

Napa Land Absorption

	<u>Napa Valley Commons</u>	<u>Acreage</u>	<u>Date of Purchase</u>	<u>Price PSF</u>	<u>Existing Bonds</u>	<u>Intended Use</u>
1	Meritage	9.32	Dec-12	\$15.00	Yes	Purchased site from LBA Realty. Plans for future expansion. Quoted sale at \$15.00 psf.
2	Napa Redevelopment Partners	3.7218	Oct-07	\$11.56	\$0.45	\$9.36 psf on "gross" of 4.6 ac. Buyer owns adjacent 152 ac Napa Pipe site.
3	Meritage	9.07	Mar-07	\$13.45	\$0.45	\$10.37 psf on "gross", \$13.45 on "net" of 7 ac. Future exp for Meritage Hotel.
4	LBA/Chaudhary	1.81	May-07	\$14.69	\$0.45	Sold to LBA that owns surrounding parcels.
5	Napa Redevelopment Partners	10.21	Jun-06	\$6.75	None	Kasier Rd and Syar Rd (#046-340-004). Acquired by developers of Napa Pipe project. Will hold for retail, school or industrial.
Remaining Available Land at Napa Valley Commons:						
	APN's# 046-610-009, 020 & 019	11.55		No price	Yes	3 contiguous parcels - 5.39, 4.35 & 1.81 acres, owned by LBA Realty. Not on market.
	APN# 0460-200-300	4.6		TBD	Yes	Napa Rev Partners may consider sale, 2.3 "net" acres after southern access road to Napa Pipe redevelopment site is constructed.

<u>Napa Valley Gateway Business Park</u>						
	<u>Buyer</u>	<u>Acreage</u>	<u>Date of Purchase</u>	<u>Price PSF</u>	<u>Existing Bonds</u>	<u>Intended Use</u>
	Guerrera Properties LLC	2.13	Sep-04	\$7.02	None	Land bank. Spec investor purchase. Lot 2, by Hwy 29
	Dana Mitchell	1.3	Nov-04	\$8.00	None	Next to Lab's By Design. Sold to owner/user.
	Don Sebastiani & Son's	6.2	May-05	\$6.44	None	Future whse expansion. Lot's 17 & 20
	David Busby	2.34	Jun-05	\$6.50	None	Built 28,000 SF of industrial condo's. Lot 5 on Tech Way.
	Joe Lopez	3.36	Aug-05	\$7.50	None	Land bank. Lot 9, by Hwy 29
	Evan's Transportation	5.8	Aug-05	\$7.48	None	Will build transportation yard/whse. Lot's 5 & 6 on Tech Ct.
	Ledcor	3.15	Oct-05	\$7.85	None	Corner of Devlin and Gateway Rd E., Lot 11. Condo Dev.
	Rudy Jacuzzi	2.49	Oct-05	\$8.00	None	Land bank. Lot 12
	Zapolski & Rudd	2.56	Nov-05	\$8.00	None	Land bank. Lot 5, by Hwy 29
	Ron Profili	2.2	Oct-06	\$8.50	None	Land bank, future restaurant. Lot 3, by Hwy 29
	Sullivan Brothers (wood chip co)	2.2	Apr-06	\$8.00	None	Wine wood chip whse. Lot's 5 on Gateway Rd West
	Casey Escher	2.2	Apr-06	\$8.00	None	Lot 4 on Gateway Rd. West next to Elaine Bell Catering.
	Ledcor	2.7	Jan-06	\$8.00	None	Lot 10, adjacent to Lot 11 previously purchased, condo dev.
	Lee Nobmann	3.4	Mar-06	\$8.00	None	Lot 1 on Tech Ct. Listed for sale with Orion at \$14.00 psf.
	Richard Long Trust	5.35	Jun-06	\$9.00	None	Lot 5, Hwy 29 frontage. User 45k bldg and spec 27k bldg.
	Gene Waken - Spec investor	3.85	Feb-06	\$9.00	None	Hwy 29 Frontage, Lot 8, north of Sheehy Creek.
	Gene Waken - Spec investor	2.97	Feb-06	\$8.50	None	Next to AP Tech on Technology Way, Lot 1.
	Dick Bradley - Spec Investor	7.38	Feb-06	\$9.50	None	Hwy 29 Frontage, Lot 6, north side of Sheehy Creek.
	Rombauer-Owner/User	13.2	Feb-07	\$8.00*	None	Gateway Rd ext. \$8 psf on 8 ac. dev land, \$4 psf on balance of unusable creek land
	Bill Harlan-Owner/User	11.06	Feb-07	\$8.00	None	Gateway Road extension.
	Charbay Vodka-User	2.86	Sep-06	\$9.00	None	Gateway Road extension.
	Sherrat Reicher	5.9	Sep-06	\$8.00	None	Sheehy Court
	Sherrat Reicher	5.5	Sep-06	\$9.52	None	Lot 13 on Gateway Road East, next to Ledcor.
	Conzelman	4.33	Jan-07	\$10.00	None	Lot 1 by Hwy 29. Spec office investor.
	Sierra View Construction	18	Feb-07	\$7.10	None	Portion of Gunn property next to Sheriff's station.

	Vintage Wine Trust	3.83	Oct-07	\$9.59	None	Gateway Rd extension. Bought for BTS for a wine storage & trucking co.
	Kris Pigman	33.85	Nov-07	\$7.15	None	Portion of Gunn property adjacent to Highway 29 & 12.
	Walkenhorst	3.4	Sep-08	\$9.11	None	CNR of Technology Way and Technology Ct. Under const on 40k in Winter 2011.
	Cory & Kristen Phillips	3.1	Jul-08	\$11.50	None	Permitted site, including full construction doc's for 2 x 21,000 SF bldgs.
6	Dennis Paulley	6.2	Aug-10	\$7.20	None	Corner lot. Owner/User. Under construction to build 107,434 SF.
7	Amorim Cork of America	3.36	Nov-11	\$9.08	None	Owner/User purchase. Lot fronts Hwy 29. Plan to build 50k whse/mfg bldg.
8	Dennis Paulley	5.84	Dec-12	\$6.25	None	Partial owner/user. Plans to construct 103,000 SF in 2013.
9	Safe Harbor	2.97	Dec-12	\$7.73	None	Owner/User purchase. Land bank for future expansion.
10	McMorgan/NY Life	18.72	Feb-13	\$5.50	Yes	In contract at \$5.50 psf, plus road, site work, wetland mitigation. Likely \$6.75 base.
11	Erik Bedford	5	Escrow	\$6.42	None	\$4.35 on gross os 7.38 ac. Hwy 29 Frontage, borders Sheehy Creek which impacts site, Bank REO.

Remaining Land Available (Gateway):

	<u>Acreage</u>	<u>Location</u>	<u>Price</u> <u>PSF</u>	<u>Existing</u> <u>Bonds</u>	<u>Comments</u>
057-250-026 - Technology	2.70	Technology	Off mkt	None	Morgan Security Lot. Previously laid out a 28k industrial bldg.
057-250-034 - Technology	2.86	Technology	Off mkt	None	Charbay Vodka land. No entitlements.
057-240-031 - Technology	4.45	Technology	\$8.00	None	Gateway Rd. West. Direct sale. Backs to creek.
057-250-037 - Sheehy	2.40	Sheehy	\$8.00	None	Sheehy Court/Devlin. Direct sale
057-250-036 - Sheehy	2.18	Sheehy	\$8.00	None	Sheehy Court. Direct sale.
057-250-025 - Sheehy Ct	5.90	Sheehy	\$8.00	None	Sheehy Court. Reicher site. Triangular shape.
057-210-037&038	2.50	Devlin	\$9.00	None	Facing Devlin next to Carnera office project. Zoned for office, 2 parcels
057-250-030-Technology Way	13.20	Technology	\$6.00	None	Rombauer site. Likely not a Seller at this time.
057-250-028 - Sheehy/Devlin	2.56	Sheehy	\$9.00	None	Cnr of Sheehy and Devlin. Rudd lot. Approved for 35k winery.
057-250-08 - Devlin Rd	7.38	Devlin	\$6.50	None	\$1.2M asking, \$6.50 on "net". Fronts Hwy 29 and Devlin, adjacent to creek
057-250-006 - Devlin Rd.	3.85	Devlin	\$10.00	None	Fronts Hwy 29 and Devlin. Gene Waken lot.
057-210-039&040-Gateway Rd E	5.52	Gateway Rd	\$7.50	None	Reicher Site on Gateway Road East, backs to Carnera project (2 parcels)
057-20-003 - Gateway Rd East	2.23	Gateway Rd	\$9.00	None	Profili Site, laying out spec building approx. 40,000 SF
057-210-056 - Airport Blvd	<u>33.85</u>	Airport	\$6.10	Yes	Buyer to assume 1/2 cost to widen Devlin and relo gas line, wetland mit. Bank owned.
	91.58				

American Canyon

<u>Buyer</u>	<u>Acreage</u>	<u>Date of</u> <u>Purchase</u>	<u>Price</u> <u>PSF</u>	<u>Existing</u> <u>Bonds</u>	<u>Intended Use</u>
Panattoni	49.17	Jan-05	\$3.00		Planned 8-building warehouse development. Responsible for cost to extend Devlin Rd.
RREEF (APN 057-090-069)	218.06	Sep-06	\$2.10		Hold for future spec development