

# OFFERING MEMORANDUM

## MICHAEL/BERNARD PROPERTY

VINEYARD-VESTED WINERY PERMIT  
ACTIVE TASTING ROOM  
779 WESTSIDE ROAD  
HEALDSBURG, CA 95448-9333



*\$4,800,000*

Representation by:

**PAUL SPITLER**

**DRE #00846225**

**V & E PROPERTIES**

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**[WWW.VANDEPROPERTIES.COM](http://WWW.VANDEPROPERTIES.COM)**

# MICHAEL/BERNARD PROPERTY

## SALIENT FACTS

**ADDRESS:** 779 Westside Road, Healdsburg, Sonoma County, CA 95448-9333

**SONOMA CO. APN:** 110-010-036

**TOTAL ACRES:** 19 +/-

**PLANTED ACRES:** 13,300 VINES APPROXIMATELY

3 ACRES PINOT NOIR  
3 ACRES SAUVIGNON BLANC  
6 ACRES PINOT CHARDONNAY  
PLANTED 2008

**WELLS:** 1 Older Domestic Well – unknown GPM  
1 New Vineyard Well – estimated 100 GPM

**HOUSE:** Includes tasting area, small office, small barrel room, VIP tasting area;  
1,436 square feet each upstairs and downstairs with extensive decking.

**WINERY:** Vested approval – see attached Permit History for this parcel.

### VINEYARD SPECIFICS:

VARIETY	VINES	ROOTSTOCK	CLONE	SPACING	TRELLIS
Pinot Noir	2,500	3309	Pommard	5 x 7	Vertical
Sauvignon Blanc	3,300	3309		4 x 11	Quadrilateral
Chardonnay	3,000	10114	4	5 x 7	Vertical
	4,500	10114	4	5 x 9	Quadrilateral


# MICHAEL/BERNARD PROPERTY

## PERMIT HISTORY

PARCEL NUMBER: 110-010-036

CURRENT OWNER: Kuimelis, Michael B Tr

PERMITS: 21

NUMBER	DATE	STATUS	TYPE	DESCRIPTION
BLD10-4170	10/6/2010	Finaled	B-BLD	Tasting Room Fire Alarm Bld10-1592
ENC10-0124	6/22/2010	Finaled	AB-ENC	Excavate in the pavement on the east side of Westside Rd., for road widening as per approved plans titled "Public Road Improvements for 779 Westside Rd, UPE09-0063", signed and dated 6/21/10, located in Healdsburg. (PCAS #3625-000) (SUR10-0025)
BLD10-1592	4/29/2010	Prefinal	B-BLD	Change of Occupancy – SFD to Tasting Room w/storage area. 9/1/10 Temp Occupy
SUR10-0025	3/26/2010	Pln. Appr.	Survey	Improvement Plans. Kuimeles
GRD10-0025	3/3/2010	Finaled	AB-GRD	Grading Parking Lot Proposed Tasting Room
ENC10—0030	2/11/2010	Finaled	AB-ENC	Install improvements per county standards and per the attached approved DVC Group Inc plans titled "Encroachment Permit (ENC10-0030) for 779 Westside Road" within the county right of way along Westside Rd., 0.00 miles through 0.03 miles northeast of West Dry Creek Rd, located in Healdsburg (approved revised plans 5/10/2010)
SEP10-0018	11/12/2010	Finaled	B- SEP	New standard septic system
BLD10-0071	1/6/2010	Finaled	B-BLD	Res fire sprinklers for bldg 09-3002
SEP09-0630	1/6/2009	Cleared	B-SEP	Field clearance
UPF09-0063	9//11/2009	Apprvd_cc	C-USE	Use Permit for new winery. Request for Use Permit for a winery producing 20,000 cases per year with public tasting on a 22 acre parcel. The proposal includes converting existing SFD to tasting room and new 11,018 sq. ft. production and storage building with participation in industry wide events and up to 18 events per year with maximum attendance of 100 people.
				
SUR09-0066	9/2/2009	Paid	SURVEY	Row vacation. Portion of Westside Rd.
BLD09-3307	8/21/2009	Prefinal	A-BLD	Upgrade elect rical service for well. 100 AMP. SFD.
BLD-09-3002	8/3/2009	Prefinal	B-BLD	Demo and rebuild 377 SF LR – remodel + new deck. For SFD. Add to scope/new bathroom sink and toilet to existing room.
BLD09-2581	7/6/2009	Prefinal	A-BLD	Replace electrical service for irrigation. 100 AMPS
ACO09-0048	5/8/2009	Issued	AB-ACO	Level 1. New vineyard. 12 Acres.
WEL09-0100	4/21/2009	Issued	B-WEL	New Class 1 Water Well
SEV09-0269	4/1/2009	Complete	SITE W/S	Perc Test

# MICHAEL/BERNARD PROPERTY

## PERMIT HISTORY (continued)

NUMBER	DATE	STATUS	TYPE	DESCRIPTION
SEV09-0097	3/3/2009	Paid	SITE W/S	Wet weather groundwater determination
SEV09-0053	2/18/2009	Complete	SITE W/S	Pre perc. 10 profile holes.
RO100-0001	2/7/2000	Expired	C 3836R	Seismic retrofit; bridge over Dry Creek
WEL91-0035	1/22/1991	Finaled	OLD WSEP	Water Well

### IMPORTANT NOTES

- The Permit History provided may not include all records for this property. Further investigation may be required to obtain a more complete history, due to address changes, parcel mergers, splits, retirements, etc.
- Date(s) listed on this report reflect the earliest known date(s) associated with each file. The date(s) listed are not associated with the current status.

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## TASTING ROOM EXTERIOR

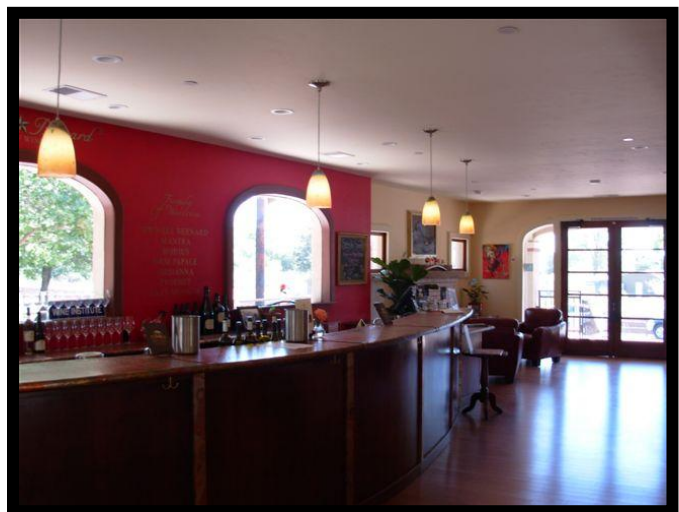
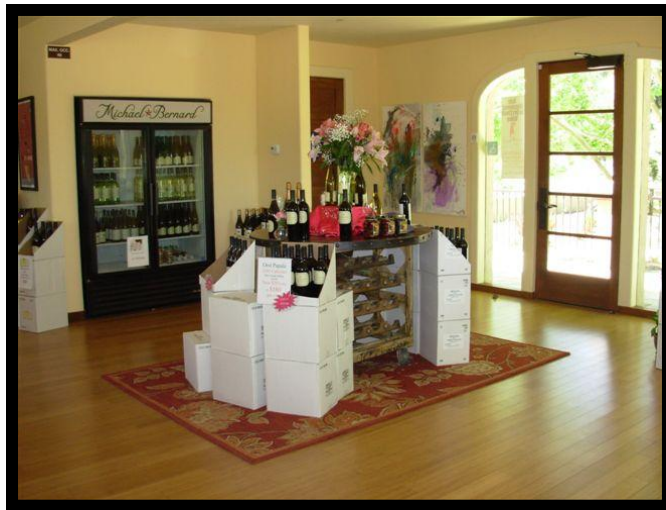


FRONT



REAR

# TASTING ROOM INTERIOR





VINEYARD



# V&E

## *Properties*

P.O. Box 25  
Calistoga, CA 94515  
707.480.7882  
[www.VandEProperties.com](http://www.VandEProperties.com)

*The information contained herein has either been given to us by the owner of the property or obtained from sources that we have deemed reliable. We have no reason to doubt its accuracy; however, we do not guarantee it. The prospective buyer should carefully verify the enclosed items of income and expense and all other information contained herein.*

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