

Fairmont Hot Springs, BC Development Project



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THE PROJECT



The Fairmont Hot Springs development project is an exciting new venture that combines a pristine location with cutting edge building construction technology. The location is directly next to the Fairmont Hot Springs and is situated on 1.5 Acres of land with an exceptional view of the valley. The lower half of the property is across from the 18th Hole of Mountain Side Golf Course. The upper shelf of the property is adjacent to the Hot Springs.

The project is being designed to maximize the land size and the number of units on the property. The plan is to establish 14 upper scale townhomes with a single attached garage. The site amenities will include two BBQ and picnic areas as well as one guest parking stall per unit. All properties will be built out of the Bone Structure building system.

Bone Structure utilizes recycled steel and high-performance building materials to give the end user a home like none other. The R-Values exceed typical home ratings and the new Canadian Energy Code. Out of the box these homes are rated as LEED (Leadership in Environmental and Energy Design) Silver. The translation is that our project will be one of the most energy efficient projects in the country. The durability of these homes will out last our generation and is truly a fantastic example of sustainable construction.

Upon completion it is our goal to operate the property as a vacation rental property. This in turn will enable the investors to have access to their individual units (terms to be established) and enjoy the revenue stream from the other properties.

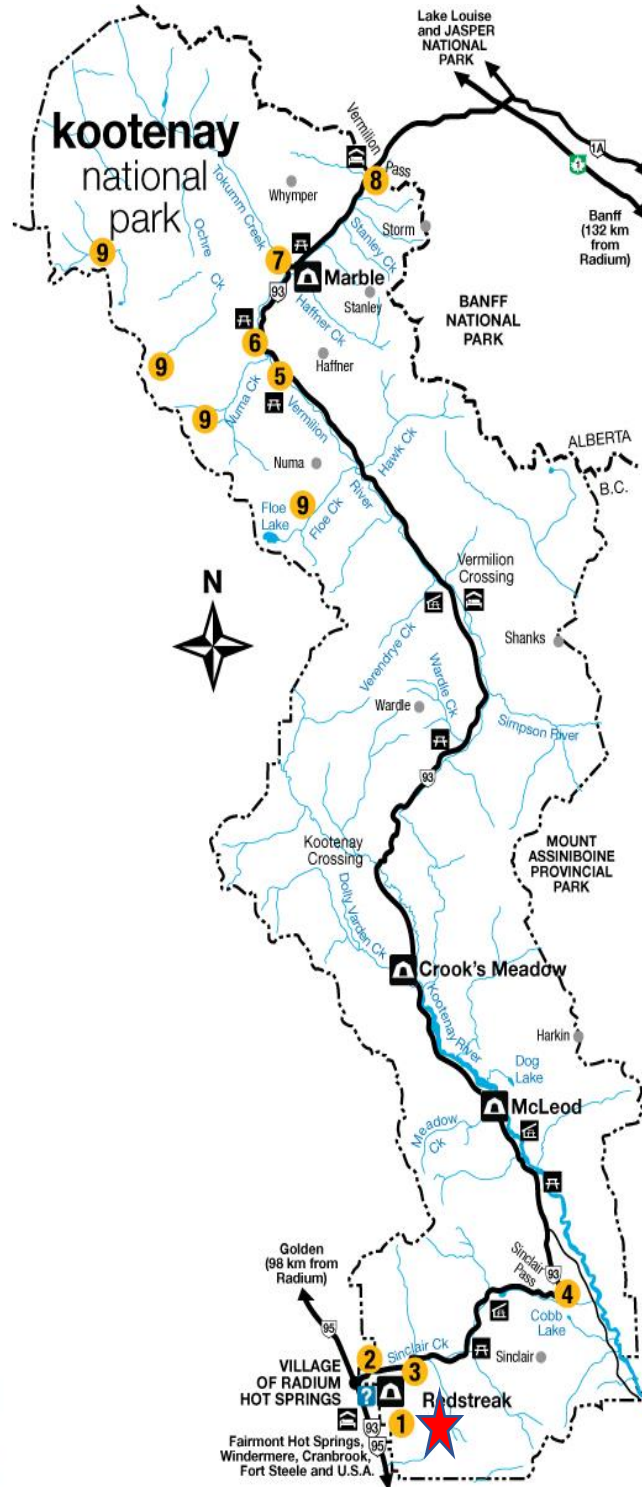
LOCATION

Fairmont Hot Springs is in the Southside of Kootenay National Park in British Columbia. In the heart of the Purcell Mountains you will find a natural hot spring that is a major year-round drawing feature. Additionally, there are many activities which add to the attraction of the valley. Golf, Skiing, Hiking and Fishing are a few of the activities available to visitors.

Points of Interest

1. Redstreak Restoration Area
2. Sinclair Canyon and the Redwall Fault
3. Radium Hot Springs
4. Kootenay Valley Viewpoint
5. Numa Falls
6. The Paint Pots
7. Marble Canyon
8. The Continantal Divide
9. The Rockwall
10. Fire Landscapes

★ Fairmont Hot Springs, BC



TRAVEL DISTANCE TO FAIRMONT HOT SPRINGS

VANCOUVER, BC	850 KM (529 MI)
CALGARY, AB	299 KM (185 MI)
SPOKANE, WA	410 KM (255 MI)
RED DEER, AB	432 KM (268 MI)
KELOWNA, BC	490 KM (305 MI)
EDMONTON, AB	584 KM (362 MI)



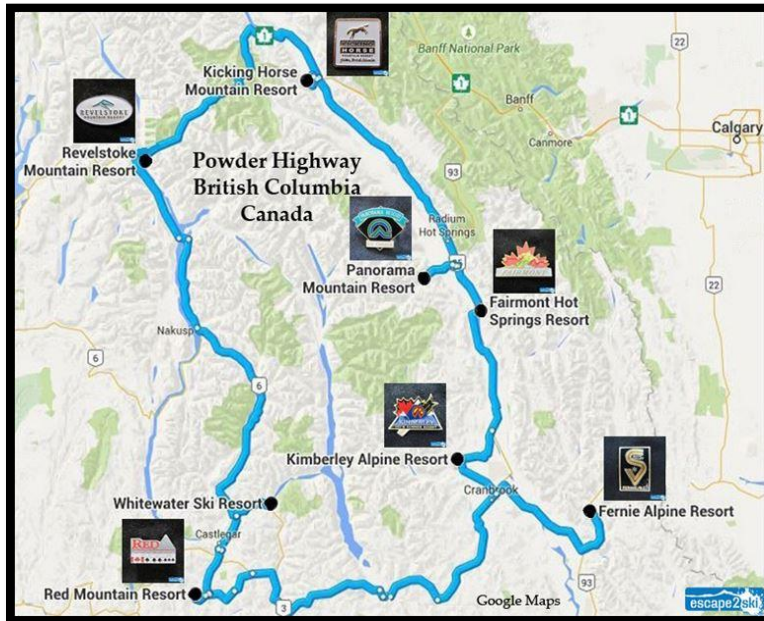
Flying to Fairmont Hot Springs

Cranbrook (YXC), a hour drive away from Fairmont Hot Springs, has regular service to and from Calgary, Kelowna & Vancouver on Air Canada, WestJet and Pacific Coastal Airlines. For those who may wish to fly into Fairmont Hot Springs Resort, the community is serviced by an airport (CYCZ) that can accommodate private aircraft. The 6000-foot runway can accommodate all aircraft up to and including Boeing 737s.



Winter Activities

Skiing in the Kootenays is second to none and given the number of ski resorts situated in the area, our vacation rental property makes for a short-day trip to some of the greatest powder in British Columbia.



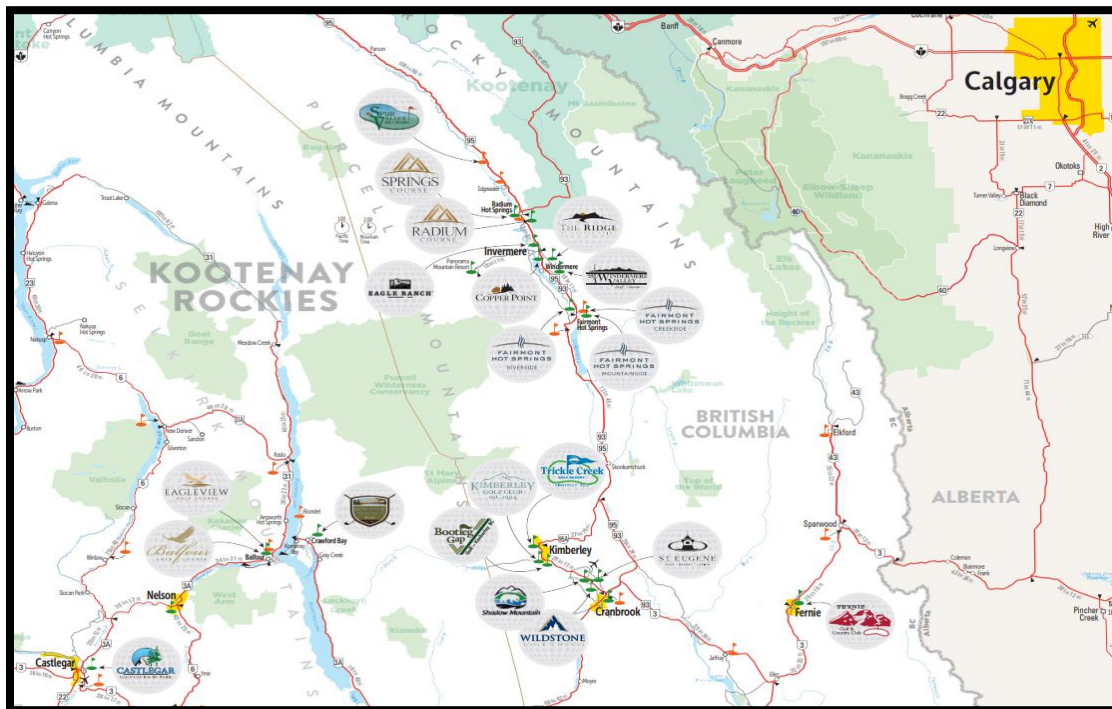
Ski Resorts in the Kootenays

1. Fairmont Hot Springs Resort
2. Panorama Mountain Resort
3. Kimberley Alpine resort
4. Fernie Alpine Resort
5. Whitewater Ski Resort
6. Red Mountain Resort
7. Kicking Horse Mountain Resort
8. Revelstoke Mountain Resort



Golf

The perfect Golf getaway is in the Kootenay Valley. With 21 golf courses in and around Fairmont Hot Springs, one could literally golf every day for three weeks.



The three local golf courses in Fairmont Hot Springs are:

1. Riverside Golf Course
2. Mountain Side Golf Course
3. Creekside Golf Course

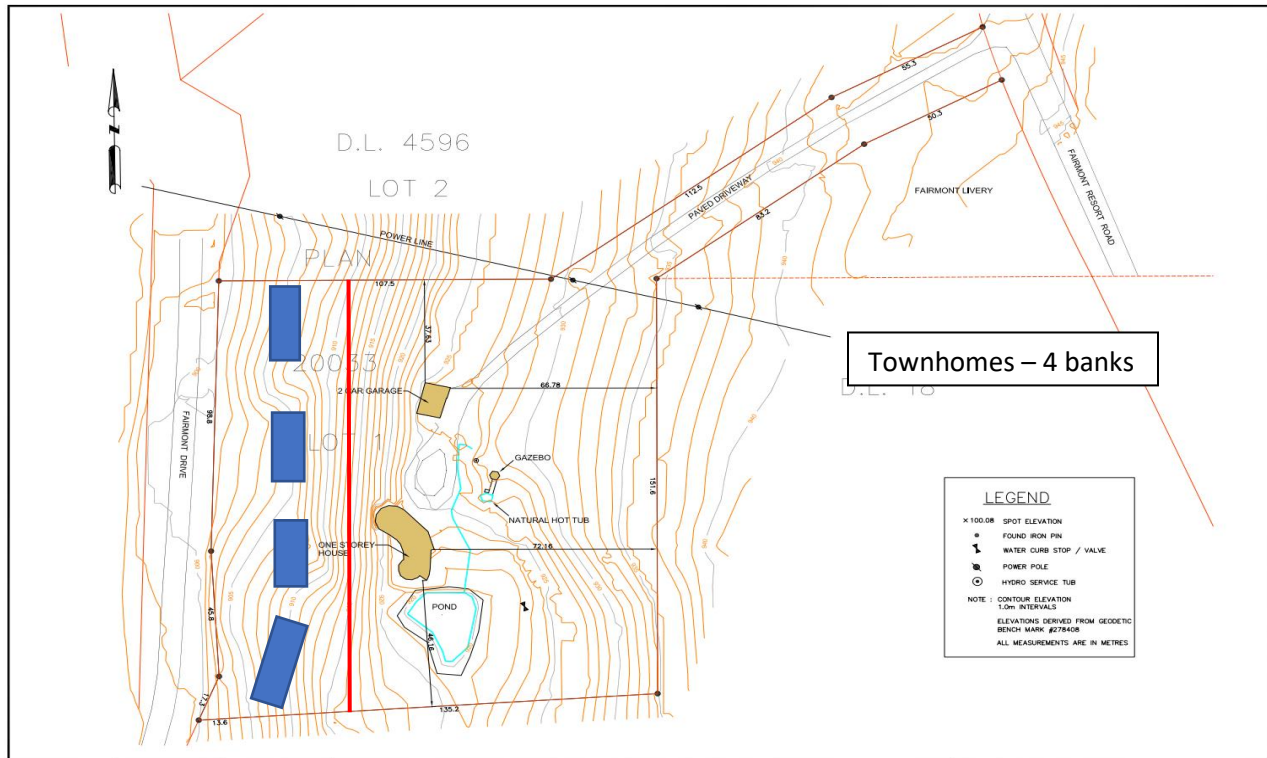


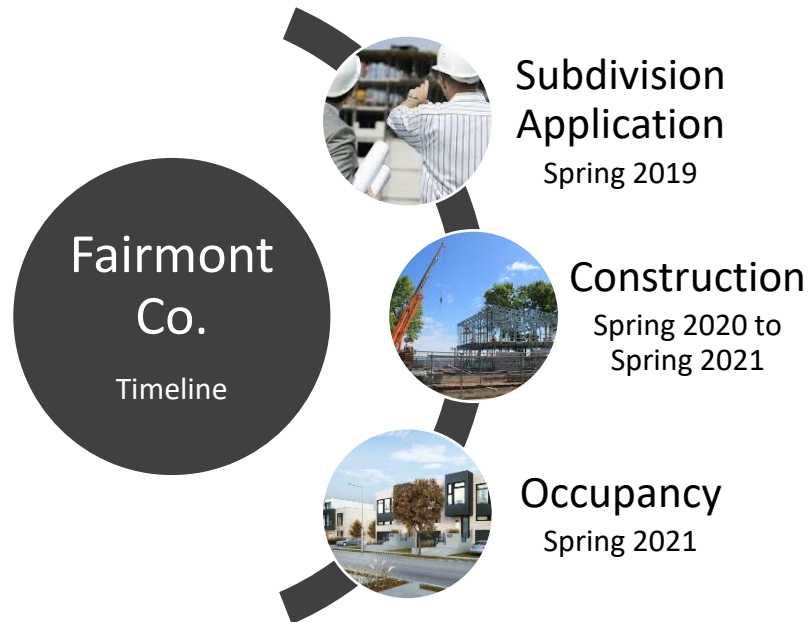
Fairmont Hot Springs

Fairmont Hot Springs Pool has been around since the early 1900s and in 1957 Lloyd and Earl Wilder became the investors and owners of the pool. Today it is a hotel and spa facility which is visited by individuals from all over Canada and the United States. The mineral rich waters provide for an excellent source of relaxation and rejuvenation for all ages.



PROPOSED SITE PLAN

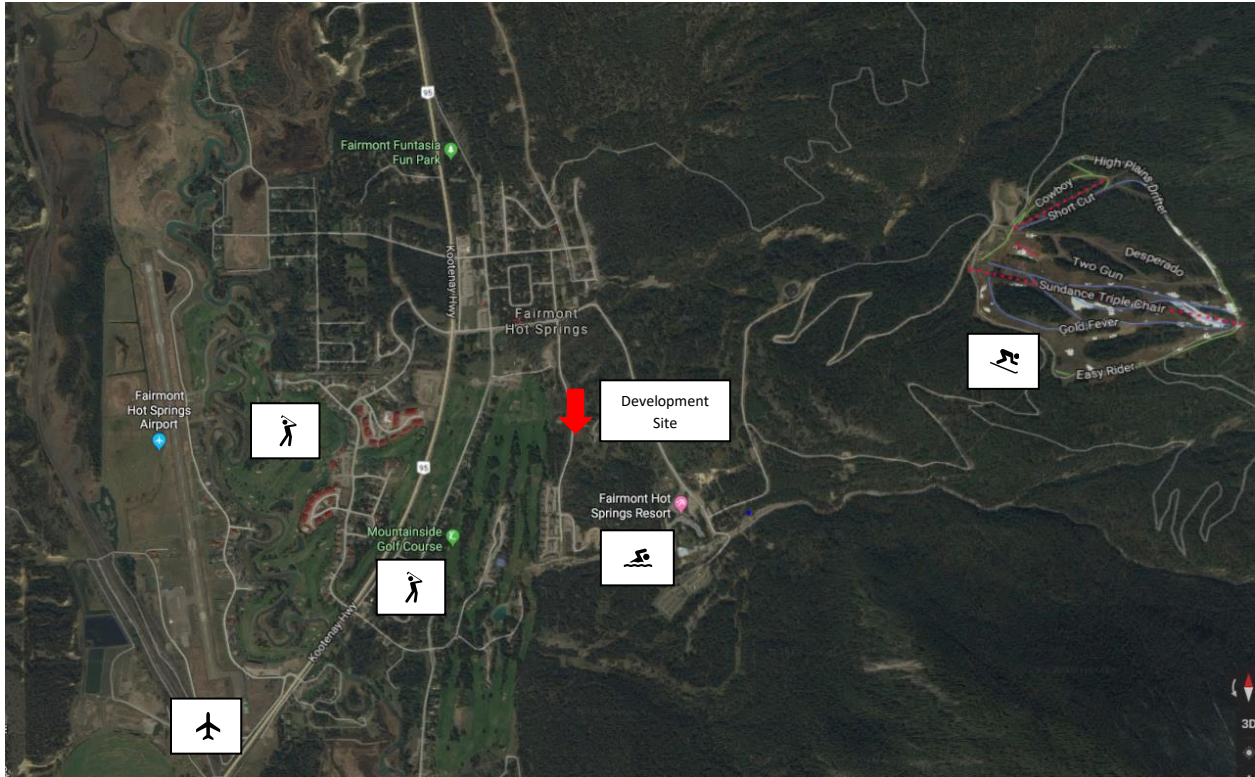




TIMELINE

Our subdivision application is starting in March 2019 and we anticipate that this will take approximately six to eight months for approval. Upon approval we will pre-order the steel to ensure that we are ready for a start date in April 2020. The construction of the 14 units will take approximately one year to complete. Our intended turnover date is April of 2021.

FAIRMONT HOT SPRINGS BC AMENITIES MAP





STATERA
BUILDING CORPORATION

INTERIOR FINISHES



The level of finishes for the project will be of high calibre with a direct focus on durability and style.

- Luxury Vinyl Plank
- Large Aluminum Windows
- Fully Furnished
- All Utensils & Cookware



Interior Finishes



- All solid surfaces will be granite
- All plumbing fixtures will be either Kohler and or Hans Grohe
- Showers will be designed with tempered glass

BONE STRUCTURE TOWNHOMES

The townhomes will be situated on the lower bank of the property. Currently we are exploring this location for the 14 units as it is more cost effective in bringing the project through to fruition. The exact size of the units has not been confirmed; they will be between 3-bedroom units between 1800 SF and 1900 SF with single front drive garage. As these units will be vacation rental properties they will be furnished with similar furnishings. Currently we are exploring all available options for the products. The idea is that these units will be perfect for family reunions and for groups who wish to hold a retreat in the Fairmont Hot Springs area – renting one single unit or multiple will ensure that all end users are enjoying upper scale accommodations.



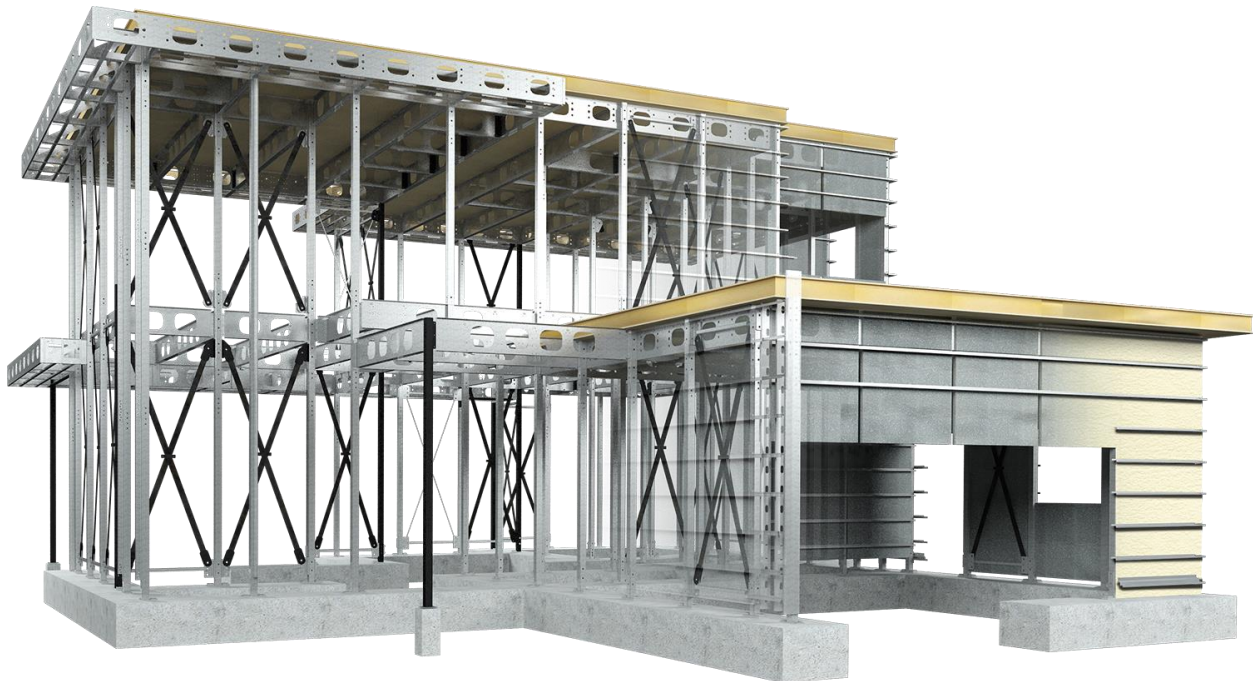
Bone Structure

TECHNOLOGY

The BONE Structure® steel construction technology combines the advantages of a post-and-beam structure with an integrated energy efficient solution for the thermal envelope. BONE Structure Homes are Net Zero Energy Ready and can easily reach LEED or PassivHaus Certifications. Our in-house team of engineers and designers is dedicated to innovation, research and development. Lessons learned on each project are continuously used to improve our products and processes. We strive to stay at the spearhead of our industry and provide architects with better tools and building solutions to design striking and timeless buildings.

NET ZERO

BONE Structure Homes can reduce heating and cooling loads by up to 90% when compared to a traditional house. In addition, the BONE Structure integrated approach to design will ensure a seamless integration with your chosen energy systems.



PROPOSED FLOOR PLANS

NOTE: THESE FLOOR PLANS WILL BE MODIFIED TO SUIT THE DEVELOPMENT AND MAXIMIZE THE VIEW OF THE VALLEY.



MAIN FLOOR • 906 sq.ft.



FIRST FLOOR • 956 sq.ft.



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