



Tailwind Estates Airpark Fact Sheet

Tailwind Estates is the first residential airpark in Canada on a certified General Aviation airport. The first phase will contain 25 true taxiway lots and approximately 81 standard lots with the first building permits being available in August of 2008, for occupancy on the spring of 2009. This fact sheet highlights key aspects of the development of interest to homeowners and builders.

Condo Association

Lots are purchased fee-simple, with common elements such as parks, taxiways, walkways, trails, clubhouse facility etc. held in a Condominium Association. There will be a small monthly membership fee to cover the costs of maintenance, repair and replacement of these items.

Water and Sewage

Water and sewage disposal is being handled by Corix Industries - a multinational infrastructure company with over \$80 billion under management - who will build, own and operate the facility. Water comes from attachment to the Village of Carp water supply and sewage is handled on-site by utilizing a membrane treatment facility. The homeowner will simply pay a monthly water and sewer bill similar to local municipal bills.

Utilities

The Airpark will have utilities such as: Natural gas; Cable; Internet; Hydro etc.. Garbage pickup and recycling will also be available.

Roads, Taxiways, Street Lamps, Storm Ponds

The roads, street lamps, storm ponds will be owned by the Condo Association while responsibility for maintenance, repair, and replacement resting with the City of Ottawa. The taxiways will be owned by the Condo Association who will retain the responsibility for their maintenance, repair and replacement.

Airport Maintenance Charge

All Lot owners in the Airpark are required to pay their proportional share for the upkeep of the Airport Amenity currently estimated at 150 per year.

Prices and Availability

Taxiway Lots are available directly from WCD. Standard lots are available from approved builders - contact WCD for a list.