

MASTER SITE DEVELOPMENT PLAN

PHO DUC VIETNAMESE BUDDHIST CULTURAL CENTER

For Property located at 234049 Range Road 280, Rocky View County, Alberta T1X 0H5

OUR ORGANIZATIONAL ACTIVITIES

CALGARY LOCATION

Address: 43 Dovercrest Way SE, Calgary, Alberta

ON DAILY BASIS

- Operation Hours: 10: 00 am to 6:00 pm, 7 days a week. Appointment is recommended.
- Everyone can come for a free consultation or short medication session.
- Every Saturday: We specialize on providing Buddha chanting.
- Every Sunday: We provide praying ceremonies, followed by Dharma talks on the teaching of the Buddha, and the prayers for the dead. We also provide free vegetarian meals to all participants.



Figure 1: Meditation Session

ON MONTHLY BASIS:

The 1st, 14th, 15th, 30th day of every month (Lunar calendar), we offer repentance services, which helps people realize their wrongdoings and help cure their souls by spiritual means.

ON-CALL BASIS:

Any time during the days, we go to hospital or private home to visit and pray for people who are in death beds. We have organized a group of volunteers under the leadership of our Buddhist temple to run the praying services for the dying people.



Figure 2&3: Outdoor area at 43 Dovercrest Way SE Calgary

BY APPOINTMENT BASE:

We conduct marriage commissioner services for Buddhists free of charge, regardless of races. We also involve in other social programs, such as supporting mentally challenging and elder people in our community and anyone who needs helps. We guide people to quit their bad habits of drugs, gambling, smoking, alcohol addictions on a case-by-case basis. Our temple has members from different career and social backgrounds that can provide these supports at no costs to all members, such as doctors, lawyer, psychologists, and a commissioner for oaths.



Figure 3: Alberta Health Services Card & Figure 4: Marriage Commissioner Ceremony



Figure 5: Our community master and volunteers

FUTURE PLAN
ROCKY VIEW COUNTY PROPERTY
234049 HIGHWAY 791, ROCKY VIEW COUNTY

Pho Duc Buddhist Cultural Center has been operating for the last ten years and located inner City of Calgary. It has been providing so much spiritual benefits to our people such as meditation sessions, Buddhism discussion sessions.

As a growing demand, we would like to build another place in a countryside so it can provide a more relax, peaceful atmosphere. The mentioned property is approx. 10 acers with 2000sf living area; located 5km off the city limit with a beautiful view of the City of Calgary. It is ideally to build a place that can take away the stress, tiredness, crowdies from the city as a medication and cultural centre. Everyone can join us for different meditation sessions, worship service, Talk of Buddha sessions or just to take a tour through the Buddhist Garden to enjoy the fresh breeze from a peaceful scenery.

These activities will bring them fresh, peaceful mind and reboot their energy so people will have more positive energy and mindsets. As a domino effect, this energy can affect and release in our society in a larger scale.

In this new facility, we will operate as the same basis as our existing location in Calgary. It will focus more on appointment basis.

In the summer, we will hold many outdoor activities for our members and guests.

Our mission is To Build a Better World Together.

Our members have been working on engineering design drawing, plans in order to obtain permits from Rocky View County. We submit our application for rezoning this private property to public assembly centre along with building permit application.

Firstly, 3-car garage of 1,044 square feet is dedicated to meditation and worship. The capacity should be around less than 20 persons. The existing living space inside is used as a short-break area for volunteers.

Secondly, we also invest in outdoor landscape which is a Buddhist garden with fish ponds, flower beds, fruit trees. Especially, many Buddha and moral symbol statues will be placed

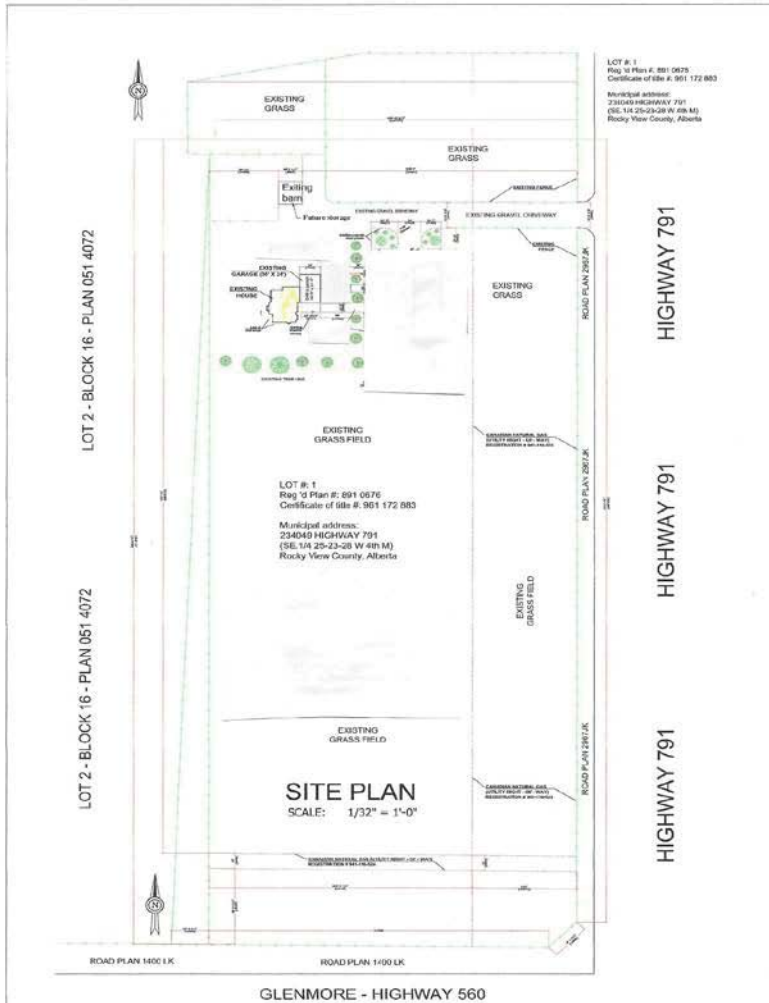
solemnly through out this garden in order to bring in a fairy scenery. Our main purpose for this garden is to provide people a “stop in time” and relax feeling.

Lastly, we believe this medication center will bring in so much benefits to the community and the neighborhood. We love to distribute our part in order to build a better community of Rocky View.

In this new facility, we will operate as the same basis as our existing location in Calgary. It will focus more on appointment basis.

In the summer, we will hold many outdoor activities for our members and guests.

THE PROPOSED MASTER SITE PLAN

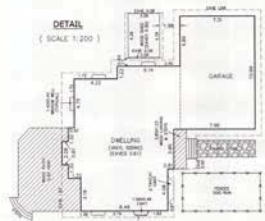


SITE PLAN
SCALE: 1/32" = 1'-0"

PHO DUC VIETNAMESE BUDDHIST CULTURAL CENTRE OF CALGARY		MEDITATION HALL	
Address: 234049 Highway 791 SE 1/4 25-28 W 4th N Rocky View County, AB Lot 1, Reg O Plan #: 991 0676 Certificate of Title #: 961 172 983 Contact person: TIE: 403.714.7377 E-mail: thichquanghan@phoc.ca	Plan name: Meditation Hall Drawing name: SITE PLAN	Date: April 10, 2018 Revision date: Scale: 1/32" = 1'-0" Drawn by: PN	A0

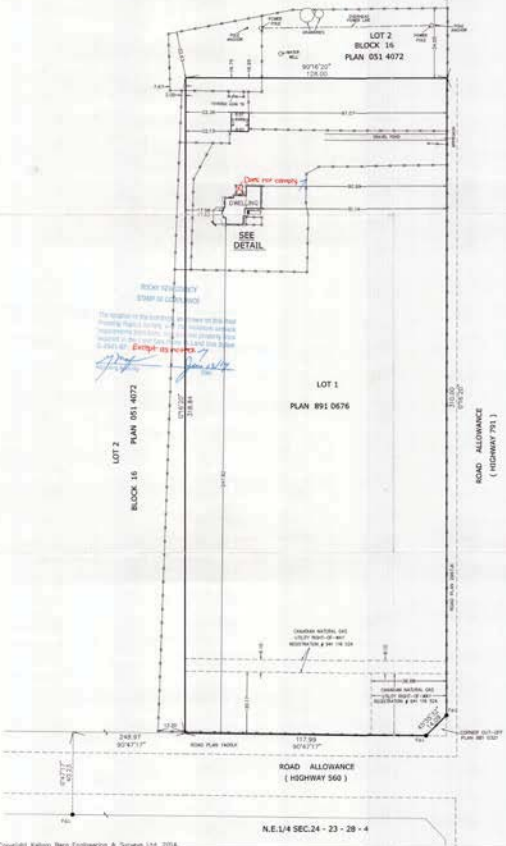
ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

DETAIL
(SCALE 1:200)



LOT 2
BLOCK 16 PLAN 031 1346

LOT 1
BLOCK 16 PLAN 051 4072



LOT(S): 1
 REG'D PLAN No.(s): 891 0676
 Certificate of Title Number(s): 991 172 863
 Date searched: March 5th, 2014
 The survey was performed between: 2014 Highway 701
 HWY 204, 1990 and 4996, 2nd, 2014

Municipal Address:
 23408 HIGHWAY 701
 (S 1/4, 20-23-28 W 4th M 1)
 ROCKY VIEW COUNTY, ALBERTA
 To: **LENN WILLIAMS & COMPANY INC**
 23408 HIGHWAY 701
 (S 1/4, 20-23-28 W 4th M 1)
 ROCKY VIEW COUNTY, ALBERTA

ALBERTA LAND SURVEYOR'S CERTIFICATION:

I hereby certify that this Report, which includes the attached plan and related surveys, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association's Manual of Standard Practice and Supplements thereto. Accordingly, within those standards and as of the date of this Report, I am of the opinion that:

- the plan illustrates the boundaries of the Property, the improvements as defined in Part D, Section 8.5 of the Alberta and Surveyors' Association's Manual of Standard Practice, and registered assessments and rights-of-way affecting the extent of the title to the Property;
- the improvements are entirely within the boundaries of the Property;
- no other encroachments exist on the Property from any improvements situated on an adjoining property; and
- no other encroachments exist on registered assessments or rights-of-way affecting the extent of the Property.

DISCLOSURE OF INTEREST:
 This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners, and any of their agents for the purpose of (a) land acquisition, support of a subdivision application, a mortgage application, a submission to the municipality for a complete certificate, etc.). Copying is permitted only for the benefit of these parties, and only if the user remains attached.

Where encroachments, registered assessments and utility rights-of-way affecting the extent of the Property have been shown on the attached plan, unless shown otherwise, property owners involved have not been contacted during the survey for this Report. The attached plan should not be used to establish boundaries because of the risk of misrepresentation or measurement error by the user.

The information shown on this Report reflects the status of the Property as of the date of survey only. Users are encouraged to have this Real Property Report updated for future requirements.

NOTES:
 Property is subject to the following Encumbrances, Liens and Interests:
 1. Utility/Easement registration number(s): 861 76 224
 2. Restrictive covenant, easement, etc. registration number(s): 12676

LEGEND:

Found mark	F	Found
Utility Right-of-Way	U.R.W.	Utility Right-of-Way
Registered Right-of-Way	R.O.W.	Registered Right-of-Way
Back of wall	B.O.W.	Back of wall
Back of ramp	B.O.R.	Back of ramp
Face of wall	F.O.W.	Face of wall
Countersunk	C.S.	Countersunk
Radius	R	Radius
Arch Length	A	Arch Length
Concrete	CON	Concrete
Cast	CAST	Cast
Boundary not used found	●	Boundary not used found
Found mark not	○	Found mark not
Old hole placed	○	Old hole placed
Old hole found	○	Old hole found
Found mark shown this	○	Found mark shown this
Found mark within 0.2m of property line unless otherwise noted	○	Found mark within 0.2m of property line unless otherwise noted

Distances are expressed in metres and decimals thereof
 All areas are referred to the foundation.
 All building dimensions and feet are to the foundation.
 All feet are approximate.

Dated at **Calgary, Alberta** on **22nd, 22nd, 2014**.

© Wayne E. Berg, Alberta Land Surveyor, 2014
 This document is not valid unless it bears an original signature
 and is not to be used as a reference without the original signature
 and is not to be used as a reference without the original signature





Dat Xuan La
President
Pho Duc Vietnamese Buddhist Cultural Center of Calgary
43 Dovercrest Way Southeast
Calgary Ab T2B 2L7

Our file
3058450

December 8, 2017

**Subject: Notification of registration as a charity
Pho Duc Vietnamese Buddhist Cultural Center of Calgary**

Dat Xuan La,

We are pleased to inform you that Pho Duc Vietnamese Buddhist Cultural Center of Calgary meets the requirements for tax-exempt status as a registered charity under the Income Tax Act.

Along with the privileges of registered status come some obligations. This letter includes important information about how a registered charity is required to operate and what it is obligated to do.

Please take the time to review this information and keep this letter for future reference.

You should also give a copy of this letter and any enclosed materials to the person responsible for filling out Pho Duc Vietnamese Buddhist Cultural Center of Calgary's annual Form T3010, Registered Charity Information Return.

If you have questions, please call our Client Service Section at **1-800-267-2384**.

Yours sincerely,

Marina Nicolau
A/Senior Charities Analyst
for Tony Manconi
Director General Charities Directorate