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## RESIDENTIAL DEVELOPMENTS ON WESTBANK FIRST NATION LANDS – February 2026

Residential Community	Civic Address	Lease Term / Expiry Date	*CMHC Approved	Headlease Prepaid	Property Manager	Quick Facts
<b>Abode</b>	2345 Butt Road	99 Years Expires: Nov 7, 2116	Yes	Yes	Lifestyles Strata Management Property Manager: Brock Little Tel: 778-484-5332	Apartment Building 89 Units
<b>Aria</b>	3545, 3521 & 3533 Carrington Rd	99 Years Expires: Jan 18, 2105	No	Yes	Coldwell Banker Tennille Jackson Tel: 778-760-0559 <a href="mailto:tjackson@coldwellbanker.ca">tjackson@coldwellbanker.ca</a>	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 @ <a href="mailto:realestate@waterstonelaw.com">realestate@waterstonelaw.com</a> for sublease buyouts WFN Utilities are included in Strata Maintenance Fees
<b>Ariva</b>	Old Ferry Wharf Road / Ariva Drive	125 years Expires: July 2144	Yes	Yes	Associated Property Management Rob Zivkovic - <a href="mailto:rob.zivkovic@associatedpm.ca">rob.zivkovic@associatedpm.ca</a> or telephone 250-712-0025	Projected 204 units in 5 buildings



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<b>Bayview</b>	2440 Old Okanagan Hwy.	99 Years Expires: Dec 30, 2089	Yes	Yes	Associa British Columbia Tel: 250-860-5445 Property Manager: David Kent email: <a href="mailto:David.Kent@associa.ca">David.Kent@associa.ca</a>	Single-family Homes 205 Homes Share Transfer Fee payable by Buyer on closing (\$105.00) and done through property management company WFN Utilities are included in Strata Maintenance Fees
<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 WFN Utilities are included in Strata Maintenance Fees
<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

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<b>Elkridge</b>	Elkridge Dr	99 Years Expires: Feb 2, 2109	Yes	Yes	Associa British Columbia Tel: 250-860-5445 Property Manager: Rachel Parker Email <a href="mailto:Rachel.Parker@associabc.ca">Rachel.Parker@associabc.ca</a>	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 Property Manager: Rachel Parker Email <a href="mailto:Rachel.Parker@associabc.ca">Rachel.Parker@associabc.ca</a>	150 Units WFN Utilities are included in Strata Maintenance Fee \$200 Consent Fee to K-West
<b>Hawks Landing</b>	Hawks Cres., Blvd, Drive	99 Years Expires: Nov 15, 2115	Yes	Yes	Associated Property Mgmt Tel 250-870-7459 Property Manager: Carryanne Runions-Smith Email <a href="mailto:c.runions@associatedpm.ca">c.runions@associatedpm.ca</a>	84 duplex homes

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<b>Lakeridge Park</b>  <b>**See Notes at end of this Summary for important updates on Lakeridge Lease</b>	Abel Pl, Abel St, Derrickson Pl, Manuel Rd, Manuel Pl, Michele Cres, Alexander Pl, Essen Rd, Tomat Ave, Bayview Court	99 Years Expires: Jun 12, 2073  (potential for lease renewal to the year 2146)	Not currently  Only if on the modified lease	Annual service fee	N/A	Single-family Homes  216 Homes  Property Transfer Tax is payable – dual registry (except a few homes on Bayview Court)  Annual Service Fees payable to Lakeridge Park Residential Corporation contact Ntityix Development - Tel #250-768-5617  Consents required for dual registry contact Nelson Derickson – <a href="mailto:nderickson@ntityix.com">nderickson@ntityix.com</a>  Consents required for non-dual registry contact Jeff Leishman – <a href="mailto:jeff@vlsdevelopments.com">jeff@vlsdevelopments.com</a>
<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 \$750.00 payable to Porrelli Law by the Buyer – Contact Dianne Strilchuk @ <a href="mailto:dianne@plaw.ca">dianne@plaw.ca</a>



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<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> Jodi Wilson (Accounting) at <a href="mailto:accounting@sagecreekliving.com">accounting@sagecreekliving.com</a>	Single-family Modular Homes 300 plus homes Certificate and Agreement required for Assignment. Fee of \$500.00 (or \$1,500.00) paid by Seller
<b>Shelter Bay</b>	Campbell Place	125 years Expires: October 1, 2142	No (Purchase price beyond CMHC thresholds)	Yes	Coming soon	Projected 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 - Nicole <a href="mailto:assistantmm@kelownarealestate.com">assistantmm@kelownarealestate.com</a>	Single-family Homes, Duplexes and Multi-family Homes 600 plus Units Share Transfer required. Fee of \$700.00 payable to Pushor Mitchell by the Buyer WFN Utilities are included in Strata Maintenance Fees



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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 Susan Cyr <a href="mailto:susan@rwc.cc">susan@rwc.cc</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  Property Manager: 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	Lifestyles Property Management  Property Manager: Melody McKay  Email <a href="mailto:tammi@lifestylesstrata.ca">tammi@lifestylesstrata.ca</a>	Townhomes  71 Units



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<b>Tuscany Villas</b>	2070 Boucherie Rd	99 years Expires: Jan 31, 2106	Yes	Yes	Property Manager – Dustin Martin of Associated Property Management Tel 250-448-4699 Email <a href="mailto:dustin.martin@associatedpm.ca">dustin.martin@associatedpm.ca</a>	Apartment Building 84 Units
<b>The Vintage</b>	2026 Boucherie Road	125 years Expires: Jul 14, 2145	No (Age Restricted)	Yes	Contact <a href="mailto:manager@sagecreekliving.com">manager@sagecreekliving.com</a>	Single-family Modular Homes 99 homes Certificate and Agreement required for Assignment. Fee of \$1,500.00 paid by Seller
<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 Property Manager Jen Piekarczyk at <a href="mailto:jpiekarczyk@pacificquorum.com">jpiekarczyk@pacificquorum.com</a>	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	Inspire Property Management Tel 775-739-0234 Property Manager Nick Gallant at <a href="mailto:wgra@inspirepm.com">wgra@inspirepm.com</a>	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: A new modernized sublease has been offered** which includes the following:

- Extending the sublease term to the year 2146;
- Eliminating the provincial land titles registration and therefore the provincial PTT;
- CMHC has approved the new form of lease
- Capping the ASF at \$700.00 per year with increases tied to the Consumer Price Index;
- A one-time renewal fee equal to 30% of tax assessed value of the lot only (without improvements)

At the date of this summary about ½ the homes in Lakeridge have opted in to the new sublease. 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.