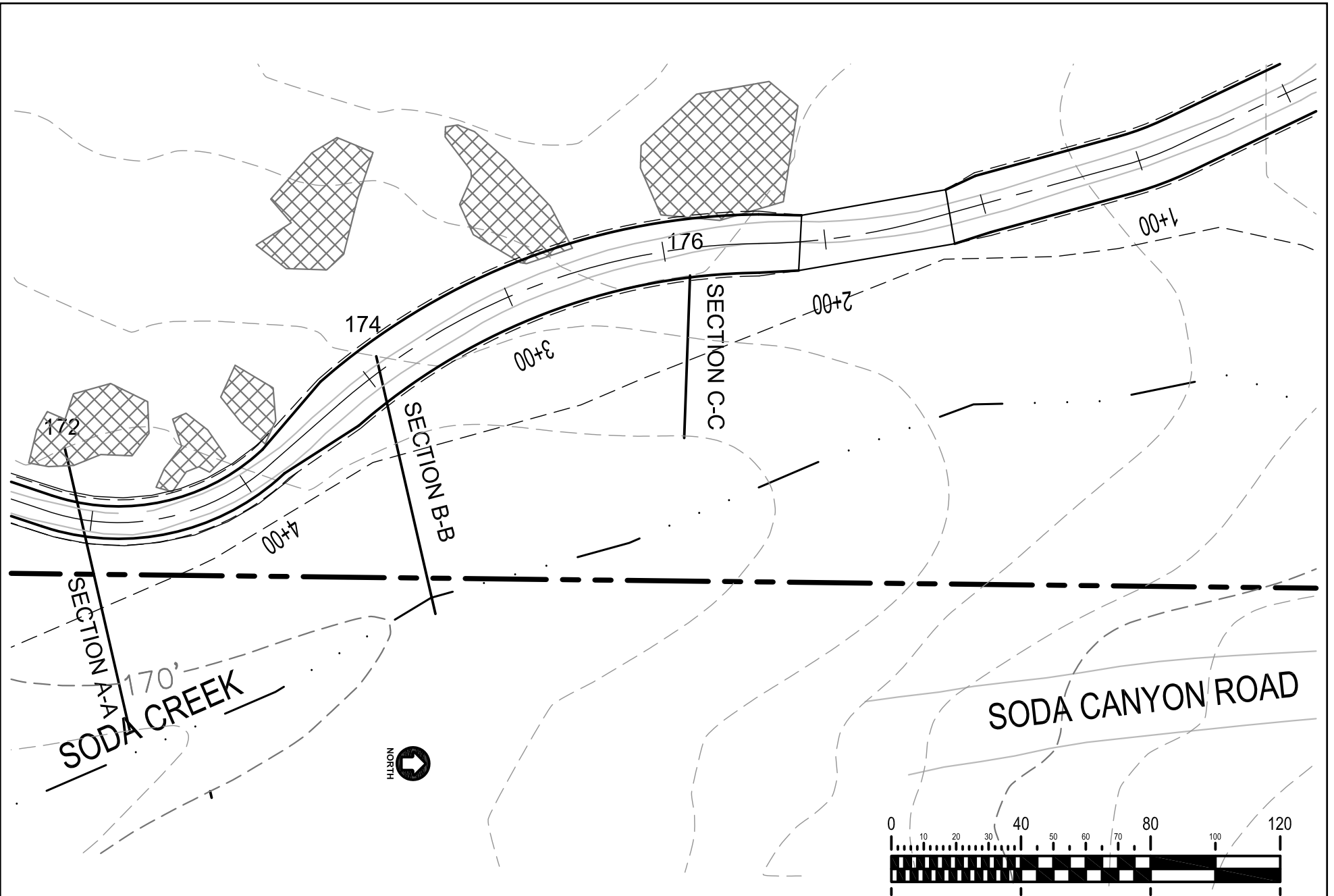
VASSER / V-12 WINERY

LEGEND OF TREES

SYMBOL	DESCRIPTION	COMMON NAME
●	.....Quercus douglasii.....	Blue Oak
●	.....Quercus kelloggii.....	California Black Oak
●	.....Quercus agrifolia.....	Coast Live Oak
+	.....Arbutus menziesii.....	Madrone
+	.....Arctostaphylos.....	Manzanita
+	.....Acer macrophyllum.....	Bigleaf Maple
▲	.....Olea europaea.....	Olive
▲	.....Sequoia sempervirens.....	Coast Redwood
▲	.....Quercus alba.....	White Oak



VASSER / V-12 WINERY



CREEK CROSS SECTIONS