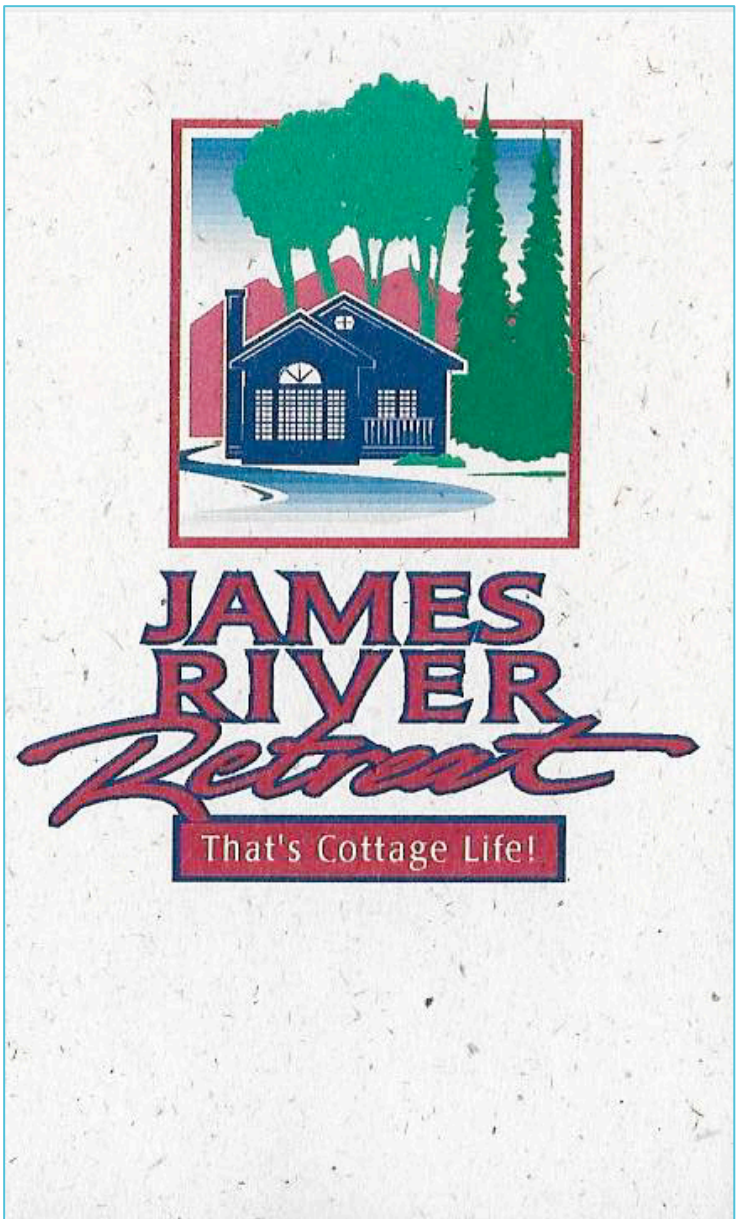
JAMES RIVER RETREAT
THE HISTORY

WRITTEN OCTOBER 24, 2022



The purpose of this document is to provide the reader with background on the James River Retreat (JRR) Community and the land upon which it is located. This will include detail on its location, the business model, the developers, County Approval and construction process.

JRR is approaching the 25th anniversary of its initial development. I thought folks might like to understand some of the history associated with the community. I hope this document does that and you find it of interest.

Much of the information contained herein has been obtained from the developer, sales information from the start-up and from the internet. If you find information that you think might need correction or should be added, feel free to drop me a note at mooregr@shaw.ca.

THE BUSINESS MODEL

In 1996 what became James River Retreat (JRR) Ltd. found the JRR property for sale. The land was unique as it was deeded land surrounded by crown land with one additional deeded piece of land adjacent property to the west. The James River also passed through what was a ¼ section (160 acres).

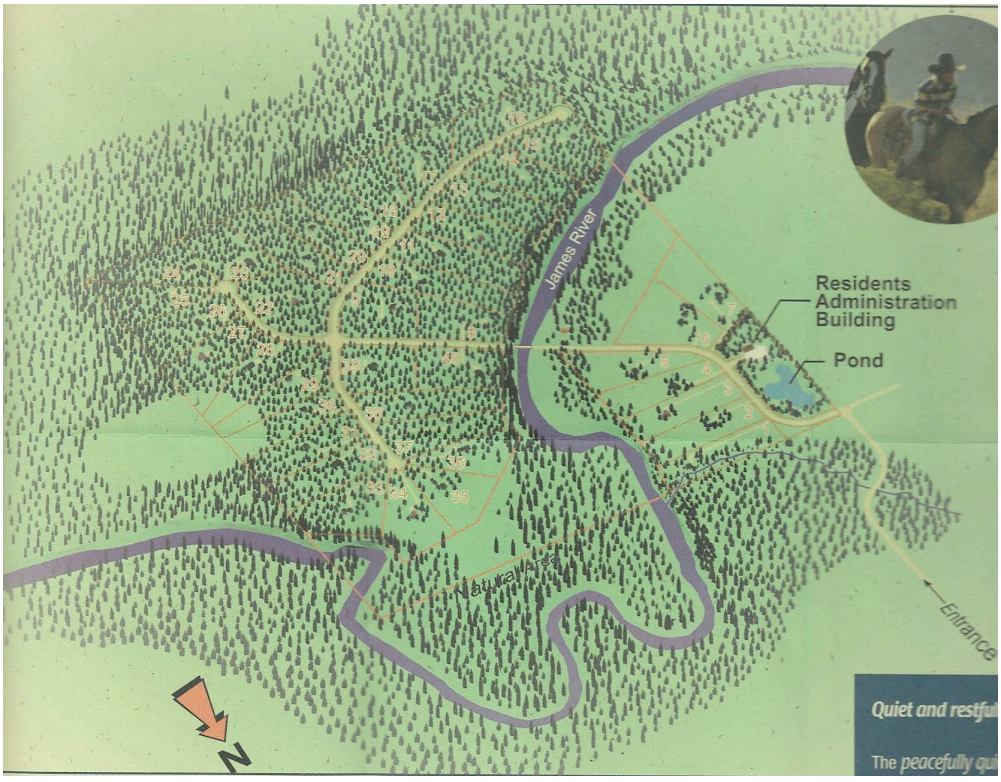
The property was jointly purchased by Court & Marylin Deedo and Alex and Louise Dabisza in 1996. They had a plan to develop a bare land condo cottage retreat community in a foothills location. That group deeded the land to James River Retreat Ltd. and then to Condominium Plan 9711840.

The group was an equal partnership with skill sets that complimented one another – Louise – Marketer / Marilyn – Finance / Alex – Sales / Court – Project Mgr.

The group approached Council for Clearwater County with the proposal to develop the condominium community. A bare land condo unit (or strata title), is comprised of land, very much like a non-

condominium style title. In a bare land condominium, buildings and at least part of the landscaping are inside the individual lot boundaries and therefore are not Common Property. After several meetings to review the details, the development was unanimously approved by the County Councillors. Initially there were a few restrictions on the size and number of structures on each lot and zoning needed to be Leisure Residential.

The land was surveyed such that 40 residential lots were created with the average size being 2.5 acres. The remainder of the ¼ section, primarily along the river was deemed Natural Reserve to preserve water resources and wildlife. Roadways were installed and a bridge constructed over the James River to connect the North and South parts of the community. All utilities (power & gas) were buried. The soil to construct the bridge abutments was obtained from a borrow pit near the entrance to the community. That borrow pit became a pond with a waterfall feature. Being a bare land condo, all common property, roads, gate and other commonly owned features are maintained by the condo corporation. A volunteer board and management company guide the operation of the community.



The original approval considered smaller cottage structures of about 1000 sq ft, with no basements or garages. Most of those limitations were relaxed by the county shortly after construction began. The development group quickly set about the construction of two show homes. These are the homes that currently sit on lots 6 and 5. A garage on Lot 5 was configured to be a sales office for the development.

A sales initiative got underway in 1998 with print advertising focused on the Calgary Market and regular open houses. Lot pricing ranged from $50,000 to $78,000.



LOCATION AND LAND OWNERSHIP HISTORY

James River Retreat is located a 90 minute drive north west of Calgary in James River Bridge, Alberta.

The James River is a medium-sized river and is a tributary of the Red Deer River. The river flows through the Retreat. Species of fish commonly found: Brown trout, rainbow trout, mountain whitefish, northern pike and a few others.

The river forms in the Rocky Mountains and flows eastward before joining the Red Deer River. The Forestry Trunk Road follows the river for much of its course. It is bridged by Alberta Highway 22 near the

unincorporated community of James River Bridge. The James River, as well as James Pass and James Lake, are named after James Dickson, a Stoney Chief who signed Treaty 7 with the Canadian government in 1877.

James River Retreat is located on a ¼ Section of land (160 acers) located at Land Survey Description (LSD) 8-34-6-W5M. The retreat is comprised of 40 residential lots most of which are 2.5 acres each. The community also comprises about 60 acres of designated Nature Reserve.

As you might imagine, the land upon James River Retreat sites has a lengthy recorded history. The following are a few highlights that we were able to confirm from various sources.

Indigenous peoples were the first know occupiers of the land.

By English royal charter in 1670, the Governor and Company of Adventurers of England (later known as the Hudson Bay Company[HBC]) functioned as the de facto government in parts of North America for nearly 200 years until the HBC transferred its rights to the region it controlled (the entire Hudson Bay drainage basin, known as Rupert's Land) to The Dominion of Canada in 1869 as part of the Deed of Surrender, asauthorized by the Rupert's Land Act 1868. The land upon which James River Retreat is located was within the area known as Rupert’s Land

The land upon which James River Retreat is located is also located on an area which comprised Treaty 6.

The Treaty 6 was signed in August 1876 as an agreement between the Canadian Crown and the Plains and Woods Cree, Assiniboine, and other band governments

Prior to the near extinction of the American bison or buffalo in the late nineteenth century, as waves of non-Indigenous immigrants arrived on the American frontier, traditional bison hunting was the way of life of the Plains Indians peoples, whose traditional lands spanned the

North American great bison belt. Bison was the cultural symbol of these tribes—providing food, clothing and shelter.

By 1871, the Indigenous peoples from the northern plains of the North-West Territories (NWT), the Cree, Ojibwa and Assiniboine, considered negotiating a treaty with the government to protect their traditional lands from settlers and Hudson Bay Company (HBC) surveyors.

By the 1870s, the population of the once-plentiful bison had decreased to the point that tribal chiefs, elders, and many of the people sought the Crown's protection to ward off starvation. They believed that a treaty with the government would guarantee assistance and prevent starvation.

The fear of smallpox, which had spread to the northern plains tribes during the smallpox pandemic of 1870–1874, was another motivation for the chiefs to consider entering into a treaty with the Crown. The epidemic spread to the northern plains tribes, killing many of the Cree who had no immunity to this new disease. Because of immigration, smallpox had been introduced to America over the centuries.

The Indigenous peoples were concerned about entering into a treaty with the Canadian government as they did not want their land to be taken over. The Cree were told by traders that a treaty would be made with them to discuss their concerns, but years passed, and the government made no effort to create a treaty. The government was uninterested in negotiating a treaty with the Indigenous peoples at the time, but as a result, the Cree stopped letting surveyors onto their territory and stopped telegraph workers from creating a line from Winnipeg to Fort Edmonton. The events eventually caught the attention of the government, which did not want a war with the Indigenous peoples. It wanted immigration to the North-West to continue, and a war would certainly halt settlement. Thus, began the negotiations for Treaty 6.

The Crown, recognizing the right of Indigenous peoples as possessors of the land because of occupancy and possession, wanted to access the land to open it to European settlers (farmers, businessman, and missionaries). As well, the signing of a treaty was a product of the British Empire's longstanding colonization of British North America.

February 18, 1909 – As part of a larger transfer LSD 5-6-34 W5M (640 acres) ,iwithin which JRR is located was transferred to the Governor and Company of Adventurers of England (HBC) trading into Hudson's Bay.

February 11, 1946 – the SW corner of LSD 8-34-6 W5M was transferred to Joe Lucas of Lobley, Alberta. The transfer lists Mr. Lucas as a farmer and the price of the transfer was $920.

January 12, 1954 – the land was transferred to Albert Lucas of James River Bridge. He was also list as a farmer and value of the transfer was $920.

June 12, 1964 – Land transferred to Alberta Lucas and Dorothy Lucas for a value of $8,000

September 10, 1990 – transferred to Richard Silvester and Lauren Silvester. No transfer price listed

May 1, 1996 – transferred to Alexander & Louise Dabisza and Court & Marilyn Deedo (The individuals behind the development of James River Retreat.

June 12, 1997 – transferred to James River Retreat Ltd.

September 26, 1997 – transferred to Condominium Plan 9711840 to create a Bare Land Condominium a bare land condo unit (or strata title).

Sales of the land to lot owners started in 1998.

As at October 2022 the current ownership in the community was as follows:



OTHER RESOURCES

The community has several ways of governing/operating the community and to provide communication to lot owners. These include:

The Board; There is an elected volunteer board that meets regularly to deal with current matters concerning the community. The Board arranges an Annual General Meeting at which the finances of the community are reviewed, budgets presented and any operating

matters reviewed. The Board can be contacted via email at jrrboard@gmail.com.

Management Company; The Board has retained the services of Envision Property Management to assist in the operation of the community. The Property Manager is Mr. Rod Pittman and he can be contacted at (403) 229-2113 (ext 227) or via email at rod@envisionproperty.ca.

Webpage: The community maintains a webpage at jamesriverretreat.org. This provides details about the community, a blog, details of social events, this document and a community directory.

Resident Directory: The community Website provides a directory that can be accessed via password which includes the names and contact details of all community owners.

Facebook – If you have a Facebook account you can search "James River Retreat".



Stroll down the nature trails that wind along the river.



Relax with a picnic lunch at the gazebo.



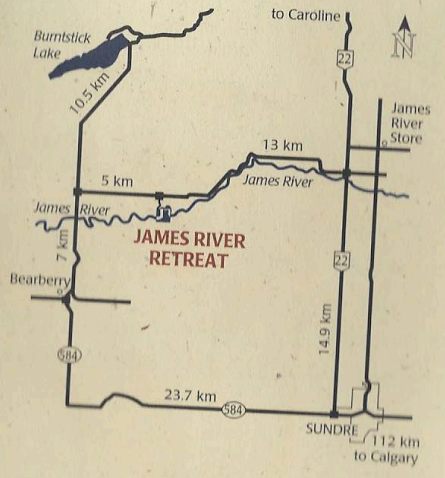
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ogganing it's a tradition to chocolate by the fireplace.

Plan your retreat.

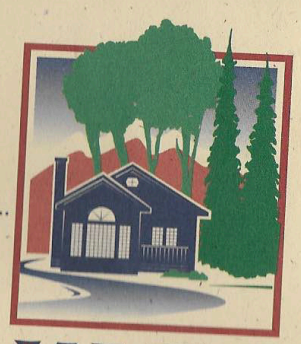
If you've ever sat in your office dreaming about the peaceful serenity only cottage life can offer, you and your family can find it now at the naturally beautiful James River Retreat.



JAMES RIVER Retreat
That's Cottage Life!

#3, 4303 - 14 Street NE
Calgary, Alberta T2E 7A9
Telephone 403.571.9208
Fax 403.571.9222

Discover *absolute* leisure



JAMES RIVER Retreat
That's Cottage Life!



Your retreat.

Weekends and holidays were created for relaxing. That's the concept behind the James River Retreat community. It's a place to escape from the bustle of your workaday life. It's a place to discover Mother Nature's take on peace and quiet. Your year-round cottage oasis at the James River Retreat is a place to come and feel your spirit relax.

Marvel at the simple beauty of Alberta's natural ranching country as you drive west through Sundre. Then turn north where the evergreens line Highway 22 to the James River.



Away from it all yet near to everything.

James River Retreat is a charming and friendly community of 40 residences in the James River Valley just a 90-minute drive from Calgary. Plus, you're just minutes from the shops, restaurants and services of townships such as James River Bridge, Sundre, Caroline and Bearberry.



Secluded and quiet.

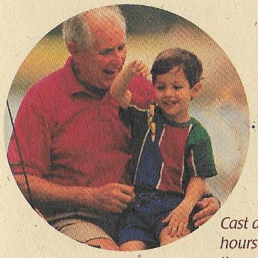
Your year-round cottage at the James River Retreat is nestled on 2.5 acres of naturally wooded land with trees that stretch up 60 feet toward the sky. It is a community developed following nature's design to ensure you and your neighbours live in harmony with the wildlife and woodlands that make your retreat so special.



Nature's playground.

The James River Retreat community has gazebos and picnic areas where you can meet to chat with your neighbours. Or, if you prefer to experience nature's playground in solitude, stroll down miles of nature trails that wind along the river. Take your binoculars for an afternoon of bird watching. You can also fish the river or the community's own trout pond. And that's just the summer fun.

In the winter, you'll cherish glistening Christmas memories. Revitalize your spirit with a walk in the crisp white snow as you listen to giggles coming from the community skating pond. Or, take time to reflect in the peace and quiet of the woods while cross-country skiing or snowshoeing through the pristine snow just outside your door.



Cast away the hours fishing on the community trout pond.



Discover how easy it is to keep pace with nature.



Experience the calming sounds of winter in the woods.

Out and about.

Just a short drive will take you to the beautiful 18-hole Sundre golf course. Burntstick Lake recreational area is also close by for those who love fishing, canoeing and picnics. In the winter, you'll find snowmobiling areas just minutes from the James River Retreat.

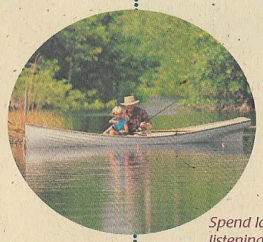
A carefree community.

You and thirty-nine neighbouring families will share the peacefully private and beautiful James River Retreat community. There are community gazebos and picnic areas where you and your family can relax with your neighbours. Your James River Retreat community has private access roads that assure quiet seclusion.

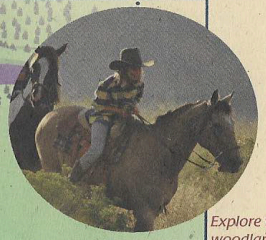
The Residents' Association was established to help maintain and care for the community so you can truly have a carefree getaway. The Association enforces by-laws and restricted covenants to ensure the value of your investment. The Association's community building is located in the heart of the community and is an ideal place to visit with your neighbours.



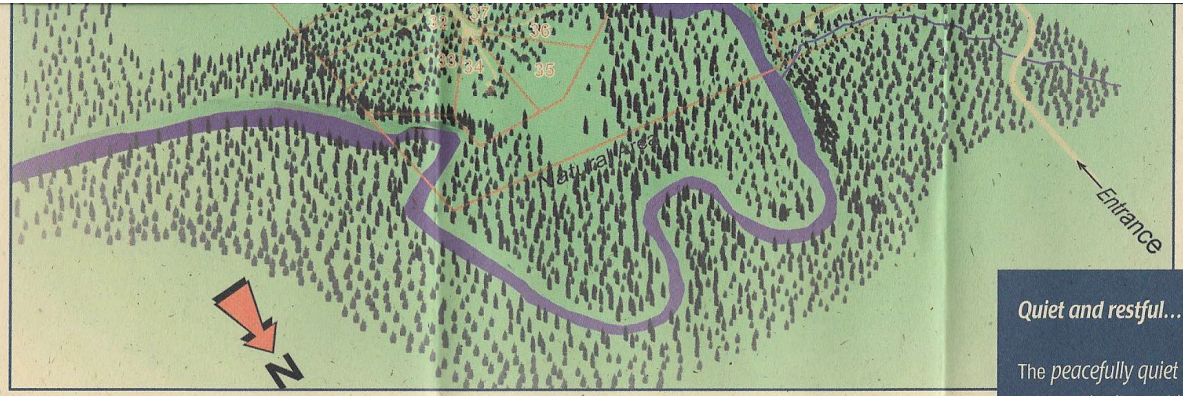
'Fore' a great day of golfing, take a short drive to Sundre.



Spend lazy afternoons listening to the river lap at your canoe.



Explore the beautiful woodlands on horseback.



An investment in the future.

Your dream cottage is affordably priced and includes a 2.5 acre deeded property. You also receive a 1/40 share in the common area properties. The wooded areas along the river have been designated as environmental reserves to ensure it remains a natural oasis.

The essence of your community is the natural state of the surroundings. To guard your investment, the James River Retreat development was extensively studied and planned. The water supply and bank stability are viable for meeting the enduring needs of the community and its neighbours.

Cozy cottage comforts.

Architects have taken care to create eight unique cottage designs. Each commingles perfectly with the natural surroundings. Yet, they all deliver the classically contemporary styling you expect. Choose your dream cottage from the cozy and functional 1,000 square foot bungalows or two-storey floor plans. Each offers a two-or three-bedroom option, spacious great room with fireplace, fully equipped kitchen with modern appliances and large windows to show-off the incredible views. Other features include a security system that is linked for continual fire, theft and temperature monitoring.

Outside you'll discover the architects have captured the relaxed spirit of the retreat with maintenance-conscious exteriors. The architectural controls ensure the value of your investment.

Quiet and restful...that's cottage life.

The *peacefully quiet* sounds of nature... the soft *singing* of *birds*, the *breeze dancing* through the tree tops, the *hoot* of an *owl* as you search the *starry night* for a *shooting star*.

The *restful pace* of nature...the *morning sun warming* you through the cottage window, the *sauntering strolls* along the *gurgling river*, the *cozy evenings* spent *roasting marshmallows* over the *flickering fire*.

That's *cottage life* at the *James River Retreat*.

JAMES RIVER Retreat
That's Cottage Life!



Initial road building process near the entrance to JRR in 1998



Main Entrance to JRR. Phoito taken looking South from James River Road



Roadway construction facing North



Marylin Deedo and her D9



Construction of the bridge abutment on the North side of the James River



The earth for the bridge abutments came from a borrr0w pit and then the excavation later became the Pond



Rip Rap placed on the shore of the James River along lots 2 and 3 to prevent flood erosion



Bridge and abutments completed



Horse ride were offer to allow touring of the property during open house events



Lot 5 where one of the show homes was constructed. The structure to the left was used as the sales center.



Second Show home