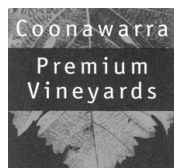


**COONAWARRA PREMIUM VINEYARDS PROJECT NO.2
ANNUAL INVESTOR TAXATION SUMMARY
FINANCIAL YEAR ENDING 30 JUNE 2001**



***Taxation Deductions are in accordance with Australian Taxation Office
Product Ruling PR 2001/30.***

Deductions on this summary should be multiplied by the number of units held by each investor.

A.R.S.N. 096 298 074

Total Investment (Per Managed Unit)	2000/ 2001
Shares in CPV Land Holdings Limited	\$ 1,357
Landcare Operations	\$ 17
Trellising	\$ 461
Other Infrastructure	\$ 24
Irrigation	\$ 662
Power	\$ 47
Grapevines & Planting	\$ 202
Land Preparation & Design	\$ 158
Management Fees 2000/2001	\$ 2,319
Grant of Use (Licence fee)	\$ 150
	<u>\$ 5,397</u>

Tax Deduction 2000/2001
\$0 (a)
\$17 (b)
\$0 (c)
\$0 (d)
\$221 (e)
\$5 (f)
\$0 (g)
\$0 (h)
\$2,319 (i)
\$150 (j)

INVOICES RAISED 1 JULY 2000 to 30 JUNE 2001 (Per Unit):

Date	Detail	Fees	GST	Total Invoiced
31/05/2001	Invoice			
	Application Fees	\$ 4,040.00	\$ 404.00	\$ 4,444.00
	Shares in CPV Land Holdings Ltd	\$ 1,357.00	\$ -	\$ 1,357.00
				<u>\$ 5,801.00</u>
		<u>\$ 5,397.00</u>	<u>\$ 404.00</u>	<u>\$ 5,801.00</u>

Notes:

Please ensure that the deductions above are multiplied by the number of units you own in the Project.

If you are not registered for GST your deductions will need to include the GST apportioned to each of the items.

Explanations of Available Taxation Deductions:

Note: The tax deductions referred to below do not include GST and assume that each Grower is registered for GST. In this situation GST can be claimed back from the Australian Taxation Office and is not deductible for Income Tax Purposes. If you are not registered for GST then the amount of GST paid by you in relation to each of the items of expenditure will form part of the cost of that item and will form part of your deduction.

(a) Shares are regarded as capital in nature and no deductions are available for this amount.

(b) Division 387-A of the Income Tax Assessment Act 1997 ("The Act") permits a 100% deduction for expenditure on Landcare Operations that meet the conditions of those provisions. Accordingly, the full \$17 is deductible in the year ending 30 June 2001.

(c) Division 42 of the 1997 Act allows a deduction for depreciation on plant and equipment (which includes trellising). As no trellising was installed on your vineyard until the end of June 2001, no deduction for depreciation is available in the 2001 year. The trellising is depreciable next year and the Manager will advise you of this.

(d) Other infrastructure relates to small and miscellaneous items to be installed around the vineyard, (signs, gates etc.) These items may be deductible when installed, and the Manager will advise the nature of any deductions in future years as they arise.

(e) Section 387-125 of the Income Tax Assessment Act 1997 ("the 1997 Act") allows a 1/3rd deduction for expenditure on water facilities for use in a primary production business in the year the expenditure is incurred, with the remaining 2/3rds deducted equally over the following 2 years. As a result, \$221 will be deductible for the year ending 30 June 2001.

(f) Section 287-355 of the 1997 Act permits a deduction for expenditure in connecting power to land. This deduction is spread equally over 10 years, allowing a 10% deduction each year. A deduction of \$5 will be available in the year ending 30 June 2001.

(g) No deduction will be available for grapevine establishment until the first year a commercial crop exists in accordance with section 387-165 of the 1997 Act. The Manager will advise when this does occur.

(h) Land Preparation and design costs are of a capital nature and are not deductible to investors.

(i) Management fees relate to activities conducted during the 30 June 2001 year, and are deductible in the 2001 year under section 8-1 of the 1997 act.

(j) Grant of use fees relate to the 30 June 2001 year and are deductible in the 2001 year under section 8-1 of the 1997 Act.