

MANUFACTURED HOME PARKS ON WFN LANDS –February 2023

Park	Contact	Quick Facts
<p>Berkley Estates 2001 Highway 97 South Kelowna V1Z 3E3</p>	<p>Janice Hermann Tel: 250-801-2475 janhermann@shaw.ca</p>	<p>110 Units Lease 1: 5 acres on SW side Lot: 219 CLSR 74279 Lease: 216547 *Expires: July 9, 2037 Lease 2: 16 acres on NE side Lot: 26-1-1 CLSR 73716 Lease: 100041 *Expires: December 9, 2027 Pad rent includes water and sewer Seller must have septic tank pumped</p>
<p>Golden Homes 2098 Boucherie Road Westbank V4T 2A4</p>	<p>RMD Group - Nicky 3561 Carrington Road West Kelowna, BC V4T 3L8 Tel: 250-768-2411 ext. 206 nickyh@rmdgroup.com</p>	<p>92 Units Lot: Lot 24-1-5 CLSR 73335 & Lot 24-2-1 to Lot 24-2-7 CLSR 58368 No Lease Pad rent includes basic utilities \$500.00 Transfer Fee payable by the Seller – paid to “Golden Homes Mobile Home Park”.</p>
<p>Green Acres 3225 Shannon Lake Road Westbank V4T 2E2</p>	<p>Janice Hermann Tel: 250-801-2475 janhermann@shaw.ca</p>	<p>69 Units Lot: 145-1 CLSR 75943 Lease: 222016 *Expires: December 31, 2094 Pad rent includes water and sewer</p>

MANUFACTURED HOME PARKS ON WFN LANDS –February 2023

<p>Jubilee 2005 Boucherie Road Westbank V4T 2E2</p>	<p>Princess Enterprises – Darcy #29 - 2065 Boucherie Road Westbank, BC V4T 2A7 Tel: 250-768-5913 pe@shawbiz.ca</p>	<p>145 Units Limited Lending: Only Peace Hills Trust Lot: 117 & 118 CLSR 73343 Lease: SG00099 *Expires: May 19, 2104 Pad rent includes water and sewer</p>
<p>Kelowna West Estates 610 Highway 97 South Kelowna V1Z 3G2</p>	<p>Louie Enterprises - Alexander 669 Katherine Road, West Kelowna, BC V1Z 3G2 Tel: 250-769-0109 Email: lpm@shawcable.com</p>	<p>70 Units Lot: 323-22 RSBC 3566R Lease: SG03451 *Expires: March 13, 2057 Pad rent includes water and sewer</p>
<p>McDougall Creek Estates 1929 Highway 97 South Kelowna V1Z 2Z1</p>	<p>Primary Contact: Tami Ncouat Phone: 250-769-6550 Email: ea@ncderriksanandsonenterprises.com Secondary Contact: Jerome Miller Tel: 250-878-5110</p>	<p>100 Units Limited Lending: Only BMO and Peace Hills Lot: 351 & 352 RSBC 3968R Lease: SG00690 *Expires: December 19, 2054 Pad rent includes water and sewer</p>

MANUFACTURED HOME PARKS ON WFN LANDS –February 2023

<p>Nancee Way Village 1835 Westside Road Kelowna V1Z 4C1</p>	<p>Barbara Tel: 250-769-7105 gfswifecontracting@telus.net Office open 9-1 M-F</p>	<p>Lease 1: Northern 8 acres Lot: 836 CLSR 107451 & 840 CLSR 10752 Lease: SG06650 *Expires: June 30, 2109</p> <p>Lease 2: South portion Lot: 837, 838, 839 CLSR 107452 Lease: 5024828 *Expires: September 5, 2118</p> <p>Pad rent includes basic utilities</p>
<p>Old Okanagan Highway 2445 Old Okanagan Highway Westbank V4T 1N2</p>	<p>Primary Contact: Tami Ncouat Phone: 250-769-6550 Email: ea@ncderriksanandsonenterprises.com Secondary Contact: Jerome Miller Tel: 250-878-5110</p>	<p>11 Units Limited Lending: Peace Hills Trust and BMO Lot: 9-2-2 CLSR 95292 Lease: 5018904 *Expires: November 30, 2064 Pad rent includes water and sewer</p>
<p>Paradise 2035 Boucherie Road Westbank V4T 2N2</p>	<p>Princess Enterprises – Darcy #29 - 2065 Boucherie Road Westbank, BC V4T 2A7 Tel: 250-768-5913 ext. 206 pe@shawbiz.ca</p>	<p>122 Units Limited Lending: Only Peace Hills Trust Lot: 49-1-4 & 49-1-6 CLSR 73343 Lease: SG00099 *Expires: May 19, 2104 Pad rent includes water and sewer</p>



PORRELLI LAW
Working for you

PORRELLI LAW

MANUFACTURED HOME PARKS ON WFN LANDS –February 2023

<p>Park Lake Estates 3270 Shannon Lake Road Westbank V4T 2N2</p>	<p>Louie Enterprises - Alexander 669 Katherine Road, West Kelowna, BC V1Z 3G2 Tel: 250-769-0109 Email: lpm@shawcable.com</p>	<p>37 Units Lot: 185 & PRIVATE ROAD CLSR 72092 Lease: 5016195 *Expires: July 8, 2062 Pad rent includes basic utilities</p>
<p>Pine Villa 3585 Elk Road Westbank V2T 1R5</p>	<p>RMD Group - Nicky 3561 Carrington Road West Kelowna, BC V4T 3L8 Tel: 250- 768-2411 ext. 206 nickyh@rmdgroup.com</p>	<p>31 Units Lot: 57 to 62 CLSR 66810 No lease</p>
<p>Pineridge Estates 1860 Boucherie Road Westbank V4T 1Z9</p>	<p>RMD Group – Nicky 3561 Carrington Road West Kelowna, BC V4T 3L8 Tel: 250- 768-2411 ext. 206 nickyh@rmdgroup.com</p>	<p>132 Units Lot: 149-1 to 149-5 RSBC 2365R & Lot 149-7 RSBC 2365R & Lot 161-1 & Lot 161-2 CLSR 75997 Lease: SG05557 *Expires: January 12, 2060</p>
<p>Princess Enterprises 2065 Boucherie Road Westbank V4T 2A7</p>	<p>Princess Enterprises – Darcy #29 - 2065 Boucherie Road Westbank, BC V4T 2A7 Tel: 250-768-5913 pe@shawbiz.ca</p>	<p>90 Units Lot: 49-1-3 RSBC 238 No Lease Limited Lending: Only Peace Hills Trust</p>



PORRELLI LAW
Working for you

PORRELLI LAW

MANUFACTURED HOME PARKS ON WFN LANDS –February 2023

<p>Scenic Valley 580 Highway 97 South Kelowna V1Z 3G2</p>	<p>Barb Tel: 250-769-7105 gfsuitecontracting@telus.net</p>	<p>23 Units Lot: 309 CLSR 73209 Lease: 211088 *Expires: July 31, 2055</p>
<p>Shady Rest 2095 Boucherie Road Westbank V4T 1Z5</p>	<p>Princess Enterprises – Darcy #29 - 2065 Boucherie Road Westbank, BC V4T 2A7 Tel: 250-768-5913 pe@shawbiz.ca</p>	<p>49 Units Limited Lending: Only Peace Hills Trust Lot: 49-3 CLSR 55316 Lease: SG01261 *Expires: August 31, 2105</p>
<p>Shannon Lake 3206 Shannon Lake Road Westbank V4T 1V4</p>	<p>Primary Contact: Tami Ncouat Phone: 250-769-6550 Email: ea@ncderriksanandsonenterprises.com Secondary Contact: Jerome Miller Tel: 250-878-5110</p>	<p>15 Units Limited Lending: Peace Hills Trust and BMO Lot: 292 CLSR 92778 Lease: 5018903 *Expires: November 30, 2064 Pad rent includes water and sewer</p>
<p>Sierra's Westside 2440 Old Okanagan Highway Westbank V4T 3A2</p>	<p>Candice Tel: 778-755-6668 cmpropertyadmin@shaw.ca</p>	<p>53 Units Lot: 354 CLSR 90554 Lease: SG00631 Pad rent does not include WFN utilities *Expires: December 30, 2089</p>



PORRELLI LAW
Working for you

PORRELLI LAW

MANUFACTURED HOME PARKS ON WFN LANDS –February 2023

<p>Village Green 3381 Village Green Way Westbank V4T 1L2</p>	<p>Capreit Chelaina 250-469-3826 c.prasad@caprit.net</p>	<p>81 Units Lot: 10 CLSR 55316 Lease: 208212 *Expires: July 31, 2036 Pad rent includes sewer and water</p>
<p>Westgate 1880 Old Boucherie Road Westbank V4T 1Z2</p>	<p>Bayside Property Management Charlene Minns Tel: 604-432-7774 cminns@baysideproperty.com OR Linda lcreamer@baysideproperty.com **Contact Charlene first</p>	<p>130 Units No financing – must pay cash Lease 1 (81591): 10 acres on SW Lot: Lot 48-1 & 48-2 RSBC 273 *Expires: June 14, 2021 Lease 2 (257985): 10 acres on NE Lot: 151-1 CLSR 79176 *Expires: July 31, 2036 Pad rent includes water and sewer</p>
<p>Westpoint 1525 Westside Road Kelowna V1Z 1L9</p>	<p>Candice Tel: 778-755-6668 cmpropertyadmin@shaw.ca</p>	<p>91 Units Lot: 209 CLSR 80469 Lease: 256844 *Expires: April 30, 2142 Pad rent does not include utilities</p>



PORRELLI LAW

MANUFACTURED HOME PARKS ON WFN LANDS –February 2023

<p>Westview Village 1999 Highway 97 South Kelowna V1Z 1B2</p>	<p>Lori 250 769-4062 office@westviewvillagekelowna.com Open only Monday-Wednesday</p>	<p>276 Units Lot: 31 & 32 CLSR 62826 & ROAD RSBC 1444 Lease: 102441 *Expires: June 30, 2044 Pad rent does not include WFN utilities</p>
--	---	---

DISCLAIMERS

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

*The importance of the Lease term, or whether there is or is not a Headlease, can be misleading. Just because there is a 99 year lease, for example, does not mean that term extends to a homeowner (who are generally on a month to month pad rent). On the other hand, just because there are only a few years left on a lease, does not necessarily mean homeowners will be displaced at the end of the lease term. Contact Barry or Jordan Porrelli for further discussion.