

Herman James and Sons Mobile Homes
612 Boleskine Road
Victoria, BC
V8Z 1E8

November 20, 2017.

Re: Westview Terrace Plans for Development

To Whom It May Concern

Jacqueline Alphonse and her brother Herman James Junior are the owner/operators of the Westview Terrace Mobile Home Park at 70 Cooper Road, Victoria. The two children operate the park built by their father in 1981.

The age of the park is beginning to require attention to electrical and water service infrastructure. Considerable expense has been incurred over the past year for both of these services. At yearend, December 31st 2017, a review will be done on these costs and a ten year cost recovery program will be introduced to the unit owners in the park. It will mean a pad rent increase – there has not been an increase in pad rent at Westview Terrace for over 10 years.

The thirty-nine unit park has operated as it is since 1981 and will continue to do so for the foreseeable future. The family are members of the Songhees Band and the property is held in trust as part of the Songhees Reserve.

Sincerely,



Bruce Clarke
Financial Management Officer
Herman James and Sons Mobile Homes