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## RESIDENTIAL DEVELOPMENTS ON WESTBANK FIRST NATION LANDS – APRIL 2018

Residential Community	Civic Address	Lease Term / Expiry Date	*CMHC Approved	Headlease Prepaid	Property Manager	Quick Facts
<b>Aria</b>	3545 & 3521 Carrington Rd	99 Years Expires: Jan 18, 2105	No	Yes	Associated Property Management Tel: 250-869-8832	Apartment Building 175 Units Lending Limited Not all subleases are pre-paid (but can be) Assignment Fee of 0.4% of Purchase Price or Assessed Value (whichever is greater) payable by the Seller on closing Contact - Rebecca Barre @ <a href="mailto:rbarre@waterstonelaw.com">rbarre@waterstonelaw.com</a> for sublease buyouts
<b>Bayview</b>	2440 Old Okanagan Hwy.	99 Years Expires: Dec 30, 2089	Yes	Yes	Pacific Quorum (Okanagan) Properties Inc. Tel: 250-868-3383	Single-family Homes 205 Homes Share Transfer Fee payable by Buyer on closing (\$100.00 + GST) and done through property management company WFN Utilities are included in Strata Maintenance Fees
<b>Bayview Court</b>	Bayview Crt (Last phase of Lakeridge Park)	99 Years Expires: Jun 11, 2073	Not currently	** annual service fee	N/A	Single-family Homes 37 Homes Lease #203103 – is NOT Dual Registry – no Property Transfer Tax payable – Lots 220 to 224 and Lots 288 to 292 Lease #203458 & LTO #KC072824 - is Dual Registry – therefore Property Transfer Tax payable – Lots 225 to 242 and Lots 279 to 287 Annual Service Fees payable to WFN – Contact <a href="mailto:dreid@wfn.ca">dreid@wfn.ca</a>



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<b>Brookside Villas</b>	Spland Road	125 years Expire: March 31, 2143	Yes	Yes	To be determined	69 townhomes In development
<b>Campbell Road</b>	Campbell Road	125 years Expires: 2142	Yes	Yes	Not Applicable	11 waterfront single family homes
<b>Copper Sky</b>	Skyview Lane	99 Years Expires: Jul 29, 2106	Yes	Yes	Marit Carlson, Property Manager E-mail: <a href="mailto:marit.coppersky@gmail.com">marit.coppersky@gmail.com</a> Tel: 250-707-7278	Apartment Building 192 Units currently
<b>Crown Town (Sunrise Estates)</b>	Creekview Cres	99 Years Expires: Nov 13, 2105	Yes	Yes	Lifestyles Property Management Contact: <a href="mailto:tammi@lifestylesstrata.ca">tammi@lifestylesstrata.ca</a>	Single-family Homes 96 Homes
<b>Elkridge</b>	Elkridge Dr	99 Years Expires: Feb 2, 2109	Yes	Yes	Associated Property Management Tel: 250-869-8832 Property Manager – Bill Savage	Single-family Homes & Duplexes 87 Lots
<b>Grandview Terrace</b>	2210 Louie Dr	99 Years Expires: Jun 28, 2092	Yes	Yes	Associa British Columbia Tel: 250-860-5445	150 Units WFN Utilities are included in Strata Maintenance Fee



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<b>Hawks Landing</b>	Behind Walmart	99 Years Expires: Nov 15, 2115	Yes	Yes	To be determined	84 duplex lots In development
<b>Lakeridge Park</b>	Abel Pl, Abel St, Derrickson Pl, Manuel Rd, Manuel Pl, Michele Cres, Alexander Pl, Essen Rd, Tomat Ave	99 Years Expires: Jun 12, 2073  (potential for lease renewal)	Not currently	Annual service fee	N/A	Single-family Homes 216 Homes Property Transfer Tax is payable – dual registry Annual Service Fees payable to WFN – Contact <a href="mailto:ar@wfn.ca">ar@wfn.ca</a> Consents required – contact <a href="mailto:andrea.alexander@wfn.ca">andrea.alexander@wfn.ca</a>
<b>Royal Heights</b>	1525 Bear Creek Rd	99 Years Expires: Jun 29, 2093	Yes	Yes	Self-managed – Contact currently is <a href="mailto:rhtreasurer@gmail.com">rhtreasurer@gmail.com</a>	Single-family Homes 28 Lots / Homes Share Transfer required. Fee of \$350.00 payable to Porrelli Law by the Buyer – Contact Dianne Strilchuk @ <a href="mailto:dianne@plaw.ca">dianne@plaw.ca</a>
<b>Sage Creek</b>	Mimosa Dr, Kingfisher, Clover Dr, Acorn Cres and Aspen Dr	99 years Expires: Apr 24, 2105	No  (Age Restricted)	Yes	Contact currently Patricia Ceccioni @ <a href="mailto:patricia@sagecreekliving.com">patricia@sagecreekliving.com</a>	Single-family Modular Homes Build out 342 Homes Certificate and Agreement required for Assignment. Fee of \$500.00 paid by Seller



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<b>Sonoma Pines</b>	Talavera Pl, Madera Crt, Candalera Pl, Verona Ln, Del Mar Crt, Del Mar Ln, Terrero Pl, Acacia Ln, Alvarado Trail, Siringo Ln, Sonoma Pines Dr, Serrento Ln	99 years Expires: Jun 30, 2102	Yes	Yes	Coldwell Banker Horizon Realty Property Management Tel: 250-860-1411  Property Manager - Mike Makin  On-Site Assistant Kanina Wright Tel 778-754-1521 <a href="mailto:kwright@kelownarealestate.com">kwright@kelownarealestate.com</a>	Single-family Homes, Duplexes and Multi-family Homes  600 plus Units  Share Transfer required. Fee of \$350.00
<b>Sun Village</b>	2330 Butt Rd	99 years Expires: June 30, 2091	No (Age Restricted)	Yes	Self-managed – Home Owners Association contact is currently Raymond Pullen <a href="mailto:raymondpullen@shaw.ca">raymondpullen@shaw.ca</a>  Sublease buy out contact is <a href="mailto:judy.morrice@gmail.com">judy.morrice@gmail.com</a>	Single-family Homes  234 Homes  Not all Subleases are prepaid (but can be)  WFN Utilities are included in Strata Maintenance Fees
<b>Talons</b>	Cougar Rd	99 years Expires: Jan 30, 2106	Yes	Yes	Inspire Property Management  Greg Bickert  778-738-0234  talons@inspirepm.com	Duplexes



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<b>Tesora Arca – Townhomes for Toys</b>	3359 Cougar Rd	99 years Expires: Sep 29, 2106	Yes	Yes	Property Manager – Pacific Quorum (Okanagan) Properties Inc. Tel 250-868-3383  Property Manager – Michele Seger – <a href="mailto:mseger@pacificquorum.com">mseger@pacificquorum.com</a>	Townhomes 71 Units currently
<b>Tuscany Villas</b>	2070 Boucherie Rd	99 years Expires: Jan 31, 2106	Yes	Yes	Coldwell Banker Horizon Realty Property Management – Tel 250-860-1411  Property Manager, Judith C. Gregson – <a href="mailto:jgregson@coldwellbanker.com">jgregson@coldwellbanker.com</a>	Apartment Building 84 Units
<b>West Harbour</b>	Harbour Green, Lake Vista Rd, Marina Way, Crest Ridge Ln, Beach View Ln and Waters Edge Ln	99 years Expires: Jun 6, 2107	Yes	Yes	Property Manager – Pacific Quorum (Okanagan) Properties Inc. Tel 250-868-3383	Single-family Homes and Duplexes 275 Lots Legacy Fund Consent to Assignment of Sublease required. Fee of \$250.00 Assignment of Foreshore Lease (if applicable). Fee of \$250.00
<b>Westlake Gardens</b>	2250 Louie Dr	99 year Expires: Sep 30, 2092	No (Age Restricted)	Yes	Lifestyles Strata Mgt – Contact Tammi @ <a href="mailto:tammi@lifestylesstrata.ca">tammi@lifestylesstrata.ca</a>	Duplexes 85 Lots

**\*Re: CMHC:** CMHC requires lenders to ensure Leases satisfy their current requirements, but the sub-divisions noted above are ones where CMHC mortgages have been approved in the past.

**\*\*Lake ridge Park** has an annual service fee which, although nominal, is Rent.

### DISCLAIMERS

- This is not intended to provide legal advice and is for illustration purposes only. For detailed information contact Barry Porrelli of Porrelli Law.
- ERRORS AND OMISSIONS EXCLUDED.
- This information is provided based on the date of summary. Managers, Leases and circumstances can change. For current information contact Porrelli Law.
- Unit numbers are estimated only.