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Water System Feasibility Report

WATER SYSTEM FEASIBILITY REPORT

FOR

VINCENT ARROYO WINERY
USE PERMIT MODIFICATION P16-00327

LOCATED AT

2361 GREENWOOD AVE.
CALISTOGA CA 94515

County: NAPA
APN:017-230-020

DECEMBER 8, 2016

Prepared by:



*166 Eaton Road, Suite B
Chico, CA 95973*

Introduction: This water system feasibility report is prepared for a new transient non-community water system to serve the tasting room for expansion of an existing winery as part of Use Permit Modification Application P16-00327.

I. Water System Name

Vincent Arroyo Winery Water System

II. Name of person who prepared the report

Greg Haling, P.E.

III. Technical Capacity

A. The applicant is currently applying to the County of Napa for a Use Permit for construction and operation to increase winery production from 20,000 gallons per year to 70,000 gallons per year and expand the marketing plan. Per the marketing plan, the maximum number of on-site staff on any given day is ten (10) employees; eight (8) full time and two (2) part-time employees. The winery is proposing a maximum of fifty (50) visitors per day.

Based on this marketing plan, the winery's peak water use for production purposes is 1,975 gallons per day. The peak water use for domestic purposes is 670 gallons per day.

B. The domestic water system shall be served by a new well on the parcel. This well will be utilized as a water source for drinking water associated with the tasting/marketing portion of the winery only. The existing well will be utilized strictly for the existing residence, winery related cleaning and associated processing.

C. City of Calistoga has a public water system. However, connection to this system is not economically feasible given the distance (1/2 mile) in which new pipelines would need to be constructed including a stream crossing and/or connection to historic bridge at Garnett Creek. A map of the City water system is attached for reference.

IV. Managerial Capacity

A. The general manager that oversees winery operations shall also have over-sight authority of the water system. The winery personnel, as designated by the general manager, will manage all aspects of the winery water system. Please see attached technical, managerial and financial (TMF) capacity form and budget projection.

B. The water extracted from the new well on the parcel to serve this project is in an unadjudicated basin.

C. The well will be located on the same property as the connection to the water system.

V. Financial Capacity

A. The revenue of the existing winery shall be adequate to support the water system. The winery tasting/marketing portion shall be the sole service connection of the new well and the new water system. Please see attached water system 5-year budget projection.

Appendices

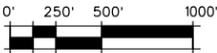
1. City of Calistoga Water Distribution System
2. TMF Capacity Assessment Form
3. Water System 5-Year Budget Projection
4. Deed of Trust with Parcel Map
5. Vincent Arroyo Winery Site Plan

Water System

April 2011



NORTH



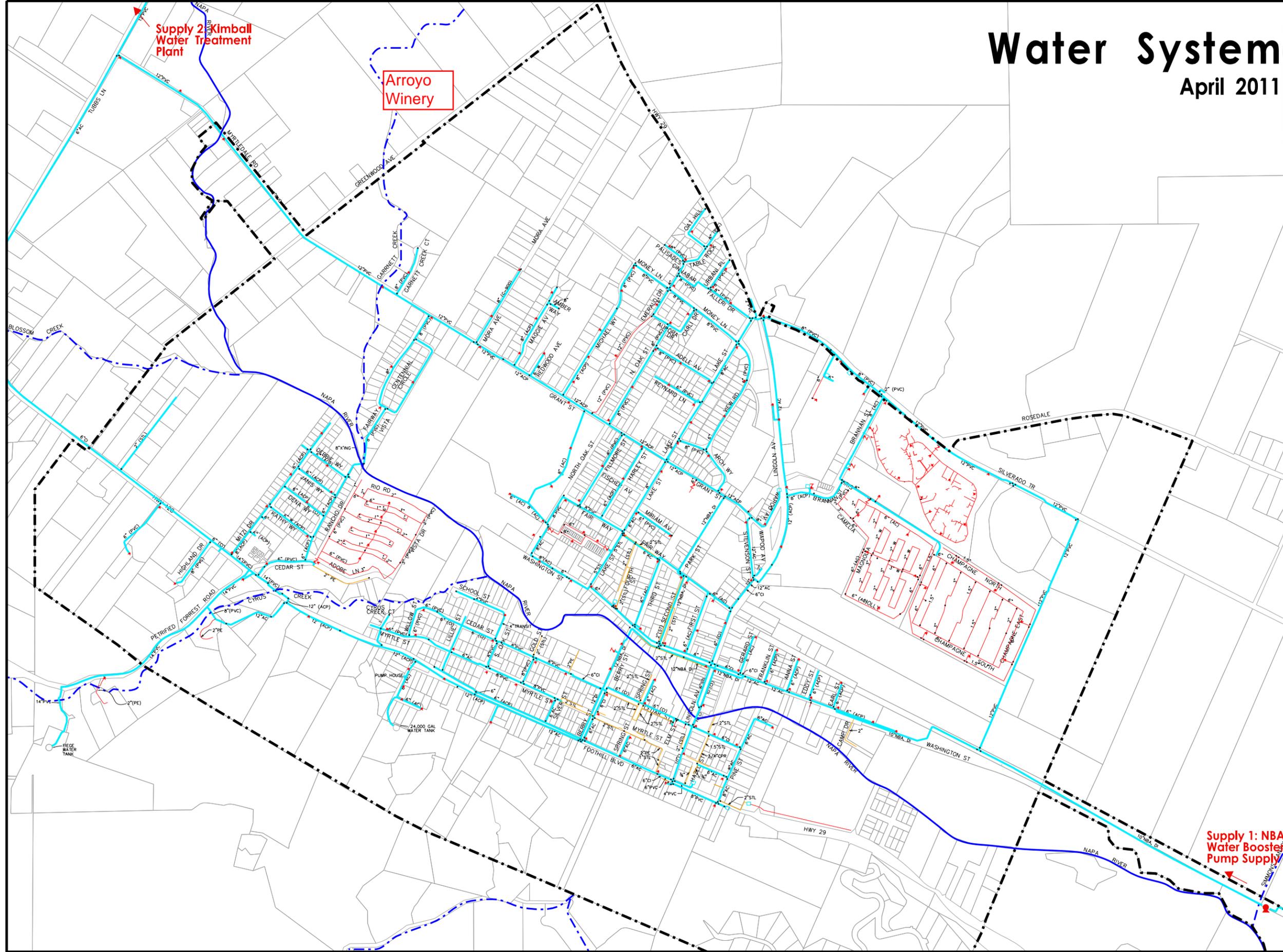
SCALE 1"=500'
ON 22"x34"

Legend

- CALISTOGA CITY LIMITS
- WATER LINE
- PRIVATE WATER LINE
- SMALL DIAMETER WATER LINE
- FIRE HYDRANT (NOTE: VALVES NOT SHOWN FOR CLARITY)
- VALVE (HYDRANT VALVES NOT SHOWN FOR CLARITY)
- BOOSTER PUMPS
- BACKFLOW DEVICE
- NAPA RIVER
- CREEK
- DITCH/CHANNEL

notes

1. WATER SUPPLY SOURCES:
KIMBALL & NORTH BAY AQUEDUCT (NBA)
2. TOTAL CUSTOMERS = 1349
3. TYPICAL DAILY DEMANDS
MAXIMUM DAY DEMAND = 1.23MGD +/-
AVERAGE DAY DEMAND = 0.62MGD +/-
MINIMUM DAY DEMAND = 0.43MGD +/-
4. TOTAL ANNUAL WATER USE = 830 AC FT
KIMBALL SOURCE = 350 AC FT
NBA/NAPA = 480 AC FT
5. SYSTEM ASSEMENT:
MILES OF WATER MAIN = 36.5
NUMBER OF HYDRANTS = 202
NUMBER OF VALVES = 402
STORAGE RESERVOIR - FIEGE TANK 1MG
FUTURE STORAGE - MT WASHINGTON 1.5MG
6. WATER SUPPLY SUMMARY:
KIMBALL WTP CAPACITY = 0.6MGD +/-
KIMBALL RESERVOIR CAPACITY = 312 AC FT
KIMBALL ANNUAL BENEFICIAL USE = 536 AC FT
NBA SUPPLY (2011) ALOTMENT = 1,725 AC FT
7. PUMP STATIONS:
NBA (2-VFD'S, 50HP)
POPE STREET (2-CONSTANT SPEED)
KIMBALL BOOSTERS (2-CONSTANT SPEED)



Supply 2: Kimball
Water Treatment
Plant

Arroyo
Winery

Supply 1: NBA
Water Booster
Pump Supply

**TMF Capacity Assessment “E-Z” Form
For
Transient-Noncommunity Public Water Systems
(Change of Ownership)**

Water System Name: Vincent Arroyo Winery

System Number: TBD

Person completing this assessment: Greg Haling, P.E. _____
Name
Principal Engineer _____
Title
Signature *Greg Haling* _____
Date 12/8/16 _____



Background

As a result of the 1996 Federal Safe Drinking Water Act the California legislature passed Senate Bill 1307. This bill added Section 116540 to the California Health and Safety Code (CHSC). Subparagraph a) of this section states, “*No public water system that was not in existence on January 1, 1998, shall be granted a permit unless the system demonstrates to the department that the water supplier possesses adequate financial, managerial, and technical capacity to assure the delivery of pure, wholesome, and potable drinking water. This section shall also apply to any change of ownership of a public water system that occurs after January 1, 1998.*”

The information you provide on this form will be used to assess the technical, managerial, and financial (TMF) capacity of your transient noncommunity public water system.

Instructions

This is a streamlined form that asks for specific documentation. In order to qualify to use this form you must be able to answer yes to **ALL** of the following

statements. If you cannot answer yes to ALL of these statements, you must use the standard TMF Assessment form.

1. **X Yes** Is the systems source untreated groundwater from a well or enclosed spring, located on property that the system owns?
2. **X Yes** Does the system have a single owner or sole proprietor?
3. **X Yes** Is the owner responsible for all aspects of the water system?
4. **X Yes** Does the system have an “expense only” budget? (You do not charge for the water that you provide).

If you have answered yes to ALL of these questions, proceed with this form. If you did not, you must use the standard TMF Assessment form.

This form is a part of the permit application process. If you do not complete and return this form to the SWRCB, we will not be able to issue you a water supply permit. Section 116525 of the CHSC forbids a person from operating a public water system unless they have a valid water supply permit issued to them by the SWRCB.

All new owners of public water systems applying for a water supply permit must demonstrate their TMF Capacity at the time the permit application is filed with the SWRCB Division of Drinking Water. Some of these elements are labeled “**mandatory**”, and must be provided now. Other elements are not needed at the time and can be submitted later. These elements are labeled “**necessary**”, in this form. “**Necessary**” elements can be developed by the water system later and submitted within agreed upon dates. For those elements that are not required at the time of application, you will need to indicate the proposed date when you think you will have them completed by. The SWRCB Division of Drinking Water will review your proposed completion dates for “**necessary**” elements and will use them, or another date acceptable to them, as permit conditions, which will be placed in the permit issued to the water system. **Free technical assistance in completing TMF elements, may be available through SWRCB third party contractors, by request.**



HELPFUL HINT: This TMF document is a “Living Document.” It will reflect your water system and its’ operation. It is recommended that it is assembled and kept in a “three-ring” binder. The attachments should be kept as appendices, in the back.

Please answer all questions to the best of your ability. Attach the specific documentation when requested. Please check to make sure this form is complete before submitting it to the SWRCB Division of Drinking Water office. You may contact your local SWRCB Division of Drinking Water office if you have any questions about items required to be submitted with this form.

Managerial Capacity - Mandatory

A. Ownership

In order to meet the California SDWA requirements, the owner(s) of the water system must be listed. The applicant **must show** that they own or have control over the facilities needed to provide drinking water.

- X Check here if sole owner or proprietor. **Attach a copy of the title sheet from your “Deed of Trust” for the property.**

Comments See attached deed

B. Organization

It is essential for every water system have a clear description of the organization.

- X If this water system is owned and operated by an individual who has **sole responsibility for the water system and how it is operated**, check this box.

Comments _____

C. Water Rights

Water systems **must show** that they have a legal right to the water.

- X If the source for the system is untreated groundwater from a well or enclosed spring, located on the property, check this box. **Attach a copy of the title sheet from the “Deed-of-Trust” for the parcel the well/spring is located on to document your water rights (if not already attached).**
- If the source if from an Adjudicated Basin: Attach the deed for the parcels of each adjudicated groundwater source that notes the adjudication or provide documentation of the Basin Water Master’s terms of the adjudication as they relate to the water system’s right to extract water from the adjudicated basin.

Comments See attached deed and parcel map

Financial Capacity - Mandatory

D. Budget Projection

A budget projection is a written financial plan for the operation of the water system over the next five years. It is a tool that will enable the water system to plan for future needs.



HELPFUL HINT: An example of an “Expense Only” 5-year budget projection can be downloaded at:

http://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/TMF.shtml

Help is available upon request.

- X Five-year projection of anticipated expenditures for the system. (Fill out 5-year expense budget, check box and attach)

Comments See attached Spreadsheet

The Items Below May Be Submitted Later

Please review the following items to make sure you understand what you will need to provide. If you have a proposed date for completion, place it in the comment section for each element. If you do have some of this information available now, please include it with this form. If you do not, remember that they will be made conditions of your Water Supply permit and that you will be required to complete them later.

Technical Capacity - Necessary

E. System Description

Provide “As-built” plans or drawings that show the location of all of the facilities currently in the system. These should show the existing and future service areas, the location of sources of water and other critical facilities that are essential to the operation of the water system such as pipes and control valves. Potential sources of contamination or hazards near your sources of water should be included. The water system should have a method to keep these plans updated as changes occur. This will keep them useful beyond the date they are prepared. Knowing the location, type of materials, and size of water mains or other facilities make it much easier when you need to repair or replace them. During an emergency, it is important to know where control valves are located so that you will be able to control water loss and make repairs.



HELPFUL HINT: Check with the prior owner, and the files maintained by the local office of the regulatory agency, to see if a system map is on file or available.

The items listed below do not have to be submitted at the time of application. But it must be developed within the agreed upon time frame. However, if the water system already has any of the items listed below, check the appropriate boxes and attach the items to this form.

Map(s) that show:

X Current service area (property or parcel map).

- Location of existing and proposed facilities (e.g., each water source, treatment facility, pumping plant, storage tank, and pressure zone in the system, as well as all distribution system piping).

Comments Parcel Map attached. Location of proposed improvements by June 2017

F. Consolidation Feasibility

By law, you must provide a reliable and adequate supply of pure, wholesome, healthful and potable water to your users at all times. Connecting to an existing public water system in your area can often do this. Connecting to a larger water system for your needs can help you avoid the costs and legal responsibilities of operating your own system.

The items listed below do not have to be submitted at the time of application. But, they must be developed within the agreed upon time frame. If the water system already has any of the information requested, check the appropriate boxes and attach the information to this form.

- Check this box if there are no public water system within one mile and go to Section G.
- X Identify any existing public water systems located within one mile of your water system. If another public water system is available to provide you water service, describe why connection to this system is not feasible (comment below or attach a separate sheet):

Comments: City of Calistoga Water System (See attached plan). Connection to this system is not economically feasible given the distance (1/2 mile) in which new pipelines would need to be constructed including a stream crossing and/or connection to historic bridge at Garnett Creek.

G. Operations Plans



Helpful Hint: There is an example of a small groundwater system Operations Plan available on the Internet at:

http://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/TMF.shtml

Assistance is available upon request. (If you use this example, check the box and go to Section H).

An Operations Plan is needed to ensure that a standard set of procedures for the routine operation of the water system are available to guide you and your staff in maintaining your water system in a safe manner.

The items listed below do not have to be submitted at the time of application but must be developed within an agreed upon time frame.

- Check this box if you have a groundwater source without any treatment. (Attach completed SWRCB example Operation Plan or your own equivalent one).

Comments September 2017 _____

Managerial Capacity - Necessary

H. Emergency/Disaster Response Plan

You must have a plan that shows how you intend to respond to emergencies and disasters that may affect the operation of your water system. This helps you to provide reliable service and minimize the risks of providing unsafe drinking water during or following an emergency. If your facility is closed due to an emergency, the plan must include what steps you will take prior to resuming operations.



Helpful Hint: There is an example of an Emergency/Disaster Response Plan on the Internet at:

http://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/TMF.shtml

Assistance is available upon request.

The item below does not have to be submitted at the time of application. But it must be developed within the agreed upon time frame. If the water system already has a plan, check the box and attach it to this form.

- Check this box if you are either attaching a completed Emergency/Disaster Response Plan based on the SWRCB template, indicated above, **or** your own plan. (Attach a copy).

Comments September 2017 _____

FIVE YEAR BUDGET PROJECTION

Noncommunity Water System

INFLATION FACTOR (%) - 1.6

System Name: VINCENT ARROYO WINERY

PWS I.D. Number: TBD

LINE	EXPENSES	Current Year	Year 2	Year 3	Year 4	Year 5
1	OPERATIONS & MAINTENANCE					
2	Salaries and benefits	5000.00	5080.00	5161.28	5243.86	5327.76
3	Contract operation and maintenance	1000.00	1016.00	1032.26	1048.77	1065.55
4	Power and other utilities	1000.00	1016.00	1032.26	1048.77	1065.55
5	Fees	5000.00	5080.00	5161.28	5243.86	5327.76
6	Treatment chemicals	500.00	508.00	516.13	524.39	532.78
7	Coliform monitoring	250.00	254.00	258.06	262.19	266.39
8	Chemical monitoring	250.00	254.00	258.06	262.19	266.39
9	Transportation	500.00	508.00	516.13	524.39	532.78
10	Materials, supplies, and parts	500.00	508.00	516.13	524.39	532.78
11	Miscellaneous	100.00	101.60	103.23	104.88	106.56
12			0.00	0.00	0.00	0.00
13			0.00	0.00	0.00	0.00
14	Total Operation and Maintenance	\$14,100.00	\$14,325.60	\$14,554.81	\$14,787.69	\$15,024.29
15						
16	GENERAL & ADMINISTRATIVE					
17	Engineering and professional services	5000.00	5080.00	5161.28	5243.86	5327.76
18	Depreciation and amortization	500.00	508.00	516.13	524.39	532.78
19	CIP Reserve (from Sheet 2, Column J Total)	746.21	758.15	770.28	782.60	795.13
20	Insurance	1000.00	1016.00	1032.26	1048.77	1065.55
21			0.00	0.00	0.00	0.00
22			0.00	0.00	0.00	0.00
23	Total General and Administrative	\$7,246.21	\$7,362.15	\$7,479.94	\$7,599.62	\$7,721.22
24						
25	TOTAL EXPENSES	\$21,346.21	\$21,687.75	\$22,034.75	\$22,387.31	\$22,745.51

Report Prepared by: Greg Haling, P.E.

Date: 12/8/16

Title: Principal Engineer



2016-0005765

Recorded	REC FEE	13.00
Official Records	CC1 ONE CONFORM	1.00
County of Napa		
JOHN TUTEUR		
Assessor-Recorder-Cou		
	EV	
10:42AM 10-Mar-2016	Page 1 of 2	

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**
JEFFREY P. STEPHENS
GAW VAN MALE
1000 Main Street, 3rd Floor
Napa, CA 94559

GRANT DEED

2361 Greenwood Avenue, Calistoga, California

Documentary Transfer Tax is \$0.00.

APN: 017-230-020

The undersigned hereby declares that:

1. This transfer is made without consideration and is therefore exempt from Documentary Transfer Tax. (Revenue and Taxation Code section 11911).

2. This transfer is both a transfer under Section 62(a)(2) of the Revenue and Taxation Code, specifically, a transfer between individuals and a legal entity, where the proportional ownership interest remains the same before and after the transfer, and a "trust transfer" under Section 62 of the Revenue and Taxation Code, and does not constitute a "change in ownership" for property tax purposes.

NOW THEREFORE, VINCENT ARROYO, a married man as his sole and separate property, as to an undivided 49% interest, and MARJORIE ARROYO, Trustee of THE ARROYO FAMILY IRREVOCABLE TRUST OF 2015, UDT dated August 3, 2015, as to an undivided 51% interest, hereby grants to MA VINEYARD PROPERTIES, LLC, that certain real property in that certain real property in the City of Calistoga, County of Napa, State of California, commonly known as 2361 Greenwood Avenue, and more particularly described as follows:

Commencing at a point on the Westerly line of Greenwood Avenue, distant thereon 9.83 chains, a little more or less, Northerly from the point where the line between Lots 45 and 44 intersect said Westerly line of said Avenue, according to the "Map of Calistoga Lands surveyed in 1871 and subdivided in part in 1876" and filed in the office of the County Recorder April 20, 1877, Napa County Records, and which said Map is numbered 47 and is commonly known as and called the Bender Survey, said point of commencement being further described as the Northeasterly corner of the 25 acre tract of land heretofore conveyed by William M. Bounsall to W.H. Lowden by deed dated December 7, 1895 and recorded in Book 58 of Deeds at Page 29; thence running North 50° 26' East along the Westerly line of said Greenwood Avenue 597.4 feet to a point; thence North 39° 34' West 26.13 chains, more or less, to the Western boundary line of

TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND TRUSTOR AGREES TO ITS TERMS, INCLUDING THE VARIABLE RATE PROVISIONS OF THE CREDIT AGREEMENT SECURED BY THIS DEED OF TRUST.

TRUSTOR:

x Vincent Arroyo Trustee
VINCENT ARROYO, Trustee of THE ARROYO FAMILY TRUST, UNDER DECLARATION OF TRUST DATED NOVEMBER 7, 2003 under the provisions of a Trust Agreement dated November 7, 2003

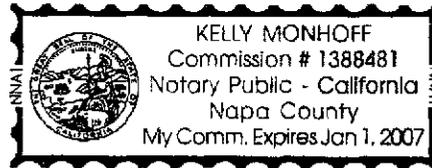
x Marjorie Arroyo Trustee
MARJORIE ARROYO, Trustee of THE ARROYO FAMILY TRUST, UNDER DECLARATION OF TRUST DATED NOVEMBER 7, 2003 under the provisions of a Trust Agreement dated November 7, 2003

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California)
) SS
COUNTY OF Napa)

On June 29, 2005 before me, Kelly Monhoff, Notary Public, personally appeared VINCENT ARROYO; MARJORIE ARROYO, personally known to me (or 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.

WITNESS my hand and official seal.



Signature Kelly Monhoff

(Seal)

707-942-6291

~~(DO NOT RECORD)~~

REQUEST FOR FULL RECONVEYANCE

(To be used only when obligations have been paid in full)

To: _____, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by this Deed of Trust. All sums secured by this Deed of Trust have been fully paid and satisfied. You are hereby directed, upon payment to you of any sums owing to you under the terms of this Deed of Trust or pursuant to any applicable statute, to cancel the Credit Agreement secured by this Deed of Trust (which is delivered to you together with this Deed of Trust), and to reconvey, without warranty, to the parties designated by the terms of this Deed of Trust, the estate now held by you under this Deed of Trust. Please mail the reconveyance and Related Documents to:

Date: _____

Beneficiary: _____

By: _____

Its: _____

END OF DOCUMENT

EXHIBIT A

DESCRIPTION

Order No. 32500201 -

CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA

COMMENCING AT A POINT ON THE WESTERLY LINE OF GREENWOOD AVENUE, DISTANT THEREON 9.83 CHAINS, A LITTLE MORE OR LESS, NORTHERLY FROM THE POINT WHERE THE LINE BETWEEN LOTS 45 AND 44 INTERSECT SAID WESTERLY LINE OF SAID AVENUE, ACCORDING TO THE "MAP OF CALISTOGA LANDS SURVEYED IN 1871 AND SUBDIVIDED IN PART IN 1876" AND FILED IN THE OFFICE OF THE COUNTY RECORDER APRIL 20, 1877, NAPA COUNTY RECORDS, AND WHICH SAID MAP IS NUMBERED 47 AND IS COMMONLY KNOWN AS AND CALLED THE BENDER SURVEY, SAID POINT OF COMMENCEMENT BEING FURTHER DESCRIBED AS THE NORTHEASTERLY CORNER OF THE 25 ACRE TRACT OF LAND HERETOFORE CONVEYED BY WILLIAM M. BOUNSALL TO W.H. LOWDEN BY DEED DATED DECEMBER 7, 1895 AND RECORDED IN BOOK 58 OF DEEDS AT PAGE 29; THENCE RUNNING NORTH 50° 26' EAST ALONG THE WESTERLY LINE OF SAID GREENWOOD AVENUE 597.4 FEET TO A POINT; THENCE NORTH 39° 34' WEST 26.13 CHAINS, MORE OR LESS, TO THE WESTERN BOUNDARY LINE OF LOTS 45 AND 46, ACCORDING TO THE AFORESAID MAP; THENCE SOUTH 50° 16' WEST 597.4 FEET AND THENCE SOUTH 39° 34' EAST 26.13 CHAINS TO THE POINT OF COMMENCEMENT.

BEING A PORTION OF LOT 45 OF "BENDERS SURVEY", SO-CALLED, ACCORDING TO THE MAP THEREOF HEREINBEFORE REFERRED TO.

EXCEPTING THEREFROM, HOWEVER, ALL THAT PORTION OF THE ABOVE DESCRIBED PROPERTY HERETOFORE CONVEYED TO HENRY T. WALSH BY DEED OF RECORD IN BOOK 30 OF OFFICIAL RECORDS AT PAGE 195.

APN 017-230-020

EST
G 10
Y 28

OF

OFOR
185.

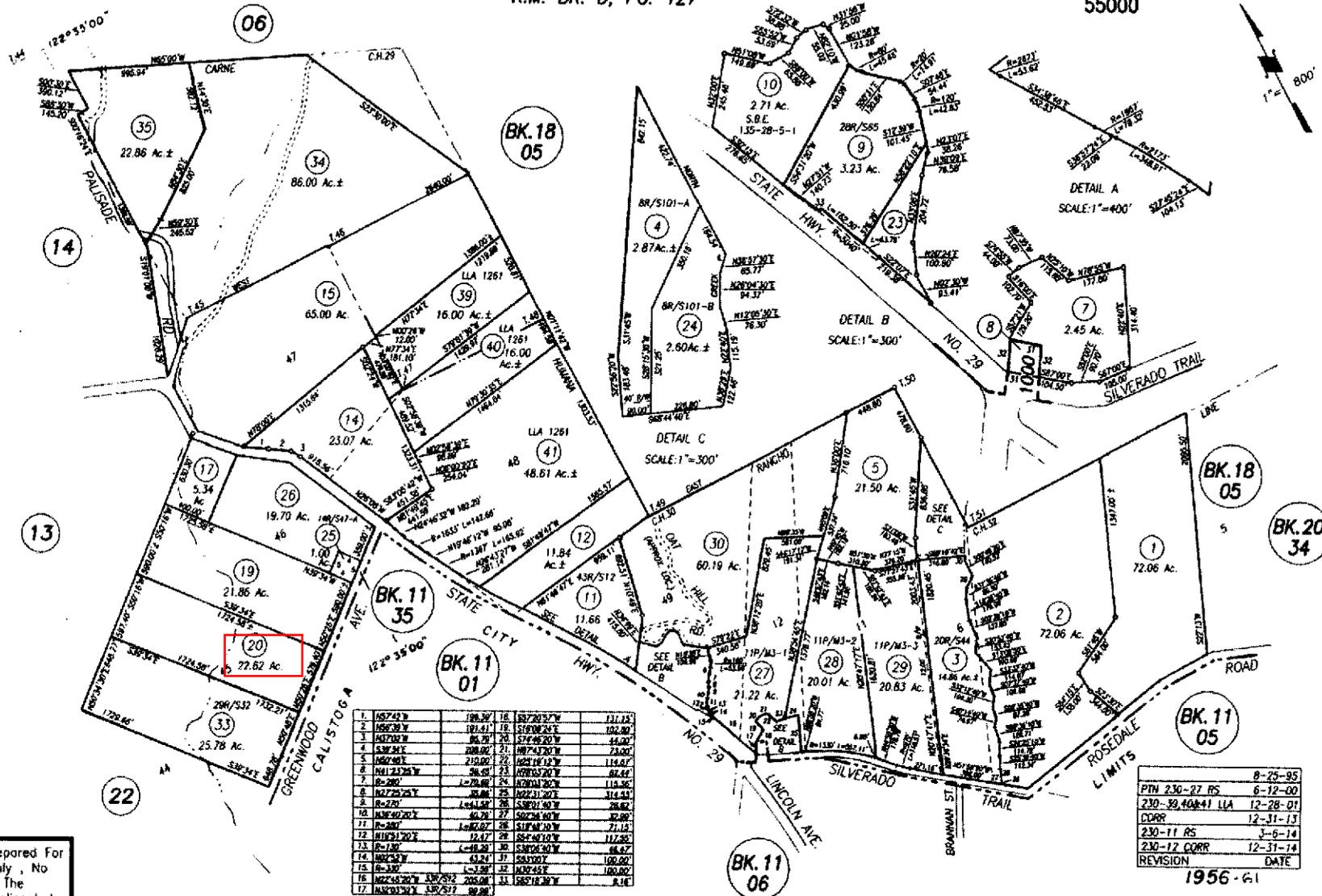
EST
G 10
Y 28

OF

COUNTY ASSESSOR'S PARCEL MAP
CARNE HUMANA RANCHO
 R.M. BK. D, PG. 127

Tax Area Code
1000
55000

17-23



NOTE: This Map Was Prepared For Assessment Purposes Only, No Liability is Assumed For The Accuracy Of The Data Delineated Hereon.

1.	N67°42'W	188.29'	18.	S87°20'37"W	131.15'
2.	S69°30'W	181.41'	18.	S19°06'20"W	102.20'
3.	S77°02'W	86.79'	25.	S74°46'20"W	54.00'
4.	S39°34'E	208.00'	21.	N87°47'20"W	230.00'
5.	N60°06'E	219.00'	22.	N62°18'12"W	116.61'
6.	N41°23'28"W	26.05'	23.	N78°05'20"W	64.41'
7.	P-200'	1-78.00'	24.	N78°01'20"W	119.26'
8.	N27°25'24"W	39.86'	25.	N22°31'20"E	314.43'
9.	P-200'	1-64.43'	26.	S38°01'40"W	26.82'
10.	N39°40'20"E	40.71'	27.	S32°24'00"W	42.80'
11.	P-200'	1-62.07'	28.	S19°48'10"W	21.15'
12.	N16°31'20"E	12.47'	29.	S84°40'10"W	117.28'
13.	P-730'	1-48.20'	30.	S38°06'20"W	64.47'
14.	N00°32'W	43.24'	31.	S43°37'07"	100.00'
15.	P-330'	1-5.28'	32.	N32°48'E	100.00'
16.	N22°41'20"W	338.252'	33.	N32°48'E	100.00'
17.	N32°31'22"E	338.252'	34.	S52°18'20"W	4.11'

	8-25-95
PTH 230-27 RS	6-12-00
230-39,40,41 LLA	12-28-01
CORR	12-31-13
230-11 RS	3-6-14
230-12 CORR	12-31-14
REVISION	DATE

1956-61

17-23

201521810046

LLC-1

Articles of Organization of a Limited Liability Company (LLC)

To form a limited liability company in California, you can fill out this form, and submit for filing along with:

- A \$70 filing fee.
- A separate, non-refundable \$15 service fee also must be included, if you drop off the completed form.

Important! LLCs in California may have to pay a minimum \$800 yearly tax to the California Franchise Tax Board. For more information, go to https://www.ftb.ca.gov.

LLCs may not provide "professional services," as defined by California Corporations Code sections 13401(a) and 13401.3.

Note: Before submitting the completed form, you should consult with a private attorney for advice about your specific business needs.

FILED Secretary of State State of California

AUG 03 2015

This Space For Office Use Only

For questions about this form, go to www.sos.ca.gov/business/befiling-tips.htm.

LLC Name (List the proposed LLC name exactly as it is to appear on the records of the California Secretary of State.)

MA Vineyard Properties, LLC

Proposed LLC Name

The name must include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd. Liability Co. or Ltd. Liability Company; and may not include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company. For general entity name requirements and restrictions, go to www.sos.ca.gov/business/ba/name-availability.htm.

Purpose

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

LLC Addresses

2361 Greenwood Street Calistoga CA 94515
Initial Street Address of Designated Office in CA - Do not list a P.O. Box City (no abbreviations) State Zip

Service of Process (List a California resident or a California registered corporate agent that agrees to be your initial agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may not list an LLC as the agent. Do not list an address if the agent is a California registered corporate agent as the address for service of process is already on file.)

Marjorie Arroyo
2361 Greenwood Street Calistoga CA 94515
Agent's Name Agent's Street Address (if agent is not a corporation) - Do not list a P.O. Box City (no abbreviations) State Zip

Management (Check only one.)

The LLC will be managed by:
[checked] One Manager [] More Than One Manager [] All Limited Liability Company Member(s)

This form must be signed by each organizer. If you need more space, attach extra pages that are 1-sided and on standard letter-sized paper (8 1/2" x 11"). All attachments are made part of these articles of organization.

Organizer - Sign here

VINCENT ARROYO Print your name here

Make check/money order payable to: Secretary of State
Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a \$5 certification fee.

By Mail Secretary of State Business Entities, P.O. Box 944228 Sacramento, CA 94244-2280

Drop-Off Secretary of State 1500 11th Street, 3rd Floor Sacramento, CA 95814



I hereby certify that the foregoing transcript of 1 page(s) is a full, true and correct copy of the original record in the custody of the California Secretary of State's office.

AUG 06 2015

Date: _____

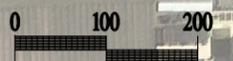
Alex Padilla

ALEX PADILLA, Secretary of State

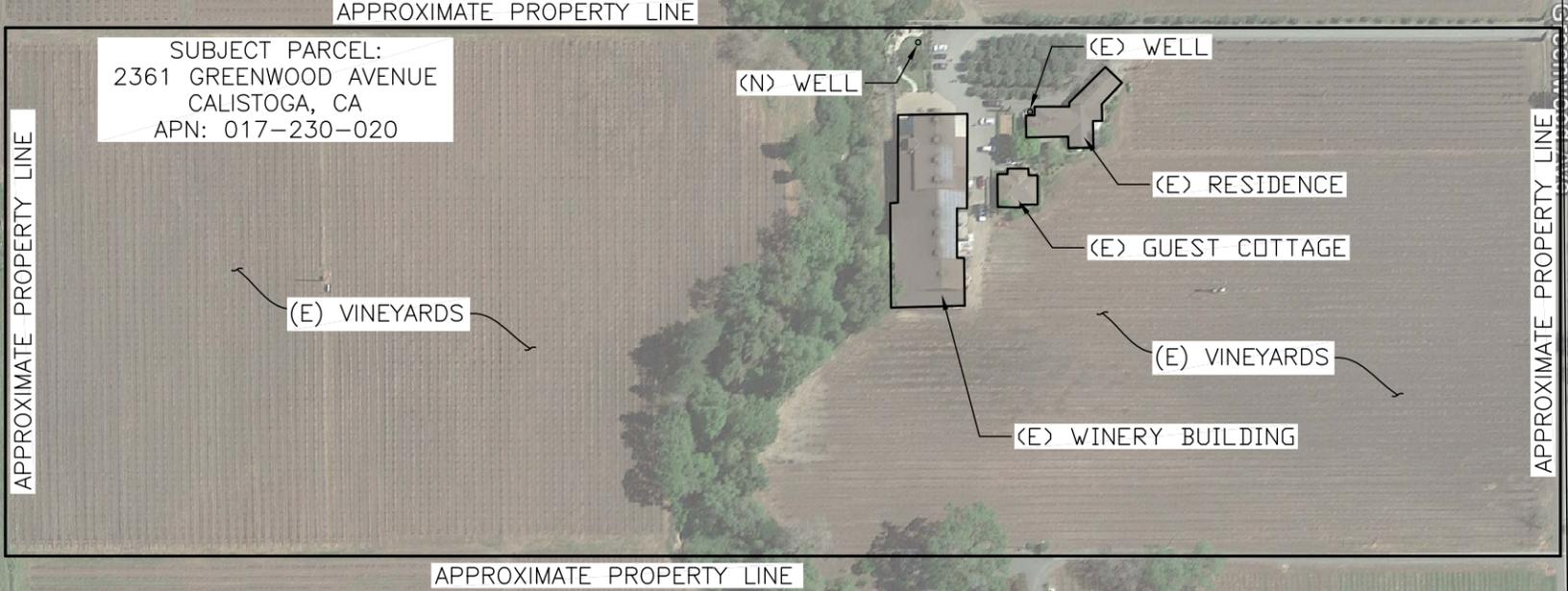


GARNETT CREEK

LAKE COUNTY HWY
CA 29



SCALE IS IN FEET.
BAR IS ONE INCH ON
ORIGINAL DRAWING.
IF NOT ONE INCH ON
THIS SHEET, ADJUST
ACCORDINGLY.



H&A
Haling & Associates
166 Eaton Rd. Ste. B
Chico, CA 95973
Phone: (530) 342-6958

SHEET TITLE
**VINCENT ARROYO WINERY
OVERALL SITE PLAN**

PROJECT
**VINCENT ARROYO WINERY
USE PERMIT MODIFICATION
P16-00327**

JOB NO:
1175

SHEET
1

OF 1
DATE:
DEC 2016