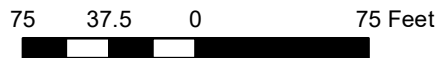


**EuroSpa & Inn
1202 Pine Street**

LOCATION MAP

**1202 Pine Street
APN 011-257-015**



EuroSpa & Inn

David Patel
EuroSpa & Inn
1202 Pine Street
Calistoga, CA 94515

925.260.6625

January 28, 2020

PROJECT OVERVIEW

CURRENT OPERATION

EuroSpa & Inn is a thirteen unit Inn with an onsite day spa located at 1202 Pine Street (APN 011-257-015-000) in Calistoga. The day spa was recently closed as its final day of operation was December 31st, 2019.

HISTORY

We estimate that EuroSpa & Inn was constructed in the late 1930s/early 1940s. Initially it did not include a day spa and was operated for many decades as the Wardway Motel. In the early 1980s its name was changed to the Pine Street Inn. Then in the late 1980s a section of guest rooms were converted to day spa space that exists today when it was renamed EuroSpa & Inn.

Our family purchased the property in 1997. We spent the next five years or so making significant improvements to the property including new pitched roofs, complete exterior and guest room renovations, common area enhancements, major updates to the day spa space, and new landscaping.

While we initially operated the spa internally, in 2006 we moved to leasing out the space to a spa operator that could focus solely on providing day spa operations independent from the operation of the Inn. We leased out this space to a handful of third party operators over the years with our most recent operator having successfully run the day spa for the past seven years.

However, recent difficulties retaining quality labor coupled with declining demand for our day spa services forced the closure of Calistoga's last remaining day spa. The reality is that thirteen guestrooms are not enough to feed demand to the day spa alone. Furthermore, it has become much more difficult to compete with larger operations such as those available at resorts like Solage and Indian Springs.

PROJECT SUMMARY & SCOPE

Our proposed project intends to re-convert the existing day spa space back into guestrooms and supplemental facilities. All of the work will be done within the current building's shell.

This project's scope of work includes the following items:

1. Remodel existing day spa space to include:
 - a. Two guest rooms
 - b. ADA bathroom (accessible from pool area)
 - c. Sauna room
 - d. Storage/Internal space
2. 2 additional parking spaces



26 WELLER
PLACENTIA, CALIFORNIA
94612
TEL 949.848.8762
F 949.848.5665
daniel@winterich.com

EuroSpa & Inn

1202 Pine Street
Calistoga, CA 94515

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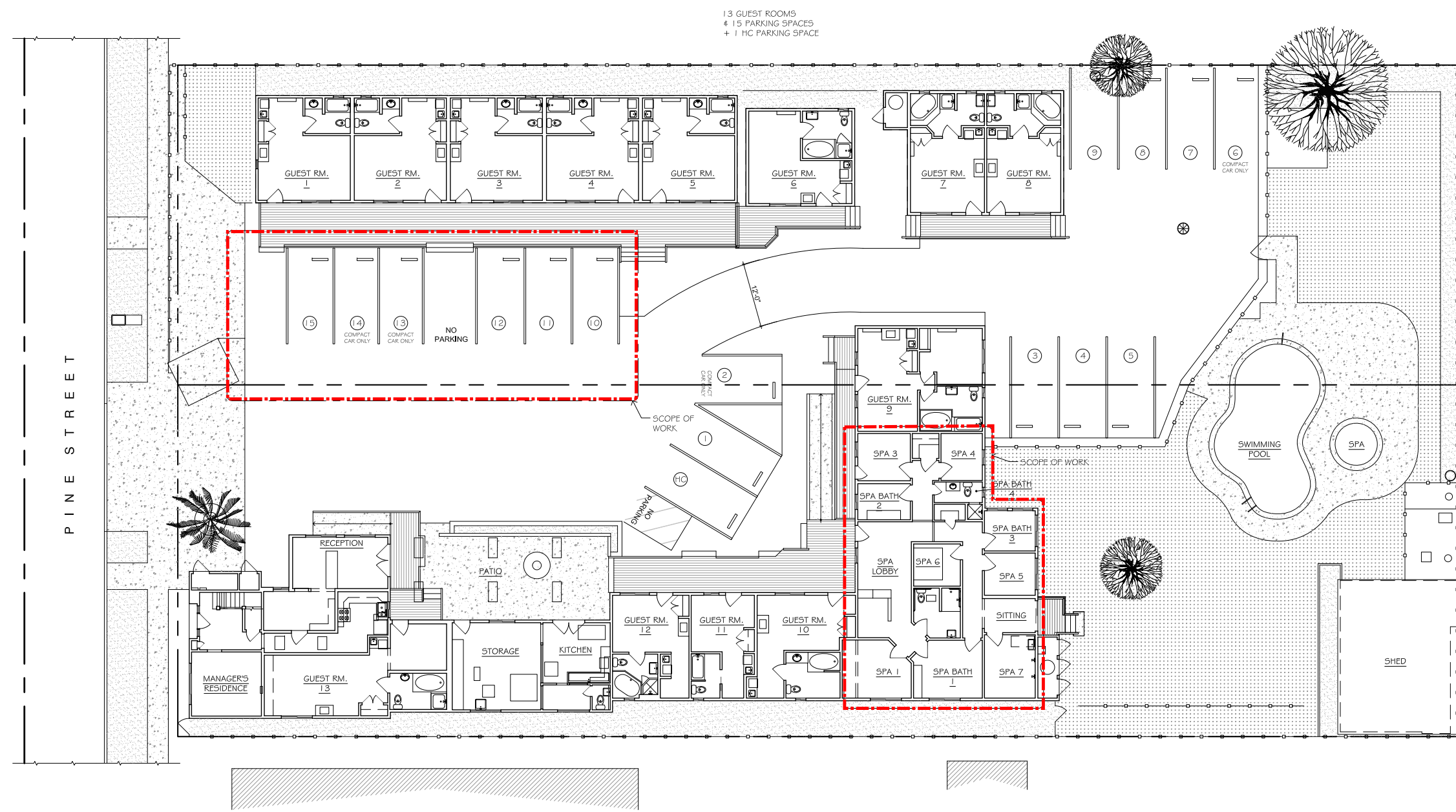


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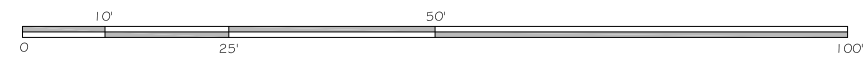


13 GUEST ROOMS
4 15 PARKING SPACES
+ 1 HC PARKING SPACE

PINE STREET

1 EXISTING SITE PLAN

A2 SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"
PROJECT NUMBER: 2003.00

EXISTING SITE PLAN





28 WELLEN
PLACENTIA HILL
CALIFORNIA
944 64 4
T 952.948.8762
F 952.948.5665
daniel@winterich.com

EuroSpa & Inn

1202 Pine Street
Calistoga, CA 94515

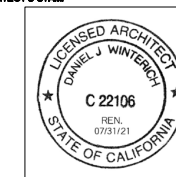
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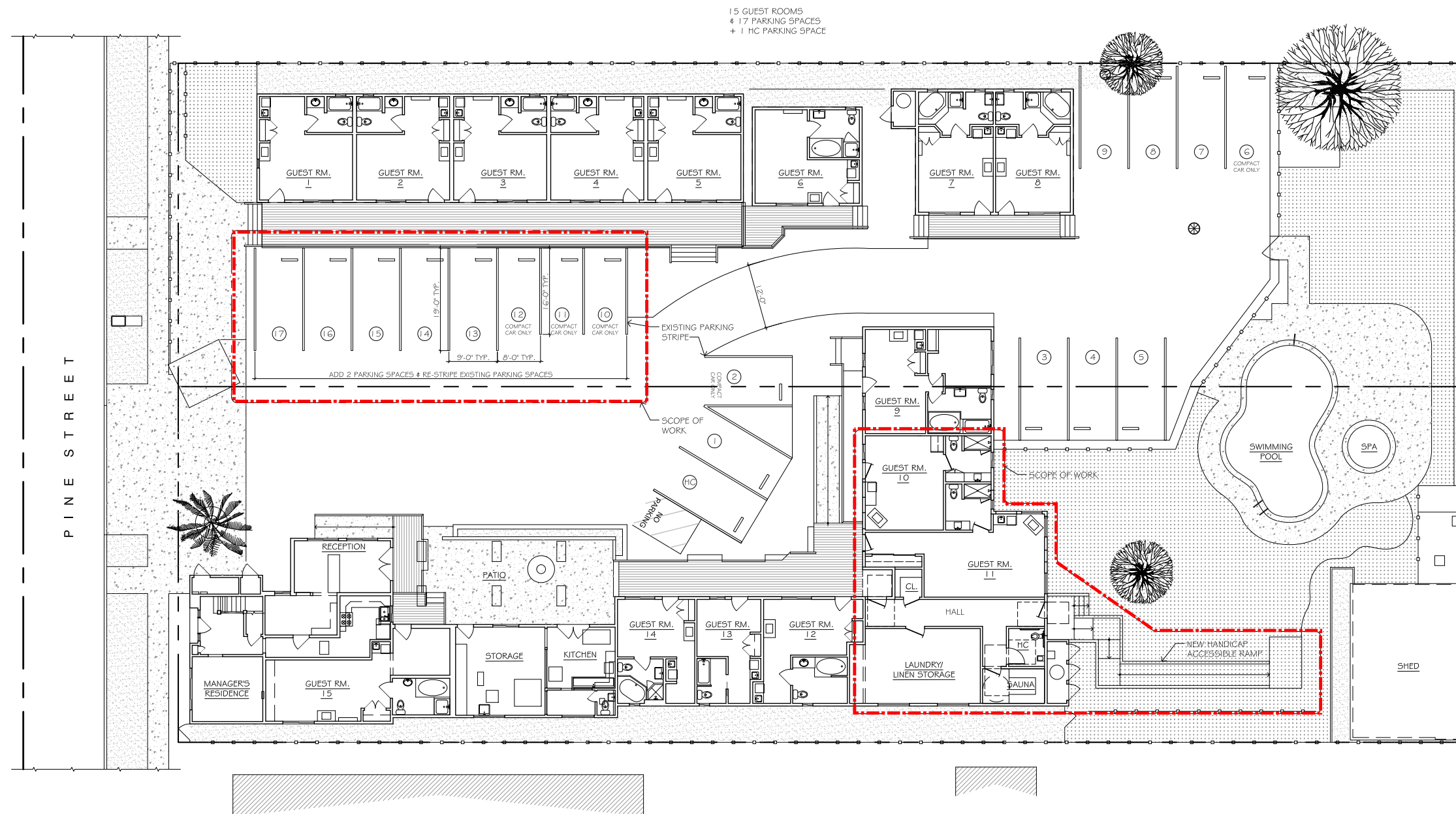


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1 PROPOSED SITE PLAN
A3 SCALE: 3/32" = 1'-0"
0 10' 25' 50' 100'

SCALE: 3/32" = 1'-0"
PROJECT NUMBER: 2003.00

PROPOSED SITE PLAN

