



PORRELLI LAW
Working for you

PORRELLI LAW

RESIDENTIAL DEVELOPMENTS ON WESTBANK FIRST NATION LANDS – NOVEMBER, 2023

Residential Community	Civic Address	Lease Term / Expiry Date	*CMHC Approved	Headlease Prepaid	Property Manager	Quick Facts
Abode	2345 Butt Road	99 Years Expires: Nov 7, 2116	Yes	Yes	Brock Little Tel: 778-484-5332	Apartment Building 89 Units
Aria	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 – no CMHC 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 @ realestate@waterstonelaw.com for sublease buyouts WFN Utilities are included in Strata Maintenance Fees
Ariva	Old Ferry Wharf Road / Ariva Drive	125 years Expires: July 2144	Yes	Yes	Associated Property Management Rob Zivkovic - rob.zivkovic@associatedpm.ca or telephone 250-712-0025	204 units in 5 buildings



PORRELLI LAW
Working for you

PORRELLI LAW

RESIDENTIAL DEVELOPMENTS ON WESTBANK FIRST NATION LANDS – NOVEMBER, 2023

Residential Community	Civic Address	Lease Term / Expiry Date	*CMHC Approved	Headlease Prepaid	Property Manager	Quick Facts
-----------------------	---------------	--------------------------	----------------	-------------------	------------------	-------------

Bayview	2440 Old Okanagan Hwy.	99 Years Expires: Dec 30, 2089	Yes	Yes	Associa British Columbia Tel: 250-860-5445 Property Manager: David Kent email: David.Kent@associa.ca	Single-family Homes 205 Homes Share Transfer Fee payable by Buyer on closing (\$100.00) 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 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 Lakeridge Park Residential Corporation contact Ntityix Development - Tel #250-768-5617 Consents required for dual registry only – contact jlube@wfn.ca



PORRELLI LAW
Working for you

PORRELLI LAW

RESIDENTIAL DEVELOPMENTS ON WESTBANK FIRST NATION LANDS – NOVEMBER, 2023

Residential Community	Civic Address	Lease Term / Expiry Date	*CMHC Approved	Headlease Prepaid	Property Manager	Quick Facts
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 WFN Utilities are included in Strata Maintenance Fees
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	Associa British Columbia Tel: 250-860-5445 Property Manager: Rachel Parker Email Rachel.Parker@associabc.ca	Single-family Homes & Duplexes 87 units
Grandview Terrace	2210 Louie Dr	99 Years Expires: Jun 28, 2092	Yes	Yes	Associa British Columbia Tel: 250-860-5445 Property Manager: Rachel Parker Email Rachel.Parker@associabc.ca	150 Units WFN Utilities are included in Strata Maintenance Fee \$200 Consent Fee to K-West



PORRELLI LAW
Working for you

PORRELLI LAW

RESIDENTIAL DEVELOPMENTS ON WESTBANK FIRST NATION LANDS – NOVEMBER, 2023

Residential Community	Civic Address	Lease Term / Expiry Date	*CMHC Approved	Headlease Prepaid	Property Manager	Quick Facts
Hawks Landing	Behind Walmart	99 Years Expires: Nov 15, 2115	Yes	Yes	Pacific Quorum Tel: 250-868-3383 Property Manager: Melody McKay Email mmckay@pacificquorum.com	84 duplex homes
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 Lakeridge Park Residential Corporation contact Ntityix Development - Tel #250-768-5617 Consents required for dual registry only – contact jube@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 \$750.00 payable to Porrelli Law by the Buyer – Contact Dianne Strichuk @ dianne@plaw.ca



PORRELLI LAW
Working for you

PORRELLI LAW

RESIDENTIAL DEVELOPMENTS ON WESTBANK FIRST NATION LANDS – NOVEMBER, 2023

Residential Community	Civic Address	Lease Term / Expiry Date	*CMHC Approved	Headlease Prepaid	Property Manager	Quick Facts
Sage Creek	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 manager@sagecreekliving.com Jodi Wilson (Accounting) at accounting@sagecreekliving.com	Single-family Modular Homes Build out 342 Homes Plus last phase of 39 homes Certificate and Agreement required for Assignment. Fee of \$500.00 (or \$1,500.00) paid by Seller
Shelter Bay	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
Sonoma Pines	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 – mmakin@coldwellbanker.ca Assistant - Nicole assistantmm@kelownarealestate.com	Single-family Homes, Duplexes and Multi-family Homes 600 plus Units Share Transfer required. Fee of \$1,008.00 payable to Pushor Mitchell by the Buyer WFN Utilities are included in Strata Maintenance Fees



PORRELLI LAW
Working for you

PORRELLI LAW

RESIDENTIAL DEVELOPMENTS ON WESTBANK FIRST NATION LANDS – NOVEMBER, 2023

Residential Community	Civic Address	Lease Term / Expiry Date	*CMHC Approved	Headlease Prepaid	Property Manager	Quick Facts
Sun Village	2330 Butt Rd	99 years Expires: June 30, 2091	No (Age Restricted)	Yes	Self-managed – Home Owners Association contact is Susan Cyr susan@rwc.cc 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
Tesora Arca – Townhomes for Toys	3359 Cougar Rd	99 years Expires: Sep 29, 2106	Yes	Yes	Lifestyles Property Management Property Manager: Melody McKay Email tammi@lifestylesstrata.ca	Townhomes 71 Units
Tuscany Villas	2070 Boucherie Rd	99 years Expires: Jan 31, 2106	Yes	Yes	Property Manager – Marylene Rivet of Associated Property Management Tel 250-448-4699 Marylene.rivet@associatedpm.ca	Apartment Building 84 Units



PORRELLI LAW
Working for you

PORRELLI LAW

RESIDENTIAL DEVELOPMENTS ON WESTBANK FIRST NATION LANDS – NOVEMBER, 2023

Residential Community	Civic Address	Lease Term / Expiry Date	*CMHC Approved	Headlease Prepaid	Property Manager	Quick Facts
-----------------------	---------------	--------------------------	----------------	-------------------	------------------	-------------

Residential Community	Civic Address	Lease Term / Expiry Date	*CMHC Approved	Headlease Prepaid	Property Manager	Quick Facts
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 Property Manager Jen Piekarczyk at jpiekarczyk@pacificquorum.com	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 Restrict ed)	Yes	Inspire Property Management Tel 775-739-0234 Property Manager Greg Bickert at wgra@inspirepm.com	Duplexes - 148 WFN Utilities are included in Strata Maintenance Fees \$200 Assignment Fee to KWest

*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 currently nominal, is subject to potential substantial increase. Band recently is providing an option to extend the Lease. Contact us for details.

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.
- Unit numbers are estimated only.