PROPERTY INFORMATION SUMMARY

599 Testalinden Place, 4.5 miles South of Oliver BC

Legal Description	Size	Property Description
Lot A, District Lot 2450s, Similkameen Division Yale District, Plan EPP25799	3.26 ha (8.06 acres)	Irrigated vineyard.

Zoning: Agriculture One Zone (AG1) of Regional District Okanagan Similkameen (RDOS). Zoning requirements of this zone can be found on RDOS website: http://www.rdosmaps.bc.ca/p_bylaws/2453.pdf

Services: Fortis BC advises that they are prepared to accept an application to supply power to this property.

Irrigation water for the property is obtained from a pump station located on the Oliver water system adjacent to Golden Mile Road. The pump for the system was replaced in 2012 and is serviced with electrical service from Fortis BC.

Access: The lot is located on Testalinden Place, a no through road accessed indirectly via Road 16, off Highway 97, approximately 4.5 miles south of the Town of Oliver.

Considerations

It is estimated that about 2.5 acres of the parcel has been impacted by the Testalinden creek slide debris and would need to be rehabilitated to produce grapes.

A restrictive covenant (CA4592701) has been placed on the property indicating that the property has been subject a debris slide. The covenant also specifies that no building can occur within 75 metres of the southern boundary of the lot and that a professional engineer or geoscientist with experience or training in geotechnical study and geohazard assessment must assess the remainder of the lot to assess if the property is suitable for construction. If a portion of the lot is suitable for construction, the construction proposed must be completed in accordance with the terms and conditions specified in the engineer's or geoscientist's report.

Associated with the lot is an easement for irrigation purposes (K42517). The easement runs from the subject property to a pump located adjacent to Golden Mile Road (see map). The pump has electrical service from Fortis BC.

The property is being sold "as is, where is". Purchaser to satisfy themselves as to suitability of property for any intended uses.

The lot has legal access off of Testalinden Place Road.
The property obtains water for irrigation from the Town of Oliver. The account number for this property with the Town is 007 0000075 000.

Improvements and Equipment

The Province was advised by a former manager of the property that there is about 4.5 acres of grapes in production and the person indicated there were approximately 1.5 acres of Merlot and 3 acres of Chardonnay with a small amount of Gewürztraminer. **These areas have not been confirmed and should not be relied on.**

The vineyards are currently being managed by Harpreet Herr **(**778)-931-1312 under a license of occupation which expires on October 28, 2015 (the license may be extended to allow ice wine grapes to be harvested if conditions are not suitable prior to this date).

The irrigation system for the lot is thought to be over 19 years old and its condition is unknown. The pump for the system was replaced in 2012 and is serviced with electrical service from Fortis BC. The system has been utilized and maintained over the past three seasons.

Pictures

Looking NE from SW Corner of Lot

The property is being sold "as is, where is". Purchaser to satisfy themselves as to suitability of property for any intended uses.

Looking East, Down North side of Testalinden Creek
(Shows area impacted by slide.)

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Looking West up Testalinden Creek (Outside Subject Property)

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Looking Down West Property Boundary
(Subject Property Grape Vines on Right)

Road through Vineyard taken from SW Corner of Lot

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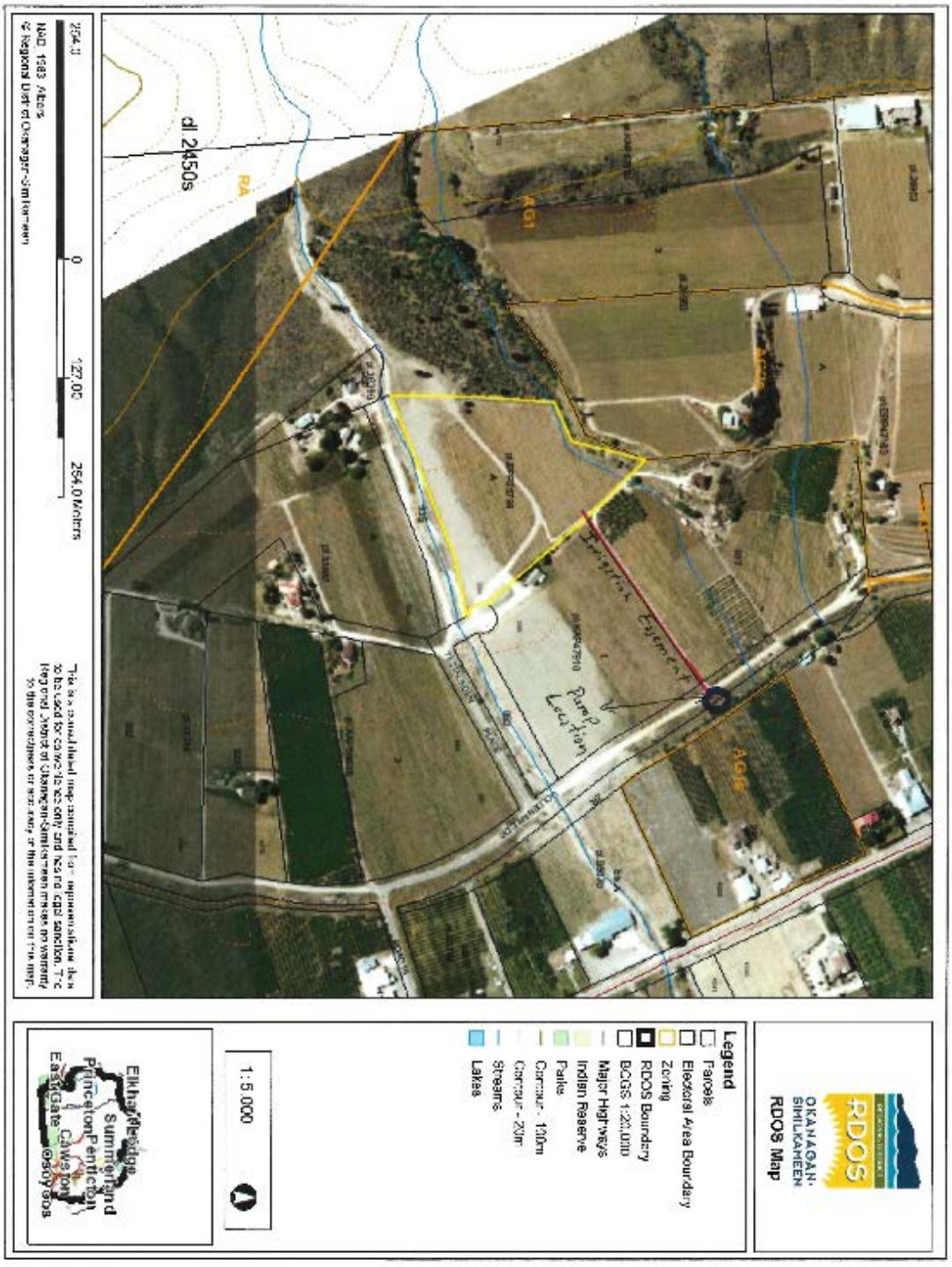
Property Map and Easement



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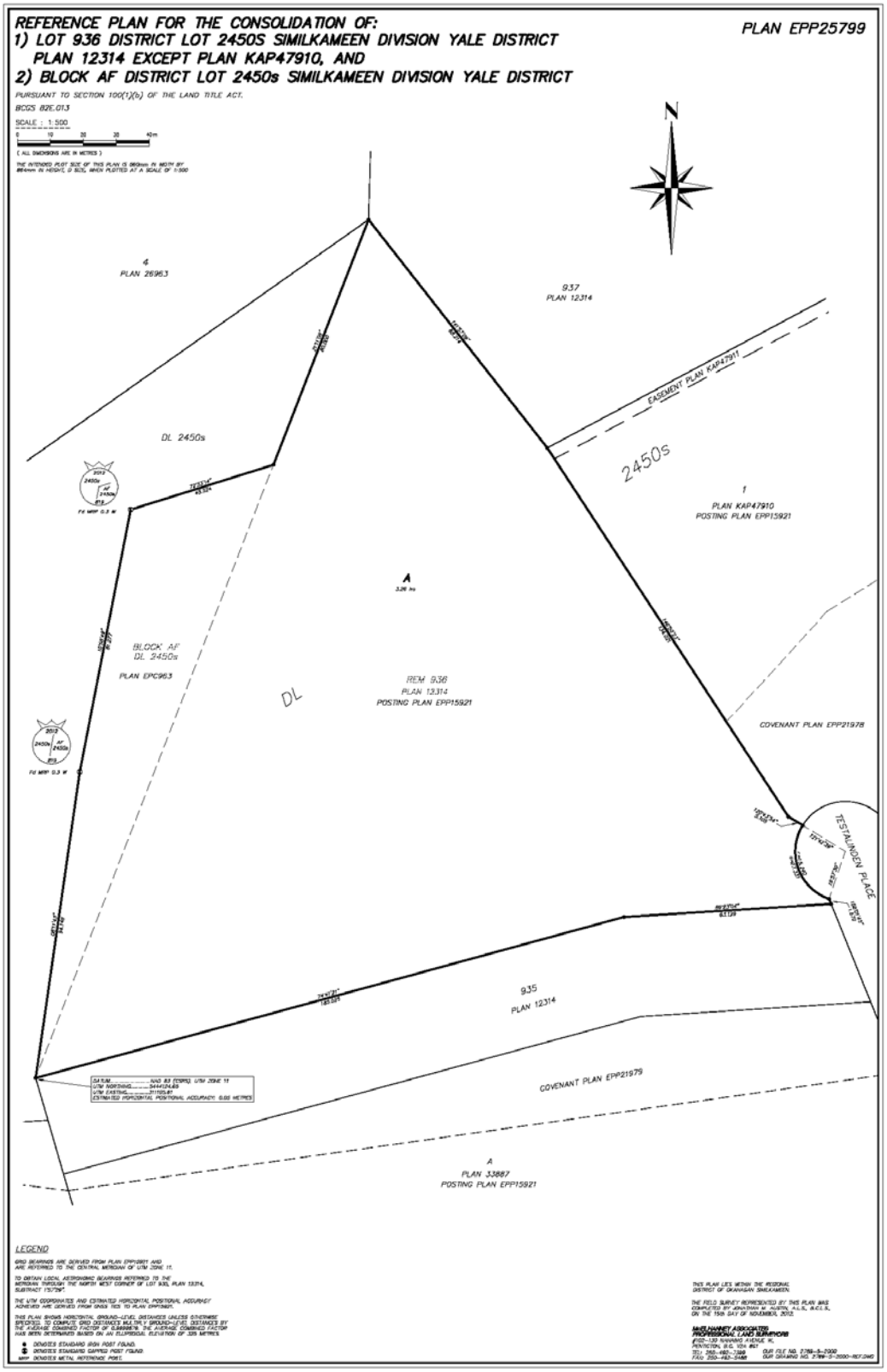
Survey Plan of Property



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