



KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

COUNTY PROFILE

Napa County

Famous for its world class wines, vineyards, restaurants and scenic beauty, Napa County offers a clean environment and high quality of life.

Napa County is centrally located in the North Bay Area, a very convenient place to do business! Accessed via the East Bay from I-80 to the Carquinez Bridge and Highway 29, or by Highway 680 over the Benicia Bridge and Highways 780 to 29, the county is linked to Highway 101 from the West by way of Highway 37 and Highway 116/121. The Interstate 80 connection is 6 miles east via Hwy 12 and provides access to Solano and Sacramento to the East.

Napa County also has rail, truck, and barge service from the Port of San Francisco and the Port of Oakland. The Napa County Airport is a top-rated general aviation airport located adjacent to the South county Business Park area. It has an FAA air traffic control tower, three runways, and ten taxiways. It accommodates corporate jets and facilities air commutes. It is the home of the "Flight Training Center" for Japan Airlines and to Bridgeford Flying Services. Other airports within an hour's drive are San Francisco International, Oakland International and Sacramento Airport.

The top four Napa County Industries are service and hospitality, applied technology, health care and wine/agriculture.

The county has a flourishing tourism industry along with activity in retail trade, food processing, manufacturing and wholesale trade. Tourism is expected to remain strong and additional resorts and hotels along with the new American Center for Wine, Food and Art are either being built or planned for construction. The wine-making and associated industries account for most of non-durable jobs and employment here is expected to grow due to increased demand for premium wines. Growth in manufacturing and wholesale trade is also expected to be particularly strong. This is due to Napa County's competitive wage rates, low facility/operation costs and attractive land prices.

Business Park Sites: The south Napa County office and industrial market encompasses the City and County of Napa and the City of American Canyon. It stretches from Kaiser Road to the north and Green Island Road to the south. As of 2000, the industrial base totaled more than 8,000,000 s.f., with a vacancy rate of 2.0%. The major trend over the last few years has been land sales and build-to-suits for applied technology companies and for wine ancillary businesses. With more than 400 acres of land currently available the market can continue to accommodate a critical mass of clean light industry for the region. Business Parks includes: *Green Island Industrial Park, Napa Airport Centre, Napa Valley Gateway Business Park, Napa Valley/Napa Airport Corporate Business Parks, Napa Valley Corporate Park & Enterprise/900 Business Park.*

Major South Napa County Employers located in these parks include Hughes Aerospace/PanAmSat, Dey Labs, Santen Pharmaceuticals, Advanced Pressure Technology, Pokka Beverage, Mezzatta Foods, fp Label Co., Japan Airlines, Mainco, Sutter Home, Biagi Trucking, Beringer Wine, OddzOn (Hasbro) Inc. Wine.com and Wineshopper.com