



KM Properties Inc.

Presents

**Blue Victorian
Suisun Valley AVA**



Summary of Offering

- Approximately 12.5 acre parcel.
- Beautiful completely remodeled 4 bdrm 2 bath Victorian home
- 2750 sq ft event room
- 300 barrel storage room
- Commercial kitchen, catering approved
- Kitchen inventory enough for 150 people event
- Outdoor dining and picnic areas
- Bache ball court
- Luxury tasting room with hand carved bar and fire place
- 5.5 +- acres of Sauvignon Blanc
- 5.5 +- acres of Primotivo
- Approved for weddings and special events
- Accommodates up to 200 guests
- Professional gardens and landscaping
- Grand gated entry
- Main highway frontage
- SS tanks
- Winemaking equipment
- Glycol system
- Crushing capacity up to 80 tons (5380 cases)
- Suisun Valley AVA
- Offered at \$4,995,000.00



Suisun Valley

Suisun Valley is a unique and diverse wine country and farming community in Northern California's Solano County between San Francisco and Sacramento. The perfect destination for visitors who are searching for world-class wines, home grown farm products, and a beautiful, agricultural landscape, without the crowds. Suisun Valley is conveniently located along Interstate 80 near Fairfield. The drive time from either San Francisco or Sacramento is approximately 45 minutes.

Since the middle of the last century, wine grapes grown within the boundaries of the Suisun Valley appellation have produced excellent wines. The Suisun Valley appellation was approved by the ATF Bureau in December 27, 1982. Gold, Silver and Bronze medals awarded to wines that include our grapes attest to the high quality of the fruit.

Twenty varieties are grown in the confines of the Suisun Valley: Barbera, Cabernet Sauvignon, Chardonnay, Gamay, Grenache, Merlot, Mouvedre, Muscat Canelli, Petite Sirah, Petite Verdot, Pinot Gris, Pinot Noir, Primitivo, Rousanne, Sauvignon Blanc, Sangiovese, Shiraz, Viognier, White Riesling, and Zinfandel.

Suisun Valley lies within the southern end of two ranges of the Coast Range, the Vaca Mountains to the east and the Mt George Range to the west. Suisun Valley terminates in the south at the marshlands of Suisun Bay. To the north Suisun Valley rolls up into Wooden Valley at the Napa County line.

Suisun Valley lies within Coastal area climates characterized by cool moist winds blowing inland from the ocean and San Francisco/San Pablo Bay almost continuously from May through early Fall. Spring frosts often mitigated by proximity to Suisun Bay.

Suisun Valley consists of a mixture of soils, zoned within the valley floor, and additional none typed soils within the undeveloped hillsides. Soil types include: Brentwood clay loam, San Ysidro sandy loam, Sycamore silty loam, and Rincon clay loam

Varietal grape growing for premium winemaking in California's Suisun Valley, has roots dating back into the 1800's, and represents over a century of continuous viticultural activity. In the 1800's, vineyards were more prominently located in the southern end of both Suisun Valley and neighboring Green Valley. They were typified by classic head pruned vines in field-blend plantings.

While phylloxera (and later Prohibition) did much to disrupt the local grape industry in the early 1900's, a strong rebound for grapes and wine commenced in the post WWII economic expansion. Wine industry cycles over the years have continued to increase viticultural acreage, change varietal plantings, and influence a continuous pursuit of quality gains.

In 1982, growers of the Western Solano County Grape Growers Association successfully petitioned the BATF, and received formal designation of Suisun Valley as an identified AVA. The 15,000 acre Suisun Valley AVA was subsequently included in the 1983 formation of the North Coast AVA, combining Napa, Sonoma, Mendocino counties, together with Suisun Valley and Green Valley (with elements of Lake and Marin Counties) into one overarching ultra premium growing region, now recognized world-wide.

Vineyard Description

Property size according to tax assessment records: 12.41 acres

Vine Acres: 10.5 +/-

Zinfandel / Primitivo: Approximate 5.5 acres

Sauvignon Blanc: Approximate 5.5 acres

Vine count: Approximately 3890 Primitivo vines and Approximately 3328 Sauvignon Blanc vines

Root stock: 101-14

Clone: Primitivo -3

Sauvignon Blanc (Front) -317

Sauvignon Blank (Back) - 6 or Cagnigliano

Date planted: 2000

Spacing between vines:

Primitivo – 8x7

Sauvignon Blanc – 8x9 (Can be machine harvested)

Trellis system: Vertical Shoot Position (VSP)

3 year production record: Between 3-5 tons per acre. 2010 Sauvignon Blanc 4 tons per acre.

Seller will include a three year contract to purchase grapes from the vineyard priced at:

\$750/ton for Sauvignon Blanc for a maximum total of 25 tons per year

\$1000/ton for Primitivo/Zinfandel for a maximum total of 25 tons per year

Permits: Under 25,000 gallons no "Use Permit" is required; 25,000-50,000 gallons require administrative permit and over 50,000 gallons a use permit is required. Required building permit and administrative permit has been obtained.

Permits

- Use Permit (U-80-07) Special Events Permit. Dated February 5, 2009
- Basic Permit (CA-W-16524) Permit granted for engaging in the actives of Wine Production and Blending dated July 31, 2008
- Food Facility Registration Module (registration # 12604203784)
- California Department of Alcoholic Beverage Control Licensed Type: 02 Winegrower
- Tasting Room Permit
- Wine Bond (BWN-CA-16233)
- Sign Permit (No. SGN-09-012)



Building and Work Area Descriptions:

The winery premise is made up of **six areas**: Garage, wine storage building, wine processing building, northern outdoor work area, and southern outdoor work area.

1. **Garage:** Measures approx 30' x 40'

- The garage has two open sections which measure 26'7.5" x 15'. Two garage doors are located on the northern side.
- Main door on the eastern wall (leads outside to crush granite area).
- Main door on the western wall (leads outside to northern work area).
- Double Main doors on the western wall (leads to the wine storage building).
- Southern portion of the garage is the kitchen and prep area, employee storage, mop closet and restrooms.

2. **Wine Storage Building:** Measures approximately 22' x 35'

- Two garage doors are located on the northern side.
- Third garage door is located on the southern wall leading to the stamped concrete patio.
- Double doors on the western side lead to the wine processing building.

3. **Wine Processing Building:** Measures approximately 26' x 60'

- Large double slider doors are located on the southern side leading out to the vineyard and wedding path.
- Extra large double doors located on the northern side of the building.
- A man door is located on the western side of the building leading out to the work area.
- Double man doors are located on the eastern side of the building leading to the stamped concrete patio.
- A staircase on the southwest corner leads to a second-story mezzanine.

4. **Northern Outdoor Work Area:** Approximately 15' x 88'

- Located north and adjacent to the garage, wine storage building and wine processing building. This area is used for barrel staging, crush and mobile bottling.

5. **Southern Outdoor Work Area:** Approximately 52' x 20'

- Located on the south side of the garage and wine storage building. Used for barrel staging, crush and mobile bottling.

6. **Western Outdoor Work Area:** Approximately 60' x 30'

- Located on the west side of the wine processing building, area is mainly used for storage of winery equipment, and septic tanks.

Structures:

Wine Facilities:

- Wines processing building, wine storage, public washrooms are new construction with completion in the fall of 2008.
- Roof material is "Residential Tri-Lam" Triple Laminate composite roof with 60 year warranty.
- Concrete flooring throughout.
- Floor drains in the storage and processing areas, drains into septic system.
- Air conditioning units installed in the summer of 2010 in wine processing building, wine storage, and catering prep-kitchen.
- Laboratory and tasting room area.
- All work areas are wheelchair accessible.
- 4130 square feet of total unit.
- 2160 square feet of which can be used as event banquet room.

Main House: (Residential Area)

Charming country home that was renovated in 2008 with beautiful dark walnut wide plank finger grove flooring throughout the home with the exception of slate flooring in the upstairs restroom and marble tile in the main floor restroom. The home features French country colors with original wainscoting, interior doors, door handles, wood work as well as the original lead windows giving the home lots of country charm.

- Approximately 1800 square feet of living space.
- 4 bedrooms upper level
- 2 baths (4pc. Main level, 3pc. Upper level)
- Living room upper level (converted 4th bedroom into living room)
- Large kitchen on main floor with granite countertops cinnamon stained cabinets
- large center island with prep-sink, eating area and stainless steel dual temp control locking wine fridge (new 2008)
- Double Bosch stainless steel wall ovens (all Bosch Appliances purchased new in 2008 fall)
- Bosch stainless steel six burner gas cook top
- Bosch stainless steel dishwasher
- Stainless steel custom hood vent
- Large laundry room on main floor with plenty of light and storage
- Stairway to second floor has walnut top boards with white face and custom iron railing
- Air conditioning installed in 2008-2009 – throughout the building.

Main House: (Tasting Room)

The front of the 1909 home was converted in 2008 into a tasting room. The residential part of the home is completely shut off, creating a privacy and security for both the home and the tasting room.

- Wooden hand carved tasting room bar with marble countertop
- Plantation shutters
- Hand painted faux finished walls
- Gas fireplace with marble surround
- Walnut look tile floors
- Private tasting area with sliding pocket doors
- Large covered front porch with sitting area fully bonded for alcohol consumption
- Wheelchair accessible with wheelchair ramp on the southern side of the building.

Winery Equipment

- 2-multipurpose jacketed 2,200 gallon tanks
- 8-multipurpose 550 to 600+/- gallon jacketed tanks
- 50 plate wine filter
- Bladder type press
- 2 pumps for must and juice
- Parts and fittings for juice/wine transfers
- 200+/- barrels
- Hot water pressure cleaner
- Fork lift
- Destemmer crusher
- Receiving hopper with screw feed
- 20 fermenting bins
- 20 harvest bins
- Glycol chilling system



Improvements:

Water Supply:

- SID water and well water which combined approximately give 20 – 30 gallons per minute. A booster pump is installed to keep the demand of the winery and residential unit.

Septic Waste Disposal:

- There are two septic systems, one that services the house and a new engineered septic system with leach lines branched to the vineyards for the winery facility.

Patios:

- There are a few garden and patio areas located around the winery and tasting room buildings. The front of the tasting room has a beautiful wooden covered porch that measures approximately, 15'.6" x 16'.6". There is a crushed granite patio/picnic area on the northern side of the house that is set up with garden picnic tables and umbrellas. Between the house and the winery building there is a large crushed granite picnic area. The Southern side of the winery building has a stamped concrete patio that measures approximately, 32' x 20'. As well the Bocce Ball court is directly off the stamped concrete patio area and partially alongside the crushed granite area that is between the house and the winery building. All these areas are fully bonded and allowable for alcohol consumption.

Parking Areas:

- There are 12 marked parking spaces at the front of the tasting room. There is one handicapped parking space at the northern back corner of the house directly in front of the path the wheelchair ramp. There is another regular parking space directly beside it.

Fire Tank: There are two 5000 gallon tanks on the eastern side of the wine processing facility

Air Conditioning Units:

- There are two five ton units installed in the wine processing room
- One wall unit is installed in the storage area
- One three – five ton unit is installed in the main house

Landscaping:

- The property has been landscaped with mature trees, shrubs, rose bushes, olive trees, flower beds, granite areas and sidewalks. The landscaping was professionally done in 2008 / 2009 as well as the installation of an underground sprinkling system set on timers.

Seller wishes to sell the real property and equipment with this offering. Purchasing the business brand, and inventory is negotiable. Optional items include: 1500 cases of white wine (Sauvignon Blanc) 50 barrels of red wine (Petite Sirah, Cabernet Sauvignon)