

**Strata Property Act**

**Form P**

**Phased Strata Plan Declaration**

(Sections 221, 222)

We, Narinder Singh Tiwana, Gurminder Kaur Tiwana and Ravdeep Singh Tiwana, the Directors, of Kirvi Construction Development Company Ltd., declare

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

Parcel Identifier: 018-855-342

Lot 9 Section 4 Township 23 Osoyoos Division  
Yale District, Plan KAP52773

2. That the plan of development is as follows:

- a. Phase 1 – 7 Residential Strata Lot
- Phase 2 – 11 Residential Strata Lot
- Phase 3 – 11 Residential Strata Lot

There are no common facilities.

- b. Attached as Schedule "A" to this declaration is a sketch plan 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, and
- iv. approximate location of any common facilities;

- c. Attached as Schedule "B" is the estimated dates for the beginning of construction and completion of construction of each phase;

- d. Attached as Schedule "C" is the unit entitlement of each phase and the total unit entitlement of the completed development;

- e. All of the units in the development are strata lot residential units within a building upon concrete slab foundations with wood construction and asphalt shingle roofs. The number of units in each phase is as follows:

Phase 1 – 7 Units

Phase 2 – 11 Units

Phase 3 – 11 Units

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

Phase 1- July 1, 2019

Phase 2- July 1, 2021

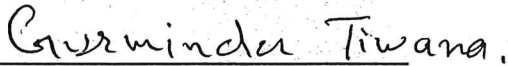
Phase 3- July 1, 2022

Signature of Applicant:

**Kirvi Construction Development Company Ltd.**



Narinder Singh Tiwana



Gurminder Kaur Tiwana



Ravdeep Singh Tiwana

Signature of Lender:

We, the Bank of Montreal, chargeholders of Mortgage CA7758697 and Assignment of Rents CA7758698 consent and approve of the filing of the Phased Strata Plan Declaration

\_\_\_\_\_  
Per: \_\_\_\_\_

\_\_\_\_\_  
Per: \_\_\_\_\_

Date of approval: \_\_\_\_\_

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

City of Kelowna

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

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

Phase 1 - July 1, 2019

Phase 2 - July 1, 2021

Phase 3 - July 1, 2022

Signature of Applicant:

**Kirvi Construction Development Company Ltd.**



Narinder Singh Tiwana



Gurminder Kaur Tiwana



Ravdeep Singh Tiwana

Signature of Lender:

We, the Bank of Montreal, chargeholders of Mortgage CA7758697 and Assignment of Rents CA7758698 consent and approve of the filing of the Phased Strata Plan Declaration

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Per: \_\_\_\_\_

\_\_\_\_\_  
Per: \_\_\_\_\_

Date of approval: \_\_\_\_\_

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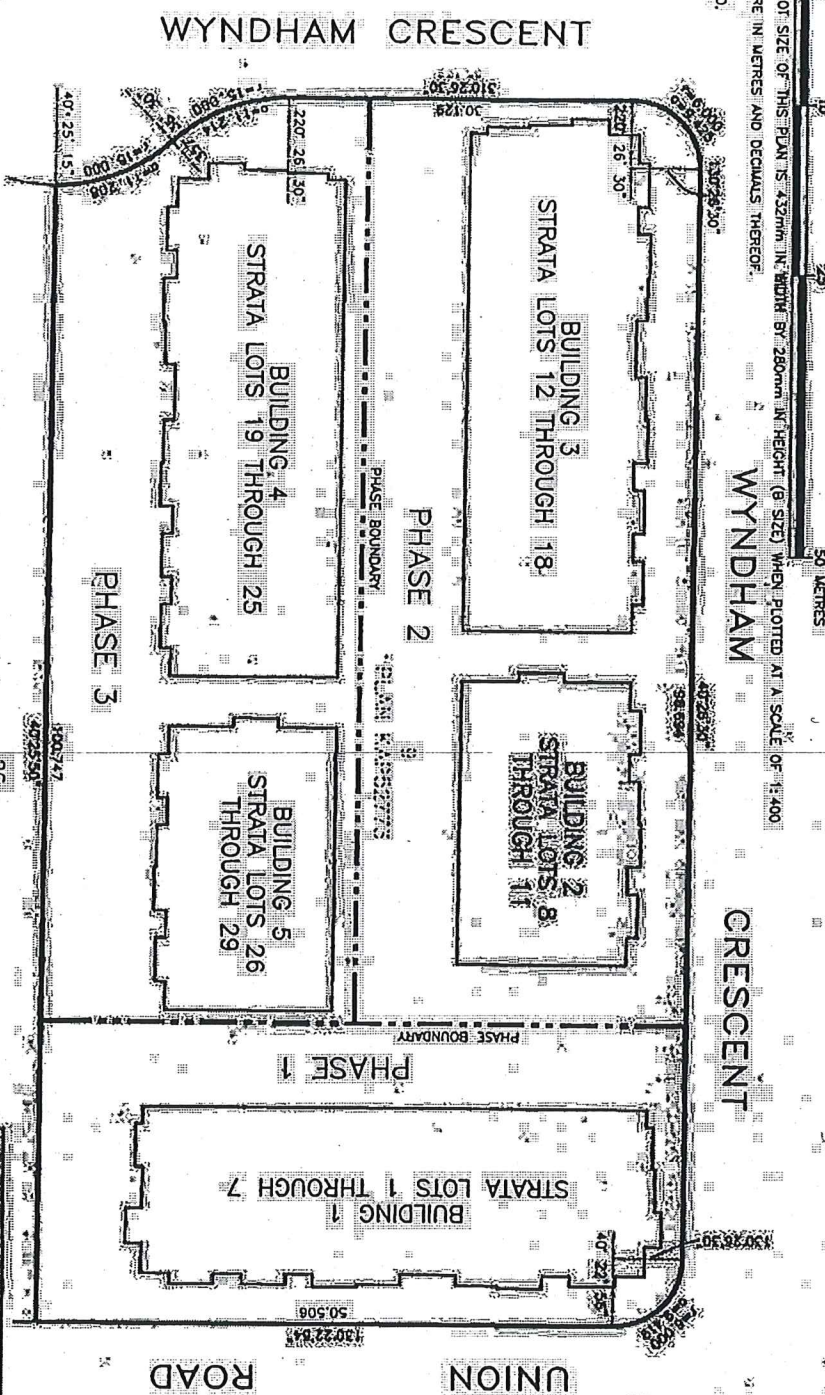
City of Kelowna

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SCHEDULE "A"

PLAN OF PROPOSED PHASED BUILDING STRATA OF LOT 9  
 SECTION 4 TOWNSHIP 23 ODDYD PLAN KAP52773  
 BCGS 82E.093 CITY OF KELOWNA  
 PROPOSED STRATA  
 PLAN EPS5792

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (6 SIZE WHEN PLOTTED AT A SCALE OF 1:400)  
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.  
 ADDRESS:  
 1931 UNION ROAD,  
 KELOWNA



LEGEND

BEARINGS ARE GRID BEARINGS DERIVED FROM PLAN KAP52773  
 THIS PLAN SHOWS THE REGISTERED DIMENSIONS OF THE ABOVE DESCRIBED PROPERTY.  
 --- DENOTES PHASE BOUNDARY

DATE: MARCH 8, 2019

Ferguson Land Surveying & Geomatics Ltd.  
 B.C. AND CANADA LAND SURVEYORS  
 404-1630 PANDOSY STREET, KELOWNA, B.C.  
 TELEPHONE (250) 763-3115 FAX (250) 763-0231

JOB No 21315-FORM-P-PLAN  
 6350 Hwy 10, Kelowna, BC V1Y 9V6  
 DRPT B7, A1 R/P/C N/A

**SCHEDULE B**

**Estimated Dates**

**Phase 1**

Commencement of Construction – Commenced

Completion of Construction – August 15, 2020

**Phase 2**

Commencement of Construction – August 15, 2020

Completion of Construction – January 31, 2021

**Phase 3**

Commencement of Construction – October 1, 2020

Completion of Construction – April 30, 2021

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**SCHEDULE "C"**

**Unit Entitlement**

<b>Phase</b>	<b>Unit Entitlement</b>
<b>1</b>	<b>1008</b>
<b>2</b>	<b>1552</b>
<b>3</b>	<b>1552</b>
<b>Total</b>	<b>4112</b>

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