

**PHASED STRATA PLAN OF LOT 1, STRATA PLAN KAS 1467**  
 D.L. 24505, S.D.Y.D., DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT PALOONA, B.C. THIS 22<sup>ND</sup> DAY OF JULY, 1994  
 PLAN 35239. B.C.G.S. REG. 013

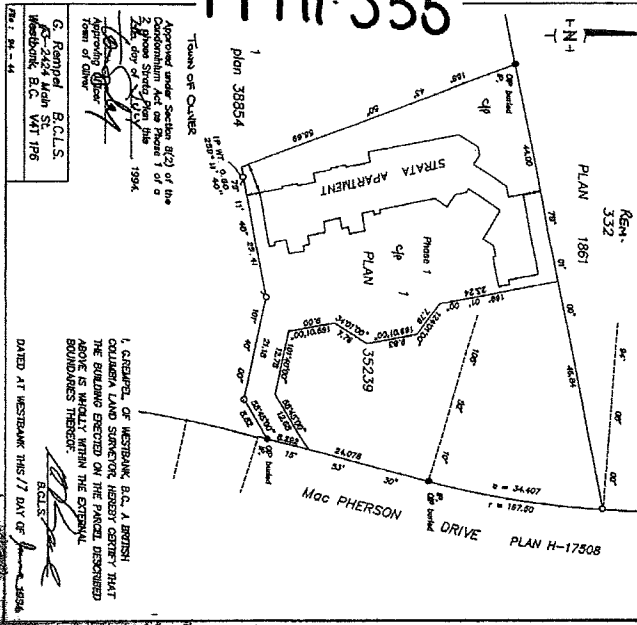
SCALE 1 : 500

THE ADDRESS FOR THE SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS:  
 301-1475 ELLIS STREET  
 PALOONA, B.C. V1Y 2A5

THE CIVIC ADDRESS IS:  
 36916 - 87th STREET  
 OLIVER, B.C. V0H 1T0

LEGEND:  
 R REGISTERED FROM PLAN 35239  
 S OF REGISTERED STRATA CORPORATION  
 P DENOTES COMMON PROPERTY  
 F DENOTES PARK  
 E DENOTES ENTRYWAY  
 S DENOTES STORAGE AREA  
 S DENOTES STORAGE AREA  
 S DENOTES STORAGE AREA

MEASUREMENTS SHOWN ON STRATA APARTMENT WALLS ON THIS SHEET  
 THIS PLAN LIES WITHIN THE OULAKMAW SHAWKAMEN REGIONAL DISTRICT



Approved under Section 8(2) of the Condominium Act on Phase 1 of a 3.46 Acre Strata Development  
 1994

G. Rempeil B.C.L.S.  
 2424 Main St.  
 Westbank, B.C. V8T 1P5

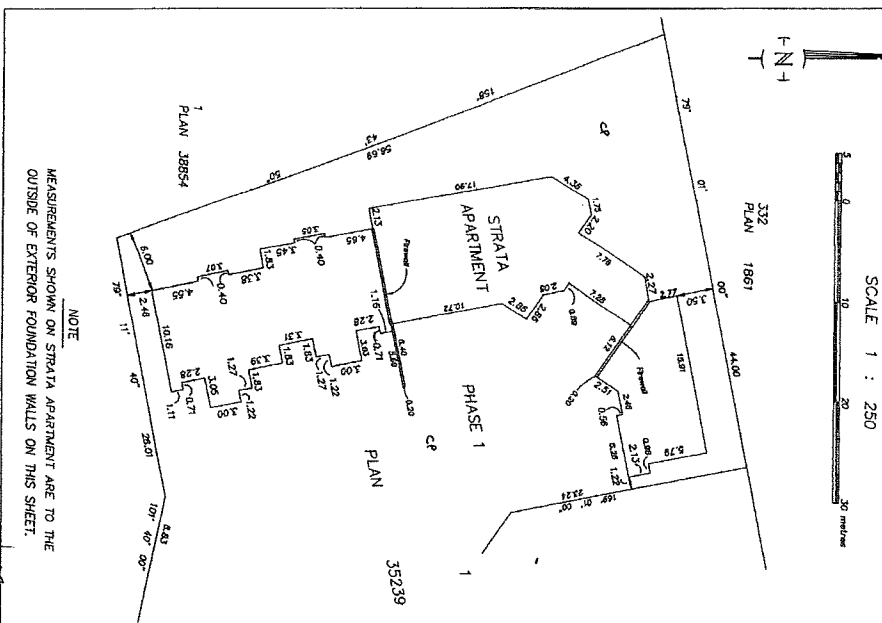
I, GERRARD OF WESTBANK B.C. A BRITISH COLUMBIA LAND SURVEYOR HEREBY CERTIFY THAT THE BUILDING DESCRIBED ON THE PLAN IS DESCRIBED ACCORDING TO THE PLAN AND THE EXISTING BOUNDARIES THEREOF.

DATED AT WESTBANK THIS 17<sup>TH</sup> DAY OF JULY 1994

SHEET 1 OF 8 SHEETS

**STRATA PLAN KAS 1467**  
 (PHASE 1)

SCALE 1 : 250



MEASUREMENTS SHOWN ON STRATA APARTMENT ARE TO THE OUTSIDE OF EXTERIOR FOUNDATION WALLS ON THIS SHEET.

DATED AT WESTBANK THIS 17<sup>TH</sup> DAY OF JULY 1994

SHEET 2 OF 8 SHEETS

**STRATA PLAN KAS 1467**  
 (PHASE 1)

CONDOMINIUM ACT

STRATA SHEET NUMBER	SCHEDULE OF UNIT INTEREST	SCHEDULE OF INTEREST IN COMMON	SCHEDULE OF COMMON INTERESTS	FOR OFFICE USE ONLY
1	4, 5	110	1	
2	4, 6	112	1	
3	4, 6	121	1	
4	4, 6	120	1	
5	4, 6	102	1	
6	4, 5, 6	112	1	
7	4, 5, 6	117	1	
8	4, 5, 6	134	1	
9	4, 5, 6	120	1	
10	4, 9	103	10	

STATUTORY DECLARATION

WE THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:

- WE ARE THE OWNER-DEVELOPERS
- THE STRATA PLAN IS EXEMPTED FROM RESIDENTIAL USE
- WE MAKE THIS SOLEMN DECLARATION CONSCIOUSLY AND KNOWINGLY
- WE MAKE THIS SOLEMN DECLARATION THAT IT IS OF THE FULL FORCE AND EFFECT AS IF MADE UNDER OATH

DECLARED BEFORE ME THIS 22<sup>ND</sup> DAY OF JULY, 1994

A COMMISSIONER FOR TAKING AFFIDAVITS  
 WITHIN BRITISH COLUMBIA  
 Rickard Montgomery

OWNER DEVELOPERS:  
 RISO ENTERPRISES LTD.  
 Brian Ross  
 Kirk Thorvald Anderson

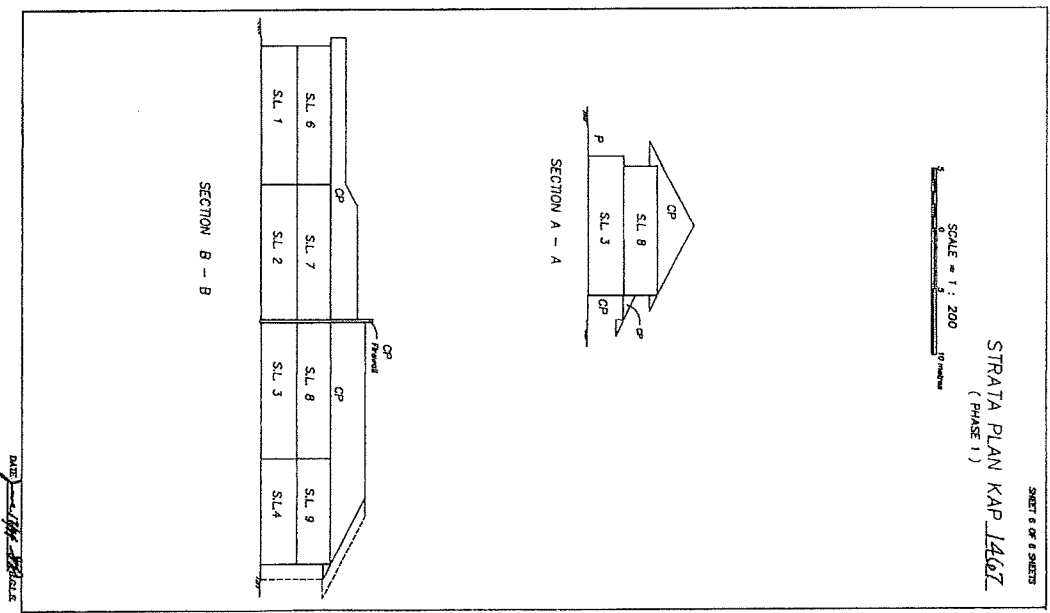
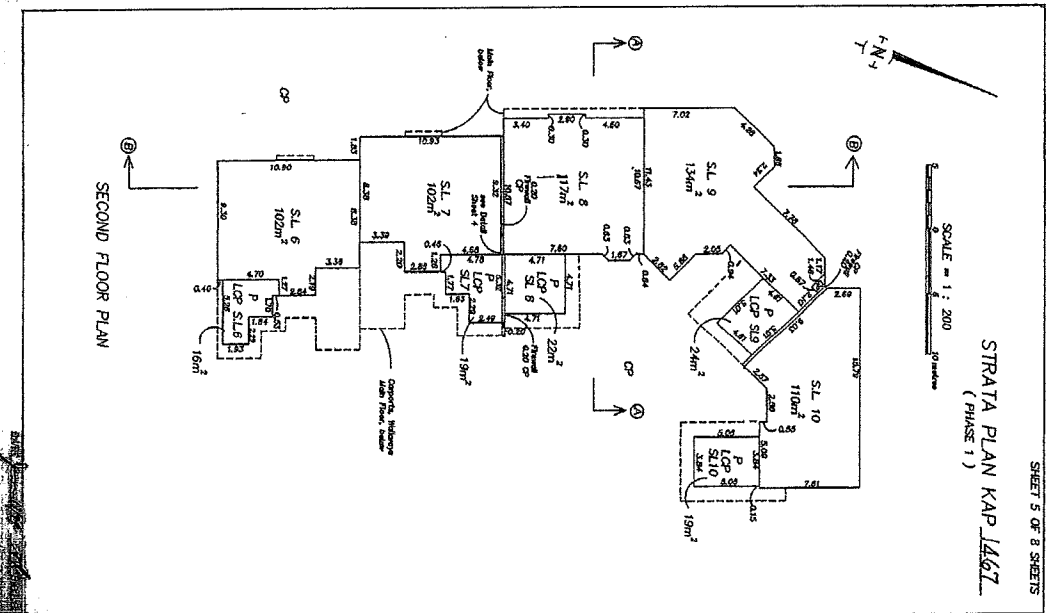
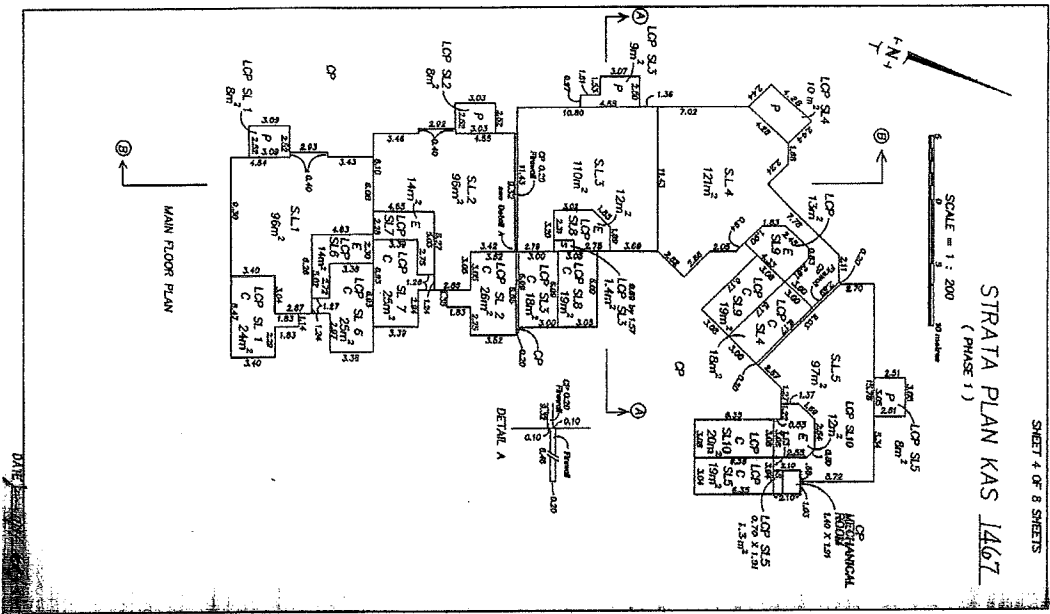
WITNESS:  
 Richard Montgomery  
 Kirk Thorvald Anderson

MORTGAGEE:  
 VALLEY FIRST CREDIT UNION  
 Andrea Clarke  
 No. 1772 Ellis St.  
 Westbank, B.C.  
 Orla McEneaney

I, G. Rempeil of Westbank B.C. a British Columbia Land Surveyor, hereby certify that the building shown in this Strata Plan has not just as of the 17th day of June 1994 been previously registered.

Dated at Westbank this 17th day of July 1994

DATED AT WESTBANK THIS 17<sup>TH</sup> DAY OF JULY 1994





SHEET 3 OF 6 SHEETS  
**STRATA PLAN KAS1467**  
**PHASE 2**

LOT	SHEET	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS	FIRST CERTIFICATE OF TITLE VOLUME	FOLIO
11	4,6	98	118	1		
12	4,6	121	112	1		
13	4,6	108	124	1		
14	4,6	96	130	1		
15	4,6	98	120	1		
16	4,5,6	120	118	1		
17	4,5,6	146	112	1		
18	4,5,6	128	124	1		
19	4,5,6	117	129	1		
20	4,5,6	116	120	1		
PHASE 2		1144	1207	10		
PHASE 1		1085	1207	10		
AGGREGATE		2229	2414	20		

*Filed Strata Plan Phase 2*

ACCEPTED AS TO FORMS 1, 2 AND 3 THIS 9<sup>th</sup> DAY  
 OF August, 2006.

*M. Davis - Selvaraj*  
 SUPERINTENDENT OF REAL ESTATE

FORM Q  
 APPROVAL

**STATUTORY DECLARATION**

I, THE UNDERSIGNED, DO SOLEMNLY DECLARE THAT:

- (1) I, THE UNDERSIGNED, AM THE DULY AUTHORIZED AGENT OF THE OWNER - DEVELOPER.
- (2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE.

I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

F1467 STRATA  
PLAN

"MACPHERSON MEADOWS"

STRATA PLAN KAS1467 (PHASE 2)

RIKHI DEVELOPMENT CORPORATION  
(the "Developer")

AMENDED EXHIBITS TO DISCLOSURE STATEMENT  
dated November 16, 2005

EXHIBIT "C" - PROPOSED UNIT ENTITLEMENT (Phase 2)

EXHIBIT "D" - INTEREST ON DESTRUCTION (Phase 2)

LOT	SHEET	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
11	4,6	98	118	1
12	4,6	121	112	1
13	4,6	108	124	1
14	4,6	98	130	1
15	4,6	96	120	1
16	4,5,6	120	118	1
17	4,5,6	148	112	1
18	4,5,6	126	124	1
19	4,5,6	117	129	1
20	4,5,6	116	120	1
PHASE 2		1144	1207	10
PHASE 1		1085	1207	10
AGGREGATE		2229	2414	20

**"MACPHERSON MEADOWS"**  
**STRATA PLAN KAS1467 (PHASE 2)**

**RIKHI DEVELOPMENT CORPORATION**  
 (the "Developer")

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**EXHIBIT "C" - PROPOSED UNIT ENTITLEMENT (Phase 2)**

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LOT	SHEET	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
11	4,6	98	118	1
12	4,6	121	112	1
13	4,6	108	124	1
14	4,6	98	130	1
15	4,6	98	120	1
16	4,5,6	120	118	1
17	4,5,6	148	112	1
18	4,5,6	126	124	1
19	4,5,6	117	129	1
20	4,5,6	116	120	1
<b>PHASE 2</b>		<b>1144</b>	<b>1207</b>	<b>10</b>
<b>PHASE 1</b>		<b>1085</b>	<b>1207</b>	<b>10</b>
<b>AGGRÉGATE</b>		<b>2229</b>	<b>2414</b>	<b>20</b>

**MACPHERSON MEADOWS**

**PROPOSED UNIT ENTITLEMENT**

Unit	Unit Entitlement
11	96
12	96
13	110
14	121
15	97
16	102
17	102
18	117
19	134
20	110
<b>TOTAL:</b>	<b>2,296</b>

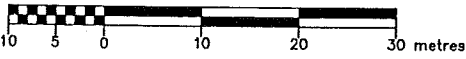
SCHEDULE "C" TO  
DISCLOSURE STATEMENT  
DATED NOV 16 2005





STRATA PLAN OF LOT 1,  
 PLAN 35239 except PLAN KAS1467  
 (PHASE 1), D.L. 2450s, S.D.Y.D.

BCGS 82E.013  
 SCALE 1:500



TOWN OF OLIVER

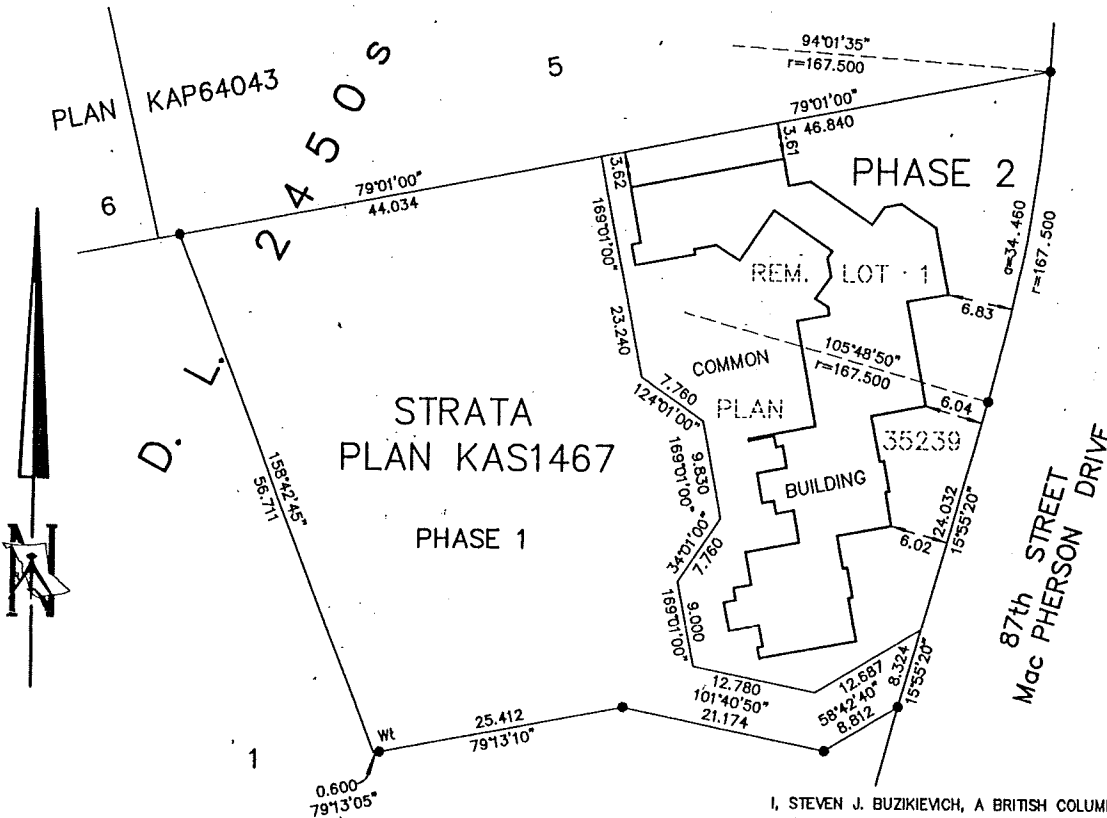
SHEET 1 OF 6 SHEETS

STRATA PLAN KAS1467  
 PHASE 2

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT  
 KAMLOOPS, B.C., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

AUG 22 2006

C. JOHNSTON  
 REGISTRAR



PLAN 38854

I, STEVEN J. BUZIKIEVICH, A BRITISH COLUMBIA LAND SURVEYOR,  
 CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN  
 HAVE NOT, AS OF THE 12th DAY OF JULY, 2006, BEEN  
 PREVIOUSLY OCCUPIED.

*[Signature]*  
 B.C.L.S.

I, STEVEN J. BUZIKIEVICH, A BRITISH COLUMBIA LAND SURVEYOR  
 OF THE CITY OF PENTICTON IN BRITISH COLUMBIA, CERTIFY  
 THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE  
 SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY  
 AND PLAN ARE CORRECT, THE SURVEY WAS COMPLETED ON THE  
 27th DAY OF JUNE, 2006. THE PLAN WAS COMPLETED  
 AND CHECKED, AND THE CHECKLIST FILED UNDER ECP#51724  
 ON THE 20th DAY OF JULY, 2006.

*[Signature]*  
 B.C.L.S.

I, STEVEN J. BUZIKIEVICH, A BRITISH COLUMBIA LAND SURVEYOR,  
 CERTIFY THAT THE BUILDING SHOWN ON THIS STRATA PLAN IS  
 WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE  
 SUBJECT OF THE STRATA PLAN.  
 DATED THIS 12th DAY OF JULY, 2006..

*[Signature]*  
 B.C.L.S.

**LEGEND**

- DENOTES STANDARD IRON POST FOUND
  - Ⓞ DENOTES COMMON PROPERTY LIMITED TO THE USE OF THE STRATA LOT SHOWN CIRCLED PURSUANT TO SEC. 53(2), CONDOMINIUM ACT.
  - S DENOTES STORAGE
  - SL DENOTES STRATA LOT
  - PT DENOTES PART
  - C OR COMMON DENOTES COMMON PROPERTY
  - LCP DENOTES LIMITED COMMON PROPERTY
  - m<sup>2</sup> DENOTES SQUARE METRES
- BEARINGS ARE ASTRONOMIC AND DERIVED FROM PLAN 35239

THIS PLAN LIES IN THE OKANAGAN-SIMILKAMEEN REGIONAL DISTRICT  
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.  
 OFFSETS DISTANCES TO BUILDINGS ARE TO EXTERIOR WALLS  
 CIVIC ADDRESS: 36616 - 87TH STREET (MAC PHERSON DRIVE), OLIVER, B.C.

DEVELOPMENT NAME: MAC PHERSON MEADOWS  
 THE ADDRESS FOR THE SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS: STRATA PLAN KAS1467  
 c/o MOTT RUTHERFORD WELSH & GREIG  
 ATTENTION: PRESTON MOTT  
 #100-166 MAIN STREET,  
 PENTICTON, B.C. V2A 5A4

STEVEN J. BUZIKIEVICH  
 PROFESSIONAL LAND SURVEYOR  
 54 NANAIMO AVE. E.  
 PENTICTON, B.C.  
 Phone: (250)492-0559 Fax: (250)492-9851  
 FILE 05-269A FB. 160 PG. 43  
 DWG. 05-269A

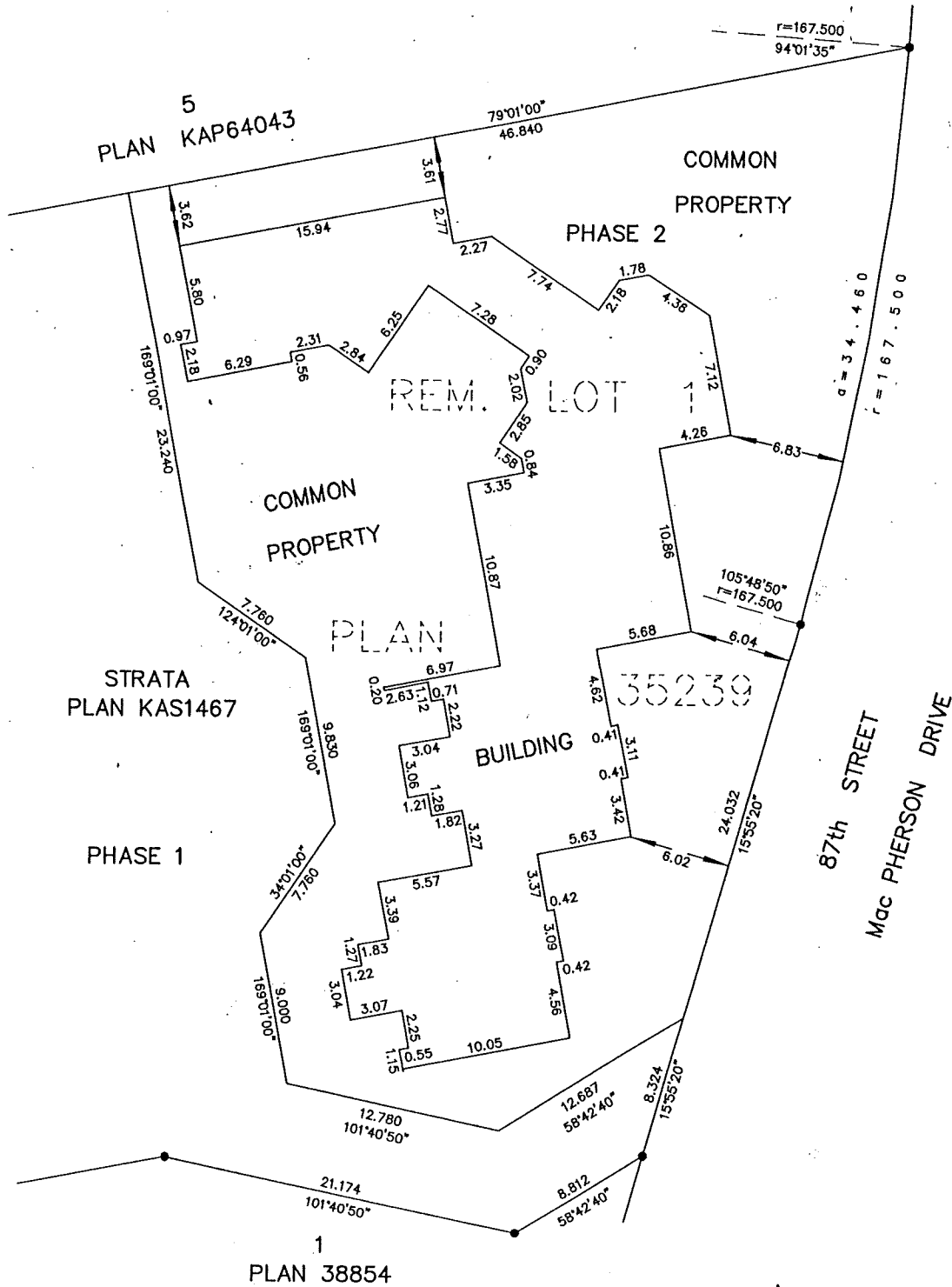
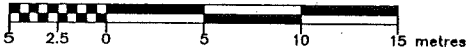
ORIGINAL

FLOOR PLANS

SHEET 2 OF 6 SHEETS

STRATA PLAN KAS1467  
PHASE 2

SCALE 1:250



*[Signature]*  
 B.C.L.S.  
 THIS 20th. DAY OF JULY, 2006.

STEVEN J. BUZIKIEVICH  
 PROFESSIONAL LAND SURVEYOR  
 54 NANAIMO AVE. E.  
 PENTICTON, B.C.  
 Phone: (250)492-0559 Fax: (250)492-9851  
 FILE 05-269A  
 DWG. 05-269B

ORIGINAL

STRATA PLAN KAS1467  
PHASE 2

LOT	SHEET	FORM 1	FORM 2	FORM 3	FIRST CERTIFICATE OF TITLE	
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS	VOLUME	FOLIO
11	4,6	98	118	1		
12	4,6	121	112	1		
13	4,6	108	124	1		
14	4,8	96	130	1		
15	4,6	96	120	1		
16	4,5,6	120	118	1		
17	4,5,6	146	112	1		
18	4,5,6	126	124	1		
19	4,5,6	117	129	1		
20	4,5,6	116	120	1		
PHASE 2		1144	1207	10		
PHASE 1		1085	1207	10		
AGGREGATE		2229	2414	20		

ACCEPTED AS TO FORMS 1, 2 AND 3 THIS 9<sup>th</sup> DAY OF August, 2008.

M. Dias-Galves  
SUPERINTENDENT OF REAL ESTATE

FORM Q  
APPROVAL

APPROVED AS PHASE 2 OF A 2 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.  
DATE: July 31, 2008

[Signature]  
APPROVING OFFICER FOR THE TOWN OF OLIVER

CERTIFICATE OF APPROVAL PURSUANT TO SECTION 8(2), CONDOMINIUM ACT.

APPROVED AS TO PHASE 2 OF A 2 PHASE STRATA PLAN UNDER SECTION 8(2) OF THE CONDOMINIUM ACT, THIS 31 DAY OF July, 2008

[Signature]  
APPROVING OFFICER FOR THE TOWN OF OLIVER

STATUTORY DECLARATION

I, THE UNDERSIGNED, DO SOLEMNLY DECLARE THAT:  
(1) I, THE UNDERSIGNED, AM THE DULY AUTHORIZED AGENT OF THE OWNER - DEVELOPER.  
(2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE.

I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

[Signature] AUTHORIZED SIGNATORY  
PRESTON SEARS MOTT NAME (PLEASE PRINT)

DECLARED BEFORE ME AT PENTICTON IN THE PROVINCE OF BRITISH COLUMBIA, THIS 3 DAY OF August, 2008.

Bernice Gray  
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA.  
NAME & ADDRESS: BERNICE GRAY  
1011 RUTHERFORD WELSH GREIG  
100-166 HAIN ST. PENTICTON BC V2A 5A4

OWNER  
RIKHI DEVELOPMENT CORPORATION  
[Signature]  
AUTHORIZED SIGNATORY  
R. R. KHI  
NAME (PLEASE PRINT)

WITNESS  
[Signature]  
L.A. SCHULTZ  
NAME (PLEASE PRINT)  
OLIVER, BC  
ADDRESS  
Records Clerk  
OCCUPATION

MORTGAGE & ASSIGNMENT OF RENTS  
VALLEY FIRST CREDIT UNION  
[Signature]  
AUTHORIZED SIGNATORY  
BLAIN CLOW  
NAME (PLEASE PRINT)

WITNESS  
[Signature]  
LINDA GONCALVES  
NAME (PLEASE PRINT)  
184 MAIN ST. PENT. BC.  
ADDRESS  
BANKER  
OCCUPATION

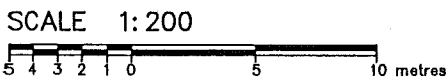
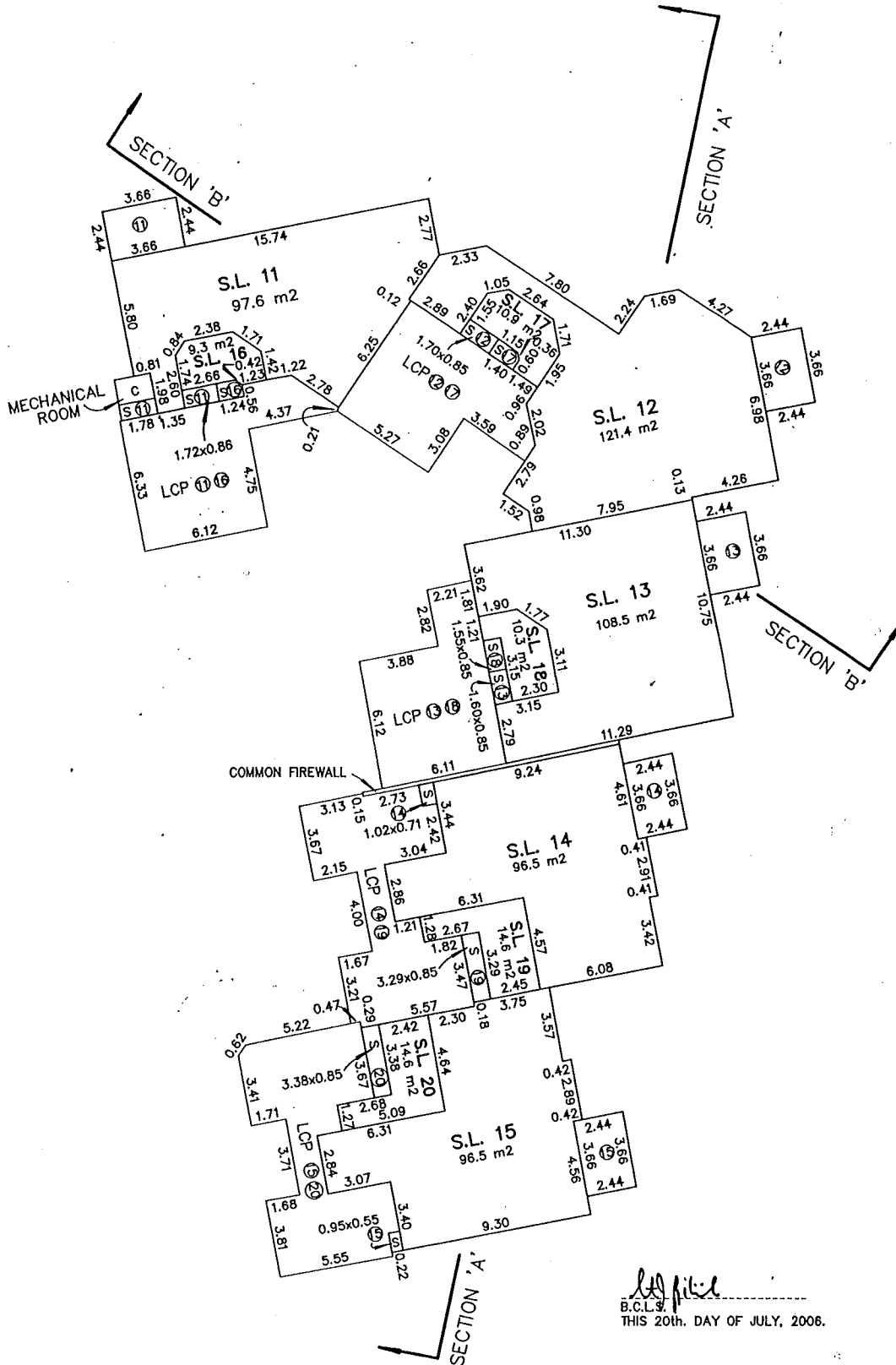
[Signature]  
AUTHORIZED SIGNATORY  
DOVA CAENEGIE  
NAME (PLEASE PRINT)

[Signature]  
B.C.L.S.  
THIS 20<sup>th</sup> DAY OF JULY, 2008.

STEVEN J. BUZIKIEVICH  
PROFESSIONAL LAND SURVEYOR  
54 NANAIMO AVE. E.  
PENTICTON, B.C.  
Phone: (250)492-0559 Fax: (250)492-9851  
FILE 05-269  
DWG. 05-269C

# STRATA PLAN KAS1467 PHASE 2

## FLOOR PLANS MAIN FLOOR



*[Signature]*  
B.C.L.S.  
THIS 20th. DAY OF JULY, 2006.

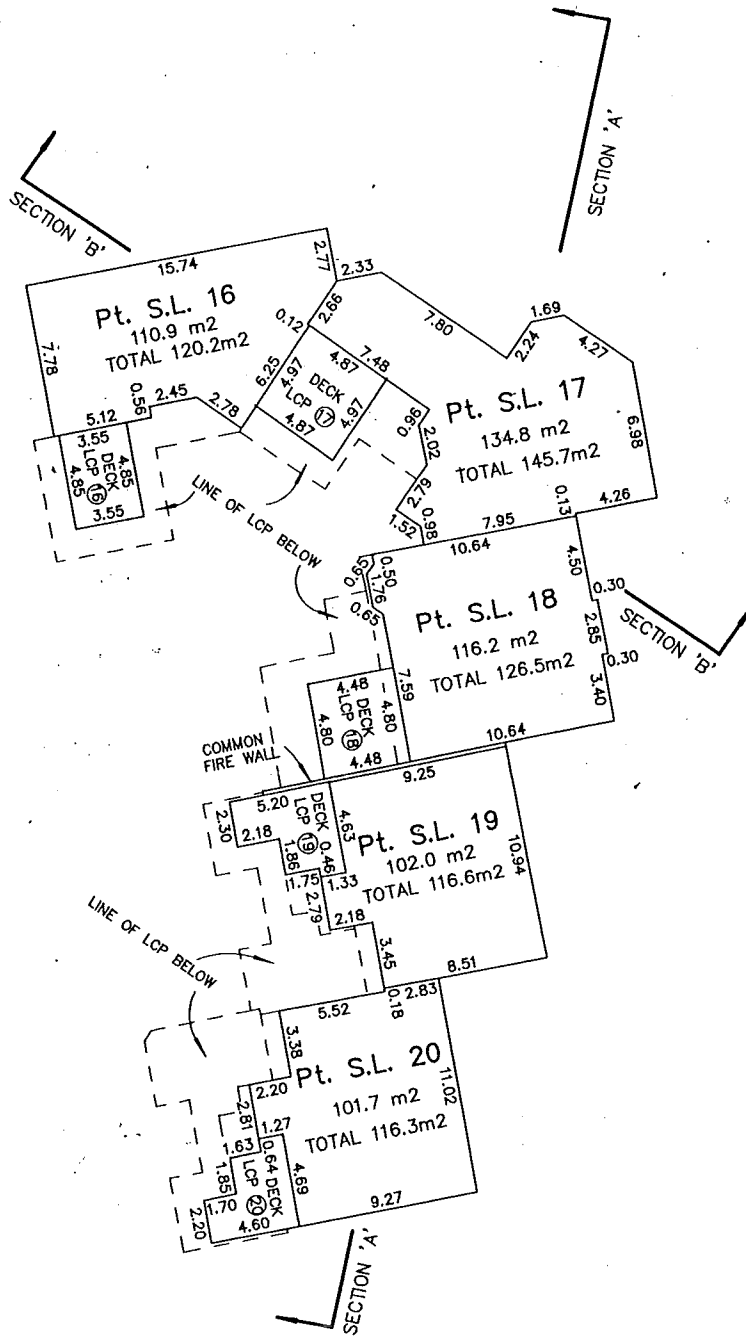
STEVEN J. BUZIKIEVICH  
PROFESSIONAL LAND SURVEYOR  
54 NANAIMO AVE. E.  
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FILE 05-269B  
DWG. 05-269D

ORIGINAL

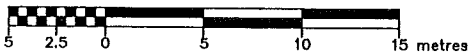
FLOOR PLANS  
SECOND FLOOR

SHEET 5 OF 6 SHEETS

STRATA PLAN KAS1467  
PHASE 2



SCALE 1:250



*[Signature]*  
B.C.L.S.  
THIS 20th. DAY OF JULY, 2006.

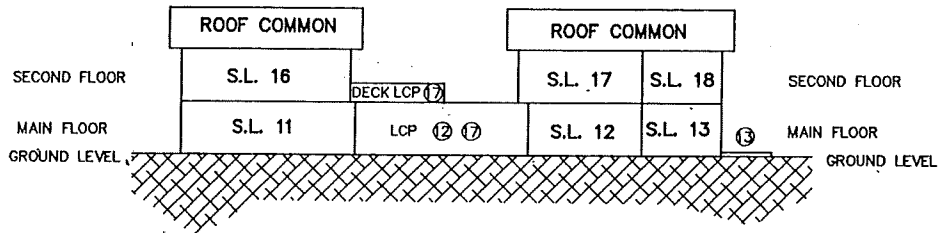
STEVEN J. BUZIKIEVICH  
PROFESSIONAL LAND SURVEYOR  
54 NANAIMO AVE. E.  
PENTICTON, B.C.  
Phone: (250)492-0559 Fax: (250)492-9851  
FILE 05-269B  
DWG. 05-269E

ORIGINAL

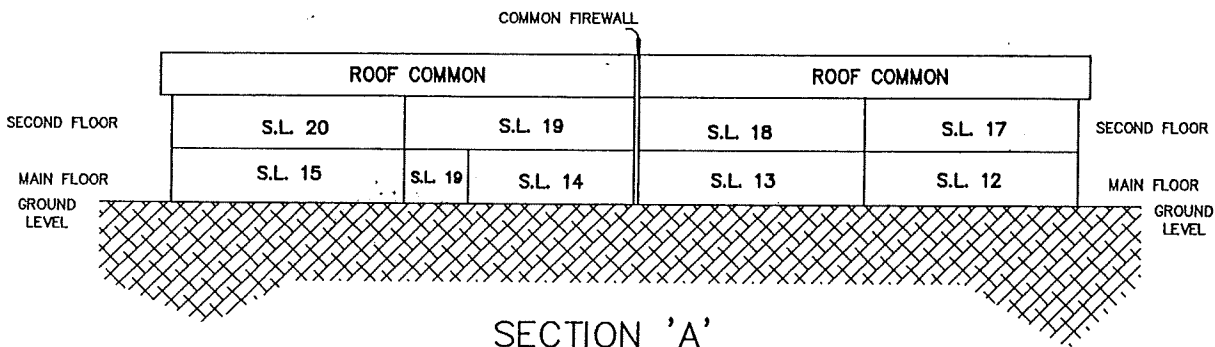
BUILDING SECTIONS

SHEET 6 OF 6 SHEETS

**STRATA PLAN KAS1467**  
PHASE 2



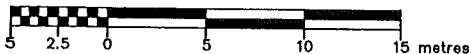
SECTION 'B'



SECTION 'A'

*APL*  
B.C.L.S.  
THIS 20th. DAY OF JULY, 2006.

SCALE 1:250



ORIGINAL

STEVEN J. BUZIKIEVICH  
PROFESSIONAL LAND SURVEYOR  
54 NANAIMO AVE. E.  
PENTICTON, B.C.  
Phone: (250)492-0559 Fax: (250)492-9851  
FILE 04-2698  
DWG. 05-269F

