3720 & 3794 Mount Veeder Road

OVERALL ESTATE SITE PLAN

LOWER CAMPUS | 3794

20.68 Acres | APNs 034-380-001-000 / 034-380-002-000

UPPER CAMPUS | 3720

207.36 Acres | APNs 034-370-015-000 / 034-370-020-000 / 034-370-019-000



Illustrative overview. Campus spacing, road connections and feature locations are approximate; not a survey. Consult individual source plans.

3720 Mount Veeder Road

UPPER CAMPUS | SITE PLAN

207.36 Acres | APNs 034-370-015-000 / 034-370-020-000 / 034-370-019-000



Illustrative rendering: locations and proportions are approximate.
Woodland extent reduced for clarity. Consult original plan for reference.

3720 Mount Veeder Road

UPPER CAMPUS | MAIN RESIDENCE

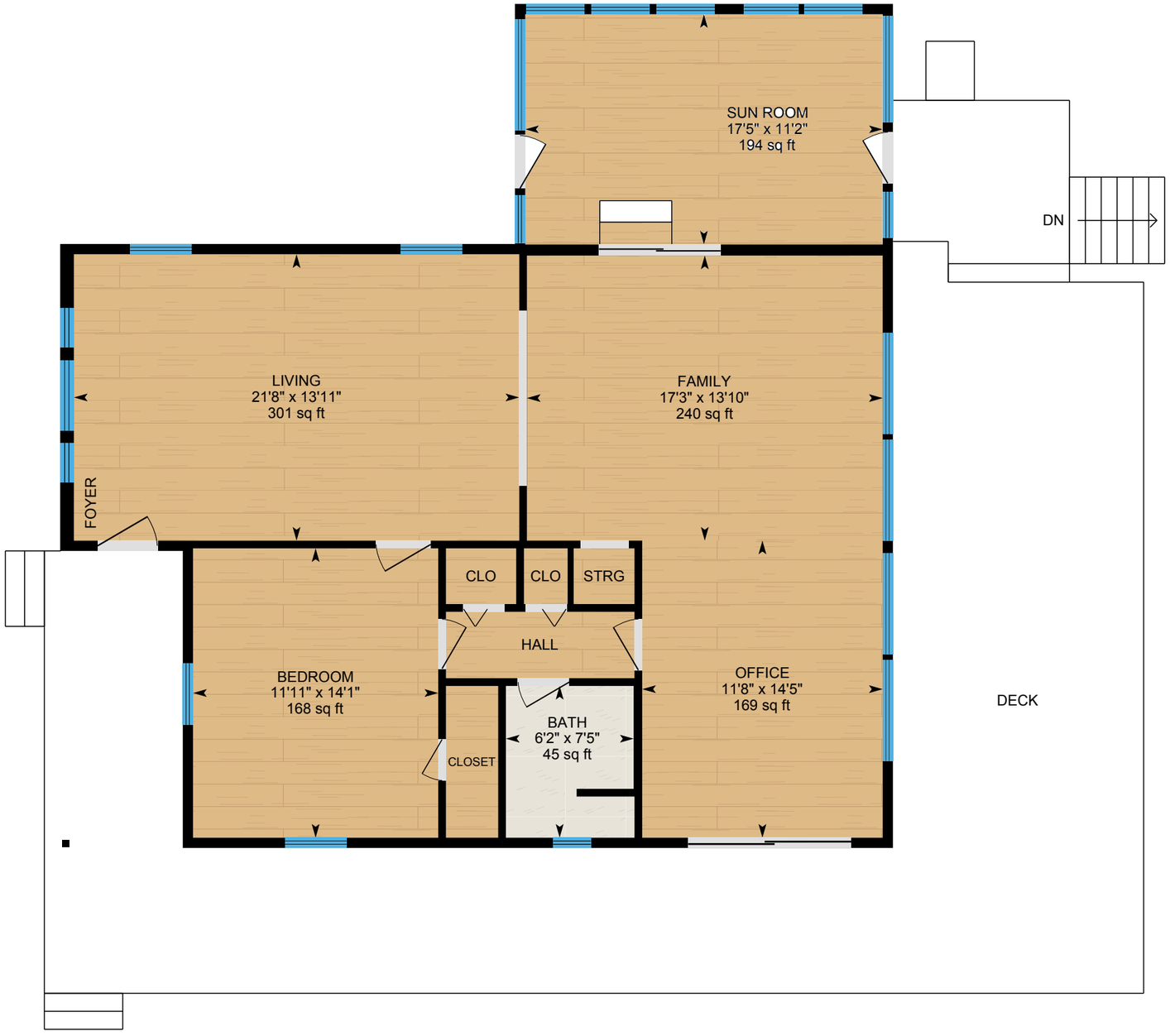


FINISHED AREA 1397.31 sq ft

UNFINISHED AREA 84.31 (drawing) / 84.62 (schedule) sq ft

3720 Mount Veeder Road

UPPER CAMPUS | GUEST QUARTERS

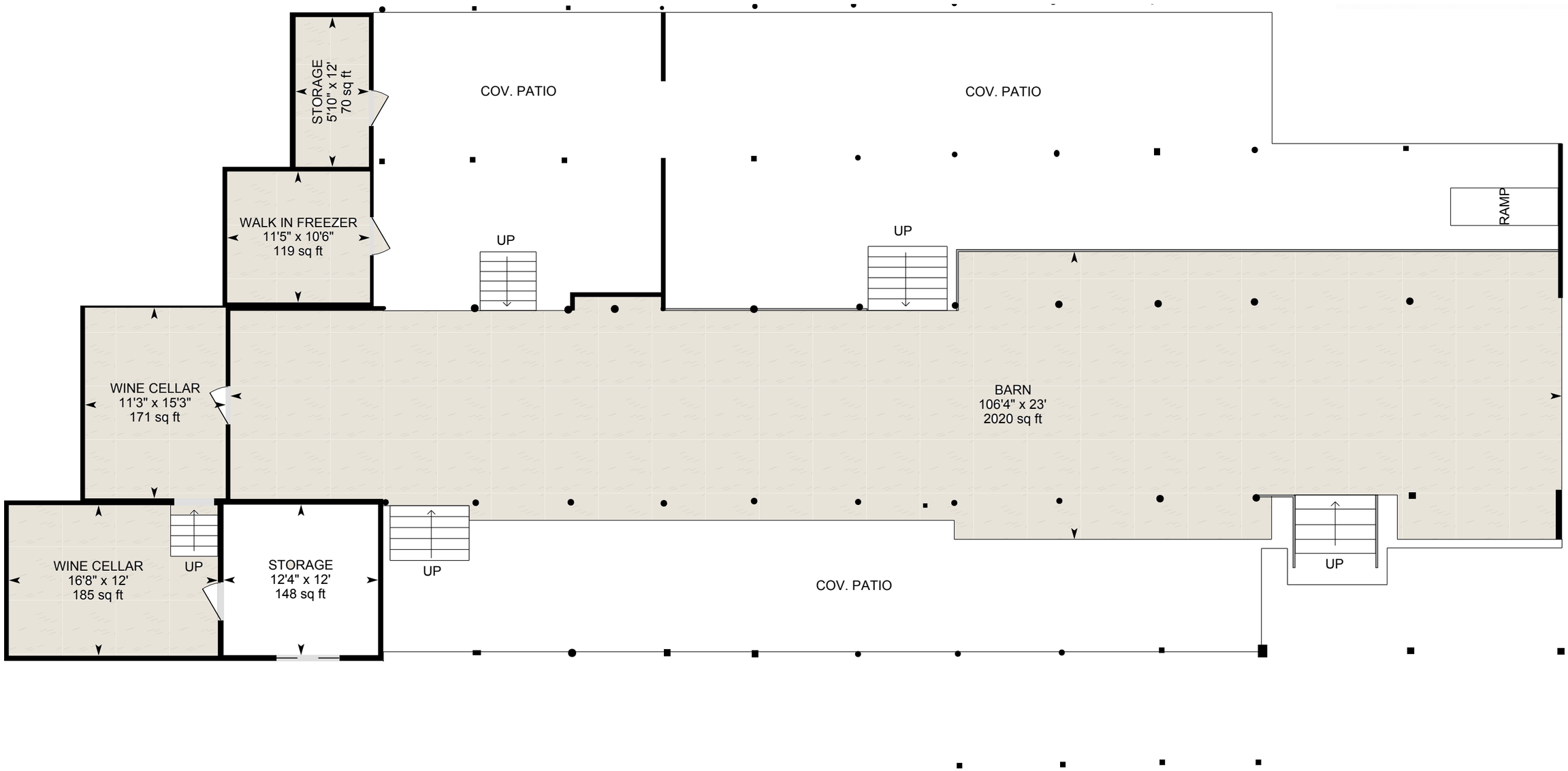


FINISHED AREA 1099.06 sq ft

UNFINISHED AREA 214.93 sq ft

3720 Mount Veeder Road

UPPER CAMPUS | APPLE BARN | DETAILED PLAN

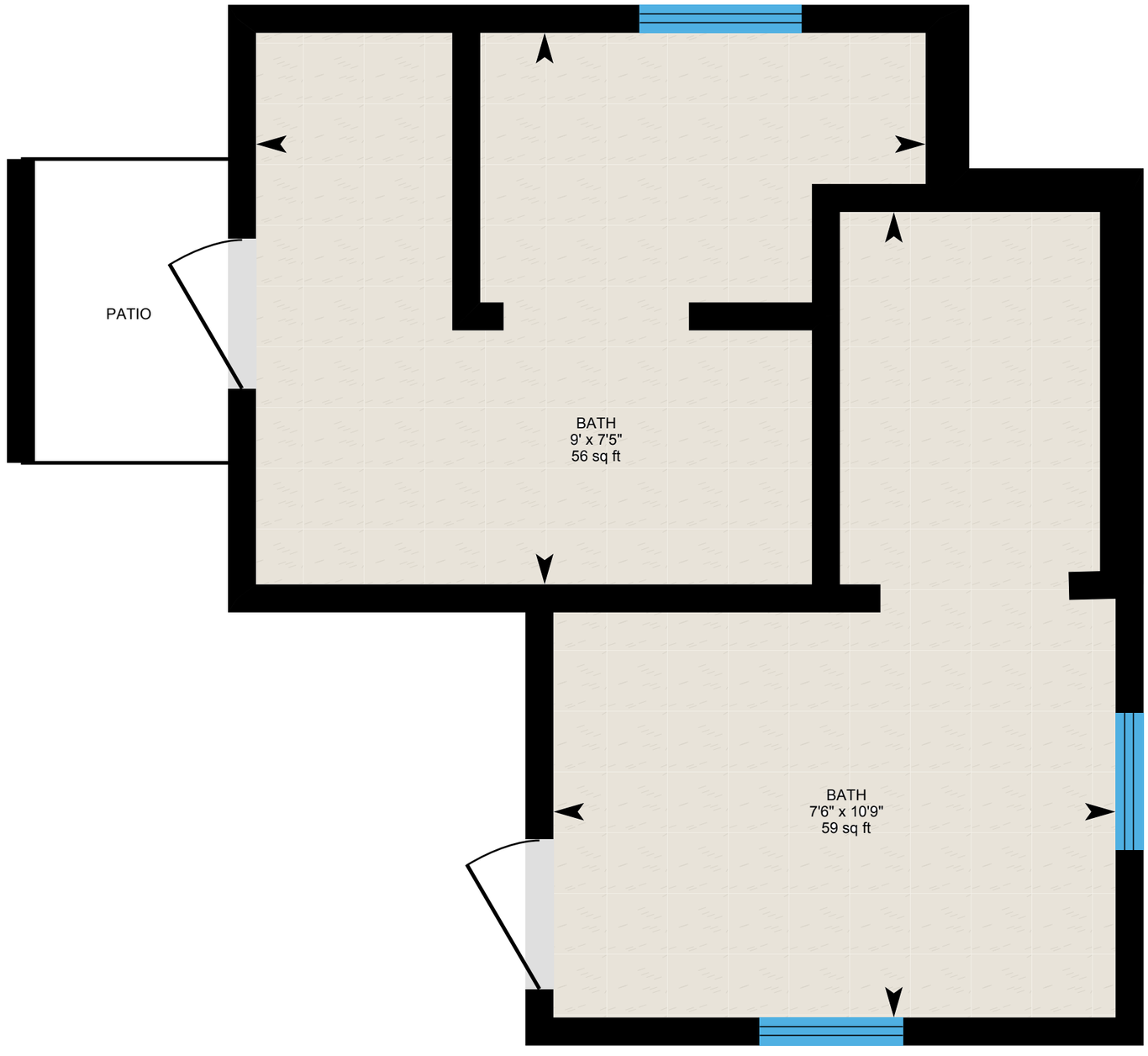


FINISHED AREA N/A

UNFINISHED AREA 2781.93 sq ft

3720 Mount Veeder Road

UPPER CAMPUS | OUTDOOR BATH HOUSE



FINISHED AREA N/A

UNFINISHED AREA 138.36 sq ft

3720 Mount Veeder Road

UPPER CAMPUS | ART BARN



FINISHED AREA 2493.18 sq ft

UNFINISHED AREA N/A

3720 Mount Veeder Road

MEASUREMENT REGISTER | UPPER CAMPUS

Dimensions follow individual floor drawings on source pages 4, 6, 10, 11, and 13, in the printed order. A dash means the source does not provide that information. Room areas are transcribed, never calculated. Several schedule dimensions reverse the drawing order; the drawing order is retained. The page 2 barn overview reverses page 6 dimensions; the register follows the detailed page 6 drawing.

Main Residence | source page 4

Room	Dimensions	Area (sq ft)
KITCHEN	17'7" x 20'1"	353
LIVING	20'9" x 20'1"	418
BATH	8'7" x 10'	68
PRIMARY	12' x 13'7"	162
BEDROOM	11'10" x 13'7"	161
CL	-	-
LAUNDRY	9'4" x 6'7"	61
UTIL	-	-
CL	-	-
CLOSET	-	-
CLOSET	-	-
CLOSET	-	-
CLOSET	-	-
HALL	-	-
FOYER	-	-
DECK	-	-
CARPORT	-	-

Finished Area: 1397.31 sq ft | Unfinished Area: 84.31 (drawing) / 84.62 (schedule) sq ft

Unfinished-area conflict remains unresolved. Both source values are retained for review.

Apple Barn | source page 6

Room	Dimensions	Area (sq ft)
BARN	106'4" x 23'	2020
WINE CELLAR	11'3" x 15'3"	171
WINE CELLAR	16'8" x 12'	185
WALK IN FREEZER	11'5" x 10'6"	119
STORAGE	5'10" x 12'	70
STORAGE	12'4" x 12'	148
COV. PATIO	-	-
COV. PATIO	-	-
COV. PATIO	-	-

Finished Area: N/A | Unfinished Area: 2781.93 sq ft

Source page 2 incorrectly repeats 1397.31 sq ft for the barn; page 6 and the schedule agree on 2781.93 sq ft.

Outdoor Bath House | source page 10

Room	Dimensions	Area (sq ft)
BATH	7'6" x 10'9"	59
BATH	9' x 7'5"	56
PATIO	-	-

Finished Area: N/A | Unfinished Area: 138.36 sq ft

GUEST QUARTERS | source page 11

Room	Dimensions	Area (sq ft)
SUN ROOM	17'5" x 11'2"	194
OFFICE	11'8" x 14'5"	169
LIVING	21'8" x 13'11"	301
FAMILY	17'3" x 13'10"	240
BATH	6'2" x 7'5"	45
BEDROOM	11'11" x 14'1"	168
CLO	-	-
CLO	-	-
STRG	-	-
HALL	-	-
CLOSET	-	-
FOYER	-	-
DECK	-	-

Finished Area: 1099.06 sq ft | Unfinished Area: 214.93 sq ft

Art Barn | source page 13

Room	Dimensions	Area (sq ft)
SERVERY	9' x 7'10"	64
ART BARN	80'10" x 26'7"	2099
HALF BATH	6'10" x 5'2"	31
STORAGE	9'8" x 13'	126
UTILITY	-	-

Finished Area: 2493.18 sq ft | Unfinished Area: N/A

3794 Mount Veeder Road

LOWER CAMPUS | SITE PLAN

20.68 Acres | APNs 034-380-001-000 / 034-380-002-000



Illustrative rendering; locations are approximate.
Consult the original site plan for reference.

3794 Mount Veeder Road

NAPA, CALIFORNIA | MAIN HOUSE - FIRST FLOOR

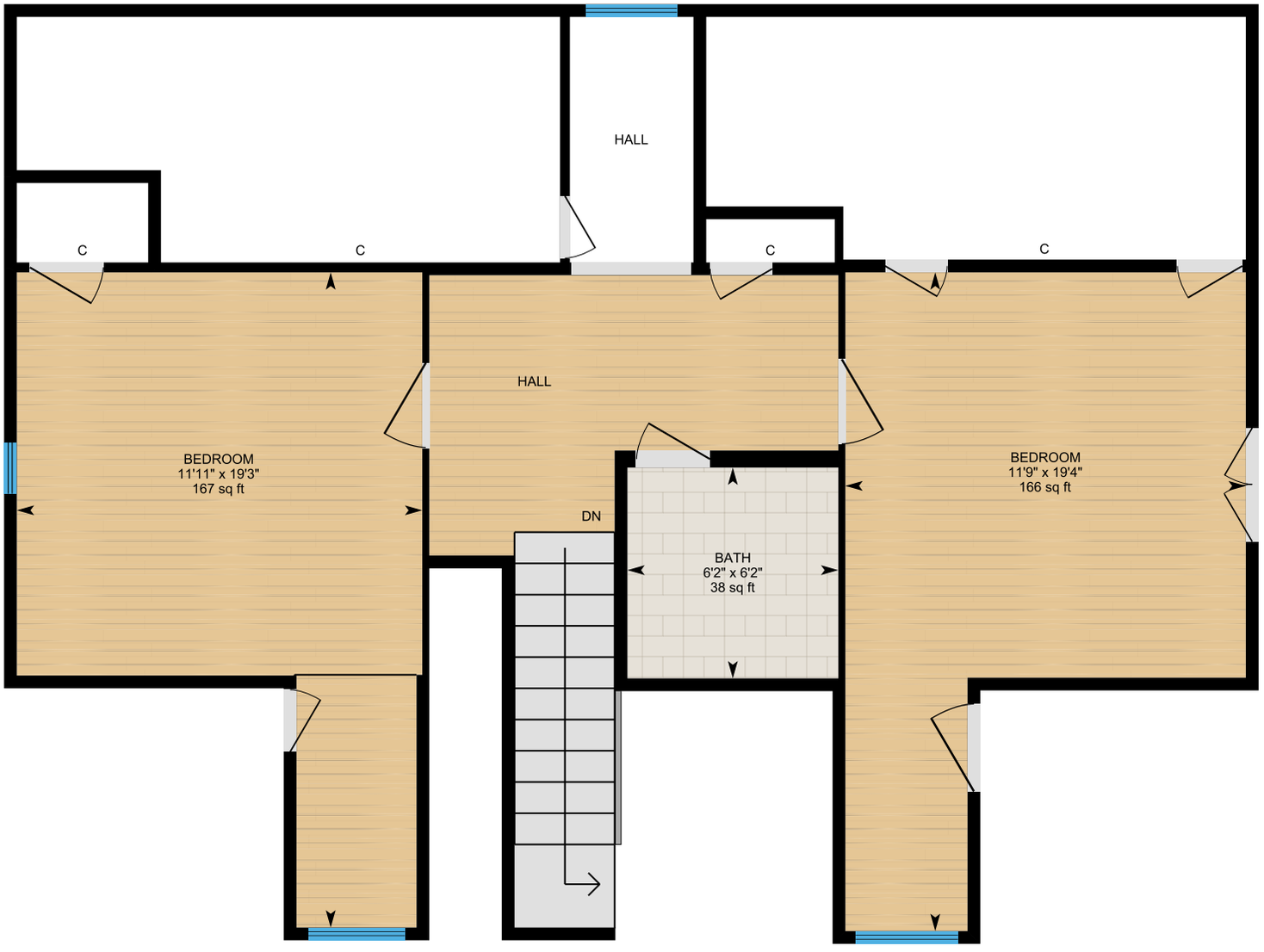


FINISHED AREA 1497.41 sq ft | UNFINISHED AREA N/A

All dimensions and floor areas must be considered approximate and are subject to independent verification.

3794 Mount Veeder Road

NAPA, CALIFORNIA | MAIN HOUSE - SECOND FLOOR



FINISHED AREA 541.12 sq ft | UNFINISHED AREA 276.35 sq ft

All dimensions and floor areas must be considered approximate and are subject to independent verification.

3794 Mount Veeder Road

NAPA, CALIFORNIA | GUEST HOUSE

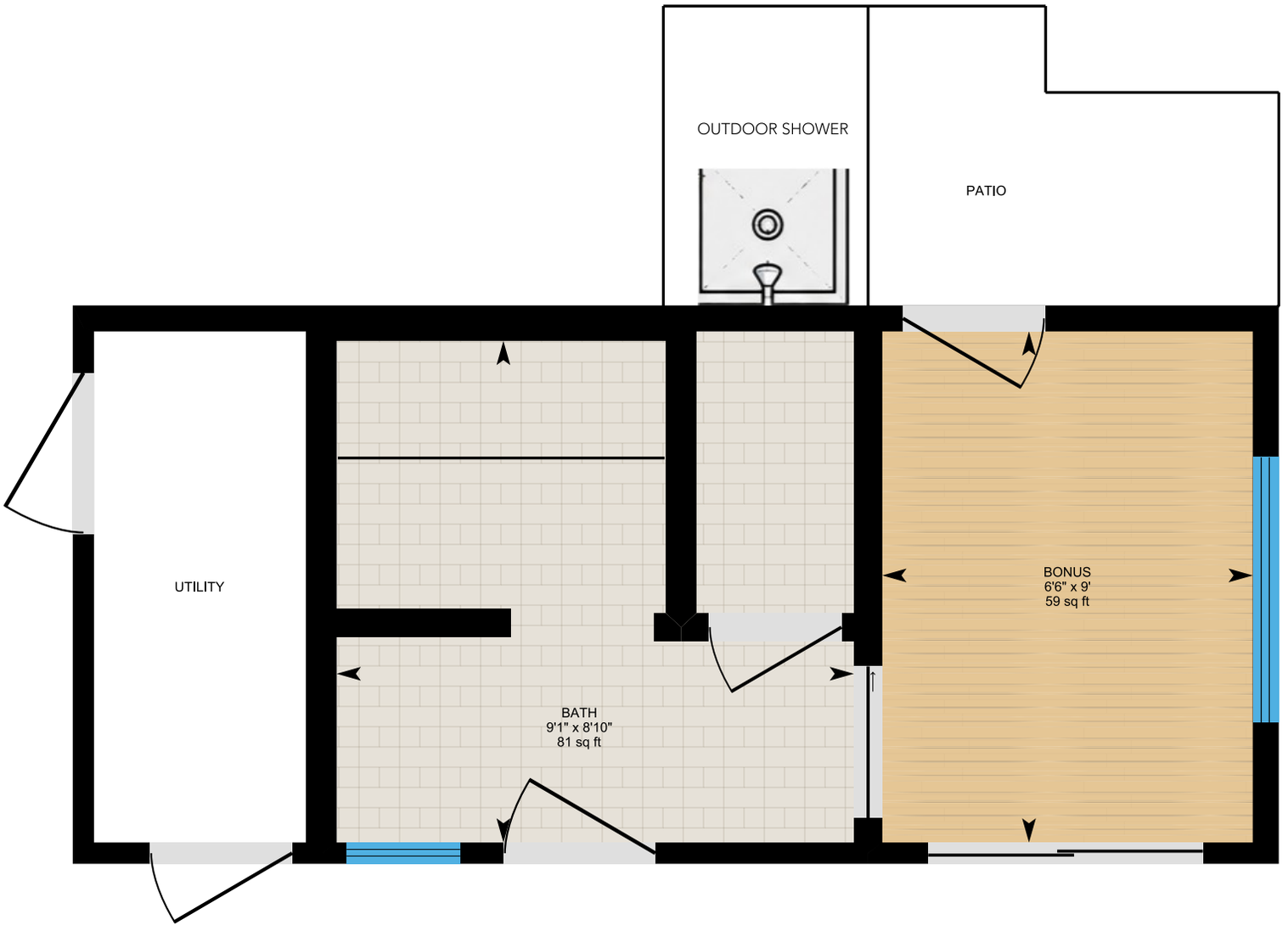


FINISHED AREA 1435.82 sq ft | UNFINISHED AREA N/A

All dimensions and floor areas must be considered approximate and are subject to independent verification.

3794 Mount Veeder Road

NAPA, CALIFORNIA | POOL HOUSE

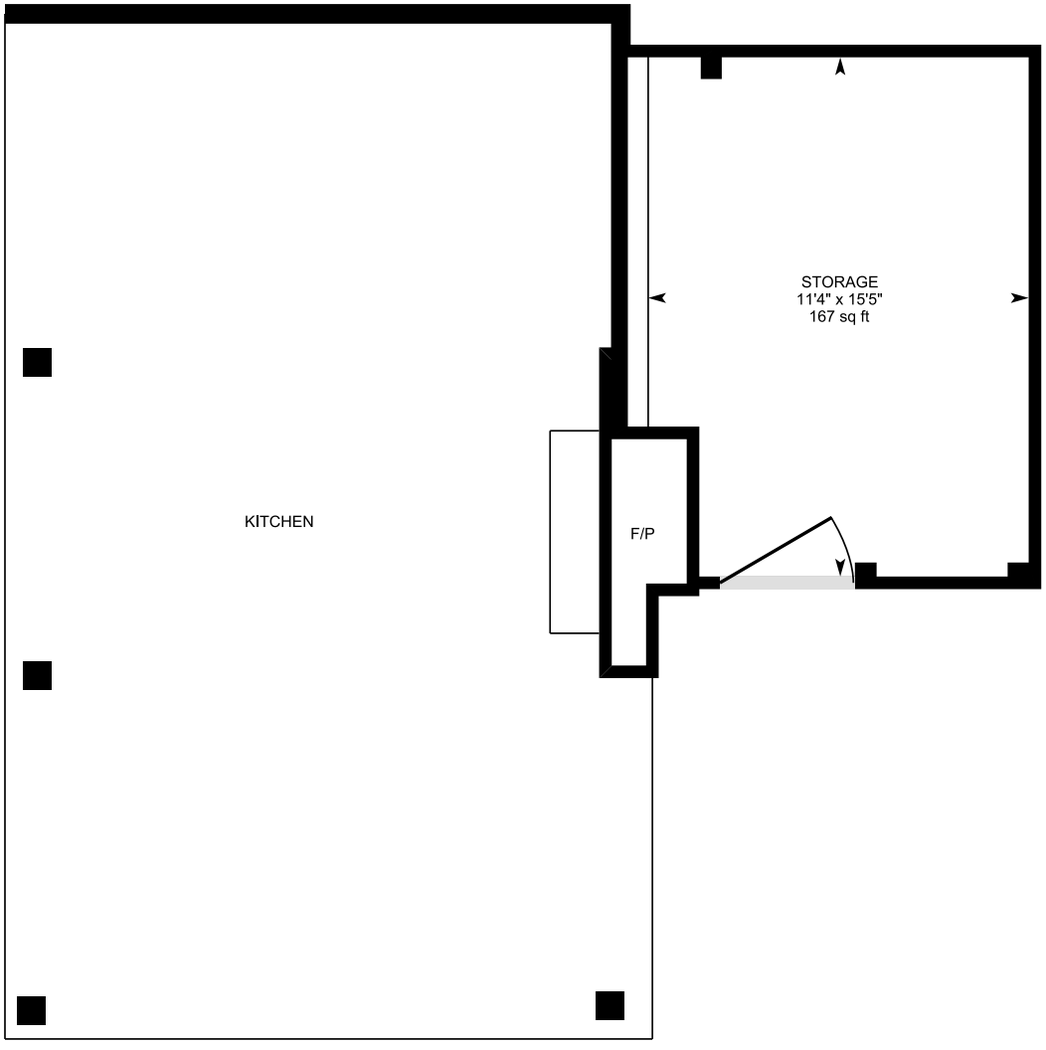


FINISHED AREA 163.08 sq ft | UNFINISHED AREA 39.47 sq ft

All dimensions and floor areas must be considered approximate and are subject to independent verification.

3794 Mount Veeder Road

NAPA, CALIFORNIA | FRENCH BARN



FINISHED AREA N/A | UNFINISHED AREA N/A

All dimensions and floor areas must be considered approximate and are subject to independent verification.

3794 Mount Veeder Road

MEASUREMENT REGISTER

Main House - First Floor

Room	Dimensions	Area (sq ft)
LIVING	20'10" x 13'5"	271
DINING	9'5" x 15'7"	145
KITCHEN	14'8" x 15'5"	210
BONUS	12'5" x 8'5"	103
PRIMARY	14'10" x 13'7"	177
BEDROOM	14'1" x 11'7"	147
BATH	7'7" x 5'9"	42
BTH *	5'9" x 2'7"	15
LAUNDRY	6'10" x 11'9"	69
DECK	-	-
PORCH	-	-
FOYER	-	-
HALL	-	-
C	-	-
STRG	-	-
CLO	-	-

Finished Area 1497.41 sq ft | Unfinished Area N/A

* BTH values appear only in the original schedule (page 11); dimension order cannot be verified on the drawing. The schedule reverses the other first-floor dimension pairs; the register follows the drawing.

Main House - Second Floor

Room	Dimensions	Area (sq ft)
BEDROOM	11'11" x 19'3"	167
BEDROOM	11'9" x 19'4"	166
BATH	6'2" x 6'2"	38
C	-	-
HALL	-	-

Finished Area 541.12 sq ft | Unfinished Area 276.35 sq ft

Dash: information not provided on the floor drawing. Repeated unmeasured labels are consolidated.

3794 Mount Veeder Road

MEASUREMENT REGISTER

Guest House

Room	Dimensions	Area (sq ft)
LIVING	13'2" x 16'11"	223
DINING	13'3" x 11'1"	147
KITCHEN	13'3" x 7'4"	76
SUN ROOM	8'6" x 15'6"	132
BEDROOM	9'7" x 17'	137
BEDROOM	12'6" x 10'4"	119
BEDROOM	12'4" x 12'7"	158
BATH	14'1" x 10'3"	117
PORCH	-	-
PNTR	-	-
HALL	-	-
CLO	-	-
LNDY	-	-
CLOSET	-	-
FOYER	-	-

Finished Area 1435.82 sq ft | Unfinished Area N/A

Pool House

Room	Dimensions	Area (sq ft)
BONUS	6'6" x 9'	59
BATH	9'1" x 8'10"	81
UTILITY	-	-
PATIO	-	-
OUTDOOR SHOWER	-	-

Finished Area 163.08 sq ft | Unfinished Area 39.47 sq ft

FRENCH BARN

Room	Dimensions	Area (sq ft)
KITCHEN	-	-
STORAGE	11'4" x 15'5"	167

Finished Area N/A | Unfinished Area N/A

Dash: information not provided on the floor drawing. Repeated unmeasured labels are consolidated.