

BLOSSOM CREEK VINEYARD



OFFERING MEMORANDUM

DECEMBER 2018

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Information contained herein is deemed reliable but is not guaranteed,
has not been verified, and is subject to change.

BLOSSOM CREEK VINEYARD



OFFERED AT \$4,750,000

This offering provides a rare opportunity to acquire both an ultra-premium Napa Valley vineyard along with a fully vested 25,000 gallon winery use permit. Located in the Calistoga AVA near the top of the valley, this 11 +/- acre site enjoys beautiful views of Mt. St. Helena and the Palisades. The 5.8 +/- acre vineyard comprises 4.4 +/- acres of Cabernet Sauvignon and 0.82 +/- acres of Petit Verdot, farmed organically and managed by Clark Vineyard Management. The use permit includes plans for a high-end winery cleverly designed by Backen Gillam Architects to work perfectly with the rolling topography of the site. The two-story structure has two main exterior access points, the 8,255 sq ft lower level dedicated to production, including a 4,990 sq ft cave. The dramatic 2,220 sq ft hospitality space on the upper level is accessed via a gentle walking path that takes visitors directly through the vineyard to the winery for tastings. The property also features a high production well and installed septic system.

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BLOSSOM CREEK VINEYARD OFFERING SUMMARY

Location: State Highway 128, Calistoga, CA, Napa County

APN: 017-110-049-000

Seller: Aril Wine LLC

Parcel Size: 11.05 +/- acres

Zoning: Ag Watershed

Appellation: Calistoga AVA

Vineyards

- 5.8 +/- total acres
- Cabernet Sauvignon: 4.40 +/- acres, clone and rootstock not known
- Petit Verdot: 0.82 +/- acres, clone and rootstock not known
- Exact year of planting not known, but believed to be approximately 15 years old
- Vineyard Manager: Clark Vineyard Management
- Farmed organically but not certified organic
- Soil type: primarily Boomer loam

Winery Use Permit

- 25,000 gallons/year
- Issued as part of a use permit modification in April of 2018
- Original use permit issued in September of 2010
- Permit was “used” as of August, 2014 via septic installation
- Winery designed by Backen Gillam Architects
 - 8,255 sq ft of production space including 4,990 sq ft cave
 - 2,220 sq ft hospitality space
- Events: 6 marketing events per year and 1 wine auction event
- Tours and Tastings: by appointment, 10 visitors/day with a max of 50/week

Infrastructure

- Water
 - Private well drilled in 2007 by Pulliam Well Exploration, approximately 425 ft deep
 - Flow tested in 2016 at 65 gallons per minute
- Septic: Installed in 2014 by McCollum Engineering, designed by Ram engineering

BLOSSOM CREEK VINEYARD TONNAGE DATA

2018	Customer Name	Pick Date	Blk #	Varietal	Tons
	Blossom Creek			Petite Verdot	3.74
	Blossom Creek			Cabernet Sauv.	15.22
2017					
	Blossom Creek	9.30.17	1	Cab. Sauv.	11.56
	Blossom Creek	9.30.17	2	Petite Verdot	2.97
	Blossom Creek	9.30.17	3	Cab. Sauv.	2.36
2016					
	Blossom Creek	9.26.16	1, 3	Cab. Sauv.	12.83
	Blossom Creek	9.26.16	2	Petite Verdot	3.44
2015					
	Blossom Creek	9.21.15	1, 2, 3	Cab. Sauv/ Petite Verdot	10.22
2014					
	Blossom Creek	10.6.14		Cab. Sauv.	10.6
	Blossom Creek	10.6.14		Petite Verdot	3.1



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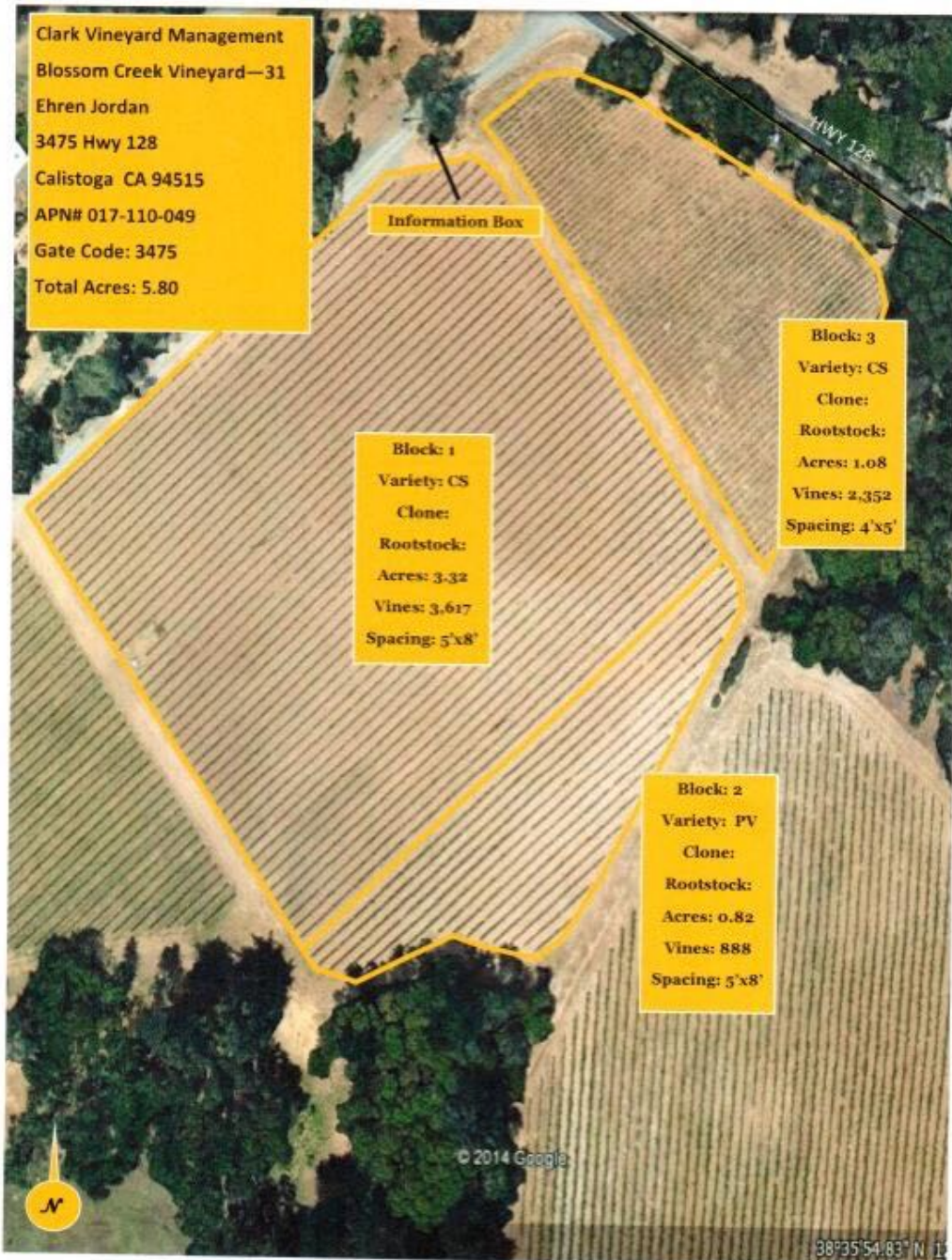
BLOSSOM CREEK VINEYARD AERIAL MAP



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BLOSSOM CREEK VINEYARD VINEYARD BLOCK MAP



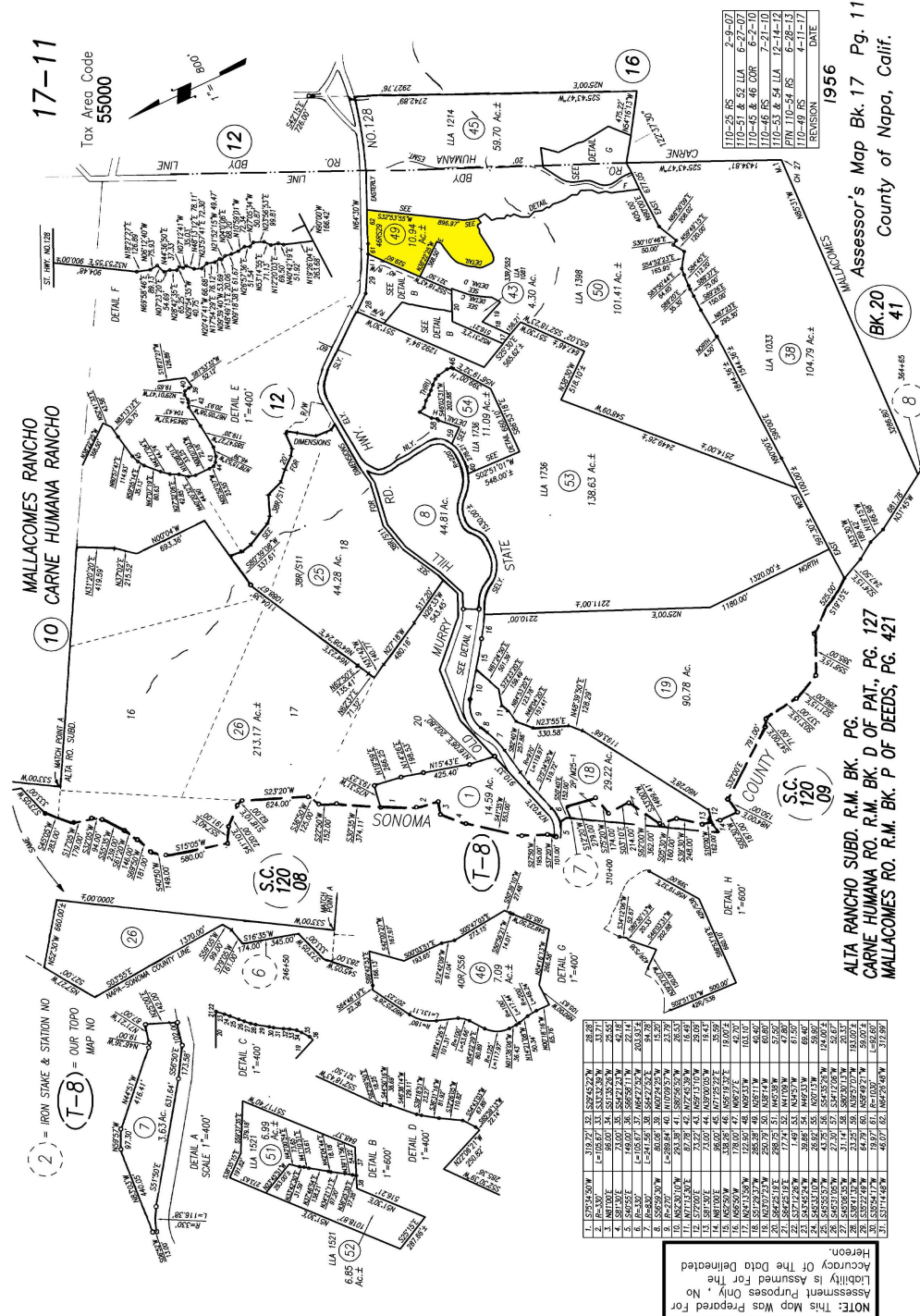
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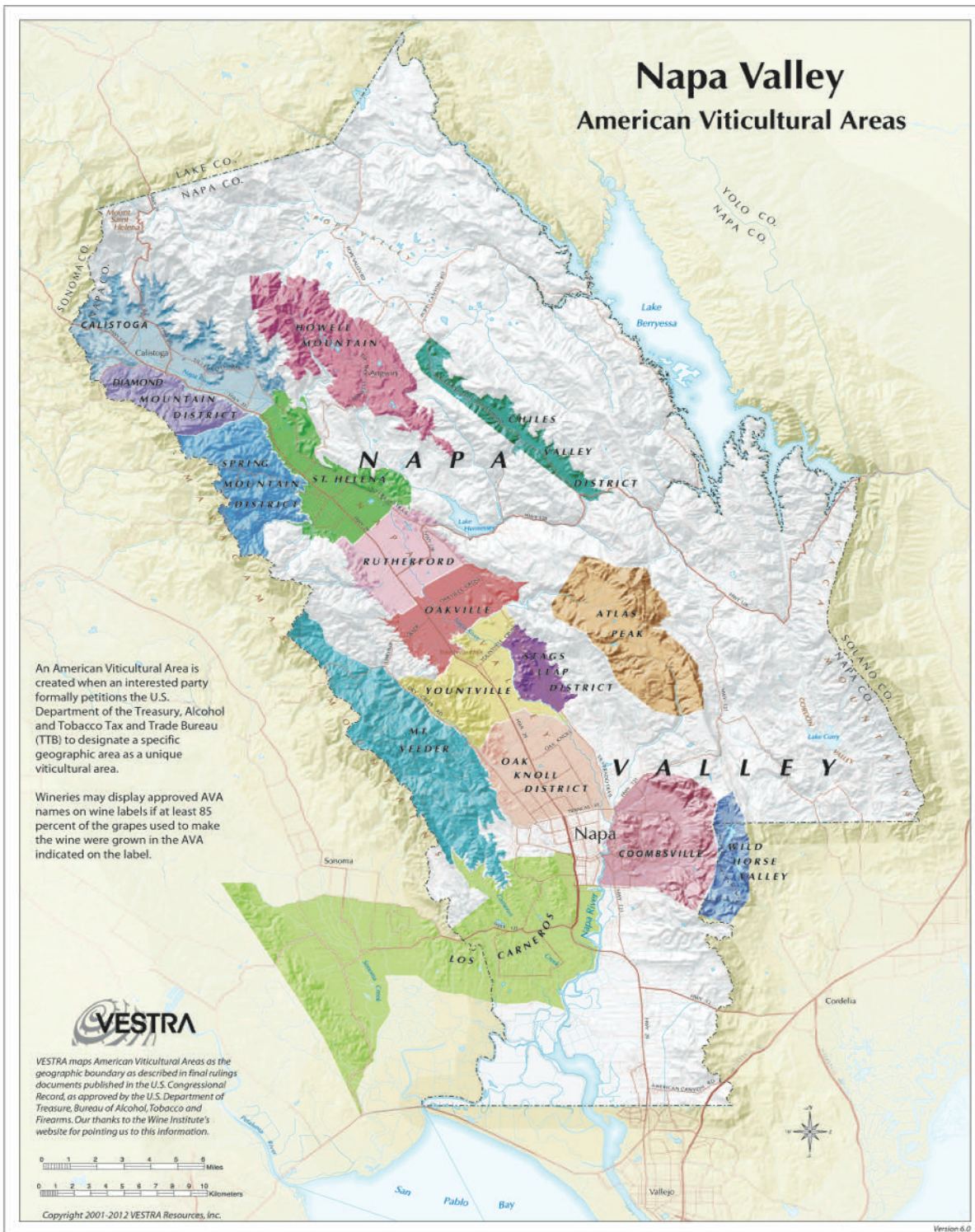
BLOSSOM CREEK VINEYARD WINERY PERMIT SITE MAP



BLOSSOM CREEK VINEYARD PLAT MAP



BLOSSOM CREEK VINEYARD NAPA VALLEY AVA MAP



BLOSSOM CREEK VINEYARD CALISTOGA AVA



Lying between the Mayacamas Range on the west and the Vaca Range on the east, the Calistoga AVA (American Viticultural Area) lies at the northernmost end of the Napa Valley. From the foot of Mount St. Helena, the appellation stretches approximately seven square miles before brushing against the St Helena, Diamond Mountain and Howell Mountain AVAs.

A dramatic landscape with both steep canyon vineyards and serene valley floor vineyards, the Calistoga AVA is the most geologically uniform of all the areas in Napa Valley. Summer daytime temperatures frequently reach 100 degrees, but can drop by as much as 50 degrees at night. These temperature swings, along with the well-drained volcanic soils, produce grapes with both the phenolic ripeness and balancing acidity that consumers crave.

The entirety of the Calistoga AVA is underlain by volcanic bedrock and sediments more geologically uniform than other Napa Valley AVAs with valley floor environments. Uniform soils throughout the region enable growers to control vine quality and produce consistent flavors and characters within small vineyard block areas much better. Of all the soil series in Napa Valley, Calistoga AVA has the highest percentage of volcanic type soils, which yield more minerals that grapes need and allow for better drainage which is better for root development.

In addition, Calistoga AVA has the most extreme diurnal swing in Napa Valley of all AVAs, meaning the day time and night time change in temps is very large. Having a large diurnal shift means the grapes can relax and respire at night after a warm day, allowing for more acid retention; better overnight recovery, thus better balanced wines.

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BLOSSOM CREEK VINEYARD EXCLUSIVE REPRESENTATION



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