

VINEYARD INFORMATION

Updated March 12, 2024

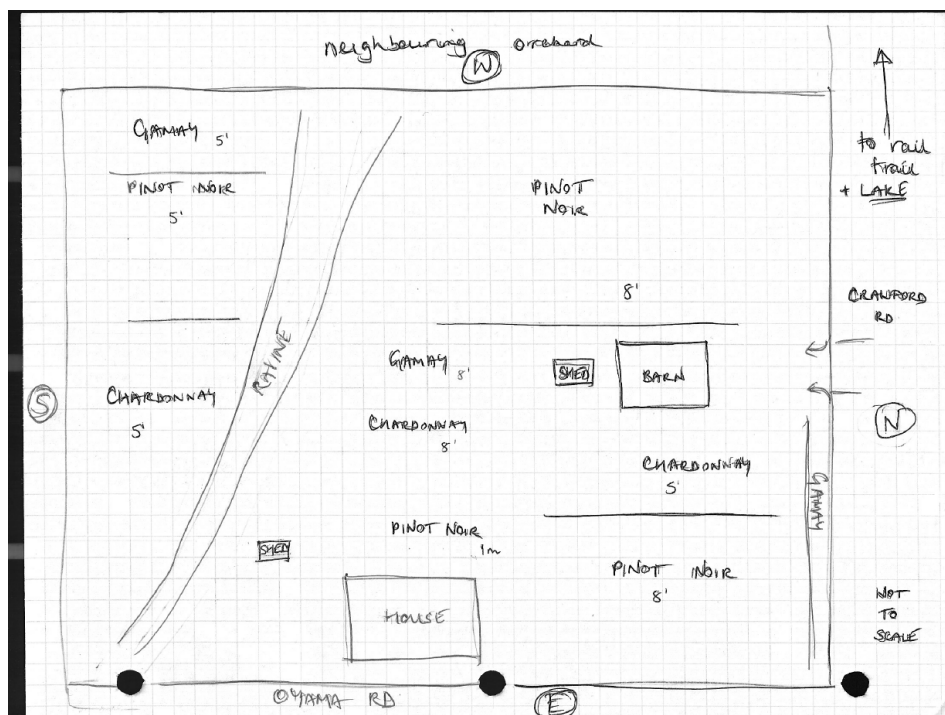
LAKE COUNTRY WINERY FACTS

- The most underrated wine area of the Okanagan-Similkameen.
- Situated between the two largest urban centres in the region.
- Receives a large proportion of tourism in the Okanagan in large part due to the adjacent Rail Trail which is accessible from Crawford Road.
- Wineries in the area:
 - Gray Monk
 - Arrowleaf Cellars
 - O'Rourke Family Estate
 - Blind Tiger
 - Ex Nihilo
 - Intrigue wines

THE VINEYARD

The property has approximately 5.5 acres planted as approximately:

- 55% pinot noir
- 35% chardonnay
- 10% Gamay noir, Savignin Blanc (no typo)



VINEYARD continued

- The vineyard at full maturity should be able to produce 20 to 30 tons of fruit depending on quality objectives. For very high end exclusive wines you might want to limit the yield to 16 to 18 tons. 20 tons gives you over a 1000 cases (9L) of wine. See Lithica Report. Note: the last 6 years have been invested in re-orienting the vines, planting new vines and varieties and increasing the quality of the equipment and vines. Production volume is still low.
- Note: an Estate winery has to produce at least 25% of the grapes that go into their wines – the other 75% can be purchased. E.g. A winery growing 25 tons of fruit can purchase 75 tons of fruit.

PLANTING VARIETY STRATEGY

- Varieties have been selected to maximize the value for the establishment of a successful Estate Winery.
- Varieties have been selected to create value high margin wines and suitability to the Wood Lake area.
- Varieties offer some flexibilities: Blending Gamay Noir with Pinot Noir. Blending Sauvignon Blanc (no spelling mistake) with Chardonnay.

New Varietals and Clones

- Higher quality, very rare Pinot Noir clones have been planted to replace some of the existing vines. More are available in the vineyard's nursery.

CURRENT LEASE

2024 lease in discussion.

2023 lease Parallel 50 – Total 2640 kg / 2.9 tons with a lower harvest on the Chardonnay and Gamay. Pinot Noir approx. the same as 2022 (2440 kg vs 2600 kg in 2022). This very good for the area.

24.4 brix, 3.65 pH and 5.6 TA

2022 lease was to Parallel 50 who commented that the quality was very good “clean and great flavours”.

Total 3.72 tons (2600 kg Pinot Noir, 475 kg Gamay, 300 kg Chardonnay)

2021 missing data

2020: 3.78 tons. Old Pinot Noir Only - growing Pinot Noir to make \$80+ wine.

2019: 3.72 tons. Old Pinot Noir Only – growing Pinot Noir to make \$80+ wine

2018: 4.37 tons. Old Pinot Noir Only. Less surface of Pinot Noir.

2017: 6.2 tons Pinot Noir, 4.75 tons Pinot Gris.

No fertilizer has been used since 2016.

FUTURE WINERY?

To transform the barn into a winery would require some capital investment for the following:

- Insulation
- Creation of a septic system
- Heating
- Water source from Oyama Road to the barn
- Paving for road to barn

SELLER THOUGHTS ON POTENTIAL FURTHER DEVELOPMENTS FOR THE VINEYARD:

- Most of the infrastructure is already in place but some wires and irrigation are required to plant mid-slope block on South Bench and fence planting.
- Second line of irrigation was to help with the establishment of new vines. Installation of second line of irrigation has been started in a few blocks and additional irrigation supplies are available.
- **New vines:** We do have a significant amount of nursery vines that are ready to be planted. We also have a nursery system in place to grow any vines requirement in the future with a minimum amount of input. The nursery system can grow more resilient vines due the growing conditions provided.
- **South-Part of North Bench (with part of the ravine):** You can establish about 1000 to 1500 vines depending on land use if you plant 1m rows blocks. The area is too small to keep headland for a tractor.
- **North-Part of South Bench:** One or two 1m rows could be planted by the ravine.
- **Fence line:** planting could be completed around the fence line at Crawford Road.