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RESIDENTIAL DEVELOPMENTS ON WESTBANK FIRST NATION LANDS – January 2019

Residential Community	Civic Address	Lease Term / Expiry Date	*CMHC Approved	Headlease Prepaid	Property Manager	Quick Facts
Aria	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 @ rbarre@waterstonelaw.com for sublease buyouts
Bayview	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
Bayview Court	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 ar@wfn.ca



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Brookside Villas	Spland Road	125 years Expires: March 31, 2143	Yes	Yes	To be determined	69 townhomes In development
Campbell Road	Campbell Road	125 years Expires: 2142	Yes	Yes	Not Applicable	11 waterfront single family homes
Copper Sky	Skyview Lane	99 Years Expires: Jul 29, 2106	Yes	Yes	Marit Carlson, Property Manager E-mail: marit.coppersky@gmail.com Tel: 250-707-7278	Apartment Building 192 Units currently
Crown Town (Sunrise Estates)	Creekview Cres	99 Years Expires: Nov 13, 2105	Yes	Yes	Lifestyles Property Management Contact: tammi@lifestylesstrata.ca	Single-family Homes 96 Homes
Elkridge	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
Grandview Terrace	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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Hawks Landing	Behind Walmart	99 Years Expires: Nov 15, 2115	Yes	Yes	To be determined	84 duplex lots In development
Lakeridge Park	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 ar@wfn.ca Consents required – contact andrea.alexander@wfn.ca
Royal Heights	1525 Bear Creek Rd	125 Years Expires: Jan 10, 2144	Yes	Yes	Self-managed – Contact currently is royalheightsproperties@gmail.com	Single-family Homes 32 Lots / Homes Share Transfer required. Fee of \$350.00 payable to Porrelli Law by the Buyer – Contact Dianne Strilchuk @ dianne@plaw.ca
Sage Creek	Mimosa Dr, Kingfisher, Clover Dr, Acorn Cres and Aspen Dr	99 years Expires: Apr 24, 2105	No (Age Restricted)	Yes	Contact currently Patricia Ceccioni @ patricia@sagecreekliving.com	Single-family Modular Homes Build out 342 Homes Plus new phase of 39 homes Certificate and Agreement required for Assignment. Fee of \$500.00 paid by Seller



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Sonoma Pines	Talavera Pl, Madera Crt, Candalaria 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 Katelyn Peters Tel 778-754-7929 smassistant@kelownarealestate.com	Single-family Homes, Duplexes and Multi-family Homes 600 plus Units Share Transfer required. Fee of \$350.00 payable to Pihl Law by the Buyer
Sun Village	2330 Butt Rd	99 years Expires: June 30, 2091	No (Age Restricted)	Yes	Self-managed – Home Owners Association contact is currently Bill Sharp at bsharp031@gmail.com Sublease buy out contact is judy.morrice@gmail.com	Single-family Homes 234 Homes Not all Subleases are prepaid (but can be) WFN Utilities are included in Strata Maintenance Fees
Talons	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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Tesora Arca – Townhomes for Toys	3359 Cougar Rd	99 years Expires: Sep 29, 2106	Yes	Yes	Property Manager – Michele Seger of Pacific Quorum (Okanagan) Properties Inc. Tel 250-868-3383 mseger@pacificquorum.com	Townhomes 71 Units currently
Tuscany Villas	2070 Boucherie Rd	99 years Expires: Jan 31, 2106	Yes	Yes	Property Manager – Kelly Glenn of Associated Property Management Tel 250-868-3383 kelly.glenn@associtedp.m.ca	Apartment Building 84 Units
West Harbour	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
Westlake Gardens	2250 Louie Dr	99 year Expires: Sep 30, 2092	No (Age Restricted)	Yes	Lifestyles Strata Mgt – Contact Tammi @ tammi@lifestylesstrata.ca	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.