

Schedule “C”
Form P, Phased Strata Plan Declaration

**STRATA PROPERTY ACT
FORM P**

PHASED STRATA PLAN DECLARATION

(Sections 221, 222)

I, _____, authorized signatory of the applicant, Northland Properties Corporation (the "Applicant"), declare:

1. That the Applicant intends to create a strata plan by way of phased development of the following land which it owns:

PID: NO PID Lot 2, Section 23, Township 23, Range 2 West of the 6th Meridian, Kootenay District, Plan EPP_____, and an undivided 1/78 interest in Lot 1, Section 23, Township 23, Range 2 West of the 6th Meridian, Kootenay District, Plan EPP_____.

2. That the plan of development is as follows:

- (a) the development will be constructed in 4 Phases. There are no common facilities located within the development;
- (b) attached as Schedule "A" 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) the approximate location of the common facilities;
- (c) the estimated dates for the beginning of construction and completion of construction of each phase are as follows:

<u>Phase</u>	<u>Estimated Commencement of Construction Date</u>	<u>Estimated Completion of Construction Date</u>
1	Apr. 1, 2025 – June 30, 2025	Aug. 1, 2025 – Nov. 30, 2026
2	June 1, 2025 – Aug. 30, 2025	Nov. 1, 2026 – Jan. 30, 2027
3	Aug. 1, 2025 – Oct. 30, 2025	Jan. 1, 2027 – Mar. 30, 2027
4	Dec. 1, 2025 – Feb. 28, 2026	Mar. 1, 2027 – May 30, 2027

- (d) The Unit Entitlement for each Strata Lot will be one. The Unit Entitlement for each Phase is as follows:

<u>Phase</u>	<u>Unit Entitlement</u>	<u>Total Unit Entitlement</u>
1	4	4
2	4	8
3	4	12
4	4	16

- (e) Each Phase will consist of 1 building containing 4 strata lots.

- 3 The Applicant will elect to proceed with each phase on or by the following dates:

<u>Phase Number</u>	<u>Date [month, day, year]</u>
Phase 1	November 30, 2026
Phase 2	January 30, 2027
Phase 3	March 30, 2027
Phase 5	May 30, 2027

NORTHLAND PROPERTIES CORPORATION
Per:

Authorized Signatory

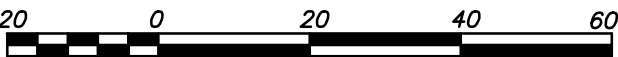
Date of Approval: _____

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.

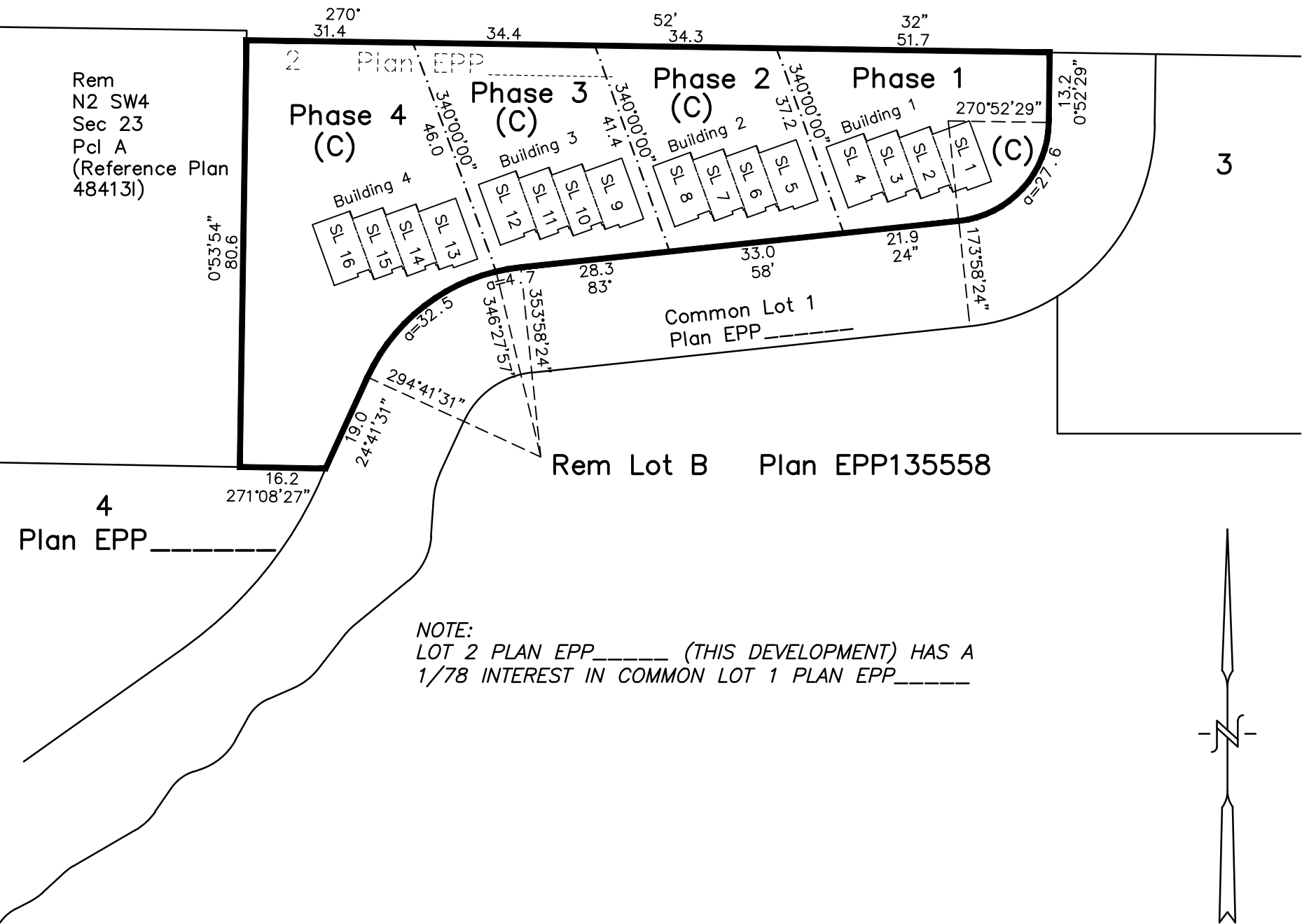
Plan of Schedule A of Form P for Strata
Subdivision of Lot 2, Sec 23, Tp 23, Rge 2,
W6M, KD, Plan EPP_____

City of Revelstoke
BCGS No. 82L.100
SCALE 1:1000



ALL DISTANCES SHOWN IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH x
432mm IN HEIGHT (B size) WHEN PLOTTED AT A SCALE OF 1:1000



LEGEND

BEARINGS ARE GRID, AND ARE DERIVED FROM GPS OBSERVATIONS.

SL DENOTES STRATA LOT
(C) DENOTES COMMON PROPERTY

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF
COLUMBIA SHUSWAP

CERTIFIED CORRECT THIS 28th DAY OF MARCH, 2025.

J.R. SHORTT, BCLS #770

russell shortt
land SURVEYORS
2801-32nd Street, Vernon, B.C. V1T 5L8
Phone: (250)545-0511 Email: jasons@jrshortt.ca
FILE: 30731 ds 2