

## **PRESENT OWNERS PROPERTY OVERVIEW**

This large acreage is a look into the future of where future development in the Okanagan needs to happen to preserve the ALR lands in the Valley floor.

For every endangered species up here, there are at least 10 in the valley bottom.

The views are spectacular from there and the air is cooler and fresher than the heavily sprayed valley. The water is fresh and not polluted from chemical run off.

The trees are worth a small fortune and grow at about 3% a year which increases their value each year. There were 7 actual operating gold mines along the Fairview road. We have most of the mineral claims staked under our property. We also showed gold in our sampling of the chips while drilling our wells.

The hydrologist said the wells would get better the further south we went on the property. They were right. The northern well was stopped at 3.5 gals per minute the next on was 4.0 then 22.0 gpm artisan and finally 70 gpm also artisan. We dug a test pit further south in the trees and have a small pond there now.

Togo creek according to Reid Crowthers report dated January 29, 1996. , has the an average runoff of 60 acre feet . We have the only water rights on Togo Creek with one Domestic and one livestock water license. We can still apply for an irrigation license if we show a beneficial use, which we could do as soon as we planted the vines.

Local experts believe this is a wonderful site for grape production as the slopes prevent frost damage that they experience in the valley. Greg Norton wanted to plant cherries on the property as he was one the largest growers in the region at the time.

The site was master planned by Keith Funk for 1400 units based upon the theoretical water available in the area after deducting all the current usage. Creating water storage at the higher elevation allows for all gravity fed micro irrigation without the need for hydro and pumps.

The area around Reed Creek would make for a lovely park like camping and RV sites in the heat of the summer. The site is blessed with lots of natural resources for road building and construction.

There is a movement to turn all the surrounding crown land into a national park which could make us like a Banff or Canmore. This location is just above the beautiful 18-hole golf course and minutes from Oliver and the Nk'Mip Canyon Desert Golf Course. The local Hospital is also minutes away.

The soils are virgin and perfect for permaculture. All this land is out of the ALR. It can be developed!! and possibility of putting land into the ALR as a trade for removing strategic lands from the ALR. Osoyoos and Oliver are running out of development lands and this is the largest piece of private lands out of the ALR that is suitable for development. The site has year road access and the major hydro lines are adjacent to the property.