



“Uniquely Qualified...”

**125,000 Case Vested Winery Permit & 15.62 acres
6685 Highway 12, Santa Rosa, CA (APN 030-110-060)**



Site consists of 15.62 acres consisting of one parcel with 553 feet of Highway 12 frontage. The parcel is zoned Land Intensive Agricultural and is entitled with **a vested use permit (UPE 99-0017)**. The parcel is located on the north side of Highway 12, across from the intersection of Oakmont Drive in Sonoma County Wine Country's remarkable Valley of the Moon in an unincorporated area of Sonoma County. The **use permit allows for a 125,000 case winery**, caves, event area, public tasting room, 10-acre vineyard, 20 special events annually, and additional industry-wide events. A permit for this size winery would be extremely difficult, if not impossible to obtain, under today's permitting standards and process.

- Includes all plans and documents obtained in permitting process
- Permitting Documents and Studies may be viewed by contacting KM Properties.
- Confirmed by Sonoma County Legal Counsel that permit is vested -

“Good morning, Your Honor, Barry Glaser on behalf of the County of Sonoma. I just want to put on the record...to appear this morning to advise the Court...that the existing permits are valid. There was some issue raised by the broker and the prospective buyer with regard to the permits that were issued several years ago. I was just informed a couple days ago by the County, and I'll provide information to Debtor's counsel in writing. I didn't have time to prepare it for today's hearing, that the permits are indeed valid and in effect. Thank you.” Northern California Bankruptcy Court Transcript March 11, 2011

Offered at \$1,900,000

USE PERMIT

UPE 99-0017 allows for development of a 125,000 case winery facility which includes 37,500 square feet of buildings for wine productions, storage, tasting room, offices, a conference area, kitchen and shop. The permit allows for 20 special events annually and for development of wine caves on the site.

Sale includes:

- Site Survey Maps, boundary Survey and Topographic Map, portion of Highway 12 Topographic Map
- Archeological Report and site assessment
- Barrel Storage Cave Feasibility Analysis
- Civil Engineering plans and specifications: process Waste/wastewater calculations and equipment specifications; domestic septic design; utility plan
- Structural Engineering and Calculations: retaining wall, building
- Preliminary Electrical Engineering plans and specifications: estimated electrical supply calculations, single line diagram
- Phase One Environmental Assessment
- Adobe associates Percolation Test and Septic Report
- Geotechnical Soils Report with engineering specifications
- Traffic Engineering plans and specifications: traffic study for Use Permit; CalTrans Encroachment Traffic Engineering plans and specifications for Intersection
- Lighting Consultant: Exterior Lighting plans and specifications
- PG&E Utility Engineering plans and specifications
- Vineyard Development Permit from County of Sonoma, Vineyard area map and Crop Care soil analysis and Report
- Architectural plans/specifications
- Landscape Architectural plans/specifications
- Civil Engineering plans/specifications: site plans/construction drawings; grading and drainage

Utilities

All standard utilities are available to the site delivered above and underground by the following:

Utility	Provider
Electricity	PG&E
Gas	PG&E
Domestic Water	Sonoma County Water Agency has a water line available at Highway 12 frontage
Agricultural Water	The property is improved with a well although the capacity and condition is not known.
Sewer	No known septic tanks or leach fields
Police	Sonoma County Sherriff
Fire	Sonoma County Fire Department

Appointment may be made with Listing Agent to review the above-referenced documents and tour the property.

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KMProperties.biz