

Property Holding Options for Consideration May 2007

<p><b>Current Situation</b></p> <p><b><u>Nisga'a Village Entitlement or Nisga'a Nation Entitlement Registered in Nisga'a Land Title Office</u></b></p>	<p><b>Option 1</b></p> <p><b><u>New Form of Interest Registered in the Nisga'a Land Title Office (Some restrictions on Ownership)</u></b></p>	<p><b>Option 2</b></p> <p><b><u>Fee Simple Title Registered in the Nisga'a Land Title Office (Restricted Ownership)</u></b></p>	<p><b>Option 3</b></p> <p><b><u>Fee Simple Title Registered in the Nisga'a Land Title Office (No Restrictions on Ownership)</u></b></p>	<p><b>Option 4</b></p> <p><b><u>Fee Simple Title Registered in the BC Land Title Office</u></b></p>
Independent land title system modeled on BC system	Independent land title system modeled on the BC system	Independent land title system modeled on BC system	Independent land title system modeled on BC system	The same land title system as the rest of British Columbia
Land remains "Nisga'a Land" and subject to the Treaty	Land remains "Nisga'a Land" and subject to the Treaty	Land remains "Nisga'a Land" and subject to the Treaty	Land remains "Nisga'a Land" and subject to the Treaty	Land remains "Nisga'a Land" and subject to the Treaty
Village Governments own all Village Lands	Village Government owns all Village land	Nisga'a citizens can own individual lots	Nisga'a and non-Nisga'a can own individual lots	Nisga'a a and Non-Nisga'a can own individual lots
Village Government makes laws about land use	Village Government makes laws about land use	Village Government makes laws about land use	Village Government makes laws about land use	Village Governments make laws about land use
Nisga'a citizens have an interest in individual lots	Nisga'a citizens have an interest in individual lots	Nisga'a citizens have fee simple interest in individual lots	Nisga'a citizens have fee simple interest in individual lots	Nisga'a citizens have fee simple interest in individual lots
Lots cannot be transferred to non-Nisga'a citizens	Lots cannot be transferred to non-Nisga'a citizens	Lots cannot be transferred to non-Nisga'a citizens	Lots can be transferred to non-Nisga'a citizens	Lots can be transferred to non-Nisga'a citizens
Restricted ability for Nisga'a citizens to lease or rent their houses to others	Nisga'a citizens can lease or rent their houses with some restrictions (to be determined)	Nisga'a citizens can lease or rent their houses without restriction	Nisga'a a citizens can lease or rent their houses without restriction	Nisga'a citizens can lease or rent their houses without restriction
Difficult to get mortgage funds because lending institutions cannot foreclose on unpaid mortgages	Lots can be mortgages with some restrictions (to be determined)	Lots can be mortgages with some restrictions (to be determined)	Lots can be mortgages without restriction, so lending institutions can foreclose on unpaid mortgages and take lots	Lots can be mortgages without restriction, so lending institutions can foreclose on unpaid mortgages and take lots
No incentive for investors	Limited incentive for investors	Limited incentive for investors	Significant incentive for investors	Significant incentive for investors
Difficult to get help with applications from lawyers or notaries	Difficult to get help with applications from lawyers or notaries	Difficult to get help with applications from lawyers or notaries	Difficult to get help with applications from lawyers or notaries	Lawyers and notaries can provide assistance to applicants
Land title office located in the Nass Valley	Land title office located in Nass Valley	Land title office located in the Nass Valley	Land title office located in the Nass Valley	Land title off ice located in New Westminster