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## RESIDENTIAL DEVELOPMENTS ON WESTBANK FIRST NATION LANDS – OCTOBER 2021

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	Coldwell Banker Judith Gregson Tel:250 868-1414 jgregson@coldwellbanker.com	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 – Waterstone Law @ <a href="mailto:realestate@waterstonelaw.com">realestate@waterstonelaw.com</a> for sublease buyouts
<b>Ariva</b>	Old Ferry Wharf Road	125 years Expires: July 2144	Yes	Yes	COMING SOON	204 units in 5 buildings
<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



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<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 290 to 292  Lease #203458 & LTO #KC072824 - is Dual Registry – therefore Property Transfer Tax payable – Lots 225 to 242 and Lots 279 to 289  Annual Service Fees payable to WFN – Contact <a href="mailto:taxation@wfn.ca">taxation@wfn.ca</a>
<b>Brookside Villas</b>	Spland Road	125 years Expires: March 31, 2143	Yes	Yes	In Receivership	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



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<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 units
<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
<b>Hawks Landing</b>	Behind Walmart	99 Years Expires: Nov 15, 2115	Yes	Yes	To be determined	84 duplex homes
<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:taxation@wfn.ca">taxation@wfn.ca</a>  Consents required – contact <a href="mailto:jlube@wfn.ca">jlube@wfn.ca</a>



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<b>Royal Heights</b>	1525 Bear Creek Rd	125 Years Expires: Jan 10, 2144	Yes	Yes	Self-managed – Contact currently is <a href="mailto:royalheightsproperties@gmail.com">royalheightsproperties@gmail.com</a>	Single-family Homes 32 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  Last phase:  June 30, 2143	No  (Age Restricted)	Yes	Contact Sage Creek Manager at <a href="mailto:manager@sagecreekliving.com">manager@sagecreekliving.com</a>	Single-family Modular Homes Build out 342 Homes  Plus last phase of 39 homes  Certificate and Agreement required for Assignment. Fee of \$500.00 paid by Seller
<b>Shelter Bay</b>	Campbell Place	125 years Expires: October 1, 2142	No (Purchase price beyond CMHC thresholds)	Yes	Coming soon	108 three and four bedroom lake view townhomes
<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 – <a href="mailto:mmakin@coldwellbanker.ca">mmakin@coldwellbanker.ca</a>  Assistant - Tennille <a href="mailto:assistantcj@kelownarealestate.com">assistantcj@kelownarealestate.com</a>	Single-family Homes, Duplexes and Multi-family Homes  600 plus Units  Share Transfer required. Fee of \$400.00 payable to Pushor Mitchell by the Buyer

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<b>Sun Village</b>	2330 Butt Rd	99 years Expires: June 30, 2091	No (Age Restricted)	Yes	Self-managed – Home Owners Association contact is <a href="mailto:sunvillagehomeowners229@gmail.com">sunvillagehomeowners229@gmail.com</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  <a href="mailto:talons@inspirepm.com">talons@inspirepm.com</a>	Duplexes
<b>Tesora Arca – Townhomes for Toys</b>	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  <a href="mailto:mseger@pacificquorum.com">mseger@pacificquorum.com</a>	Townhomes  71 Units
<b>Tuscany Villas</b>	2070 Boucherie Rd	99 years Expires: Jan 31, 2106	Yes	Yes	Property Manager – Bill Savage of Associated Property Management  Tel 250-448-4699  <a href="mailto:bill.savage@associtedpm.ca">bill.savage@associtedpm.ca</a>	Apartment Building  84 Units



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<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 at <a href="mailto:tammi@lifestylesstrata.ca">tammi@lifestylesstrata.ca</a>	Duplexes - 148 WFN Utilities are included in Strata Maintenance Fees

**\*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.

**\*\*Lakeridge Park** has an annual service fee which, although nominal (and subject to increase), 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.