

Exhibit "D"
Strata Property Act
FORM P
PHASED STRATA PLAN DECLARATION
(Sections 221, 222)

KOOTENAY LAKE ESTATES LTD. *[full name of applicant]*, declares:

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

[parcel identifier]
015-169-782

[legal description of strata lot]
District Lot 873 Kootenay District, except Part
included in Plan RW1760 and Plan NEP83574

2. That the plan of development is as follows:

<u>(a)</u>	<u>Phases</u>	<u>Common Facilities</u>
	Phase 1	None
	Phase 2	None
	Phase 3	None
	Phase 4	None

- (b) 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;

(see attached sketch plan);

- (c) a schedule setting out the estimated date for the beginning of construction and completion of construction of each phase:

	<u>Estimated Date of Beginning of Construction</u>	<u>Estimated Date of Completion of Construction</u>
Phase 1	October 15, 2008	July 31, 2009
Phase 2	October 15, 2009	July 31, 2010
Phase 3	October 15, 2010	July 31, 2011
Phase 4	October 15, 2011	July 31, 2012

(d) a statement of the unit entitlement of each phase and the total unit entitlement of the completed development;

<u>Phase</u>	<u>Unit Entitlement</u>
Phase 1	30
Phase 2	28
Phase 3	23
Phase 4	<u>21</u>
Total Unit Entitlement:	<u>102</u>

(e) a statement of the maximum number of units and general type of residence or other structure to be built in each phase.]

<u>Phase</u>	<u>No. of Units</u>
Phase 1	30
Phase 2	28
Phase 3	23
Phase 4	21

3. I will elect to proceed with each phase on or by the following dates *[date for the beginning of construction as set out in section 2 (c) of this form]*:

<u>Phase Number</u>	<u>Date [month, day, year]</u>
Phase 1	October 15, 2008
Phase 2	October 15, 2009
Phase 3	October 15, 2010
Phase 4	October 15, 2011

Signature of Applicant, Kootenay Lake Estates Ltd.

Per: _____

Per: _____

Date of approval: 10/14/31, 2008.*



Signature of Approving Officer

Peter Moirhead

Ministry of Transportation

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

**Strata Property Act
FORM Q**

ENDORSEMENT OF APPROVAL FOR PHASED STRATA PLAN

(Section 224; Regulations section 14.5 (1))

Approved as Phase 2 [number of phase] of a 2 [total number of phases] phase strata plan
under section 224 of the *Strata Property Act*.

Date: December 18, 2008 [month day, year].

[Signature]
Signature of Approving Officer

Ordered from Land Title Office

Status: Filed

Doc #: LB103234

RCVD: 2007-08-28 RQST: 2014-09-16 09.54.03

28 AUG 2007 14 09

LB103234

SIP

Strata Property Act

FORM P

PHASED STRATA PLAN DECLARATION

(Sections 221, 222)

I, **KOOTENAY LAKE ESTATES LTD.** [full name of applicant], declare

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

[parcel identifier]

[legal description of strata lot]

NO PID NUMBER

Lot A District Lots 309 and 873 Kootenay
District Plan NEP 84603

2 That the plan of development is as follows:

Phases

Common Facilities

11 07/08/28 14:13:19 01 KL
DOC FILE

013645
\$21.75

Phase 1
Phase 2

None
None

- (b) 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;

(see attached sketch plan)

(c) a schedule setting out the estimated date for the beginning of construction and completion of construction of each phase;

	Estimated date of beginning of construction	Estimated date of completion of construction
Phase 1	January 1, 2006	June 30, 2007
Phase 2	September 1, 2007	June 30, 2008

(d) a statement of the unit entitlement of each phase and the total unit entitlement of the completed development;

ABSTRACT REGISTRY
10330

- 2 -

	Unit Entitlement
Phase 1	20
Phase 2	11

Total Unit Entitlement:

(e) a statement of the maximum number of units and general type of residence or other structure to be built in each phase.]

	No. of Units
Phase 1	20
Phase 2	11


3 I will elect to proceed with each phase on or by the following dates [date for the beginning of construction as set out in section 2 (c) of this form]:

<u>Phase Number</u>	<u>Date [month, day, year]</u>
Phase 1	January 1, 2006
Phase 2	January 1, 2007

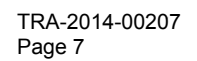
Signature of Applicant, Kootenay Lake Estates Ltd.

Per: 

Oliver Berkely

Date of approval: Aug 13, 2007.*
Signature of Approving Officer_____
Ministry of Transportation

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



APPLICATION NUMBER: LB 270 885

INFORMATION PAGE

PAGE/PLAN TOO LARGE FOR IMAGING.

PLEASE SEE POCKET

NUMBER: LB 270 885

AT KAMLOOPS LTO.

-7 JAN 2009 14 55

LB0270885

SPP

21.2

Strata Property Act

FORM P

AMENDED PHASED STRATA PLAN DECLARATION

(Sections 221, 222)

I, KOOTENAY LAKE ESTATES LTD. [full name of applicant], declare

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

[parcel identifier]

[legal description of strata lot]

027-190-226

Lot A District Lots 309 and 873 Kootenay
District Plan NEP84603 except Strata Plan
NES3286 (Phase 1)

2. That the plan of development is as follows:

RB 09/01/07 14:58:15 01 KL
DOC FILE

074230
\$21.75

- (a) Phases Common Facilities

Phase 1

None

Phase 2

None

- (b) 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;

(see attached sketch plan)

- (c) a schedule setting out the estimated date for the beginning of construction and completion of construction of each phase:

Estimated date of beginning of
construction

Estimated date of completion
of construction

Phase 1 January 1, 2006

June 30, 2007

Phase 2 September 1, 2007

June 30, 2008

ABSTRACT REGISTRY
10330

- 2 -

- (d) a statement of the unit entitlement of each phase and the total unit entitlement of the completed development;

Unit Entitlement

Phase 1	20
Phase 2	<u>12</u>

Total Unit Entitlement: 32

- (e) a statement of the maximum number of units and general type of residence or other structure to be built in each phase.]

No. of Units

Phase 1	20
Phase 2	12

3. I will elect to proceed with each phase on or by the following dates [date for the beginning of construction as set out in section 2 (c) of this form]:

<u>Phase Number</u>	<u>Date [month, day, year]</u>
Phase 1	January 1, 2006
Phase 2	September 1, 2007


Signature of Applicant, Kootenay Lake Estates Ltd.

Per: Oliver Berkeley (Director)

Per: _____

Date of approval: Dec 18, 2008.*


Signature of Approving Officer

Peter Muirhead.

Ministry of Transportation and Infrastructure

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

KOOTENAY LAKE

ESTATES DEVELOPMENT CORP

1000 10th Street, 10th Floor, Vancouver, BC
V6Z 1G6 Tel: 604 681 1111 Fax: 604 681 1112

August 29, 2008

Strata Corp. NES3286
PO Box 1053
Nelson, BC
V1L 4Y6

Dear Sirs

In accordance with Section 234 of the Strata property Act please accept this letter as notice of our intention to make application to the Approving Officer to amend Form P (as attached).

The amendment relates to the number of lots in the second phase, increasing from 11 lots to 12.

Objections to this change should be addressed to:

Peter Muirhead
Approving Officer
Ministry of Transportation
Ward Street,
Nelson BC.

Should you require additional information please do not hesitate to contact us.

Yours truly,



Oliver Berkeley
Director

Strata Property Act

FORM P

AMENDED PHASED STRATA PLAN DECLARATION

(Sections 221, 222)

I, **KOOTENAY LAKE ESTATES LTD.** [full name of applicant], declare

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

[parcel identifier]

[legal description of strata lot]

027-190-226

Lot A District Lots 309 and 873 Kootenay
District Plan NEP84603 except Strata Plan
NES3286 (Phase 1)

2. That the plan of development is as follows:

(a) Phases Common Facilities

Phase 1

None

Phase 2

None

- (b) a sketch plan showing:

- (i) all the land to be included in the phased strata plan,
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(see attached sketch plan)

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Estimated date of beginning of
construction

Estimated date of completion
of construction

Phase 1 January 1, 2006

June 30, 2007

Phase 2 September 1, 2007

September 30, 2008

- (d) a statement of the unit entitlement of each phase and the total unit entitlement of the completed development;

Unit Entitlement

Phase 1	20
Phase 2	<u>12</u>

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No. of Units

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3. I will elect to proceed with each phase on or by the following dates [date for the beginning of construction as set out in section 2 (c) of this form]:

<u>Phase Number</u>	<u>Date [month, day, year]</u>
Phase 1	January 1, 2006
Phase 2	September 1, 2007


Signature of Applicant, Kootenay Lake Estates Ltd.

Per:

Per:

Date of approval: 20 July, 2008.*

Signature of Approving Officer


PETER MUIRHEAD, Provincial Approving Officer
Ministry of Transportation

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Found in subdivision
file

Strata Property Act
FORM P
AMENDED PHASED STRATA PLAN DECLARATION
(Sections 221, 222)

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

<i>[parcel identifier]</i>	<i>[legal description of strata lot]</i>
027-190-226	Lot A District Lots 309 and 873 Kootenay District Plan NEP84603 except Strata Plan NES3286 (Phase 1)

2. That the plan of development is as follows:

(a) Phases Common Facilities

Phase 1	None
Phase 2	None

(b) a sketch plan showing:

- (i) all the land to be included in the phased strata plan,
- (ii) the present parcel boundaries,
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- (iv) the approximate location of the common facilities;

(see attached sketch plan)

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Unit Entitlement

Phase 1	20
Phase 2	<u>12</u>

Total Unit Entitlement: 32

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No. of Units

Phase 1	20
Phase 2	12

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<u>Phase Number</u>	<u>Date [month, day, year]</u>
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Phase 2	September 1, 2007


Signature of Applicant, Kootenay Lake Estates Ltd.

Per: Oliver Berkeley (Director)

Per: _____

Date of approval: Dec 18, 2008.*


Signature of Approving Officer

Peter Muirhead.
Ministry of Transportation and Infrastructure

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