



THE LODGING CLUB AT CALISTOGA RANCH **Frequently Asked Questions**

What is Calistoga Ranch?

Calistoga Ranch is a private vineyard retreat located on 157 acres in Napa Valley. It comprises an exclusive member-owned lodging club, as well as a private 47-room hotel. The 27 owner lodges in the lodging club are architecturally innovative, sophisticated and private. Owners receive privileged access to resort amenities, including the private Lakehouse Restaurant, the Bathhouse offering spa services, a private wine cave, extensive grounds and hiking trails, and a heated outdoor swimming pool. Renowned small luxury hotel company, Auberge Resorts, provides Calistoga Ranch management, as well as concierge, housekeeping, Lakehouse and Bathhouse services.

What is the legal structure of the club and membership?

Lodge owners receive a perpetual membership in the Calistoga Ranch Club, which is controlled by its members. The rights and privileges secured by the Calistoga Ranch Club and reflected in a membership provide the essential rights and protections of a deeded interest. This membership includes use of all Calistoga Ranch facilities and common areas, along with use of a selected owner lodge or other available owner lodges. Each member of Calistoga Ranch Club possesses a sublease until December 31, 2100, to a one-fifth or one-tenth interest, and the land title of the property remains with the master landowners who also own the Calistoga Ranch Resort.

Membership at Calistoga Ranch is very similar to membership in an equity golf country club, except that members reserve their lodging visits rather than tee times. Plus, each of the members actually owns a registered real estate interest. At Calistoga Ranch, members aren't restricted by the amount of time they can spend at the club. Owners have unlimited access to all Calistoga Ranch facilities and owner lodges subject to the reservation policies of the club.

Can a corporation or more than one family or individual own a single membership?

Yes; however, it will be up to the joint owners to allocate use of that membership in compliance with the club's Lodging Privileges and Procedures.

How do owners plan or schedule time at Calistoga Ranch?

Calistoga Ranch's scheduling system has been designed to give owners all the access they desire throughout the year. Owners have the opportunity to plan a visit to Calistoga Ranch at the last minute. Or, they can decide to schedule ahead for important occasions. Calistoga Ranch limits the time that can be reserved in advance by all members collectively to no more than five months of the year so that owners will be able to visit as often as desired.

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CALISTOGA RANCH
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Owners can reserve their lodge in three ways: *Short Notice Use*, *Reserved Use* and *Planned Use*.

Short Notice

Owners may reserve a Short Notice Use when they decide to visit Calistoga Ranch less than a week in advance. Based on availability, members can make as many Short Notice reservations as they wish up to seven days prior to their desired arrival date.

Space Available

Space Available Use offers owners another path to enjoying the lodging club. Visits can be scheduled based on the opportunities available in the schedule. Space Available Use visits are also a replenishing resource. As soon as an owner completes a Space Available Use, he or she can book another one. Estate Members may arrange up to two Space Available Uses at one time.

Planned

For special occasions, celebrations and holidays throughout the year, Calistoga Ranch offers four weeks of Planned Use each year. These visits can be scheduled as individual weeks, two-week increments, or owners may book multiple lodges during the same set of dates. In the latter case, owners will use up their reserved use privileges in a shorter amount of time.

During the year, it is possible for Estate Members to have as many as seven reservations on the books at once, including one Short Notice Use, two Space Available Uses, and four Planned Uses. Even if every owner uses 100 percent of his or her planned uses, a full seven months of the year has been set aside for the more flexible uses that enable owners to visit Calistoga Ranch whenever they desire.

Why was the member-owned lodging club concept developed?

Calistoga Ranch was conceived to provide more convenience, services and amenities than at an equally luxurious Napa Valley home. It also offers members as much use as a typical Napa Valley second home. The price of ownership, however, is better matched with actual use.

What do owners get for their annual fees?

The annual owners fees pay for the typical costs of property ownership and the professional management and operation of all Calistoga Ranch facilities and amenities. Included in these annual fees are property taxes; insurance; staff salaries; supplies; daily housekeeping (i.e., general clean-up, beds, dishes and trash removal), twice weekly linen change; full cleaning after departure; interior and exterior and landscape maintenance; window washing; legal/accounting; utilities and reserves for replacement and/or refurbishing of furniture and facilities.

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Do owners pay any additional fees when they stay at their lodges at Calistoga Ranch?

Other than the incidental charges that might be incurred for food, beverage or spa services; there are no additional fees during a typical visit to Calistoga Ranch. This “cashless” experience on property, and absence of any per-visit charge helps further the relaxation and enjoyment of ownership. Annual dues include all gratuities, except those that are automatically added to meals and/or spa usage. Owners will be automatically billed for incidentals; however, quests will be asked to pay for incidentals upon departure.

Can members rent their confirmed lodging club visits?

No. Calistoga Ranch is for the exclusive enjoyment of its owners and their invited guests.

Can a membership be resold?

Yes. A member’s ownership interest can be sold or transferred by the member, or sold by a licensed real estate agent through the multiple listing service, subject to the Calistoga Ranch Club Governance documents.

Are pets allowed in Calistoga Ranch Owners Lodges and facilities?

Members who wish to bring pets should request one of the specifically designated “pet” lodges, and will not be permitted to lodge pets in “non-pet” lodges. Pets are not allowed in any other Calistoga Ranch facilities. The concierge can arrange kennel services for members staying in “non-pet” lodges.

Are owners allowed to modify their selected Owner Lodges?

No; however, Calistoga Ranch encourages owners to make suggestions to the board of directors for improving the lodges and any other Ranch facilities.

Who created Calistoga Ranch?

Calistoga Ranch is the collaboration of developer Criswell Radovan and a team of noted architects and designers, including Sandy Babcock Architects, San Francisco; Jack Chandler Associates (landscape architect), Napa Valley; Darrell Schmitt Design Associates (interior design), Los Angeles; and Projects Pacific (landscape architect), Berkeley, Calif. Together with operating partner and renowned small luxury hotel company Auberge Resorts, the team has created a very special vineyard retreat within a protected canyon in the upper Napa Valley.



CALISTOGA RANCH
AN AUBERGE RESORT

Who is in charge of the day-to-day services at Calistoga Ranch?

Calistoga Ranch is managed by Auberge Resorts, owner and operator of a collection of exceptional resort properties, each with a distinctive personality that assure unique and memorable guest experiences. Other Auberge Resorts properties include Auberge du Soleil, Esperanza and The Lodge at CordeValle.

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