

DISCLOSURE STATEMENT AMENDMENT

Date of Disclosure Statement: September 23, 2015

Date of this Amendment: April 27, 2017

Name of Development: DALLAS TOWN CENTRE

Name of Developer: GOLDEN VALLEY ENTERPRISES LTD.

Developer's Address for Service in BC:
2060 Columbia Avenue
Port Coquitlam, BC, V3C 4W4

Developer's Business Address:
2050 Columbia Avenue
Port Coquitlam, BC, V3C 4W4

Name and Business Address of
any Real Estate Brokerage acting
on behalf of the Developer:
Mike Mitchell, David Lawrence and Lyn Gannon of
Royal LePage Westwin Realty
800 Seymour Street, Kamloops, BC, V2C 2H5

This Amendment to Disclosure Statement has been filed with the Superintendent of Real Estate, but neither the Superintendent, nor any other authority of the government of the Province of British Columbia, has determined the merits of any statement contained in the Disclosure Statement, or whether the Disclosure Statement contains a misrepresentation or otherwise fails to comply with the requirements of the *Real Estate Development Marketing Act*. It is the responsibility of the developer to disclose plainly all material facts, without misrepresentation.

This Amendment to Disclosure Statement relates to a development property that is not yet completed. Please refer to Section 7.2 for information on the Purchase Agreement. That information has been drawn to the attention of _____, who has confirmed that fact by initialling in the space provided here: _____.

The Disclosure Statement dated September 23, 2015, is amended as follows:

1. Schedule "A"- Copy of the proposed strata plans for Phase 3 is deleted in its entirety and replaced with Schedule "A" – Copy of the proposed strata plans for Phase 3 attached hereto.
2. Schedule "B"- Copy of the proposed Form V – Unit Entitlement for Phase 3 is deleted in its entirety and replaced with Schedule "B" – Copy of the proposed Form V – Unit Entitlement for Phase 3 attached hereto.
3. Schedule "C"- Copy of the estimated budget is deleted in its entirety and replaced with Schedule "C" – Copy of the estimated budget attached hereto.
4. Schedule "F"- Copy of proposed Amended Form P, Phased Strata Plan Declaration is deleted in its entirety and replaced with Schedule "F" – Copy of proposed Amended Form P, Phased Strata Plan Declaration attached hereto.

DEEMED RELIANCE

Section 22 of the *Real Estate Development Marketing Act* provides that every purchaser who is entitled to receive this Disclosure Statement is deemed to have relied on any false or misleading statement of a material fact contained in this Disclosure Statement, if any, and any omission to state a material fact. The developer, its directors and any person who has signed or authorized the filing of this Disclosure Statement are liable to compensate the purchaser for any misrepresentation, subject to any defences available under section 22 of the Act.

The foregoing statements disclose, without misrepresentation, all material facts relating to the Development referred to above, as required by the *Real Estate Development Marketing Act* of British Columbia, as of April 27, 2017.

GOLDEN VALLEY ENTERPRISES LTD.,

by its authorized signatory:

per: _____

Director

Witness

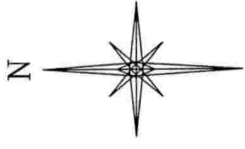
SCOTT BIANCO

RICHARD J.S. RAINEY
Barrister & Solicitor
#211-1015 Austin Avenue
Coquitlam, B.C. V3K 3N9
Telephone: 604-939-8321

SHEET 1 OF 11
STRATA PLAN KAS4005
 PHASE 3 OF 4

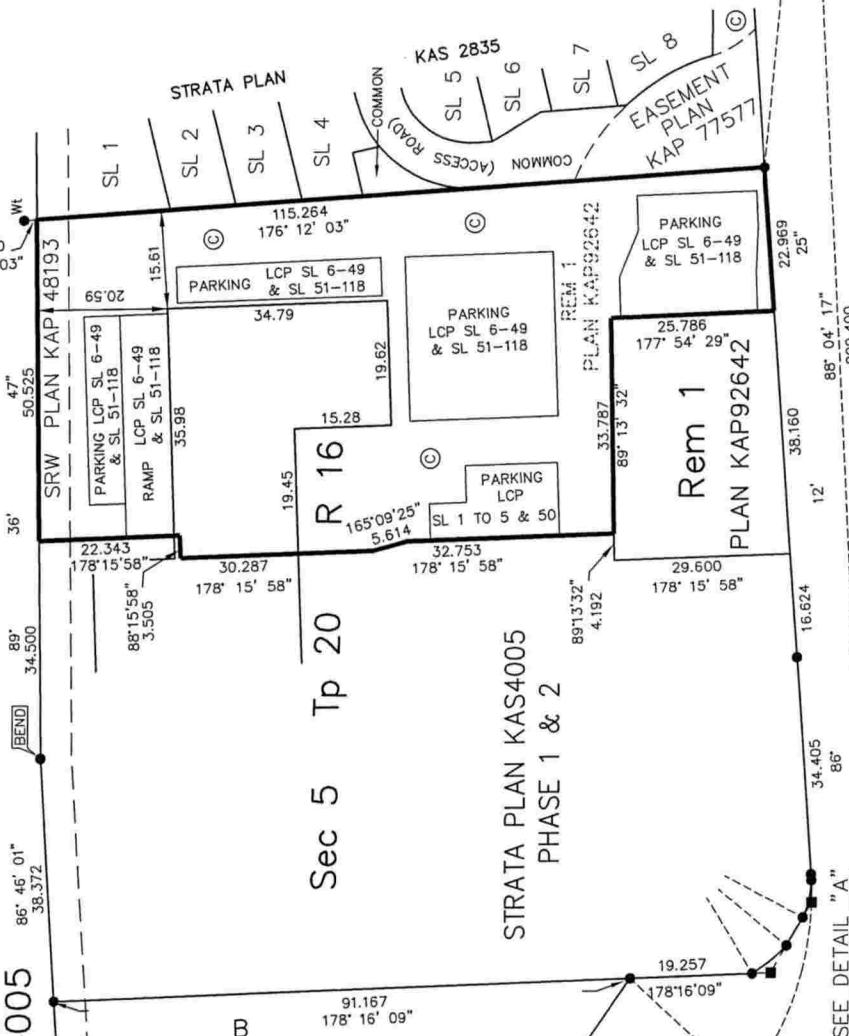
TRANS CANADA HIGHWAY
 PLANS 4403, H754, 43348

STRATA PLAN OF PART OF
LOT 1, Sec 5, Tp 20, R 16
W6M, KDYD, PLAN KAP92642
EXCEPT STRATA PLAN KAS4005
PHASES #1 AND #2
CITY OF KAMLOOPS
 CIVIC ADDRESS: #5170 DALLAS DRIVE
 KAMLOOPS BC
 BCGS 92 I 070



- LEGEND:**
- FOUND PLACED CONTROL MONUMENT
 - LEAD PLUG
 - STANDARD IRON POST
 - PT.....DENOTES PART
 - ⊙.....DENOTES COMMON PROPERTY
- ALL ANGLES ARE 90° OR 45°
 UNLESS OTHERWISE NOTED
 BEARINGS ARE GRID AND
 DERIVED FROM PLAN KAP92642

94H1288
 NAD83 (CSRS) 4.0.0.BC.1
 UTM ZONE 10
 NORTHING 5616686.504
 EASTING 699059.519
 POINT CSF 1.0000330
 ESTIMATED HORIZONTAL
 POSITIONAL ACCURACY
 IS 0.02 METRES AT
 95% CONFIDENCE LEVEL



THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S)

THIS PLAN IS PHASE 3 OF A 4 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT LYING WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF KAMLOOPS

THE BUILDING SHOWN HEREON ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN

THE BUILDING IN THIS STRATA PLAN HAS NOT BEEN PREVIOUSLY OCCUPIED.

CAD FILE: T03215--PHASE-3 FINAL.DWG (JAN 17/17)

THIS PLAN LIES WITHIN THE ASSESSMENT AREA

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (SHEET SIZE B) WHEN PLOTTED AT A SCALE OF 1:750

DISTANCES ARE HORIZONTAL GROUND LEVEL DISTANCES IN METRES AND DECIMALS THEREOF UNLESS SPECIFIED

UNDERHILL & UNDERHILL
 PROFESSIONAL LAND SURVEYORS
 204-153 SEYMOUR STREET
 KAMLOOPS, B.C. V2C 2C7
 TEL. (250) 372-8835

THIS PLAN LIES WITHIN THE THOMPSON-NICOLA REGIONAL DISTRICT

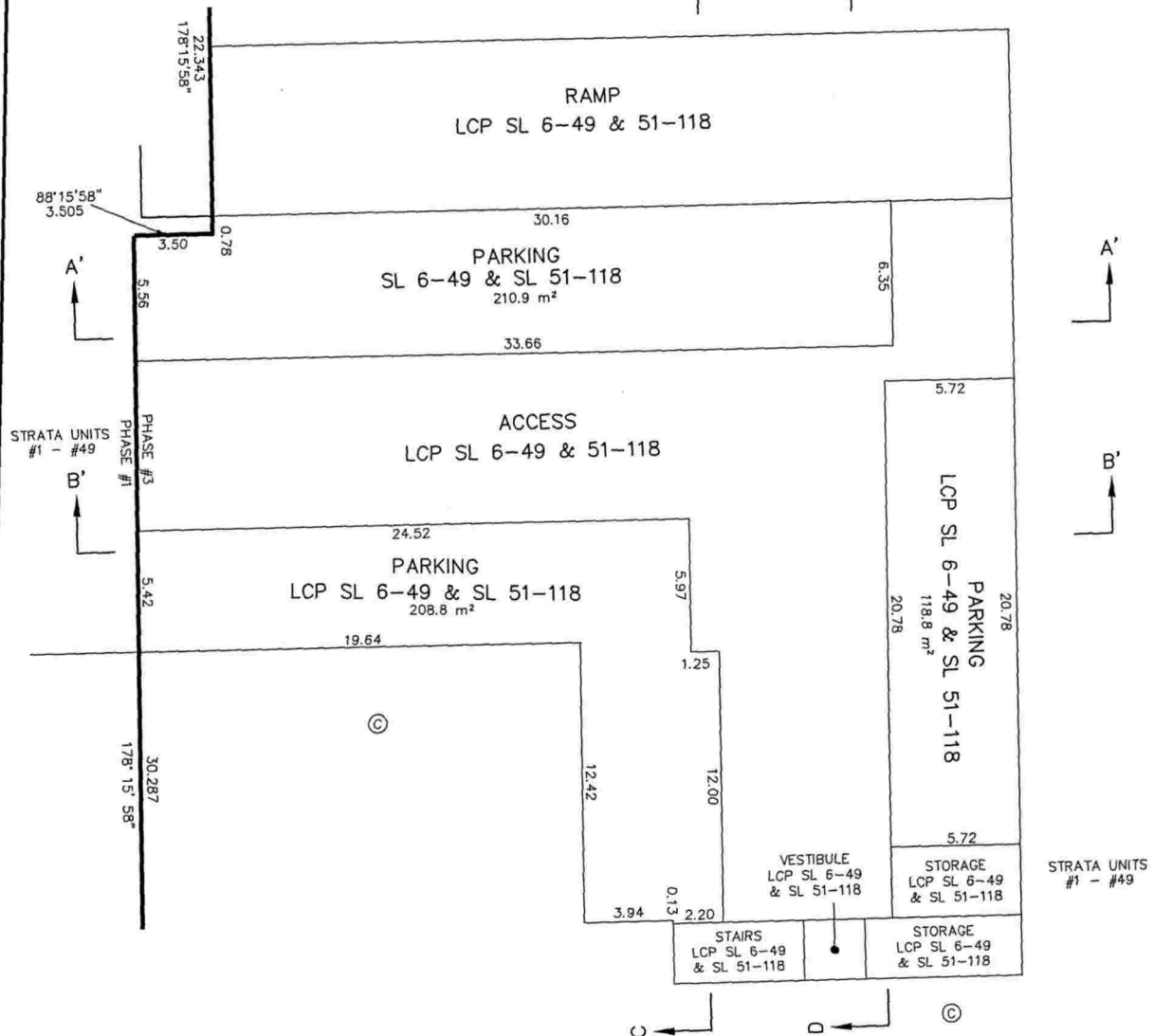
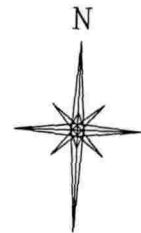
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED BY CHRISTOPHER JOHN de HAAN, BCLS ON THE 17TH DAY OF JANUARY, 2017

THIS PLAN LIES WITHIN THE ASSESSMENT AREA

DISTANCES ARE HORIZONTAL GROUND LEVEL DISTANCES IN METRES AND DECIMALS THEREOF UNLESS SPECIFIED

FLOOR PLAN OF
UNDERGROUND PARKING LEVEL
PHASE #3

SHEET 2 OF 11
STRATA PLAN KAS4005
PHASE 3 OF 4



THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH
BY 432mm IN HEIGHT (SHEET SIZE B) WHEN PLOTTED AT
A SCALE OF 1:200

DISTANCES ARE HORIZONTAL GROUND LEVEL DISTANCES EXPRESSED
IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE SPECIFIED

STRATA LOT BOUNDARIES ARE DETERMINED TO
CENTRE LINE OF INTERIOR AND OUTSIDE WALLS
AND THE MIDDLE OF ALL FLOORS AND CEILINGS

SECTION ARROWS ON THIS PLAN
POINT IN THE DIRECTION OF VIEW

ALL ANGLES 90° OR 45° EXCEPT AS NOTED

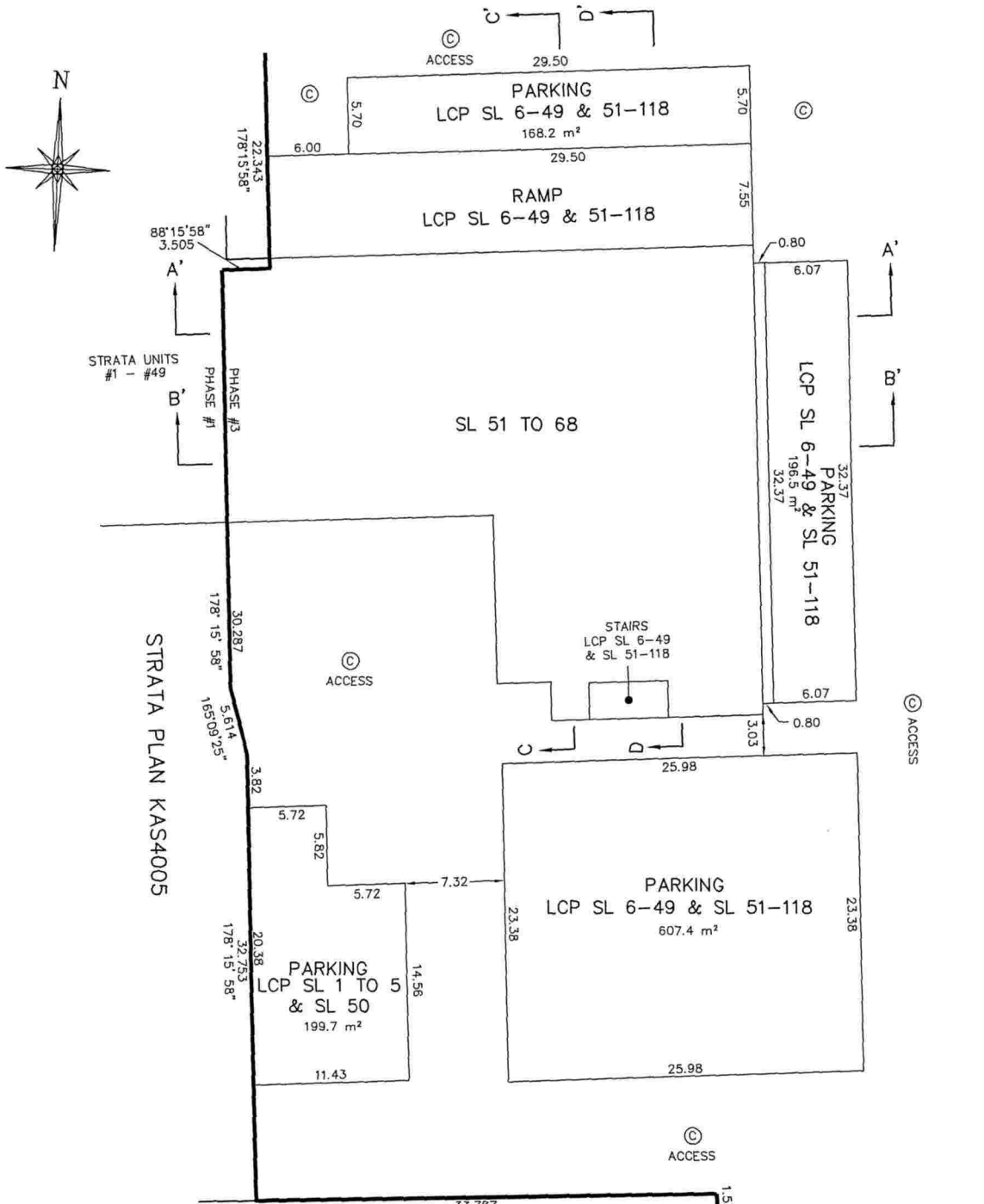
CHRISTOPHER JOHN de HAAN, BCLS (#799)
17TH DAY OF JANUARY, 2017

CAD FILE: T03215-PHASE-3 FINAL.DWG (JAN 17/17)

UNDERHILL & UNDERHILL
PROFESSIONAL LAND SURVEYORS
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KAMLOOPS, B.C. V2C 2C7
TEL. (250) 372-8835

GROUND FLOOR PLAN

SHEET 3 OF 11
STRATA PLAN KAS4005
PHASE 3 OF 4



THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH
BY 432mm IN HEIGHT (SHEET SIZE B) WHEN PLOTTED AT
A SCALE OF 1:300

DISTANCES ARE HORIZONTAL GROUND LEVEL DISTANCES EXPRESSED
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CAD FILE: T03215-PHASE-3 FINAL.DWG (JAN 17/17)

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TEL. (250) 372-8835

STRATA LOT BOUNDARIES ARE DETERMINED TO
CENTRE LINE OF INTERIOR AND OUTSIDE WALLS
AND THE MIDDLE OF ALL FLOORS AND CEILINGS

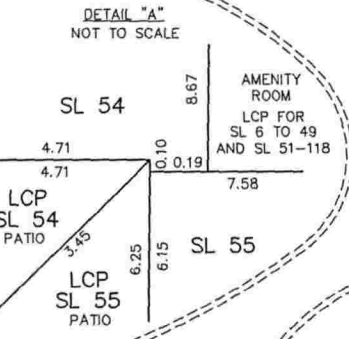
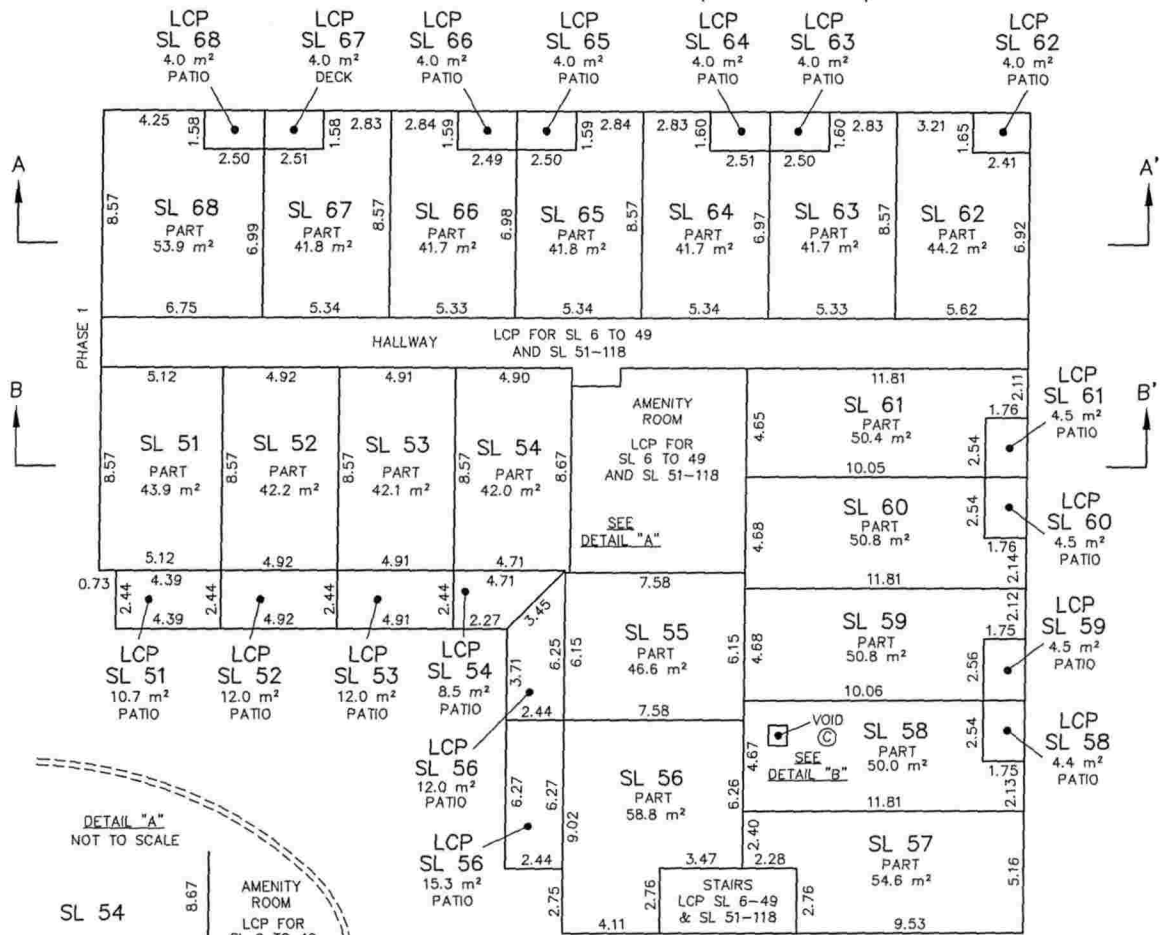
SECTION ARROWS ON THIS PLAN
POINT IN THE DIRECTION OF VIEW
ALL ANGLES 90° OR 45° EXCEPT AS NOTED

CHRISTOPHER JOHN de HAAN, BCLS (#799)
17TH DAY OF JANUARY, 2017

Rem 1
PLAN KAP92642

GROUND FLOOR
 STRATA LOTS 51 TO 68 (INCLUSIVE)
 PHASE #3

SHEET 4 OF 11
 STRATA PLAN KAS4005
 PHASE 3 OF 4



THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT (SHEET SIZE B) WHEN PLOTTED AT A SCALE OF 1:200

DISTANCES ARE HORIZONTAL GROUND LEVEL DISTANCES EXPRESSED IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE SPECIFIED

CHRISTOPHER JOHN de HAAN, BCLS (#799)
 17TH DAY OF JANUARY, 2017

STRATA LOT BOUNDARIES ARE DETERMINED TO CENTRE LINE OF INTERIOR AND OUTSIDE WALLS AND THE MIDDLE OF ALL FLOORS AND CEILINGS

CAD FILE: T03215-PHASE-3 FINAL.DWG (JAN 17/17)

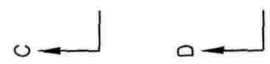
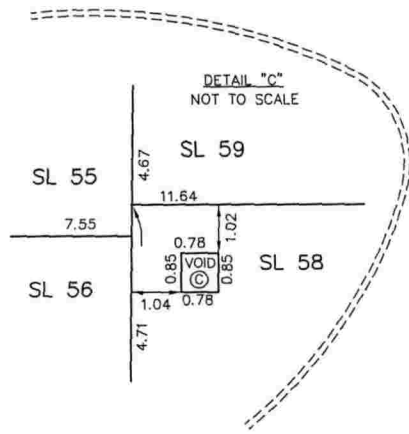
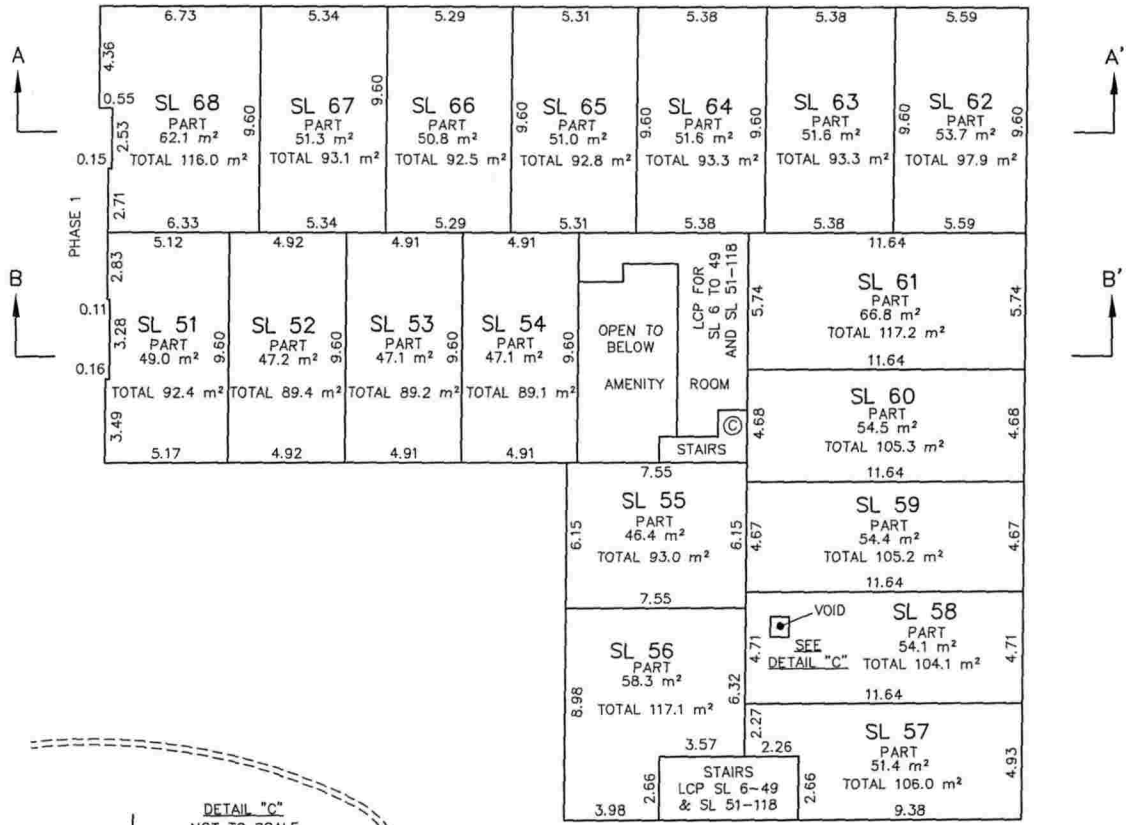
SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW

UNDERHILL & UNDERHILL
 PROFESSIONAL LAND SURVEYORS
 204-153 SEYMOUR STREET
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ALL ANGLES 90° OR 45° EXCEPT AS NOTED

SECOND FLOOR
 STRATA LOTS 51 TO 68 (INCLUSIVE)
 PHASE #3

SHEET 5 OF 11
 STRATA PLAN KAS4005
 PHASE 3 OF 4



THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT (SHEET SIZE B) WHEN PLOTTED AT A SCALE OF 1:200

DISTANCES ARE HORIZONTAL GROUND LEVEL DISTANCES EXPRESSED IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE SPECIFIED

CHRISTOPHER JOHN de HAAN, BCLS (#799)
 17TH DAY OF JANUARY, 2017

STRATA LOT BOUNDARIES ARE DETERMINED TO CENTRE LINE OF INTERIOR AND OUTSIDE WALLS AND THE MIDDLE OF ALL FLOORS AND CEILINGS

CAD FILE: T03215-PHASE-3 FINAL.DWG (JAN 17/17)

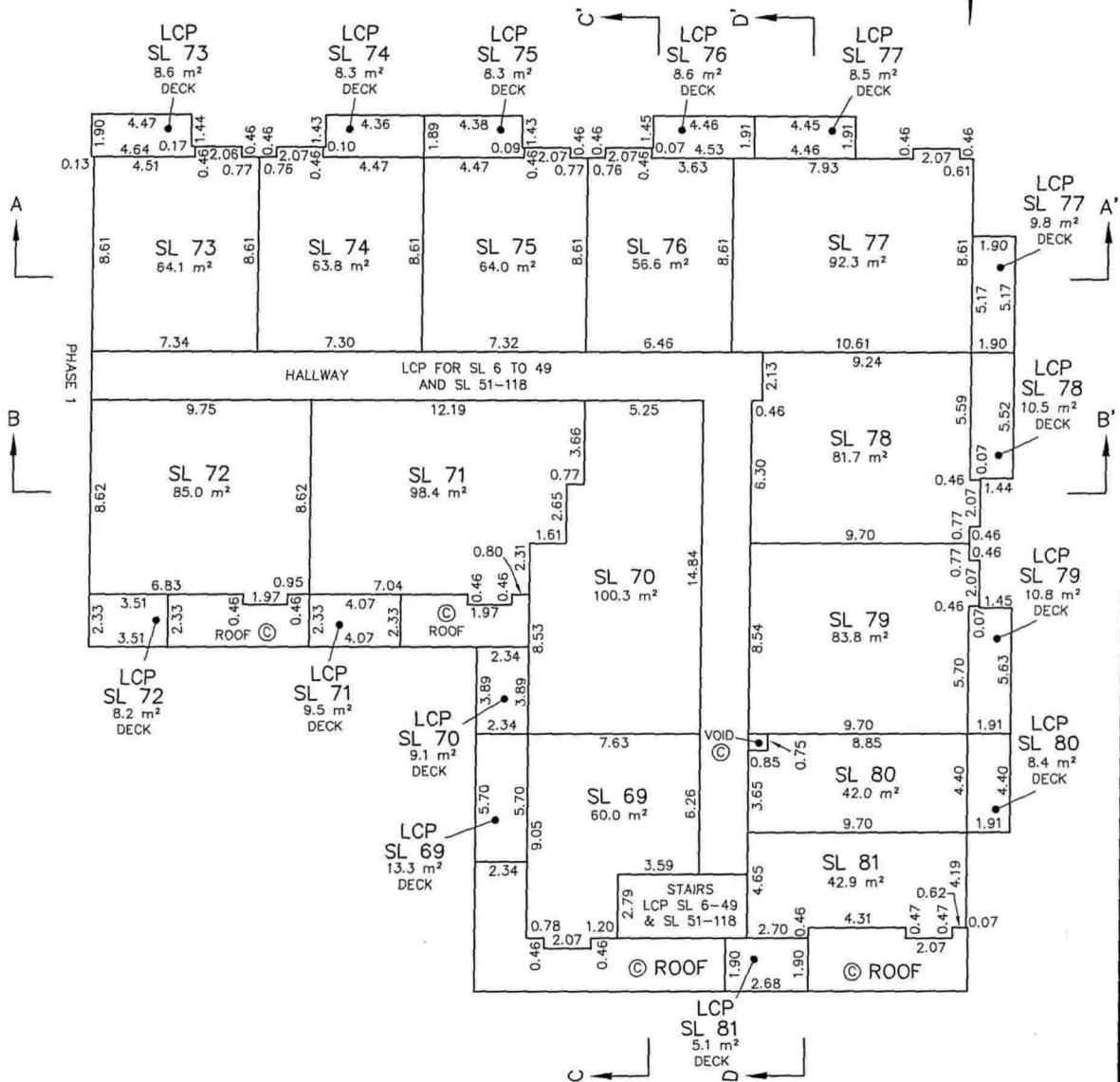
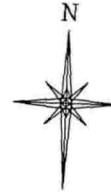
UNDERHILL & UNDERHILL
 PROFESSIONAL LAND SURVEYORS
 204-153 SEYMOUR STREET
 KAMLOOPS, B.C. V2C 2C7
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SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW

ALL ANGLES 90° OR 45° EXCEPT AS NOTED

THIRD FLOOR
 STRATA LOTS 69 TO 81 (INCLUSIVE)
 PHASE #3

SHEET 6 OF 11
 STRATA PLAN KAS4005
 PHASE 3 OF 4



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 BY 432mm IN HEIGHT (SHEET SIZE B) WHEN PLOTTED AT
 A SCALE OF 1:200

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 17TH DAY OF JANUARY, 2017

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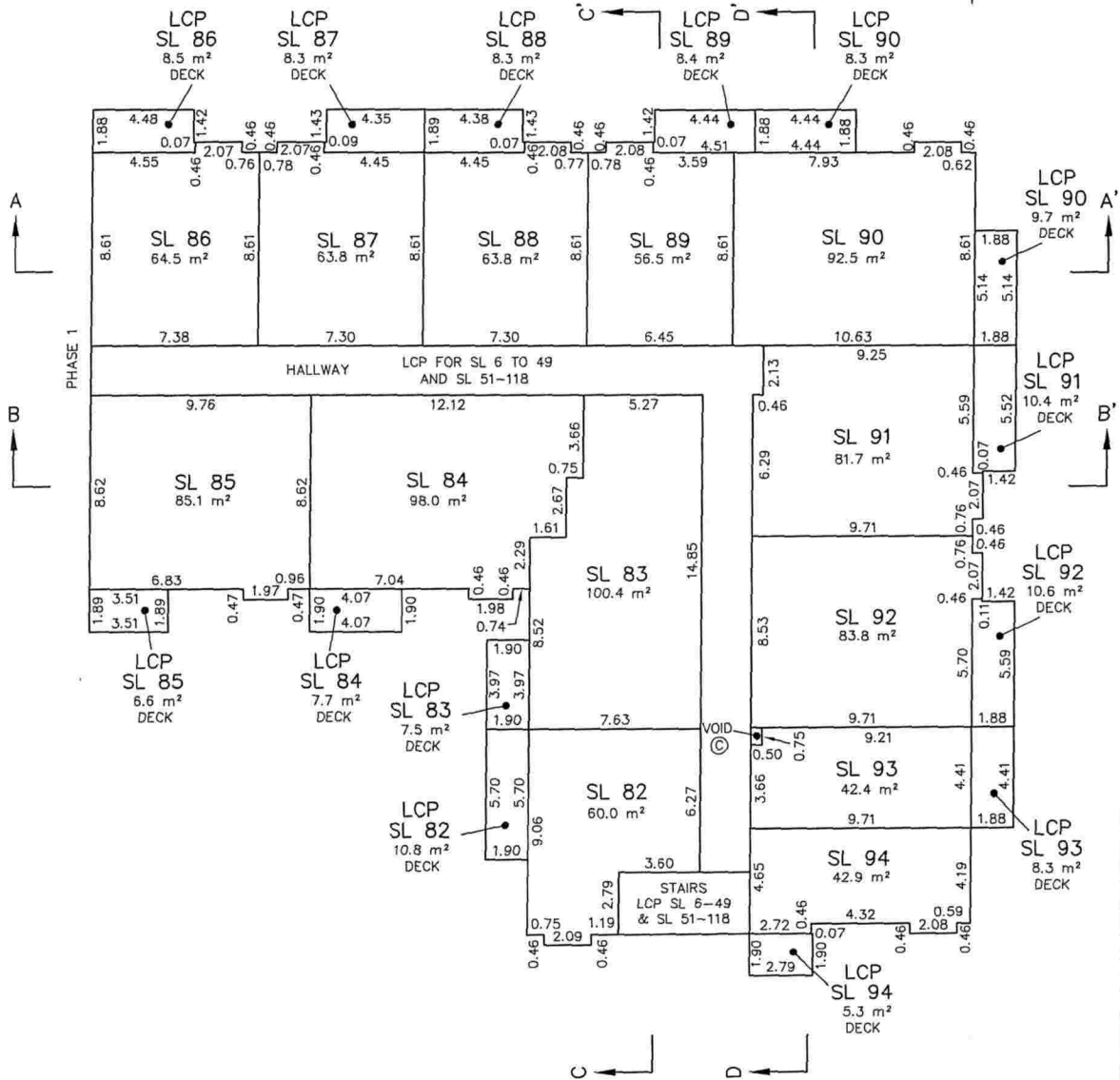
STRATA LOT BOUNDARIES ARE DETERMINED TO
 CENTRE LINE OF INTERIOR AND OUTSIDE WALLS
 AND THE MIDDLE OF ALL FLOORS AND CEILINGS

SECTION ARROWS ON THIS PLAN
 POINT IN THE DIRECTION OF VIEW

ALL ANGLES 90° OR 45° EXCEPT AS NOTED

FOURTH FLOOR
 STRATA LOTS 82 TO 94 (INCLUSIVE)
 PHASE #3

SHEET 7 OF 11
 STRATA PLAN KAS4005
 PHASE 3 OF 4



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 17TH DAY OF JANUARY, 2017

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 CENTRE LINE OF INTERIOR AND OUTSIDE WALLS
 AND THE MIDDLE OF ALL FLOORS AND CEILING

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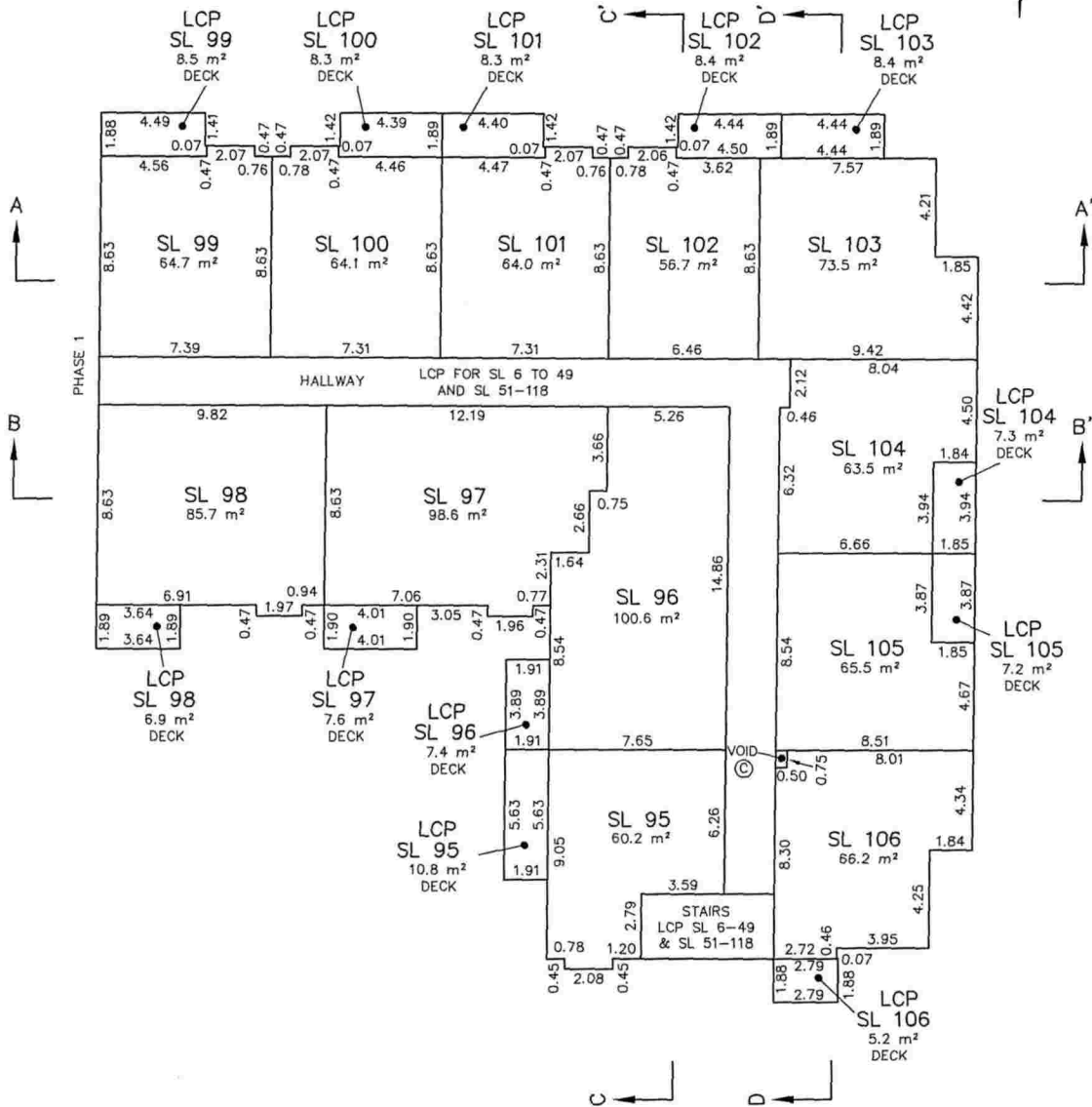
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 KAMLOOPS, B.C. V2C 2C7
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SECTION ARROWS ON THIS PLAN
 POINT IN THE DIRECTION OF VIEW

ALL ANGLES 90° OR 45° EXCEPT AS NOTED

FIFTH FLOOR
 STRATA LOTS 95 TO 106 (INCLUSIVE)
 PHASE #3

SHEET 8 OF 11
 STRATA PLAN KAS4005
 PHASE 3 OF 4



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 BY 432mm IN HEIGHT (SHEET SIZE B) WHEN PLOTTED AT
 A SCALE OF 1:200

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CHRISTOPHER JOHN de HAAN, BCLS (#799)
 17TH DAY OF JANUARY, 2017

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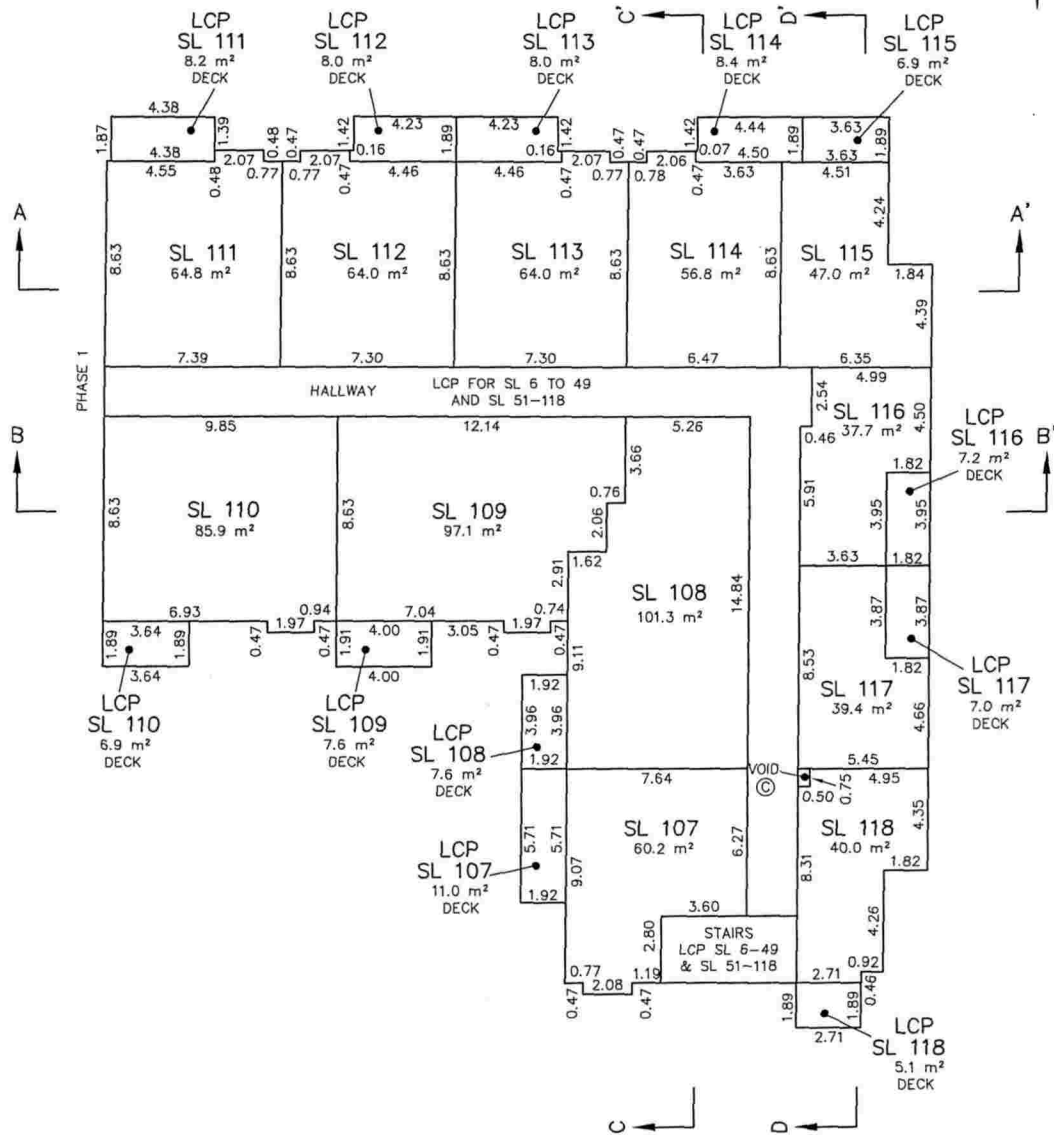
STRATA LOT BOUNDARIES ARE DETERMINED TO
 CENTRE LINE OF INTERIOR AND OUTSIDE WALLS
 AND THE MIDDLE OF ALL FLOORS AND CEILINGS

SECTION ARROWS ON THIS PLAN
 POINT IN THE DIRECTION OF VIEW

ALL ANGLES 90° OR 45° EXCEPT AS NOTED

SIXTH FLOOR
 STRATA LOTS 107 TO 118 (INCLUSIVE)
 PHASE #3

SHEET 9 OF 11
 STRATA PLAN KAS4005
 PHASE 3 OF 4



THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT (SHEET SIZE B) WHEN PLOTTED AT A SCALE OF 1:200

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CHRISTOPHER JOHN de HAAN, BCLS (#799)
 17TH DAY OF JANUARY, 2017

STRATA LOT BOUNDARIES ARE DETERMINED TO CENTRE LINE OF INTERIOR AND OUTSIDE WALLS AND THE MIDDLE OF ALL FLOORS AND CEILINGS

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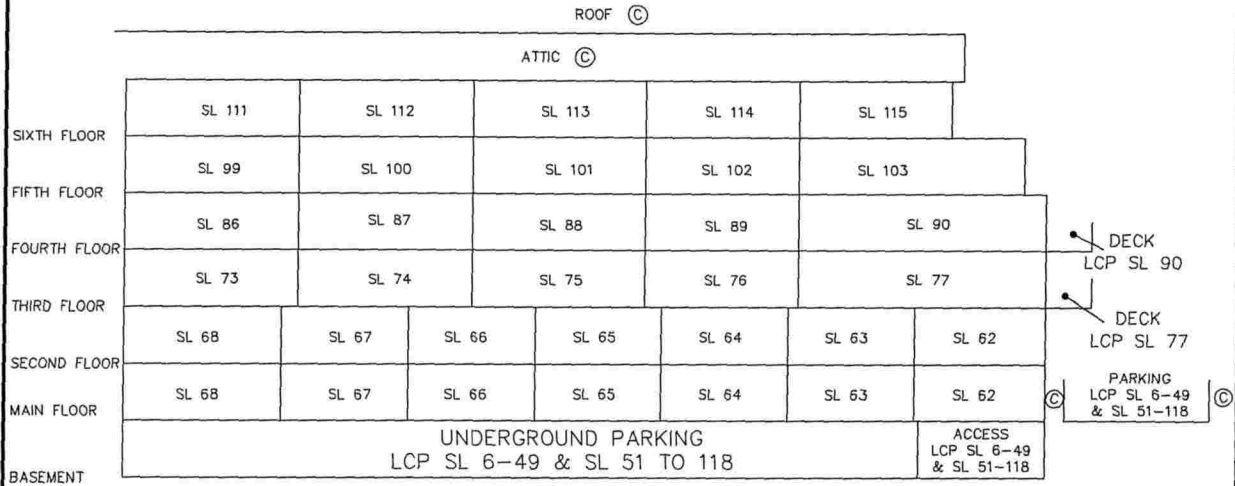
SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW

ALL ANGLES 90° OR 45° EXCEPT AS NOTED

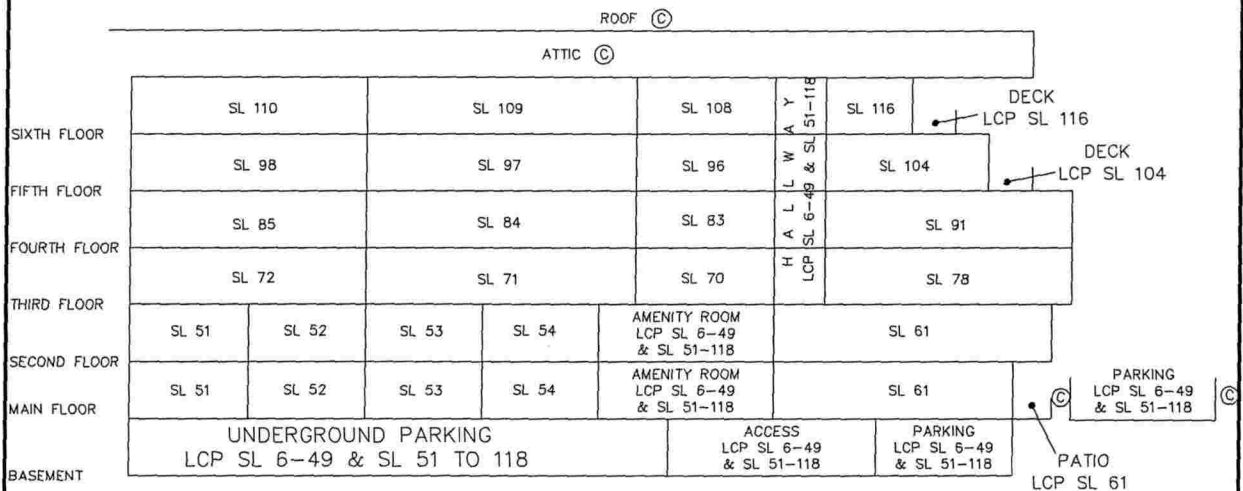
SECTIONS
PHASE #3

SHEET 10 OF 11
STRATA PLAN KAS4005
PHASE 3 OF 4

SECTION A-A'



SECTION B-B'



THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT (SHEET SIZE B) WHEN PLOTTED AT A SCALE OF 1:200

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CHRISTOPHER JOHN de HAAN, BCLS (#799)
17TH DAY OF JANUARY, 2017

STRATA LOT BOUNDARIES ARE DETERMINED TO CENTRE LINE OF INTERIOR AND OUTSIDE WALLS AND THE MIDDLE OF ALL FLOORS AND CEILINGS

CAD FILE: T03215-PHASE-3 FINAL.DWG (JAN 17/17)

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PROFESSIONAL LAND SURVEYORS
204-153 SEYMOUR STREET
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SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW

ALL ANGLES 90° OR 45° EXCEPT AS NOTED

SECTIONS
PHASE #3

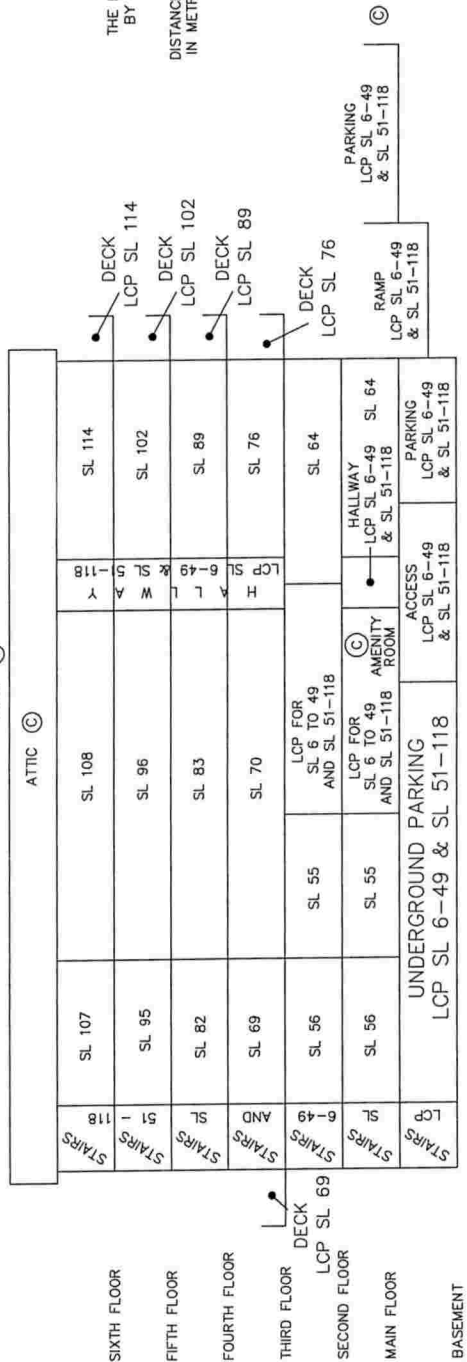
SECTION C-C'

SHEET 11 OF 11
STRATA PLAN KAS4005
PHASE 3 OF 4



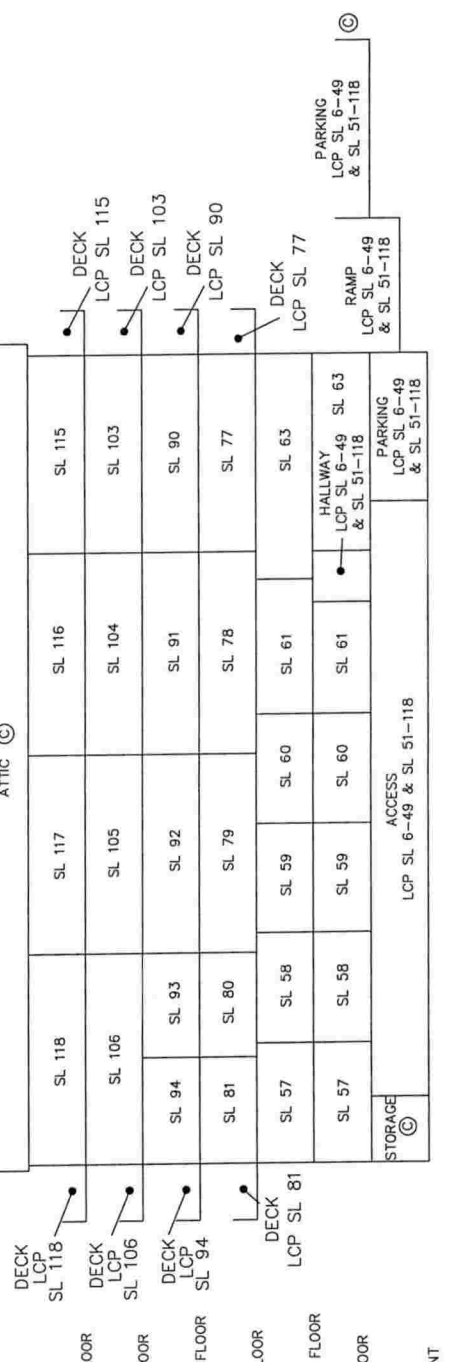
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SECTION D-D'

SHEET 11 OF 11
STRATA PLAN KAS4005
PHASE 3 OF 4



STRATA LOT BOUNDARIES ARE DETERMINED TO CENTRE LINE OF INTERIOR AND OUTSIDE WALLS AND THE MIDDLE OF ALL FLOORS AND CEILINGS

SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW

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CHRISTOPHER JOHN de HAAN, BCLS (#799)
17TH DAY OF JANUARY, 2017

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TEL. (250) 372-8835

DRAWN BY: BMR

FILE NO. K10-059

T03215

SCHEDULE "B"

Strata Property Act

FORM V

SCHEDULE OF UNIT ENTITLEMENT

(Sections 245(a), 246, 264)

Re: Strata Plan *KAS4005*, being a strata plan of

*PID: 028-753-411 Lot 1, Sec 5, Tp 20, R 16, W6M, KDYD, Plan KAP92642 Except
Strata Plan KAS4005 Phases #1 and #2*

Complete and file only the applicable form of schedule.

STRATA PLAN CONSISTING ENTIRELY OF BOTH RESIDENTIAL AND NON-RESIDENTIAL STRATA LOTS

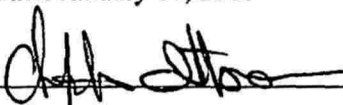
The unit entitlement for each residential strata lot is one of the following [*check appropriate box*], as set out in the following table:

- (a) the habitable area of the strata lot, in square metres, rounded to the nearest whole number as determined by a British Columbia land surveyor as set out in section 246(3)(a)(i) of the *Strata Property Act*.

Certificate of British Columbia Land Surveyor

I, Christopher J. de Haan, a British Columbia land surveyor, certify that the following table reflects the habitable area of each residential strata lot.

Date: January 17, 2017



Signature

OR

- (b) a whole number that is the same for all of the residential strata lots as set out in section 246(3)(a)(ii) of the *Strata Property Act*.

OR

- (c) a number that is approved by the Superintendent of Real Estate in accordance with section 246(3)(a)(iii) of the *Strata Property Act*.

Signature of Superintendent of Real Estate

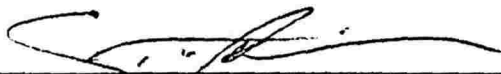
Strata Lot No.	Sheet No.	Total Area in m ²	Unit Entitlement
51	4,5,10	92.4	92
52	4,5,10	89.4	89
53	4,5,10	89.2	89
54	4,5,10	89.1	89
55	4,5,11	93.0	93
56	4,5,11	117.1	117
57	4,5,11	106.0	106
58	4,5,11	104.1	104
59	4,5,11	105.2	105
60	4,5,11	105.3	105
61	4,5,10,11	117.2	117
62	4,5,10	97.9	98
63	4,5,10,11	93.3	93
64	4,5,10,11	93.3	93
65	4,5,10	92.8	93
66	4,5,10	92.5	93
67	4,5,10	93.1	93
68	4,5,10	116.0	116
69	6,11	60.0	60
70	6,10,11	100.3	100
71	6,10	98.4	98
72	6,10	85.0	85
73	6,10	64.1	64
74	6,10	63.8	64
75	6,10	64.0	64
76	6,10,11	56.6	57
77	6,10,11	92.3	92
78	6,10,11	81.7	82
79	6,11	83.8	84
80	6,11	42.0	42
81	6,11	42.9	43
82	7,11	60.0	60
83	7,10,11	100.4	100
84	7,10	98.0	98
85	7,10	85.1	85
86	7,10	64.5	65
87	7,10	63.8	64
88	7,10	63.8	64
89	7,10,11	56.5	57
90	7,10,11	92.5	93
91	7,10,11	81.7	82
92	7,11	83.8	84
93	7,11	42.4	42

Strata Lot No.	Sheet No.	Total Area in m ²	Unit Entitlement
94	7,11	42.9	43
95	8,11	60.2	60
96	8,10,11	100.6	101
97	8,10	98.6	99
98	8,10	85.7	86
99	8,10	64.7	65
100	8,10	64.1	64
101	8,10	64.0	64
102	8,10,11	56.7	57
103	8,10,11	73.5	74
104	8,10,11	63.5	64
105	8,11	65.5	66
106	8,11	66.2	66
107	9,11	60.2	60
108	9,10,11	101.3	101
109	9,10	97.1	97
110	9,10	85.9	86
111	9,10	64.8	65
112	9,10	64.0	64
113	9,10	64.0	64
114	9,10,11	56.8	57
115	9,10,11	47.0	47
116	9,10,11	37.7	38
117	9,11	39.4	39
118	9,11	40.0	40
Total Number of Lots: 68			Total Unit Entitlement = 5281

- * expression of percentage is for informational purposes only and has no legal effect
- ** not required for a phase of a phased strata plan

January 19, 2017.

Date: [month, day, year].



Signature of Owner Developer

SCHEDULE "C"

**Strata Corporation KAS4005 Residential Section
Dallas Town Centre**

	Approved Budget 2016-2017	Proposed Budget Phase 3
INCOME		
Strata Fee Income	85,610.51	166,646.94
Interest Income	50.00	
Move-in Fee/Penalty Income	1,000.00	-
TOTAL OPERATING INCOME	\$ 86,660.51	\$ 166,646.94
EXPENSES		
Bank Charges	500.00	600.00
Cleaning	11,500.00	17,000.00
Contingency Reserve Expense	21,401.93	31,675.00
Elevator	7,700.00	7,700.00
Enterphone	604.80	604.80
Garbage Removal	2,700.00	6,000.00
Legal	500.00	500.00
Management Fees	6,300.00	15,750.00
Management Fee - Audit	315.00	630.00
Office	300.00	763.64
Parkade Maintenance	2,000.00	4,000.00
Repairs & Maintenance	11,296.90	11,296.90
Security	2,800.00	2,800.00
Utilities - Heat (Gas)	14,281.73	28,563.46
Utilities - Light & Power (Hydro)	13,947.60	27,895.20
Utilities - Water	4,269.55	10,867.95
TOTAL EXPENSES	\$ 100,417.51	\$ 166,646.94
NET OPERATING SUPLUS (DEFICIT)	\$ (13,757.00)	\$ -
PRIOR YEAR RETAINED EARNINGS (DEFICIT)	\$ 13,757.00	
NET RETAINED SURPLUS (DEFICIT) FOR THE YEAR	\$ (0.00)	\$ -

STATEMENT OF CONTINGENCY RESERVE

CONTINGENCY RESERVE FUND OPENING BALANCE	\$ 35,467.68	\$ 35,467.68
Contribution from Strata Fees	21,401.93	31,675.00
Contribution from developer-Seed phase 3		4,666.79
CONTINGENCY RESERVE FUND CLOSING BALANCE	\$ 56,869.61	\$ 71,809.47

**Strata Corporation KAS4005 Residential Section
Strata Fee Distribution**

Phase	Unit Number	Strata Lot	Unit Entitlement	Monthly Residential Strata Fee	Portion Attributed to Reserve
1	204	6	92	\$ 135.50	\$ 25.75
1	205	7	108	\$ 159.06	\$ 30.23
1	206	8	108	\$ 159.06	\$ 30.23
1	207	9	108	\$ 159.06	\$ 30.23
1	208	10	80	\$ 117.83	\$ 22.40
1	209	11	78	\$ 114.88	\$ 21.84
1	210	12	80	\$ 117.83	\$ 22.40
1	211	13	94	\$ 138.45	\$ 26.31
1	212	14	107	\$ 157.59	\$ 29.95
1	213	15	107	\$ 157.59	\$ 29.95
1	214	16	75	\$ 110.46	\$ 21.00
1	304	17	92	\$ 135.50	\$ 25.75
1	305	18	108	\$ 159.06	\$ 30.23
1	306	19	108	\$ 159.06	\$ 30.23
1	307	20	108	\$ 159.06	\$ 30.23
1	308	21	80	\$ 117.83	\$ 22.40
1	309	22	78	\$ 114.88	\$ 21.84
1	310	23	80	\$ 117.83	\$ 22.40
1	311	24	94	\$ 138.45	\$ 26.31
1	312	25	107	\$ 157.59	\$ 29.95
1	313	26	107	\$ 157.59	\$ 29.95
1	314	27	75	\$ 110.46	\$ 21.00
1	403	28	92	\$ 135.50	\$ 25.75
1	404	29	108	\$ 159.06	\$ 30.23
1	405	30	108	\$ 159.06	\$ 30.23
1	406	31	108	\$ 159.06	\$ 30.23
1	407	32	80	\$ 117.83	\$ 22.40
1	408	33	78	\$ 114.88	\$ 21.84
1	409	34	80	\$ 117.83	\$ 22.40
1	410	35	94	\$ 138.45	\$ 26.31
1	411	36	107	\$ 157.59	\$ 29.95
1	412	37	107	\$ 157.59	\$ 29.95
1	413	38	75	\$ 110.46	\$ 21.00
1	503	39	92	\$ 135.50	\$ 25.75
1	504	40	108	\$ 159.06	\$ 30.23
1	505	41	108	\$ 159.06	\$ 30.23
1	506	42	108	\$ 159.06	\$ 30.23
1	507	43	80	\$ 117.83	\$ 22.40
1	508	44	78	\$ 114.88	\$ 21.84
1	509	45	80	\$ 117.83	\$ 22.40
1	510	46	94	\$ 138.45	\$ 26.31

**Strata Corporation KAS4005 Residential Section
Strata Fee Distribution**

Phase	Unit Number	Strata Lot	Unit Entitlement	Monthly Residential Strata Fee	Portion Attributal to Reserve
1	511	47	107	\$ 157.59	\$ 29.95
1	512	48	107	\$ 157.59	\$ 29.95
1	513	49	75	\$ 110.46	\$ 21.00
3	106	51	92	\$ 135.50	\$ 25.75
3	107	52	89	\$ 131.08	\$ 24.91
3	108	53	89	\$ 131.08	\$ 24.91
3	109	54	89	\$ 131.08	\$ 24.91
3	111	55	93	\$ 136.97	\$ 26.03
3	112	56	117	\$ 172.32	\$ 32.75
3	113	57	106	\$ 156.12	\$ 29.67
3	114	58	104	\$ 153.17	\$ 29.11
3	115	59	105	\$ 154.65	\$ 29.39
3	116	60	105	\$ 154.65	\$ 29.39
3	117	61	117	\$ 172.32	\$ 32.75
3	118	62	98	\$ 144.34	\$ 27.43
3	119	63	93	\$ 136.97	\$ 26.03
3	120	64	93	\$ 136.97	\$ 26.03
3	121	65	93	\$ 136.97	\$ 26.03
3	122	66	93	\$ 136.97	\$ 26.03
3	123	67	93	\$ 136.97	\$ 26.03
3	124	68	116	\$ 170.85	\$ 32.47
3	200	69	60	\$ 88.37	\$ 16.80
3	201	70	100	\$ 147.28	\$ 27.99
3	202	71	98	\$ 144.34	\$ 27.43
3	203	72	85	\$ 125.19	\$ 23.80
3	215	73	64	\$ 94.26	\$ 17.92
3	216	74	64	\$ 94.26	\$ 17.92
3	217	75	64	\$ 94.26	\$ 17.92
3	218	76	57	\$ 83.95	\$ 15.96
3	219	77	92	\$ 135.50	\$ 25.75
3	220	78	82	\$ 120.77	\$ 22.96
3	221	79	84	\$ 123.72	\$ 23.52
3	222	80	42	\$ 61.86	\$ 11.76
3	223	81	43	\$ 63.33	\$ 12.04
3	300	82	60	\$ 88.37	\$ 16.80
3	301	83	100	\$ 147.28	\$ 27.99
3	302	84	98	\$ 144.34	\$ 27.43
3	303	85	85	\$ 125.19	\$ 23.80
3	315	86	65	\$ 95.73	\$ 18.20
3	316	87	64	\$ 94.26	\$ 17.92
3	317	88	64	\$ 94.26	\$ 17.92

**Strata Corporation KAS4005 Residential Section
Strata Fee Distribution**

Phase	Unit Number	Strata Lot	Unit Entitlement	Monthly Residential Strata Fee	Portion Attributed to Reserve
3	318	89	57	\$ 83.95	\$ 15.96
3	319	90	93	\$ 136.97	\$ 26.03
3	320	91	82	\$ 120.77	\$ 22.96
3	321	92	84	\$ 123.72	\$ 23.52
3	322	93	42	\$ 61.86	\$ 11.76
3	323	94	43	\$ 63.33	\$ 12.04
3	400	96	101	\$ 148.76	\$ 28.27
3	401	97	99	\$ 145.81	\$ 27.71
3	402	98	86	\$ 126.66	\$ 24.08
3	414	99	65	\$ 95.73	\$ 18.20
3	415	100	64	\$ 94.26	\$ 17.92
3	416	101	64	\$ 94.26	\$ 17.92
3	417	102	57	\$ 83.95	\$ 15.96
3	418	103	74	\$ 108.99	\$ 20.72
3	419	104	64	\$ 94.26	\$ 17.92
3	420	105	66	\$ 97.21	\$ 18.48
3	421	106	66	\$ 97.21	\$ 18.48
3	422	95	60	\$ 88.37	\$ 16.80
3	500	108	101	\$ 148.76	\$ 28.27
3	501	109	97	\$ 142.86	\$ 27.15
3	502	110	86	\$ 126.66	\$ 24.08
3	514	111	65	\$ 95.73	\$ 18.20
3	515	112	64	\$ 94.26	\$ 17.92
3	516	113	64	\$ 94.26	\$ 17.92
3	517	114	57	\$ 83.95	\$ 15.96
3	518	115	47	\$ 69.22	\$ 13.16
3	519	116	38	\$ 55.97	\$ 10.64
3	520	117	39	\$ 57.44	\$ 10.92
3	521	118	40	\$ 58.91	\$ 11.20
3	522	107	60	\$ 88.37	\$ 16.80

Phase 3 **5,281**
Total **9,429**

Monthly Total **\$ 13,887.20** **\$ 2,639.56**
12 Month Total **\$ 166,646.94** **\$ 31,675.00**

**Strata Corporation KAS4005 Common Section
Dallas Town Centre**

	Approved Budget 2016-2017	Proposed Budget Phase 3
INCOME		
Strata Fee Income	85,406.77	120,155.85
Interest Income	60.00	
Lien Recovery	450.00	
Misc Income	200.00	-
TOTAL OPERATING INCOME	\$ 86,116.77	\$ 120,155.85
EXPENSES		
Bank Charges	500.00	600.00
Contingency Reserve Expense	15,375.49	22,055.95
Fire System	3,400.00	5,000.00
Insurance	19,600.00	28,075.00
Landscaping Maintenance	3,600.00	4,600.00
Legal	500.00	750.00
Lien Expense	450.00	450.00
Management Fees	11,025.00	26,762.40
Management Fee - Audit	315.00	315.00
Office & Meetings	500.00	500.00
Parking Lot Maintenance	600.00	1,000.00
Repairs & Maintenance	4,447.50	4,447.50
Snow Removal	1,200.00	1,600.00
Utilities - Water & Sewer	24,000.00	24,000.00
TOTAL EXPENSES	\$ 85,512.99	\$ 120,155.85
NET OPERATING SUPPLUS (DEFICIT)	\$ 603.78	\$ -
PRIOR YEAR RETAINED EARNINGS (DEFICIT)	\$ (603.78)	\$ -
NET RETAINED SURPLUS (DEFICIT) FOR THE YEAR	\$ 0.00	\$ -

STATEMENT OF CONTINGENCY RESERVE

CONTINGENCY RESERVE FUND OPENING BALANCE	\$ 24,154.40	\$ 24,154.40
Contribution from Strata Fees	15,375.49	22,055.95
Contribution from developer-Seed phase 3		2,798.55
CONTINGENCY RESERVE FUND CLOSING BALANCE	\$ 39,529.89	\$ 49,008.90

**Strata Corporation KAS4005 Common Section
Strata Fee Distribution**

Phase	Unit Number	Strata Lot	Unit Entitlement	Monthly Residential Strata Fee	Portion Attributed to Reserve
1	101	1	119	\$ 105.10	\$ 19.29
1	102	2	118	\$ 104.22	\$ 19.13
1	103	3	100	\$ 88.32	\$ 16.21
1	104	4	119	\$ 105.10	\$ 19.29
1	105	5	1232	\$ 1,088.12	\$ 199.74
2	120	50	220	\$ 194.31	\$ 35.67
1	204	6	92	\$ 81.26	\$ 14.92
1	205	7	108	\$ 95.39	\$ 17.51
1	206	8	108	\$ 95.39	\$ 17.51
1	207	9	108	\$ 95.39	\$ 17.51
1	208	10	80	\$ 70.66	\$ 12.97
1	209	11	78	\$ 68.89	\$ 12.65
1	210	12	80	\$ 70.66	\$ 12.97
1	211	13	94	\$ 83.02	\$ 15.24
1	212	14	107	\$ 94.50	\$ 17.35
1	213	15	107	\$ 94.50	\$ 17.35
1	214	16	75	\$ 66.24	\$ 12.16
1	304	17	92	\$ 81.26	\$ 14.92
1	305	18	108	\$ 95.39	\$ 17.51
1	306	19	108	\$ 95.39	\$ 17.51
1	307	20	108	\$ 95.39	\$ 17.51
1	308	21	80	\$ 70.66	\$ 12.97
1	309	22	78	\$ 68.89	\$ 12.65
1	310	23	80	\$ 70.66	\$ 12.97
1	311	24	94	\$ 83.02	\$ 15.24
1	312	25	107	\$ 94.50	\$ 17.35
1	313	26	107	\$ 94.50	\$ 17.35
1	314	27	75	\$ 66.24	\$ 12.16
1	403	28	92	\$ 81.26	\$ 14.92
1	404	29	108	\$ 95.39	\$ 17.51
1	405	30	108	\$ 95.39	\$ 17.51
1	406	31	108	\$ 95.39	\$ 17.51
1	407	32	80	\$ 70.66	\$ 12.97
1	408	33	78	\$ 68.89	\$ 12.65
1	409	34	80	\$ 70.66	\$ 12.97
1	410	35	94	\$ 83.02	\$ 15.24
1	411	36	107	\$ 94.50	\$ 17.35
1	412	37	107	\$ 94.50	\$ 17.35
1	413	38	75	\$ 66.24	\$ 12.16
1	503	39	92	\$ 81.26	\$ 14.92
1	504	40	108	\$ 95.39	\$ 17.51

**Strata Corporation KAS4005 Common Section
Strata Fee Distribution**

Phase	Unit Number	Strata Lot	Unit Entitlement	Monthly Residential Strata Fee	Portion Attributed to Reserve
1	505	41	108	\$ 95.39	\$ 17.51
1	506	42	108	\$ 95.39	\$ 17.51
1	507	43	80	\$ 70.66	\$ 12.97
1	508	44	78	\$ 68.89	\$ 12.65
1	509	45	80	\$ 70.66	\$ 12.97
1	510	46	94	\$ 83.02	\$ 15.24
1	511	47	107	\$ 94.50	\$ 17.35
1	512	48	107	\$ 94.50	\$ 17.35
1	513	49	75	\$ 66.24	\$ 12.16
3	106	51	92	\$ 81.26	\$ 14.92
3	107	52	89	\$ 78.61	\$ 14.43
3	108	53	89	\$ 78.61	\$ 14.43
3	109	54	89	\$ 78.61	\$ 14.43
3	111	55	93	\$ 82.14	\$ 15.08
3	112	56	117	\$ 103.34	\$ 18.97
3	113	57	106	\$ 93.62	\$ 17.19
3	114	58	104	\$ 91.85	\$ 16.86
3	115	59	105	\$ 92.74	\$ 17.02
3	116	60	105	\$ 92.74	\$ 17.02
3	117	61	117	\$ 103.34	\$ 18.97
3	118	62	98	\$ 86.55	\$ 15.89
3	119	63	93	\$ 82.14	\$ 15.08
3	120	64	93	\$ 82.14	\$ 15.08
3	121	65	93	\$ 82.14	\$ 15.08
3	122	66	93	\$ 82.14	\$ 15.08
3	123	67	93	\$ 82.14	\$ 15.08
3	124	68	116	\$ 102.45	\$ 18.81
3	200	69	60	\$ 52.99	\$ 9.73
3	201	70	100	\$ 88.32	\$ 16.21
3	202	71	98	\$ 86.55	\$ 15.89
3	203	72	85	\$ 75.07	\$ 13.78
3	215	73	64	\$ 56.53	\$ 10.38
3	216	74	64	\$ 56.53	\$ 10.38
3	217	75	64	\$ 56.53	\$ 10.38
3	218	76	57	\$ 50.34	\$ 9.24
3	219	77	92	\$ 81.26	\$ 14.92
3	220	78	82	\$ 72.42	\$ 13.29
3	221	79	84	\$ 74.19	\$ 13.62
3	222	80	42	\$ 37.09	\$ 6.81
3	223	81	43	\$ 37.98	\$ 6.97
3	300	82	60	\$ 52.99	\$ 9.73

**Strata Corporation KAS4005 Common Section
Strata Fee Distribution**

Phase	Unit Number	Strata Lot	Unit Entitlement	Monthly Residential Strata Fee	Portion Attributed to Reserve
3	301	83	100	\$ 88.32	\$ 16.21
3	302	84	98	\$ 86.55	\$ 15.89
3	303	85	85	\$ 75.07	\$ 13.78
3	315	86	65	\$ 57.41	\$ 10.54
3	316	87	64	\$ 56.53	\$ 10.38
3	317	88	64	\$ 56.53	\$ 10.38
3	318	89	57	\$ 50.34	\$ 9.24
3	319	90	93	\$ 82.14	\$ 15.08
3	320	91	82	\$ 72.42	\$ 13.29
3	321	92	84	\$ 74.19	\$ 13.62
3	322	93	42	\$ 37.09	\$ 6.81
3	323	94	43	\$ 37.98	\$ 6.97
3	400	96	101	\$ 89.20	\$ 16.37
3	401	97	99	\$ 87.44	\$ 16.05
3	402	98	86	\$ 75.96	\$ 13.94
3	414	99	65	\$ 57.41	\$ 10.54
3	415	100	64	\$ 56.53	\$ 10.38
3	416	101	64	\$ 56.53	\$ 10.38
3	417	102	57	\$ 50.34	\$ 9.24
3	418	103	74	\$ 65.36	\$ 12.00
3	419	104	64	\$ 56.53	\$ 10.38
3	420	105	66	\$ 58.29	\$ 10.70
3	421	106	66	\$ 58.29	\$ 10.70
3	422	95	60	\$ 52.99	\$ 9.73
3	500	108	101	\$ 89.20	\$ 16.37
3	501	109	97	\$ 85.67	\$ 15.73
3	502	110	86	\$ 75.96	\$ 13.94
3	514	111	65	\$ 57.41	\$ 10.54
3	515	112	64	\$ 56.53	\$ 10.38
3	516	113	64	\$ 56.53	\$ 10.38
3	517	114	57	\$ 50.34	\$ 9.24
3	518	115	47	\$ 41.51	\$ 7.62
3	519	116	38	\$ 33.56	\$ 6.16
3	520	117	39	\$ 34.45	\$ 6.32
3	521	118	40	\$ 35.33	\$ 6.48
3	522	107	60	\$ 52.99	\$ 9.73

11337

Monthly Total	\$ 10,013.04	\$ 1,838.13
12 Month Total	\$ 120,155.85	\$ 22,055.95

SCHEDULE "F"

Strata Property Act

**AMENDED
Form P**

AMENDED PHASED STRATA PLAN DECLARATION
(Sections 221, 222)

GOLDEN VALLEY ENTERPRISES LTD. (Inc. No. BC0884505) declares:

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

Parcel Identifier: 028-753-411
Lot 1, Section 5, Township 20, Range 16, West of the
Sixth Meridian, Kamloops Division Yale District, Plan KAP92642

2 That the plan of development is as follows:

- (a) There will be four (4) phases in the development. Phase 1 will consist of 49 Strata Lots. Phase 2 will consist of 1 Strata Lot. Phase 3 will consist of 68 Strata Lots. Phase 4 will consist of 1 Strata Lot. There are no common facilities;
- (b) Attached as Schedule "A" is a sketch plan showing:
 - i) all of the land to be included in the phased strata plan development;
 - ii) the present parcel boundaries,
 - iii) the approximate boundaries of each phase; and
 - iv) there are no common facilities.
- (c) below is a schedule setting out the estimated date for the beginning of construction and completion of construction of each phase:

PHASE	START CONSTRUCTION	COMPLETION
Phase 1	July 1, 2010	July 1, 2012
Phase 2	June 1, 2012	October 1, 2013
Phase 3	September 10, 2015	November 30, 2016
Phase 4	January 1, 2017	September 30, 2017

(d) The unit entitlement of each phase and the total unit entitlement of the completed development is as follows:

Phase 1	5,836
Phase 2	220
Phase 3	5,281
Phase 4	205
Total:	11,542

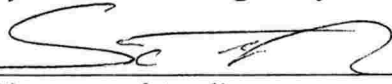
(e) The number of units and general type of residence or other structure to be built in each phase are as follows:

Phase 1	Strata Lots 1 to 49 (44 residential strata lots and 5 commercial strata lots);
Phase 2	Strata Lot 50 (1 commercial strata lot);
Phase 3	Strata Lots 51 to 118 (68 residential strata lots);
Phase 4	Strata Lot 119 (1 commercial strata lot).

3. Golden Valley Enterprises Ltd. will elect to proceed with each phase on or by the following dates:

Phase 1	July 1, 2010
Phase 2	June 1, 2012
Phase 3	September 10, 2015
Phase 4	January 1, 2017

Golden Valley Enterprises Ltd.,
by its authorized signatory:



Signature of Applicant

Date of approval: April 11th, 2017



Signature of Approving Officer

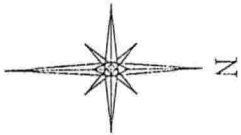
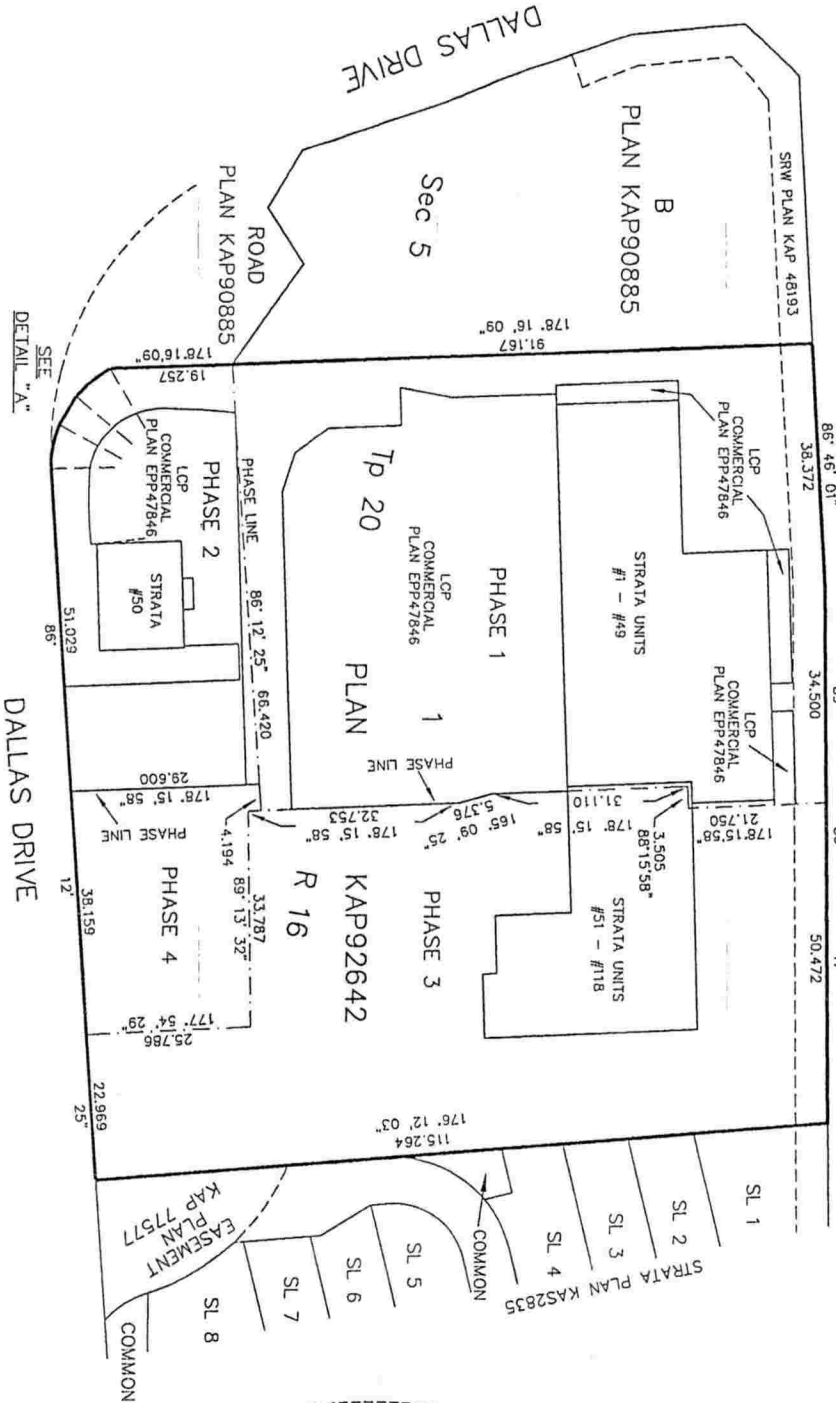
City of Kamloops

Name of Municipality

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

SKETCH PLAN TO ACCOMPANY
 FORM "P" OF THE STRATA PROPERTY ACT
 SHOWING PHASE BOUNDARIES IN
 LOT 1, Sec 5, Tp 20, R 16, W6M, KDYD
 PLAN KAP92642

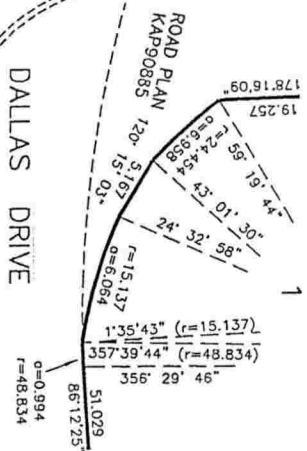
TRANS CANADA HIGHWAY
 PLANS 4403, H754, 43348



SCALE 1:750

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH
 BY 280mm IN HEIGHT (SHEET SIZE B) WHEN PLOTTED AT
 A SCALE OF 1:750

DETAIL "A"
 NOT TO SCALE



T00139-R4

SEE
 DETAIL "A"

DRAWN BY: BKR

FILE NO. K10-059

UNDERHILL & UNDERHILL
 PROFESSIONAL LAND SURVEYORS
 204-153 SEMOUR STREET
 KAYLOOPS, B.C. V2C 2C7
 TEL (250) 372-8835

CAD FILE: T00139-R4-FORM P.DWG(AUG 18/15)