



Taberi,
January 2015

“SHARE” ; Update on Citrus Creek Plantation’s development Phase II.

A sustainable mix of Agriculture, Real Estate, Tourism and Renewable Energies

Citrus Creek Plantation project started in 2007 in La Plaine as a tourism oriented Real Estate development set within a tropical fruits plantation amidst a fertile and protected valley alongside the Taberi river.

The broad idea was always to mix real estate, tourism and agriculture. After most of the banana trees were destroyed by Hurricane Dean, the 20 Acre property was sub divided in only 14 lots of ½ acre minimum, more than 100 citrus trees were planted throughout the estate to complement the existing mango trees, coconuts, guava..... Different crops were tested with the “grow what you eat, eat what you grow” concept in mind. Chemicals were banned.

From 2008 to 2013, we have started working on the project. We designed the lots and buildings with a sustainable architecture ; We cut an internal road, built a first stone house hosting the Riverside Café and the company’s main office. We sold a few lots, built cottages and villas using stones and wood, installed water catchments and drains, designed a solar back up system.... We started operating the pool rental program and saw a very positive reaction from the international tourism market for our cottages, our restaurant, our Citrus Creek Plantation project. We now operate 9 cottages for rent and enjoy a very decent filling factor .

These past 7 years allowed us to better understand Dominica, its challenges and its strengths. We were able to get a better knowledge of today’s international real estate and tourism markets and what potential investors and travellers are looking for.

We believe it is now time for us to promote the phase II of our initial plan, which we call the “SHARE” program. This is an earlier than expected move but we are confident this very unique offer will receive a positive answer from this sustainable niche market. We are going to get more deeply involved in Dominica’s agriculture.

We intend to follow the same “limited risk” method, by financing this development not through regular banking system nor savings, but thanks to third parties’ real estate investment.

We believe in Dominica’s potential in agriculture and tourism; They perfectly match together..



What is SHARE ?

SHARE is the acronym for :

Share

Hospitality

Agriculture

and

Real

Estate

SHARE is about.... sharing.

SHARE is about living in harmony between local Dominican farmers and foreign investors willing to call the Nature Island of the Caribbean - Dominica - their second home.

SHARE is a new and innovative concept where:

Farmers sell their land at today's market price to foreign investors

BUT can continue to harvest it in exchange of maintaining the land clean and nice,

OR, even better, young Dominicans will be given the opportunity by Citrus Creek Plantation to get concessions on these lands for farming.

Citrus Creek Plantation selects a panel of farmers in Dominica willing to sell their lands and work with us. Focusing initially on the La Plaine area.

Citrus Creek Plantation finds foreign investors willing to buy land in Dominica to build a home (average 1 acre lots).

Citrus Creek Plantation will attract these young farmers to follow innovative Agricultural techniques and to focus on selected crops and will provide the infrastructure, organize the collection of crops, provide the logistics (including shipping by land, sea and/or air) as well as the marketing and distribution on island and overseas. Similar to a cooperative.

Citrus Creek Plantation prepares the SHARE agreements and works with Ministry of Agriculture to select the type of crops to be planted for the mutual benefit of the local farmer, the new land owner and Citrus Creek Plantation .

Citrus Creek Plantation assists the farmer to get a better income from its work while preserving the land by banning chemicals and by planting in a harmonious way so the home owner lives in a garden of Eden.

Citrus Creek Plantation with partner company Sustainable Earth can provide electricity and water to remote lands thanks to its expertise in Renewable Energies installations (Solar, Wind, Hydro)

Citrus Creek Plantation will work with Agriculture division to train young Dominicans to modern agriculture techniques and will allow them to get concessions on these "SHARE" lands.

This is a win/win scenario.

The SHARE program will focus on :

- Immediate ban of chemicals use on the properties
- Plantation of fruit trees, Plantation of subsistence gardens. New technologies.
- Plantation of Large hardwood trees such as Red Cedar and Mahogany
- Selection of suitable lands for livestock farming



The benefits of the SHARE program:

- For the Dominican farmer:

He gets cash money by selling parts of his lands.

He can still get a revenue from planting and harvesting on his land or someone from his family or another young Dominican farmer will benefit from it,

He does not pay any rental to the new land owner and becomes a shareholder of the complete agricultural operation

He benefits from the infrastructure built or enhanced by the new owner and by CCP such as electricity, shed, road access, availability of transport and logistics for his crops, sales and marketing structure....

He SHARES with foreigners willing to invest and do something in his own island

- For the new land owner:

He buys a nice 1 Acre piece of land in a preserved island at a very fair price compared to other Caribbean islands, and without the burden of applying for an alien landholding licence.

He SHARES with the local community and his investment brings something to Dominica

He builds his vacation home on a 1 acre lot, surrounded by 4 garden of Eden acres , planted of a variety of crops making his land become a plantation and not a simple "lot".

He benefits from having a permanently maintained garden

He increases the rental and market value of his property thanks to this amazing landscaping

His property in such a unique environment attracts more tourists thus more rental income

He becomes too a shareholder of the agriculture operation.

- For Citrus Creek Plantation

Citrus Creek Plantation plays a role in developing a sustainable agriculture and tourism sector in Dominica, offering partnership opportunities to the youth and Dominican farmers

Citrus Creek Plantation manages the operation, the lands, the logistics, the pool rental program tailored to attract travellers to this unique tourism concept

- For the travellers and tourists

They find a unique tourism product with nice and comfortable cottages and villas set within a large sustainable plantation in the Nature island of the Caribbean

They are given a unique opportunity to interact with local farmers within the estate

They are surrounded by tropical crops set within a well maintained plantation

They eat natural products either at Riverside Café or by cooking themselves the fresh supply from the gardens

They directly contribute to the local economy

This is a new concept of really Sustainable development based on "sharing" .

There are hundreds of acres available within the pristine and unspoiled Taberi valley, on the East Coast of Dominica, just between the famous resorts of Jungle Bay and Rosalie Bay, just below the UNESCO "Trois Pitons National park" .

Hervé Nizard

Citrus Creek Plantation Inc.