

**Strata Property Act**  
**Form P**  
**Phased Strata Plan Declaration**  
*(Sections 221, 222)*

We, AJ Wiens Development Group Ltd., declare:

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

| <u>Parcel Identifier</u> | <u>Legal Description</u>   |
|--------------------------|--|
| 030-754-496              | Lot 1 District Lot 14 Osoyoos Division Yale District Plan EPP91422 |

2. That the plan of development is as follows:

- (a) the following is a schedule of the number of phases in the order in which the phases will be deposited in the Land Title Office and specifying any common facility to be constructed in conjunction with each particular phase:

| Phase Number | Common Facilities |
|--------------|-------------------|
| 1            | None              |
| 2            | None              |
| 3            | None              |

- (b) attached hereto as Exhibit "A" is a sketch plan by Vector Geomatics Land Surveying Ltd., showing:
- i. all the land to be included in the phased strata plan,
  - ii. the present parcel boundaries,
  - iii. the approximate boundaries of each phase.

- (c) the estimated date for the beginning of construction and completion of each phase is as follows:

| Phase Number | Estimated Date for Commencement of Construction | Estimated Date for Completion of Construction |
|--------------|---|---|
| 1            | Commenced on July 23, 2019                      | September 30, 2020                            |
| 2            | Commenced on June 15, 2020                      | August 1, 2021                                |
| 3            | Commenced on June 15, 2020                      | August 1, 2021                                |

- (d) the estimated unit entitlement of each phase and the estimated total unit entitlement of the completed development are as follows:

| Phase Number | Unit Entitlement |
|--------------|------------------|
| 1            | 2                |
| 2            | 2                |
| 3            | 2                |
| Total:       | 6                |

- (e) the maximum number of units and general type of residence or other structure to be built in each phase will be as follows:

| Phase Number | No. of Units | Type of Residence                         |
|--------------|--------------|---|
| 1            | 2            | Duplex                                    |
| 2            | 2            | Duplex                                    |
| 3            | 2            | Duplex                                    |
| Total:       | 6            | 3 Duplexes, containing 2 Strata Lots each |

3. We will elect to proceed with each phase on or by the following dates:

| Phase Number | Date                                |
|--------------|-------------------------------------|
| 1            | Elected to proceed on July 23, 2019 |
| 2            | Elected to proceed on June 15, 2020 |
| 3            | Elected to proceed on June 15, 2020 |

Signature of Applicant:

Dated: July 8, 2020.

**AJ WIENS DEVELOPMENT GROUP LTD.**

by its authorized signatory:



Alfred Wiens, Director & Secretary

Date of Approval: \_\_\_\_\_

**CITY OF KELOWNA**

Per:

\_\_\_\_\_  
Signature of Approving Officer

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

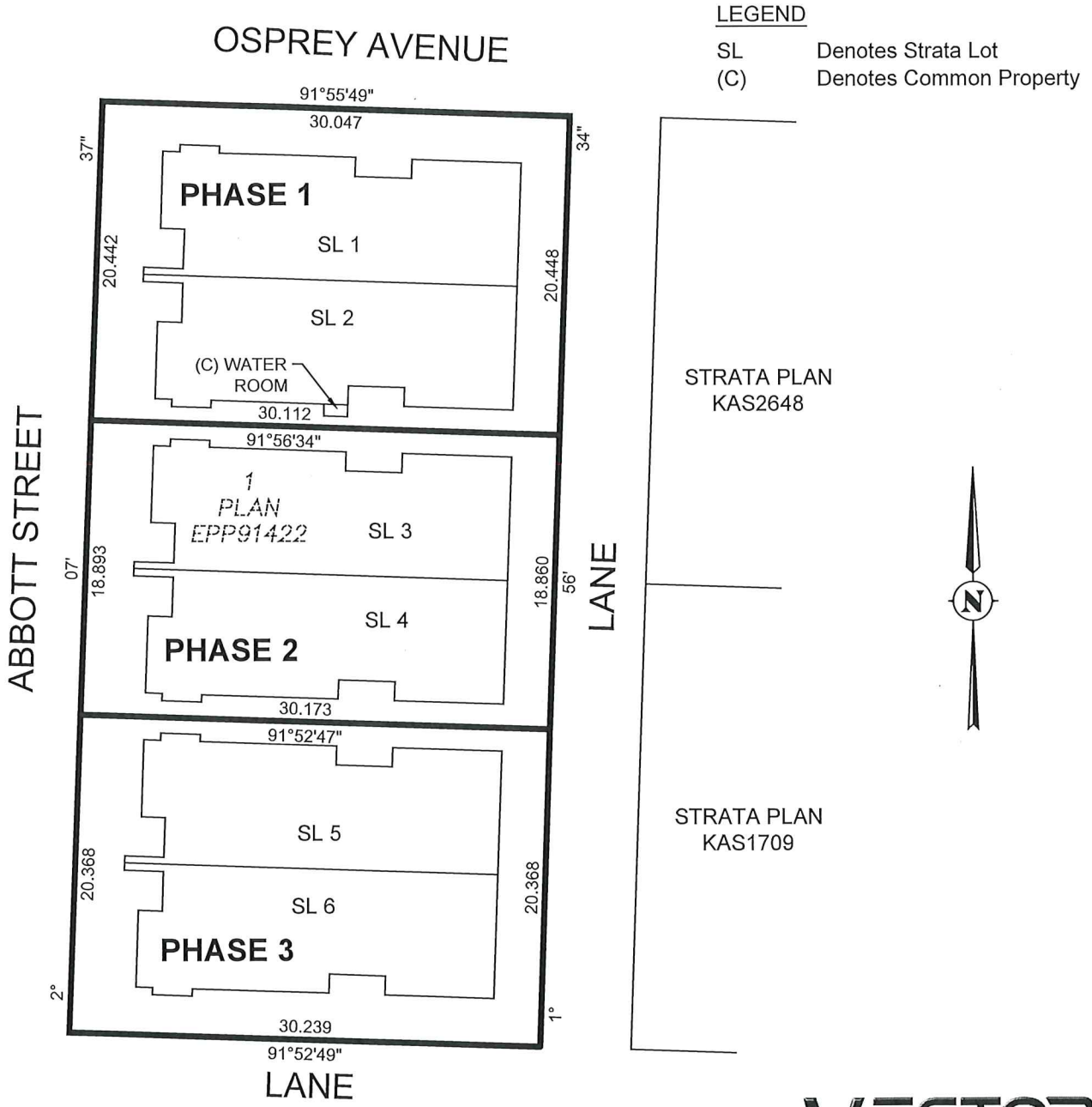
Exhibit "A"

**SKETCH PLAN TO ACCOMPANY FORM 'P' SHOWING THE PHASE BOUNDARIES AND UNITS FOR A 3 PHASE 6 UNIT BUILDING STRATA LOCATED ON LOT 1 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN EPP91422**

PID: 030-754-496

Civic address: 2735 ABBOTT STREET, KELOWNA, B.C.

Refer to current state of title for charges, liens and interests affecting this land.



LEGEND

- SL Denotes Strata Lot
- (C) Denotes Common Property



SCALE 1:400



The intended plot size of this plan is 216mm in width by 280mm in height (A size) when plotted at a scale of 1:400.



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