



Ticen Family Vineyard



1584 SAINT HELENA HIGHWAY, SAINT HELENA

NAPA-RUTHERFORDVINEYARD.COM

OFFERED AT \$7,700,000

FOR FURTHER INFORMATION PLEASE CONTACT:

PAUL SPITLER

V&E PROPERTIES

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DRE#: 01440416





1584 St. Helena Hwy Property Description

Price: \$7,700,000

Assessor's Parcel #: 030-270-012

Address: 1584 St. Helena Hwy S, St Helena, CA 94574

Parcel Size: 25.48+/- acres with 9.8+/- acres of Chardonnay and 12.7+/- acres of Cabernet Sauvignon.

Location: Located south of St. Helena and adjacent to the Franciscan winery. Neighboring vineyards include Sullivan, Raymond, Whitehall, Frogs Leap and Beckstoffer.

Zoning: AP

Appellation: Rutherford

Physical Features: 22.5+/- acre vineyard with potential winery site located in a highly desirable location on Hwy 29 in the Rutherford AVA and adjacent to the Franciscan winery. Also included is a 3,039 +/- sq ft (per assessor) charming farmhouse and well. Vineyard detail is as follows:

	<u>Cabernet</u>	<u>Chardonnay</u>
Vine Acres	12.7 acres	9.8 acres
Year Planted	2000	1994, replants in 2006
Rootstock	110 R Dormant, 1103P Live 44-53 Live, 4 rows	110 R Dormant
Clone	7 & 8 (primarily)	Unknown, Raymond planted
Trellis Type	Geneva Double Curtain	Geneva Double Curtain
Spacing	7 x 11	7 x 11
Irrigation	Drip	Drip
Frost Protection	None	None
5 Year Crop Avg	63+/- tons	66+/- tons

The NCRS identifies the soils as Pleasanton Loam, one of the common soil types in the Rutherford AVA.

Grape Sales: Grapes are sold under contract. Details available upon request.

Structures: Built in 1910 and remodeled in 2002 is a 3 bed/3 ½ bath main residence with 3 individual suites totaling 3,039 +/- sq ft. (per assessor) It includes central heat and air, a large kitchen, vertical grain fir flooring, laundry and mudroom and views of the estate vineyard. There is a long-term lease for the use of this residence with a neighboring winery that will expire December 31, 2011. Also included are multiple outbuildings adjacent to the residence.

Utilities: City water and natural gas.

Water Source: A new well was drilled in 2006 and serves the vineyard. A second well is used for house landscape. The residence is connected to city water.

Property Detail Report

Subject Property

**1584 Saint Helena Hwy S
Saint Helena, CA 94574-9776
Napa County**



Owner Info:

Owner Name : Ticen Family Vineyard Llc	Recording Date : 09/13/1999
Tax Billing Address : 1130 Mountain View Ave	Annual Tax : \$9,643
Tax Billing City & State : Saint Helena CA	County Use Code : Vnyd W/Res Cycle 3
Tax Billing Zip : 94574	Universal Land Use : Vineyard
Tax Billing Zip+4 : 1510	

Location Info:

School District : St Helena	Carrier Route : R002
Subdivision : Carne Humana & Caymus Rancho	Zoning : Ap
Census Tract : 2015.00	Map Page/Grid : 387-J2

Tax Info:

Tax ID : 030-270-012-000	Improved Assessment : \$133,402
Tax Year : 2010	Total Assessment : \$878,555
Annual Tax : \$9,643	% Improv : 15%
Assessment Year : 2011	Tax Area : 085001
Land Assessment : \$218,389	Legal Description : To State=94-007756

Characteristics:

Lot Sq Ft : 1109908.8	Heat Type : Central
Lot Acres : 25.48	Building Sq Ft : 3,039
Construction : Wood	Quality : Average
Total Rooms : 8	Bedrooms : 4
Year Built : 1915	Total Baths : 3
Effective Year Built : 1935	Full Baths : 2
Half Baths : 1	Other Impvs : Extra Bldg
Fireplaces : 1	

Last Market Sale:

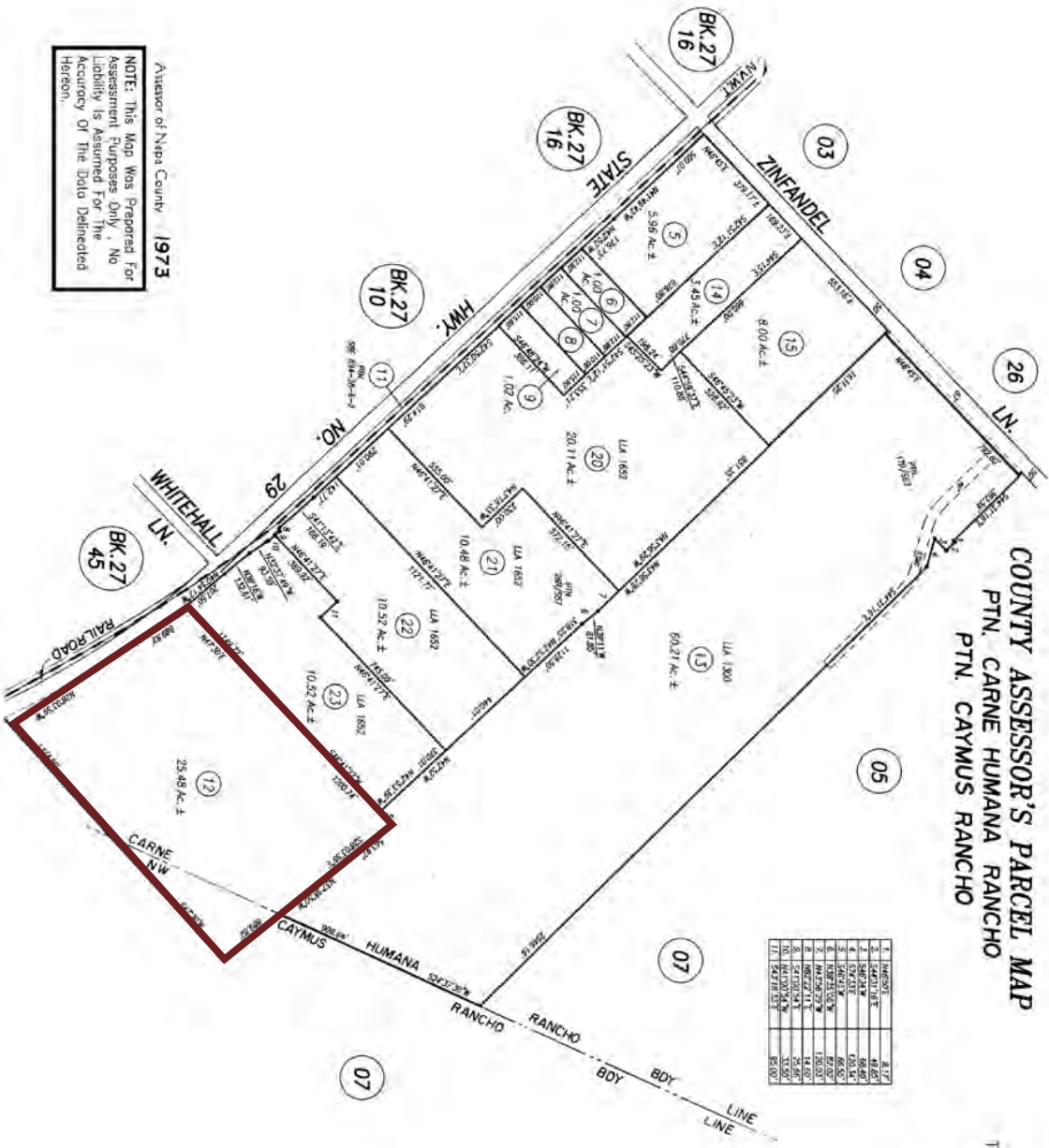
Recording Date : 09/13/1999	Owner Name : Ticen Family Vineyard Llc
Document No : <u>28917</u>	Seller : Harriet J Ticen
Deed Type : Grant Deed	

Sales History:

[More History](#)

Recording Date	08/10/2007	03/16/2007	02/17/2005	01/07/2005
Nominal	Y	Y	Y	Y
Buyer Name	Ticen Family Vineyard Llc	Ticen Family Vineyard Llc	Ticen Steven L	Ticen Steve L
Seller Name	Ticen S L & L M Living Trust	Ticen Theresa Trust	Ticen Theresa Trust	Ticen Theresa Trust
Document No	<u>26366</u>	<u>9064</u>	<u>6345</u>	<u>975</u>

PARCEL MAP OF TICEN FAMILY VINEYARD, LLC
 1584 SAINT HELENA HIGHWAY SOUTH
 APN#: 030-270-012
 PREPARED BY: MARK STORNIETTA & PAUL SPITLER



1	1.02	1.02
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25	1.02	1.02
26	1.02	1.02

Tax Area Code
85001



30-27

Attessor of Napa County 1973
 NOTE: This Map Was Prepared For Assessment Purposes Only. No Liability Is Assumed For The Accuracy Of The Data Delivered Hereon.

30-10	PTN TO HWY	01-19-96
30-13	LLA	12-11-02
30-13	ESM	2-5-07
30-14	THRU 19 CAC'S	5-2-07
30-14	CORR	5-14-08
30-20	THRU 21 LLA	7-30-12
REVISION	DATE	

30-27

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Parcel Information

The following information was found for Parcel number 030270012000

[... back to search page](#)

Permits

Permit #	Type	Status	Date
0057513	Building / History Permit Plus / History / All	Finalized	01/01/1900
B02-00285	Building / Residential / One Dwelling / Alteration	Finalized	06/18/2002
E06-01059	Environmental / EM Permits / Water Wells / Class I	Finalized	12/06/2006

GIS Parcel Information

[County Zoning:](#) AP

[Township & Range:](#) Warning: Possible multiple Township & Range. Click the Napa County GIS link below for additional information.

[Flood Zone:](#) Parcel not in FEMA Flood Zone

[USGS Quad Name:](#) Rutherford

[Voting Precinct:](#) Warning: Possible multiple Voting Precinct. Click the Napa County GIS link below for additional information.

[School District:](#) St. Helena Unified

[Supervisorial District:](#) District - 3

[Census Tract:](#) 201500

[Aerial Photo:](#)



Would you like more information about this parcel?

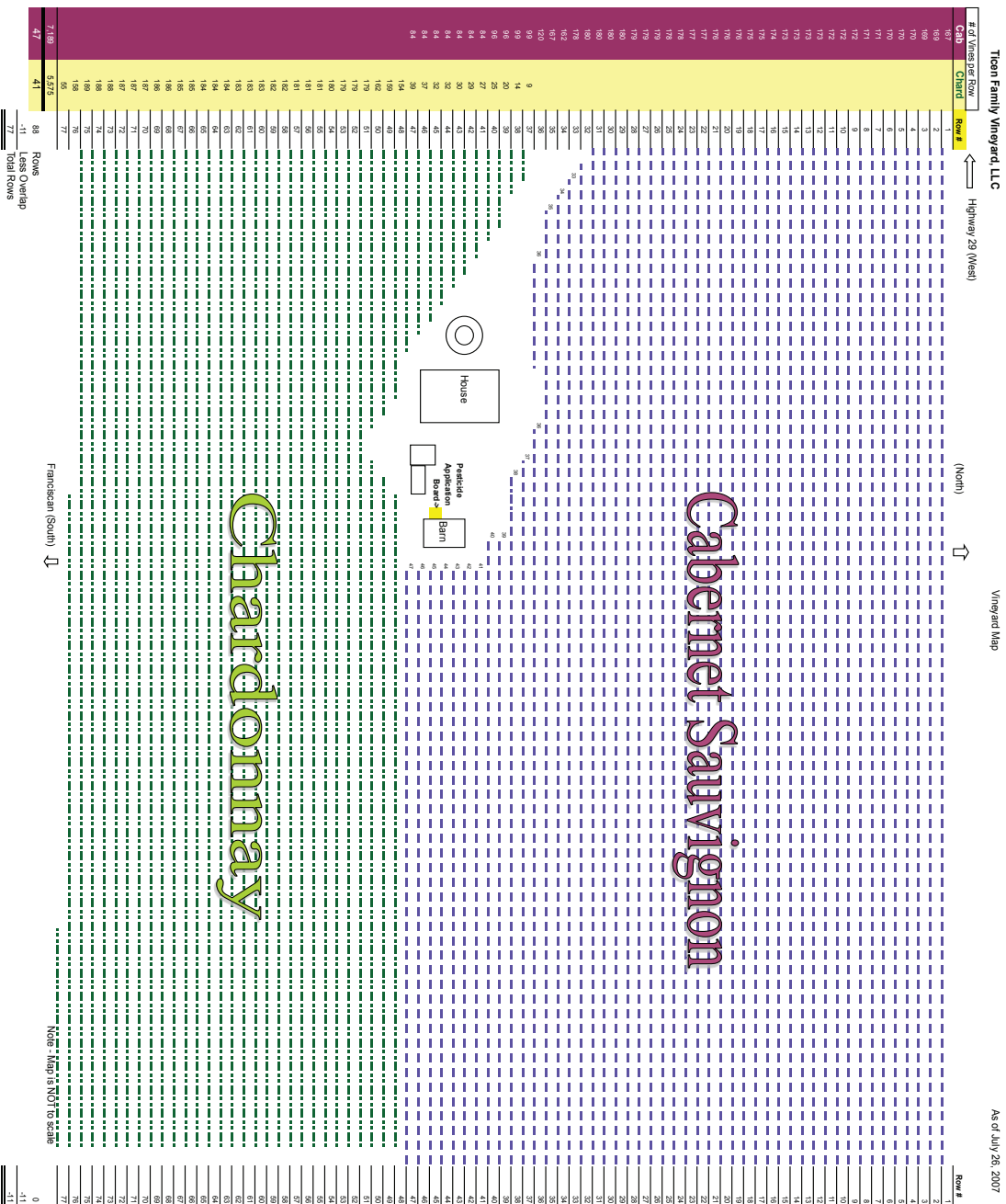
Continue to the [Napa County GIS](#) site (opens in a new window)

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AERIAL OVERVIEW OF TICEN FAMILY VINEYARD, LLC
1584 SAINT HELENA HIGHWAY SOUTH
APN#: 030-270-012
PRESENTED BY: MARK STORNETTA & PAUL SPITLER

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As of July 26, 2007

Ticen Family Vineyard, LLC
Vineyard Information

General	
Location	1584 Saint Helena Highway, St. Helena, Ca
AVA	Rutherford
Soil Type	Loam
Well	60 gallons per minute, well dug in 2006
Management	T & M Agricultural Services

Cabernet Sauvignon	
Vine Acres	12.7
Year Planted	2000
Rootstock	110 R Dormant, 1103P Live, and 4 rows of 44-53 Live, in 2000
Clone	Primarily 7 and 8
Trellis Type	Geneva Double Curtain
Spacing	7 X 11
Irrigation	Drip

Chardonnay	
Vine Acres	9.8
Year Planted	1994 (replants in 2006)
Rootstock	110 R Dormant
Clone	Unknown, Raymond planted
Trellis Type	Geneva Double Curtain
Spacing	7 X 11
Irrigation	Drip

Crop History Report

Year	Chardonnay		Cabernet Sauvignon	
	Acres: 9.8	Per Acre	Acres: 12.7	Per Acre
2010	57.08	5.82	72.23	5.69
2009	81.83	8.35	68.54	5.40
2008	58.80	6.00	71.31	5.61
2007	62.81	6.41	54.68	4.31
2006	68.58	7.00	48.62	3.83
2005	69.89	7.13	72.57	5.71
2004	55.30	5.64	53.67	4.23
2003	67.92	6.93	28.61	2.25
2002	74.05	7.56	18.28	1.44
2001	47.31	4.83	18.22	1.43
2000	63.53	6.48	0.00	0.00
1999	36.92	3.77	0.00	0.00

While the information contained in this spreadsheet has been obtained from sources believed to be reliable, it is not guaranteed to be accurate or complete. Prospective buyers are advised to independently verify the accuracy of all information.

NEIGHBORING PROPERTIES OF TICEN FAMILY VINEYARD, LLC

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Beckstoffer Vineyards

A. 030-070-017

Raymond Vineyard & Cellar Inc

B. 030-270-013

Sullivan Vineyards Partners

C. 030-070-010

Merlot Ldvfl Rutherford Llc

D. 030-270-020

Syrach Ldvfl Rutherford Llc

E. 030-270-021-000

Chardonnay Ldvfl Rutherford Llc

F. 030-270-022

Zinfandel Ldvfl Rutherford Llc

G. 030-270-023

Franciscan Vineyards Inc

H. 030-070-009

Alice A Galleron

I. 030-080-001

Frogs Leap Winery

J. 027-100-040

Leonardini Family Vineyards Llc

K. 027-100-012

Roy A Chavez

L. 027-450-022

SITE MAP OF TICEN FAMILY VINEYARD, LLC

1584 SAINT HELENA HIGHWAY SOUTH

APN#: 030-270-012

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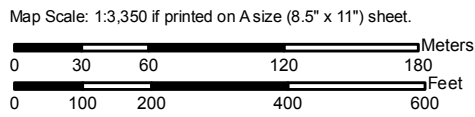
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

























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Soil Map—Napa County, California
(1584 St Helena Highway, AP 030-270-012)



MAP LEGEND

	Area of Interest (AOI)		Very Stony Spot
	Area of Interest (AOI)		Wet Spot
	Soils		Other
	Soil Map Units		Gully
	Special Point Features		Short Steep Slope
			Other
	Special Line Features		Political Features Cities
			Water Features Streams and Canals
	Water Features		Streams and Canals
			Interstate Highways
	Transportation		Rails
			US Routes
	Miscellaneous Water		Major Roads
			Local Roads
	Perennial Water		Local Roads
			Local Roads
	Sandy Spot		Local Roads
			Local Roads
	Slide or Slip		Local Roads
			Local Roads
	Stony Spot		Local Roads
			Local Roads

MAP INFORMATION

Map Scale: 1:3,350 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM Zone 10N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Napa County, California
 Survey Area Data: Version 4, Dec 10, 2007

Date(s) aerial images were photographed: 6/22/2005

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Napa County, California (CA055)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
170	Pleasanton loam, 0 to 2 percent slopes	24.9	100.0%
Totals for Area of Interest		24.9	100.0%

Pleasanton series (Mapunits: [170](#), [171](#))

The Pleasanton series consists of well drained soils on alluvial fans. Slope is 0 to 5 percent. Elevation is 50 to 600 feet. These soils formed in alluvium derived from sedimentary rock. The native vegetation consists mainly of annual grasses and scattered oaks. Mean annual precipitation is 25 to 35 inches, and the mean annual temperature is 59° to 62° F. Summers are hot and dry, and winters are cool and moist. The frost-free season is 220 to 260 days.

In a representative profile the surface layer is grayish brown, strongly acid loam and brown, medium acid loam 11 inches thick. The subsoil is dark grayish brown and brown, medium acid heavy loam 49 inches thick. The substratum is dark yellowish brown slightly acid heavy loam to a depth of 66 inches.

Permeability is moderately slow. The effective rooting depth is 60 inches or more. The available water capacity is 8 to 9 inches.

Pleasanton soils are used for dryland and irrigated pasture, orchards, and vineyards.

A representative profile of Pleasanton loam, 0 to 2 percent slopes, 800 feet west of State Highway 29 and 1,500 feet south of Darms Lane, R. 4 W., T. 6 N. (nonsectionalized) :

Ap-0 to 5 inches, grayish brown (10YR 5/2) loam, very dark grayish brown (10YR 3/2) moist; massive; very hard, friable, slightly sticky and slightly plastic; many very fine and fine roots; many fine interstitial pores; strongly acid (pH 5.5); clear smooth boundary.

A12-5 to 11 inches, brown (10YR 4/3) loam, very dark gray (10YR 3/1) moist; massive; hard, friable, slightly sticky and slightly plastic; many very fine and fine roots; many very fine and common fine tubular and interstitial pores; medium acid (pH 6.0); clear wavy boundary.

B21t-11 to 19 inches, dark grayish brown (10YR 4/2) loam, very dark gray (10YR 3/1) moist; massive; hard, friable, slightly sticky and slightly plastic; many fine and few medium roots; common fine and medium interstitial and tubular pores; few thin clay films lining pores; medium acid (pH 6.0); clear smooth boundary.

B22t-19 to 38 inches, brown (10YR 4/3) loam, very dark gray (10YR 3/1) moist; weak fine angular blocky structure; slightly hard, friable, slightly sticky and slightly plastic; many fine and few medium roots; common fine tubular and interstitial pores; common thin clay films on peds; medium acid (pH 6.0); clear smooth boundary.

B23t-38 to 54 inches, brown (10YR 4/3) loam, very dark grayish brown (10YR 3/2) moist; weak fine angular blocky structure; slightly hard, friable, slightly sticky and slightly plastic; many fine and few medium roots; common very fine tubular and interstitial pores; common thin clay films on peds and as bridges; medium acid (pH 6.0); gradual wavy boundary.

B24t-54 to 60 inches, brown (10YR 5/3) loam, dark brown (10YR 3/3) moist; weak fine subangular blocky structure; slightly hard, friable, slightly sticky and slightly plastic; many fine and few medium roots; few medium and common fine tubular and interstitial pores; few thin clay films on peds and as bridges; slightly acid (pH 6.3); gradual wavy boundary.

C-60 to 66 inches, dark yellowish brown (10YR 4/4) loam, dark brown (10YR 3/3) moist; massive; slightly hard, friable, slightly sticky and slightly plastic; slightly acid (pH 6.5).

The A horizon is mainly grayish brown or brown (10YR 5/2, 5/3, and 4/3) loam, but it is clay loam in some small areas. Reaction is slightly acid or medium acid.

The B2t horizon is dark grayish brown, dark brown, brown, or dark yellowish brown (10YR 4/2, 4/3, 4/4, and 5/3) loam or clay loam. The lower part of the B horizon is commonly stratified. Reaction is slightly acid or medium acid.

Runoff is slow. The hazard of erosion is slight.

This soil is used mainly for pasture and prunes, but the acreage is being planted to vineyards. Capability unit I (14).

171-[Pleasanton](#) loam, 2 to 5 percent slopes.This gently sloping soil is on alluvial fans.

Included with this soil in mapping were small areas of Cole, [Perkins](#), [Maxwell](#), and [Yolo](#) soils.

Runoff is slow. The hazard of erosion is slight.

This soil is used for pastures in areas in Pope Valley. Areas of this soil in Napa Valley are being planted to vineyards. Capability unit IIe-1 (14).

Napa County, California, Code of Ordinances >> Title 18 - ZONING* >> Chapter 18.16 - AP AGRICULTURAL PRESERVE DISTRICT >>

Chapter 18.16 - AP AGRICULTURAL PRESERVE DISTRICT

Sections:

[18.16.010 - Intent of classification.](#)

[18.16.020 - Uses allowed without a use permit.](#)

[18.16.030 - Uses permitted upon grant of a use permit.](#)

[18.16.040 - Other regulations applicable.](#)

18.16.010 - Intent of classification.

The AP district classification is intended to be applied in the fertile valley and foothill areas of Napa County in which agriculture is and should continue to be the predominant land use, where uses incompatible to agriculture should be precluded and where the development of urban-type uses would be detrimental to the continuance of agriculture and the maintenance of open space which are economic and aesthetic attributes and assets of the county.

(Ord. 511 § 1 (part), 1976; prior code § 12200)

18.16.020 - Uses allowed without a use permit.

The following uses shall be allowed in all AP districts without use permits:

- A. Agriculture;
- B. One single-family dwelling unit per legal lot;
- C. Residential care facilities (small);
- D. Family day care homes (small);
- E. Family day care homes (large), subject to Section [18.104.070](#)
- F. One guest cottage, provided that all of the conditions set forth in Section [18.104.080](#) are met;
- G. Wineries and related accessory uses and structures which legally existed prior to July 31, 1974 without the requirement that a use permit be issued, and which have not been abandoned; provided, that the extent of such uses and structures have been determined in accordance with the procedure set forth in Section [18.132.050](#). No expansion beyond those which existed prior to July 31, 1974 may occur unless specifically authorized by use permit, issued in conformance with the applicable provisions of this title;
- H. Small wineries which were issued a certificate of exemption prior to the date of adoption of the ordinance codified in this section, and used the certificate in the manner set forth in Section [18.124.080](#) before the effective date of the ordinance codified in this section in conformance with the applicable certificate of exemption, Section [18.08.600](#) of this code, and any resolution adopted pursuant thereto;
- I. Wineries and related accessory uses which have been authorized by use permit and used in a manner set forth in Section [18.124.080](#) or any predecessor section; provided, that no expansion of uses or structures beyond those which were authorized by a use permit or modification of a use permit issued prior to the effective date of the ordinance codified in this section shall be permitted except as may be authorized by a subsequent use permit issued pursuant to this title;
- J. Minor antennas meeting the requirements of Sections [18.119.240](#) through [18.119.260](#)
- K. Telecommunication facilities, other than satellite earth stations, that meet the performance standards specified in Section [18.119.200](#), provided that prior to issuance of any building permit, or the commencement of the use if no building permit is required, the director or

- his/her designee has issued a site plan approval pursuant to [Chapter 18.140](#); and
- L. Farmworker housing (i) providing accommodations for six or fewer employees, or (ii) consisting of no more than thirty-six beds in group quarters or twelve units designed for use by a single household, and otherwise consistent with Health and Safety Code Sections 17021.5 and 17021.6, or successor provisions, subject to the conditions set forth in Sections [18.104.300](#) and [18.104.310](#), as applicable.

(Ord. No. 1323, § 5, 6-23-2009; Ord. 1097 § 12, 1996; Ord. 947 § 10, 1990; Ord. 816 § 6, 1986; Ord. 815 § 4, 1986; Ord. 629 § 2, 1980; Ord. 511 § 1 (part), 1976; prior code § 12201)

18.16.030 - Uses permitted upon grant of a use permit.

The following uses may be permitted in all AP districts, but only upon grant of a use permit pursuant to Section [18.124.010](#):

- A. Farmworker housing and seasonal farmworker centers conforming to Section [18.104.300](#) or [18.104.310](#), unless exempt from a use permit requirement under subsection (M) of Section [18.16.020](#)
- B. Facilities, other than wineries, for the processing of agricultural products grown or raised on the same parcels or contiguous parcels under the same ownership;
- C. Kennels and veterinary facilities;
- D. Feed lots;
- E. Noncommercial wind energy and conversion systems;
- F. Wineries, as defined in Section [18.08.640](#)
- G. The following uses in connection with a winery:
1. Crushing of grapes outside or within a structure,
 2. On-site aboveground disposal of wastewater generated by the winery,
 3. Aging, processing and storage of wine in bulk,
 4. Bottling and storage of bottled wine and shipping and receiving of bulk and bottled wine, provided the wine bottled or received does not exceed the permitted production capacity,
 5. Any or all of the following uses provided that, in the aggregate, such uses are clearly incidental, related and subordinate to the primary operation of the winery as a production facility:
 - a. Office and laboratory uses,
 - b. Marketing of wine as defined in Section [18.08.370](#)
 - c. Retail sale of (1) wine fermented or refermented and bottled at the winery, irrespective of the county of origin of the grapes from which the wine was made, providing nothing herein shall excuse the application of subsections (B) and (C) of Section [18.104.250](#) regulating the source of grapes; and (2) wine produced by or for the winery from grapes grown in Napa County;
- H. The following uses, when accessory to a winery:
1. Tours and tastings, as defined in Section [18.08.620](#)
 2. Display, but not sale, of art,
 3. Display, but not sale, of items of historical, ecological or viticultural significance to the wine industry,
 4. Sale of wine-related products,
 5. Child day care centers limited to caring for children of employees of the winery;
- I. Telecommunication facilities, other than satellite earth stations, that do not meet one or more of the performance standards specified in Section [18.119.200](#)
- J. Satellite earth stations that cannot, for demonstrated technical reasons acceptable to the director, be located in an Industrial (I), Industrial Park (IP), or General Industrial (GI) zoning district;
- K. Facilities, other than wineries, for the processing of agricultural products where the products are grown or raised within the county, provided that the facility is located on a parcel of ten or

more acres, does not exceed five thousand gross square feet, and is not industrial in character. Only those agricultural products raised or processed on-site may be sold at the facility;

- L. Farm management uses not meeting one or more of the standards contained in subsections (E)(2), (E)(3), and (E)(4) of Section [18.08.040](#)

(Ord. No. 1340, § 3, 5-11-2010; Ord. No. 1323, § 6, 6-23-2009; Ord. 1285 § 2, 2006; Ord. 1275 § 1, 2006; Ord. 1246 § 6, 2004; Ord. 1097 § 13, 1996; Ord. 1040 § 5, 1993; Ord. 947 § 11, 1990; Ord. 757 § 1, 1983; Ord. 511 § 1 (part), 1976: prior code § 12202)

18.16.040 - Other regulations applicable.

The regulations shown for AP zoning districts in the Schedule of Zoning District Regulations, Section [18.104.010](#), shall apply to each structure and to each use of land within the agriculture preserve district.

(Ord. 511 § 1 (part), 1976: prior code § 12203)