

## Base 10 - Frequently Asked Questions for Sales Staff:

Updated Oct 16, 2019

**Important Note: In the event of conflict between this document and the Information Statement – the Information Statement will govern.**

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### Question:

1. Is this Native Land?  
The land is part of the Tzeachten First Nation reserve (TFN).
  2. What can you tell me about the TFN?  
The TFN is one of the most progressive Bands in BC. TFN has been open for business for several decades, and many large-scale residential developments are located on their land, including Halcyon Meadows which was developed by Van Maren in 2004 / 2007. The Tzeachten own an active Economic Development Corporation and Eric Van Maren is a director of this company.
  3. Can the TFN cancel the lease or can they raise the rent?  
No, they cannot. The lease is 100% prepaid and there is no provision in the lease to modify its terms except with consent of the developer.
  4. What about road access to the property?  
Base 10 is accessed via Thomas Road and Promontory Road, both of which are owned by the City of Chilliwack.
  5. Do I have the right to cancel the Purchase Agreement?  
Yes, you have the right to rescind the purchase agreement for 7 days after it is accepted by the developer. This will give you time to consult with a lawyer or notary if you choose to.
  6. When I decide to purchase how much of a deposit will be required?  
We are currently requiring a deposit of \$30,000 to be paid after the waiver of all subject conditions. All deposits are payable to Waterstone Law Group LLP and are held in their trust account until closing. Additional deposits for upgrades may also apply; these deposits are paid directly to the developer, Van Maren Base 10 Partnership.
  7. Can I enter into a conditional Purchase Agreement?  
Yes. If you need to obtain confirmation that financing is available, you will be given sufficient time to do so. Check with sales staff for details.
  8. How long is the lease?  
109 years, with an expiry date of September 2127.
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**Question:**

- 9.** What happens at the end of the 109-year lease?  
The land and improvements revert back to the TFN. Prior to November 2127, however, the homeowners may be able to negotiate an extension to the lease in return for an additional head lease payment.
- 10.** Do I have to make on-going lease payments?  
No, both the head lease and pre-paid subleases are fully prepaid. If you choose to purchase a non-prepaid sublease, then additional monthly lease payments will apply. You will have to pay property taxes to TFN and strata fees to the Base 10 Homeowners Corporation.
- 11.** What if I'm still worried about the lease?  
The fact that Canada Mortgage and Housing (CMHC) has approved the Base 10 headlease and prepaid sublease for mortgage insurance purposes should provide some reassurance to buyers. After signing a conditional purchase agreement, you will have 7 days to obtain independent legal advice.
- 12.** Why is there no GST charged on closing?  
Long-term leases like this are exempt from these taxes provided you intend to live here year-round.
- 13.** Where are the leases registered?  
In the Indian Land Registry, located in Ottawa, which operates similar to a provincial land registry system.
- 14.** Can I sell or mortgage my sublease?  
Absolutely.
- 15.** Has this project received pre-approval from various financial institutions?  
Yes, there are a number of lenders who are pleased to provide financing for your new home at Base 10, and our sales staff can provide more details. Should you require CMHC insurance for a prepaid sublease, your lender can speak to Cathy Ha, Manager Homeowner Underwriting – West, Western Underwriting Centre  
E: cha@cmhc-schl.gc.ca  
T: 604 737-4184
- 16.** What happens to my deposits?  
Your deposit is paid to the developer's lawyer, Waterstone Law LLP. If you choose to make upgrades to your home, additional deposits will have to be paid. Deposits for changes and upgrades are paid to the Developer, Van Maren Base 10 Partnership.
- 17.** Why does the developer have the right to extend the closing date by up to 180 days?  
The developer has this right in case of delays beyond the developer's control or other circumstances which may make it difficult to complete your home on time. This is a common provision in all presale contracts.
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**Question:**

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- 18.** What are the restrictions on assignment? Why are these necessary?  
This is common in presale contracts to prevent “flipping”. You may assign your contract in accordance with the terms of the Purchase Agreement.
- 19.** Will I be able to obtain legal advice on the Purchase Agreement?  
Yes, during the 7-day rescission period. Scott Simpson, a well-respected local notary, has reviewed all of the documents related to Base 10 and he’s prepared to answer your questions free of charge. He can be reached at 604.824.5500 or [scott@simpsonnotaries.com](mailto:scott@simpsonnotaries.com)  
Of course, you may consult with any lawyer of your choice as well.
- 20.** Who is the developer?  
Van Maren Base 10 Partnership is the developer. This entity is controlled and managed by Bernie and Eric Van Maren, who own the Van Maren Group of Companies and Blair Neels who joined the firm in 2004. Van Maren has been in the construction and land development business for over 40 years, and have built over 20,000 homes all over BC, Washington State and California. Refer to [www.vanmarengroup.com](http://www.vanmarengroup.com).
- 21.** Has this developer done any similar projects?  
Yes, several, including Halcyon Meadows and Clover Creek, both on First Nation’s land in Chilliwack. Van Maren is currently developing 285 homes on First Nation’s land in Osoyoos (The Cottages on Osoyoos Lake) and recently completed MidTown in Chilliwack.
- 22.** Does the developer have the staying power to do a long-term project like this? What if he walks away?  
The developer has been in business for over 45 years; always in construction and land development. At this time, 100% of the costs are funded by the developer’s own capital. The developer has never failed to complete a project. As further protection, your purchase agreement deposit remains in a lawyer’s trust account until closing.
- 23.** How about other leased-land projects?  
The developer has completed 3 other residential projects on Indian Land (leases with Federal Government) Halcyon Meadows – 224 homes on the Tzeachten Reserve, completed in 2007; Aria Apartments – 175 homes on the Westbank Reserve, completed in 2008; and Clover Creek, 61 homes completed in 2011, and is currently approximately 80% complete on the Cottages on Osoyoos Lake. These projects were all built and sold without difficulty and they are recognized as desirable places to live.
- 24.** How large is this parcel of land?  
Approximately 20 acres.
- 25.** What is the purpose of the Base 10 Homeowners Corporation? Why don’t we have a strata Corporation?  
The Strata Act is a provincial act, which is not applicable to Federal Land like ours. We’ve set up the Base 10 Homeowners Corporation to fulfill all of the duties of a strata corporation. For all intents and purposes, this project will operate just like a strata development. Refer to the Information Statement for more details.
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**Question:**

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- 26.** Who maintains the landscaping and irrigation system?  
These are maintained by the Homeowner's Corporation, even your front and back yards. The cost for this is included in the common costs. No lawns to mow or shrubs to trim!
- 27.** Does everyone pay the same proportion of the common area (strata) expenses?  
Yes, all homes pay the same share of common costs.
- 28.** Is there visitor parking available?  
Yes, there are visitor stalls available throughout the project. In addition, most homes have sufficient room to park two additional vehicles outside their two-car garage.
- 29.** Who provides water to the development?  
Water is provided by the City of Chilliwack.
- 30.** Who provides sewer to the development?  
Base 10 is connected to the City of Chilliwack's sanitary sewer system.
- 31.** Who provides electricity to the development?  
BC Hydro.
- 32.** Who provides natural gas to the development?  
FortisBC.
- 33.** Who will provide telephone, cable and internet to the site?  
TELUS and or Shaw Cable.
- 34.** Who provides fire protection to the development?  
Fire protection is provided the City of Chilliwack.
- 35.** Is there any danger of flooding from the lake?  
The Base 10 site is well above the mandated flood construction level.
- 36.** What are my on-going expenses?  
Property Taxes to the TFN (approximately the same rate as charged by the City of Chilliwack); Homeowners fees (Strata) to the Base 10 Homeowners Corporation for common area expenses; home insurance; plus utility payments for electricity, gas, telephone, internet, security, etc.
- 37.** Who made up the Building Rules? Who can change them?  
The developer made up these rules to ensure a well-run project. Most rules can be changed by the Homeowners Corporation after a vote from the homeowners.
- 38.** Is it permissible to rent out my home?  
Yes, you may rent your home provided to you rent it month by month. Short-term rentals such as VRBO and Airbnb are not permitted.
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**Question:**

**39.** Will the homes be built to comply with the BC Building Code?  
All homes in this development will be designed and built to comply with current Edition of the BC Building Code.

**40.** Who monitors the quality of construction?  
The developer has been building for more than 45 years and has appointed an experienced project manager, Blair Neels, and a site superintendent, Christoph Van Maren, to manage the construction of the project. Blair Neels is a partner in the development and has managed the construction of 6 similar projects for the developer. David Jimmie, a partner in the project will also be providing some level of construction oversight.

All buildings were designed by professional architects and engineers, who will also be conducting regular quality control inspections.

Civil works (sewer, water, roads, etc) were designed by Wedler Engineering and will be inspected by them.

All homes will also be provided with a 2/5/10 warranty from WBI Home Warranty.

**41.** Who do I pay my Property Taxes to?  
To the TFN.

**42.** What appliances are included in the price?  
Fridge, gas fired range, microwave, dishwasher, stackable washer and dryer are included in each home. Fridge and stoves are also provided in the rental suites.

**43.** Where can I park my vehicle?  
All homes have a two car garage, plus room for additional parking in front of the garage. Visitor parking spaces are located throughout the development. Homes with a rental suite will be allocated a parking space along the main road or in designated parking areas.

**44.** Why do we have to arrange our insurance through Hub International Insurance?  
The insurance requirements for Base 10 are set by the Federal Government and are quite complex. To ensure that all insurance requirements are met, one broker was chosen to administer all the insurance for the entire project. All of the insurance policies must have a common expiration date as well. If the majority of the homeowners vote to change to another broker in the future, they can do so, provided that one broker always acts for everyone.

Will there be a security system installed?  
The developer will rough-in for a smart security system which will enable you to monitor your home and its systems from a remote location, provided you sign up for monthly monitoring.

**45.** What type of warranty is the developer providing on the homes?  
The developer is providing an insured 2/5/10 warranty through WBI Home Warranty.

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**Question:**

- 46.** What is the exterior cladding of our home?  
The home will be clad with a very durable Hardi-plank (or similar) exterior, along with metal accent siding.
- 47.** What type of shingles is used for the roof?  
30-year laminated asphalt shingles.
- 48.** Where can I get details on the construction of my home?  
If you have more detailed construction related questions you may speak to the developer directly.
- 49.** Who is responsible for the maintenance of my home?  
The homeowner is responsible for the interior maintenance of their home. Exterior and Landscape and irrigation maintenance is provided by the Homeowners Corporation, the cost of which is included in your common area costs.
- 50.** Will I be able to upgrade the finishes in my home?  
Yes, a limited number of upgrades are available.
- 51.** Will I be able to choose exterior colours?  
No, all exterior colour schemes were pre-chosen by the architect.
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