

Strata Property Act

FORM P

PHASED STRATA PLAN DECLARATION

(Sections 221, 222)

I, NICOLA LAKESHORE ESTATES INC. a British Columbia company incorporated under the laws of British Columbia under Incorporation Number 470906 and having a head office at 300 – 180 Seymour Street, Kamloops, British Columbia, hereby declare:

- 1 That we intend to create a strata plan by way of phased development of the following land which we own in fee simple:

PID 026-485-699
Lot 75 District Lot 530 KDYD Plan KAP79399

PID 026-485-702
Lot 76 District Lot 530 KDYD Plan KAP79399

PID 026-485-711
Lot 77 District Lot 530 KDYD Plan KAP79399

- 2 That the plan of development is as follows:

- (a) All 39 lots are bare land strata lots:

- (i) Phase 1 will consist of 5 walk up unit lots with an attached garage & 4 walk out unit lots with an attached garage
- (ii) Phase 2 will consist of 9 walk up unit lots with an attached garage & 9 walk out unit lots with either a detached or attached garage
- (iii) Phase 3 will consist of 6 walk up unit lots with an attached garage
- (iv) Phase 4 will consist of 7 walk out unit lots with an attached or detached garage

- (b) A sketch plan showing:

- (i) all the land to be included in the phased strata plan; the present parcel boundaries; the approximate boundaries of each phase; and the approximate location of the common facilities is attached as Schedule 1.

- (c) The estimated dates of commencement and completion of construction for each phase are as follows:

<u>Phase Number</u>	<u>Commencement Date</u>	<u>Completion Date</u>
Phase 1	March 1, 2018	December 1, 2021
Phase 2	December 1, 2021	May 1, 2022
Phase 3	May 1, 2022	December 1, 2022
Phase 4	May 1, 2023	December 1, 2023

(d) The total unit entitlement of each phase and the total unit entitlement of the completed project is as follows:

<u>Phase Number</u>	<u>Amount of Unit Entitlement</u>
Phase 1	9
Phase 2	18
Phase 3	6
Phase 4	7
TOTAL	39

3 That we will elect to proceed or not to proceed with each phase of the Development on or by the following dates:

<u>Phase Number</u>	<u>Election Date</u>
Phase 1	August 1, 2021
Phase 2	December 1, 2021
Phase 3	November 1, 2022
Phase 4	April 1, 2023

NICOLA LAKESHORE ESTATES INC.
By its authorized signatory (ies):

Frank Rizzardo

James Rabbitt

Date of approval: _____ [month day, year]*.

Signature of Approving Officer

Name of Municipality (or as the case may be)

* Section 222 (2) of the Act provides that approval expires after one year unless the first phase is deposited before that time.