

Fairwinds

ESTATE WINERY

WAREHOUSE AND
FULFILLMENT CENTER

1330 GERARD ST
CALISTOGA, CA 94515.

Contents

Description of the operations	3
Hours of operation:.....	3
Number of employees:	4
Truck Traffic	4
Indoor space uses:	4
Outdoor space use	5
Site plans (Attached “Warehouse plan.jpg”).....	5

Description of the operations.

Following the destruction of Fairwinds Calistoga winery operations in the Glass Fire we retained all of our operational employees and reassigned them to fulfillment of our direct-to-consumer wine clubs. To do so, we leased the Gerard location for this purpose with an option to purchase, which we ultimately executed in early 2021.

Fairwinds Estate Winery's warehouse and fulfillment center is located at 1330 Gerard St Calistoga, CA 94515, storing a small subset of the different wine varietals produced and labeled by the winery and all the necessary supplies to pack and ship the wine; the building also houses the seasonal club shipment processing area and main office.

The operations on the site are divided as follows:

- Reception Office area and conference room.
- Warehouse (small) for daily wine shipments (approximately 15 to 20 boxes packed and shipped per day).
- Warehouse (large) used for seasonal wine club custom packing.

As a side note, most of our receiving, warehousing, and wine storage is done in both our 23,000 square foot wine cave on Silverado Trail and our 17,000 square foot warehouse on Mare Island.

We desire to utilize this smaller (approximately 4000 square foot) warehouse for custom packing of both Spring and Fall wine clubs and daily shipment of wine orders to our club members. It is important to have this location in Calistoga as most of our staff live here or nearby. Many have tenure working for our winery for multiple decades.

We expect that it will take us 18 to 24 months to rebuild our fire-burned winery located at 4550 Silverado Trail in Calistoga. We would request a minimum of a 1 to 2-year operating permit at the Gerard location to continue operations and retain our loyal local workforce. This location has served much higher traffic uses in the past when it was the distribution warehouse and depot for Shaw Plumbing and subsequently Maverick services; if we could have a longer permit, that would be preferred so that we can plan for the future.

Hours of operation:

OFFICE HOURS:

MONDAY – FRIDAY: 8:00 AM – 5:00 PM

WAREHOUSE AND SHIPPING:

MONDAY – FRIDAY: 8:00 AM – 5:00 PM

Hours may vary during seasonal shipment, but in that case, only slightly if some overtime is required.

Number of employees:

OFFICE AREA: 1-3

WAREHOUSE AND FULFILLMENT: 1-2

Up to 12 during packing of seasonal wine club shipments.

Truck Traffic

Considering that all main supplier deliveries are handled at the winery and our larger warehouse at Mare Island, large truck deliveries will be rare. In fact, most shipments will be handled on the Postal or FedEx truck regular routes, which should not account for additional traffic to the area. During seasonal shipments dispatched from this location, we estimate the following number of larger truck pickups:

- Spring: 10
- Fall: 10

Indoor space uses:

- **Office and Conference Room:**
Function: The area is designated for daily administrative work and meetings.

Equipment list:

- Laptops
- Printer
- Telephone
- Chairs and desks

Divided as:

- Shared office space.
- Conference room.

- **Warehouse**
Function: Store the different varietals, additional brand merchandise, office supplies, and packing materials, and processing seasonal and daily shipments.

Equipment list:

- Forklift
- Pallet jack
- Storage Racks
- Rolling Table
- Tables and Chairs

Divided as:

- Main Warehouse: Store large quantities of the different wine varietals, packing materials, and finalized packages awaiting shipment—the packing line for seasonal shipments is located in this area.
- Back Warehouse: Store small quantities of the different wine varietals, additional brand merchandise, office supplies, and packing materials for daily shipments —the packing station for daily orders is located in this area.

Outdoor space use.

The outdoor space is physically divided for suites A and B.

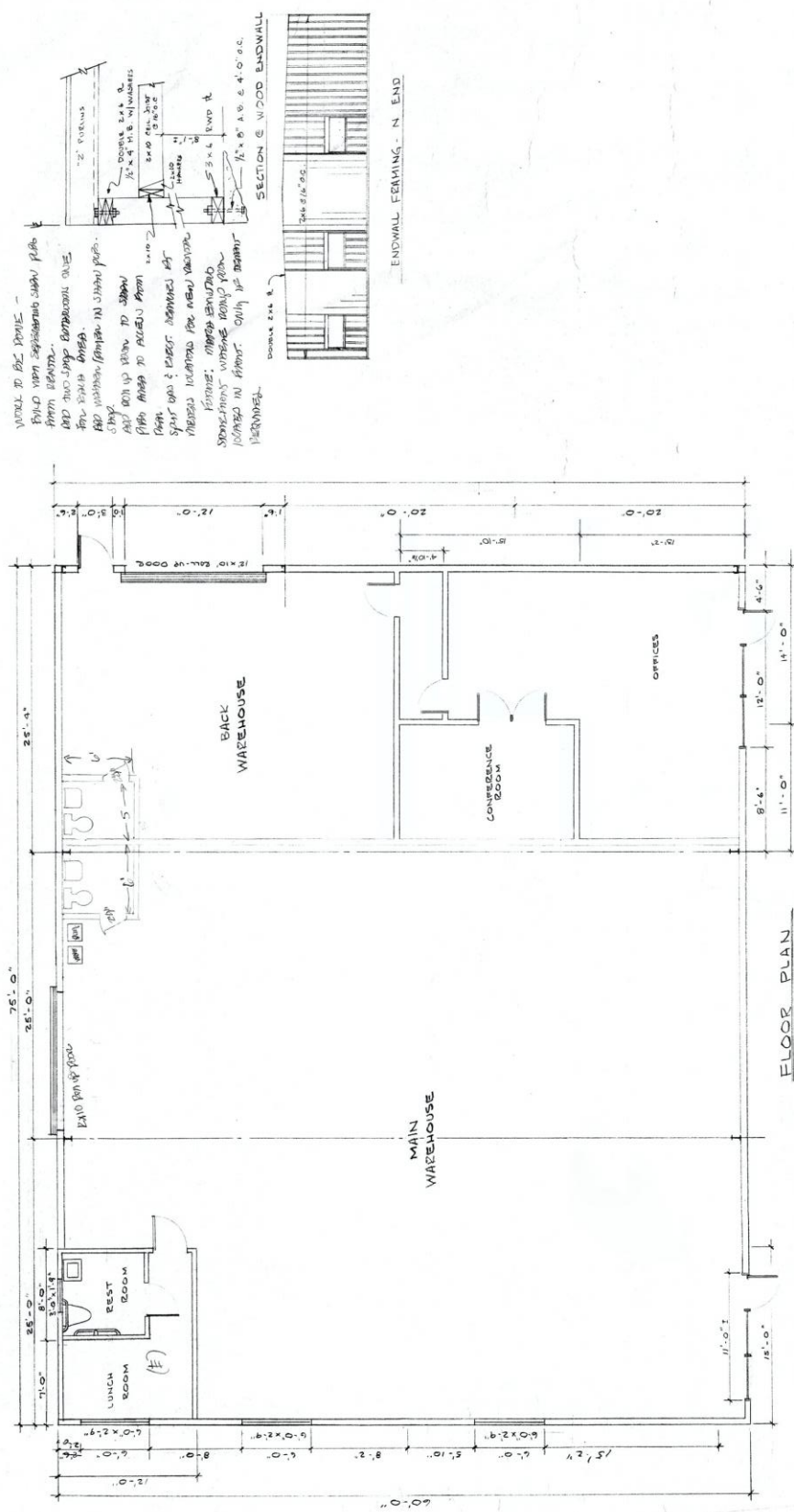
Suite A:

- Access to the back entrance of the main warehouse.
- Private and locked parking space.
- Pallet storage.

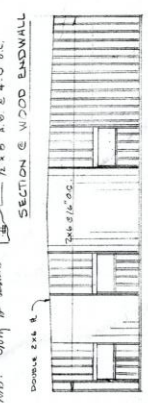
Suite B:

- Access to the entrance of the back warehouse.
- Space for external equipment for the AC system.

Site plans (Attached “Warehouse plan.jpg”).

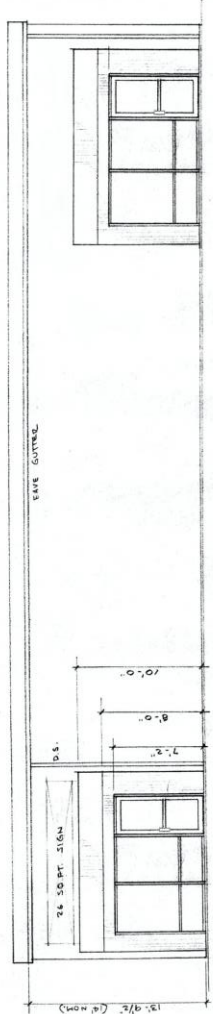


WORK TO BE DONE -
 BUILD WITH EXISTING STAIN PLATE
 FROM REPAIRS -
 TWO-SIDE ENTRANCE ONE
 TWO-SIDE ENTRANCE IN STAIN PLATE
 ADD 20' x 10' ROOM TO OPEN
 FROM BACK TO ADJACENT ROOM
 SPACED AND ERECT INTERIOR
 MEMBERS LOCATED FOR NEW INTERIOR
 PARTITION. INTERIOR PARTITION
 LOCATED IN FRONT. ONLY THE PARTITION
 REMOVED.



ENDWALL FENNING - N END

FLOOR PLAN



FRONT ELEVATION

MADSEN COMMERCIAL BUILDING CO	
1001 N. 10th St.	MINNAPOLIS, MINN.
DATE: 5/1/34	PROJECT NO. 2187
DRAWN BY: E.S.D.	
CHECKED BY: J.W.S.	
PROPOSAL SKETCH	
SHEET NO. 5 OF 5	