

Autumn Newsletter 2022

INSIDE THIS ISSUE:

Message from Ntityx	1
Lakeridge Park	1
Construction	2
Forestry	3
Vision and Mission	4
Business Development	4
Contact	4

Message from NDC

way', Hello.

Ntityx Development continued to implement the strategic plan for the benefit of the community.

The remediation work by WIBCO was started for the 700 Spland Road townhome project. A press release was published with partner Hungerford Properties.

The Lakeridge Park lease modernization and development work continued forward.

The construction division was busy with custom home builds, commercial tenant improvements, and the Spland townhouse project.



The forestry division was busy with forest operations, stewardship monitoring, and landscape level wildfire mitigation treatments.

NDC submitted a staff report to Westbank First Nation for the corporate board nomination committee startup. This committee is made up of four WFN members, four members of Chief and Council or their

designates, and support staff as needed.

We recently commenced work on the corporate governance guidebook project.

If you would like to receive emailed updates, please subscribe in the news section of the website.

liml̓amt, Thank you for reading.

Lakeridge Park Updates

The sublease extension sales project to existing residences are off to a good start with the first extension sale was completed in the quarter.

Lakeridge successfully took over the accounts receivable book from WFN Government. This allows for direct

collection of annual service fees that cover the maintenance of the common areas.

The development permit for the three lots on Tomat Ave is in the permit system. Several items were added or changed for engineering and trail access.

If you have any questions, please call us or email info@lakeridgepark.ca

Construction News



Building mutual trust.

“WIBCO submitted an entry for the SICA 2023 Awards of Excellence...”

WIBCO Construction had a very productive Fall season and is currently working on a handful of projects, throughout the Okanagan.

The single-family custom home on Westside Road (Vernon) is nearing completion and we expect to have occupancy prior to the Christmas break. The home is a 1250sf bungalow with crawl space basement. It is an open concept living plan with two bedrooms, two bathrooms, including a beautiful ensuite with a custom tile shower and heated floors.

We started the Spland Road remediation project that includes the construction of a berm / dyke, replacement of all roofing and the replacement of all exterior

finishes. We will be completing all the interior deficiencies in the units and expect to have them ready for Spring 2023. This is the joint venture project by Ntityix Development and Hungerford Properties.

WIBCO secured a contract with a WFN member to construct a workshop on Porcupine Crt. The shed is currently at the lock-up stage, and we are pushing to have the project completed by the second week of January 2023.

We are proud to report that WIBCO submitted an entry for the Southern Interior Construction Associations (SICA) 2023 Awards of Excellence. The project entered is the First Nation Finance Authority (FNFA) - executive office space that was completed

this past April 2022. We will be sure to let you know if we have been selected a finalist in our category!

WIBCO will soon be working on another tenant improvement project with FNFA, which is currently in the design stage. We fully anticipate this to be an exciting project and an excellent opportunity to showcase our level of service and quality.

WIBCO recently added to the team and may have additional opportunities available in the new year. Please send your resume to paulc@wibco.ca.



Forestry News

way’,

Ntityix Resources has been working on several projects over the past few months. The abrupt change from summer to winter at the end of October created some problems with access and getting all our field work done.

We continue to adapt our harvesting practices having smaller opening sizes and leaving more trees standing within our harvest areas.

We completed a project near Silver Lake and look forward to touring this area with community members interested in seeing these practices.

Our Forestry Crew continues to complete wildfire mitigation projects both across the Community Forest and locally around Westbank. We received funding from the Forest Enhancement Society of BC to complete additional treatments on the Community Forest near Glenrosa and Smith Creek next year.

In January 2023, we will publish our draft Seven Generation Stewardship Plan onto our Ntityix Resources website. This plan is intended to direct our planning and operations well into the future.

We’d like to hear your feedback. We understand that a plan like this is

never done, it only gets better over time as we hear from you and improve our knowledge and understanding of the land, we’re so privileged to be working on.

limlæmt, Dave Gill.

Cell 250-215-4872



Harvest. Growth. Protect.

“We completed a project near Silver Lake and look forward to touring this area with community members...”



Silver Lake area



Glenrosa area

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NDC Vision

Ntityix Development Corporation is the leading Indigenous land development and investment holding company to increase the health and prosperity of the Membership with a commitment to the economic development of Westbank First Nation.

NDC Mission

Ntityix Development Corporation (NDC) is a Westbank First Nation company with a growing and sustainable portfolio of diversified strategic assets to maximize community benefits to its shareholder and members.

Core Values

1. Build trust and demonstrate accountability
2. Conduct business with integrity and ethical practices
3. Demonstrate effective leadership to ensure corporate success
4. Empower creative collaboration
5. Take pride in our aboriginal cultural identity

Business Development Updates

The focus continued the internal portfolio while working on potential business opportunities.

NDC recently commenced the joint venture partnership with Hungerford Properties for the Spland Road townhome site. Several major deficiencies from the previous developer are being corrected before the units can be occupied.

The Lakeridge lease modernization project is going well following the successful completion of the first sublease extension sale. Options

are being analyzed to increase sales in the upcoming year.

We finalized the design and specifications for the three homes on Tomat Avenue. There will be a formal project announcement once the permits are received.

The rebranding project for WIBCO Construction continued. This will be launched shortly following the completion of the new website.

We continue to support WFN with developing and implementing required corporate

charter policies. We recently started the corporate governance guidebook project with our consultant to be ready this winter for review.

liml̓əmt, Thank you for reading.