

Letter of Intent for Funk Factory Geuzeria - Storage and Production Expansion

Funk Factory Geuzeria is in need of additional space for storage and production of beer. The space across the street that our landlord owns and is currently renovating to become a commercial space would be ideal for us to expand into because it would keep our operations in close proximity -increasing efficiencies and the health of our business. The address of this new space is 1529 Gilson St.

The process for our sour beer production requires aging beer in Oak. Some product goes into barrels which sit for 1-3 years and occupy quite a lot of floor space. We have reached capacity for storage of barrels with our current space, and need room for more barrels for this upcoming winter production season.

In addition to the need for more barrel warehouse storage, we would like to enhance our quality by bottle conditioning bottles rather than force carbonating. Bottle conditioning requires beer to be bottled and then rest in storage for a period in order to become carbonated. It is a traditional method for generating carbonation, and it is our desire to adhere as closely to tradition with our production as possible. We currently do not have space to let bottles sit to carbonate, so have been force carbonating most of our beer, and selling it immediately in order to have space to make more. With the new space, we would have space to improve our method.

Sales of bottles on release days may happen from this location, unless the city or neighborhood doesn't like this idea. In general we do not intend for this space to be open to the public and it will not change our taproom capacity/use. We do not foresee any changes in experience to the neighbors based on this expansion. It is however vital to the continuation of our business in this location to have more storage space starting Feb 1.

Funk Factory will not require changes to the buildout already approved to the 1529 space when we take over the lease. We may put up a sign if that is allowed.

In short the new space will be used mainly for resting beer. Approved uses requested are production, packaging, sales and storage of beer.

Thank you in advance for your attention to this matter,

Levi & Amanda Funk
The Funk Factory Team