STRATA PLAN OF PART OF LOT 1
DISTRICT LOT 267 GROUP 2
NEW WESTMINSTER DISTRICT PLAN LMP53634

B. C. G. S. 92H. 001

SHEET 1 OF 10 SHEETS

STRATA PLAN BCS 85

PHASE 1

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B. C.

16 Sept, 2002.

B. Bugossi
Deputy REGISTRAR.

BG

BT 337316.

LEGEND:

BEARINGS ARE ASTRONOMIC, AND ARE DERIVED FROM PLAN LMP53634

● STANDARD IRON POST FOUND

© DENOTES COMMON PROPERTY

SCALE 1 : 1000 (METRIC)

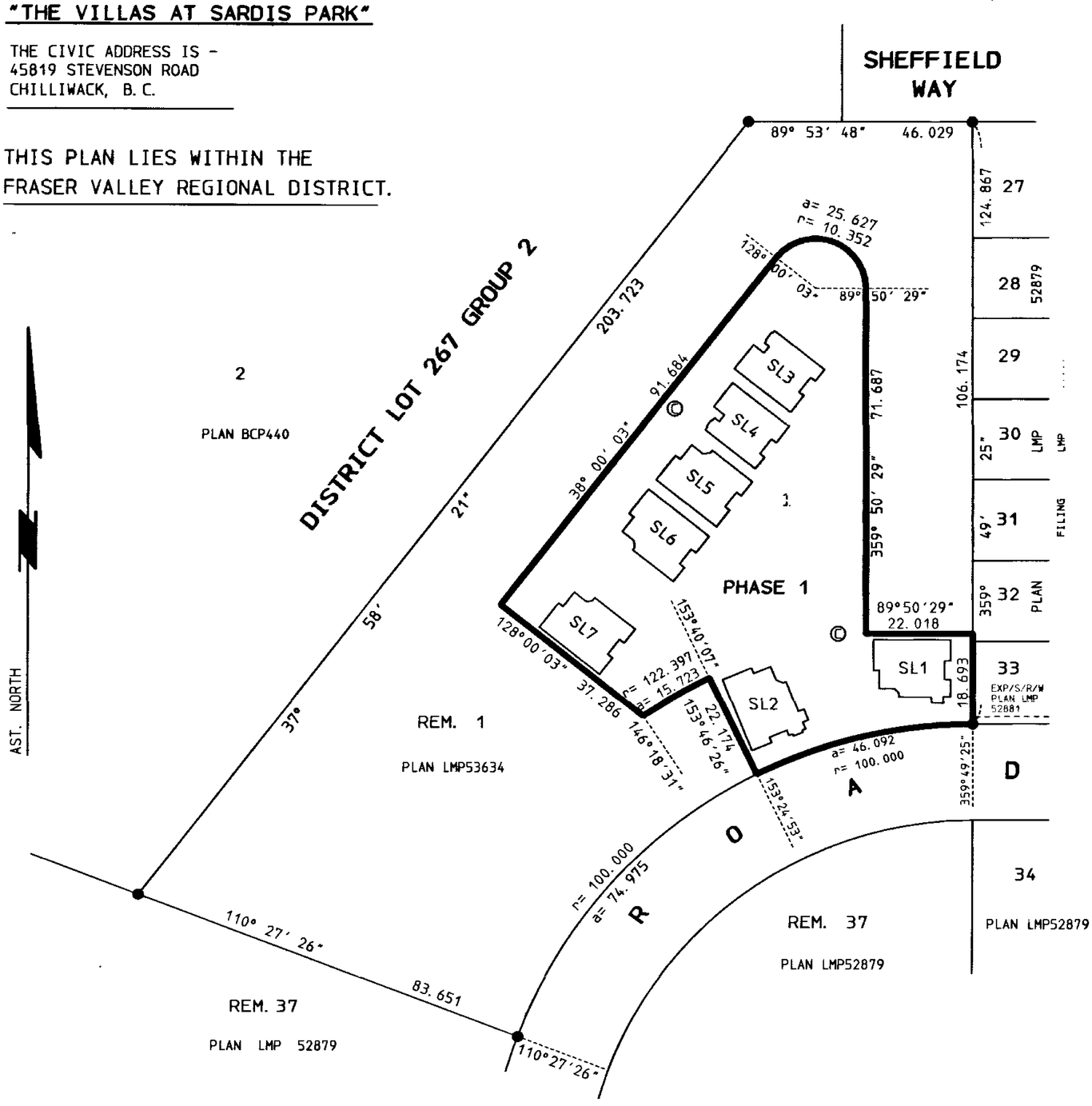
0 10 20 30 40 50m

ALL DISTANCES ARE IN METRES

THE NAME OF THE DEVELOPMENT IS -
"THE VILLAS AT SARDIS PARK"

THE CIVIC ADDRESS IS -
45819 STEVENSON ROAD
CHILLIWACK, B. C.

THIS PLAN LIES WITHIN THE FRASER VALLEY REGIONAL DISTRICT.



I, ALLAN W. TUNBRIDGE, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: AUGUST 26, 2002

B. C. L. S.

APPROVED AS PHASE 1 OF A 7 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.

DATE: SEPT 11, 2002.

APPROVING OFFICER FOR CITY OF CHILLIWACK

I, ALLAN W. TUNBRIDGE, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT, AS OF AUGUST 15, 2002 BEEN PREVIOUSLY OCCUPIED.

B. C. L. S.

TUNBRIDGE & TUNBRIDGE
BRITISH COLUMBIA LAND SURVEYORS
CANADA LANDS SURVEYORS
CHILLIWACK, B. C.
PHONE : 792-4264 (604) FAX : 792-4848

FILE: C-9153ST1 FBC-251/192-199 D172.

STRATA PROPERTY ACT.
SIGNATURES.

STRATA PLAN BCS 85.
PHASE 1.

OWNER:
2K INVESTMENT GROUP LTD.
INC. NO. 623167

JACOB KLAASSEN
AUTHORIZED
SIGNATORIES

WITNESS : EDWARD KAYE

201-45793 LUCKAKUCK WAY
Address of witness Chilliwack, B.C., V2R 5P9

Lawyer
Occupation of witness

MORTGAGEE: BT178494
HSBC BANK CANADA

MICHAEL E. SIMPSON
AUTHORIZED
SIGNATORIES
PATRICK RAMSTEDT

WITNESS : J. Wall

9345 Main St., Chilliwack, B.C.
Address of witness
Banker
Occupation of witness

ALLAN W. TUNBRIDGE B. C. L. S.
AUGUST 26, 2002.

FILE: C-9153ST2 D172.

EXTERIOR BUILDING DIMENSIONS.

SHEET 3 OF 10 SHEETS

STRATA PLAN BCS85

PHASE 1

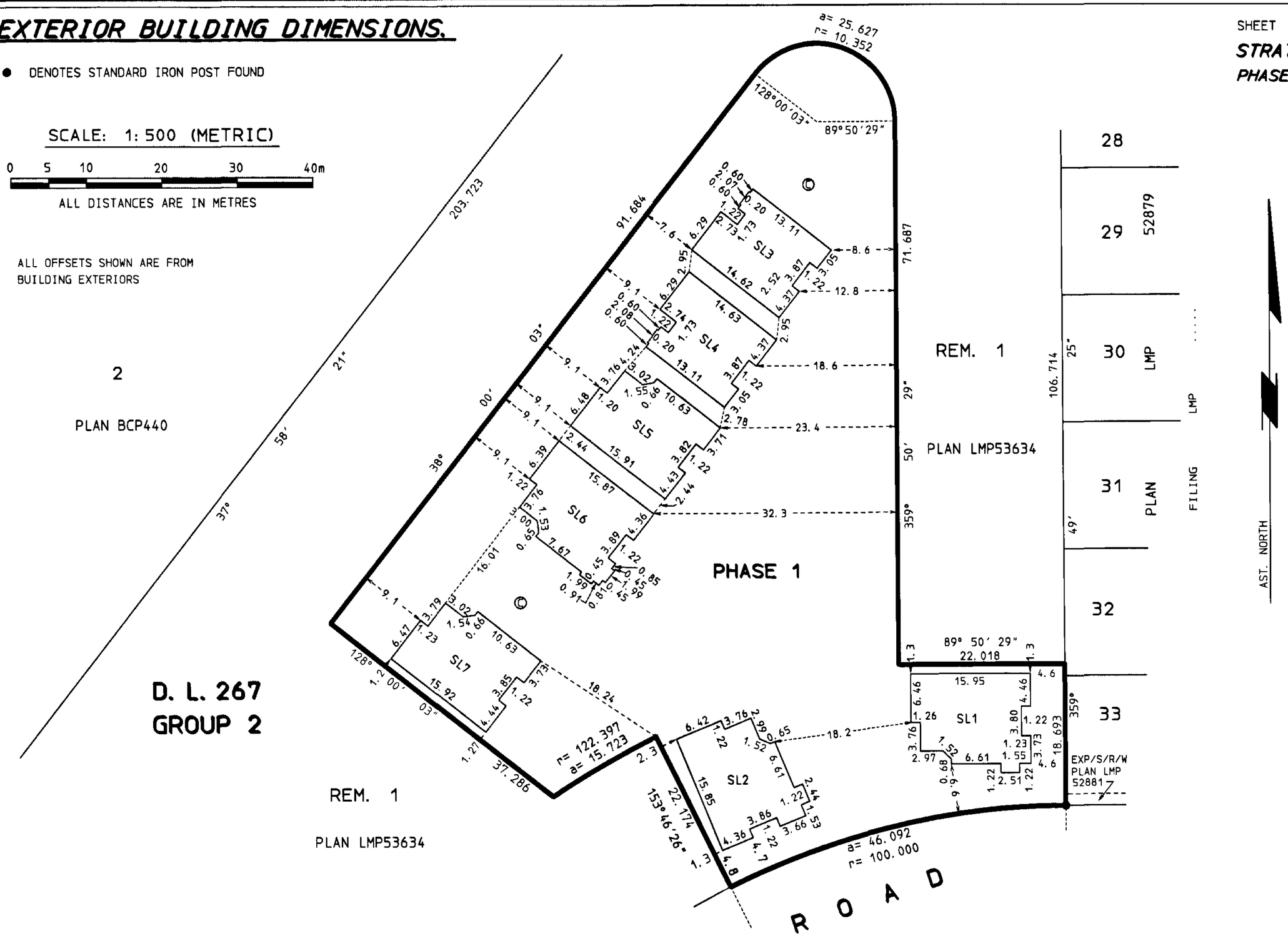
● DENOTES STANDARD IRON POST FOUND

SCALE: 1:500 (METRIC)

0 5 10 20 30 40m

ALL DISTANCES ARE IN METRES

ALL OFFSETS SHOWN ARE FROM BUILDING EXTERIORS



FILE C-9153ST3 D172. AUGUST 26, 2002. B. C. L. S.

STRATA LOT 1

SCALE: 1:200 (METRIC)

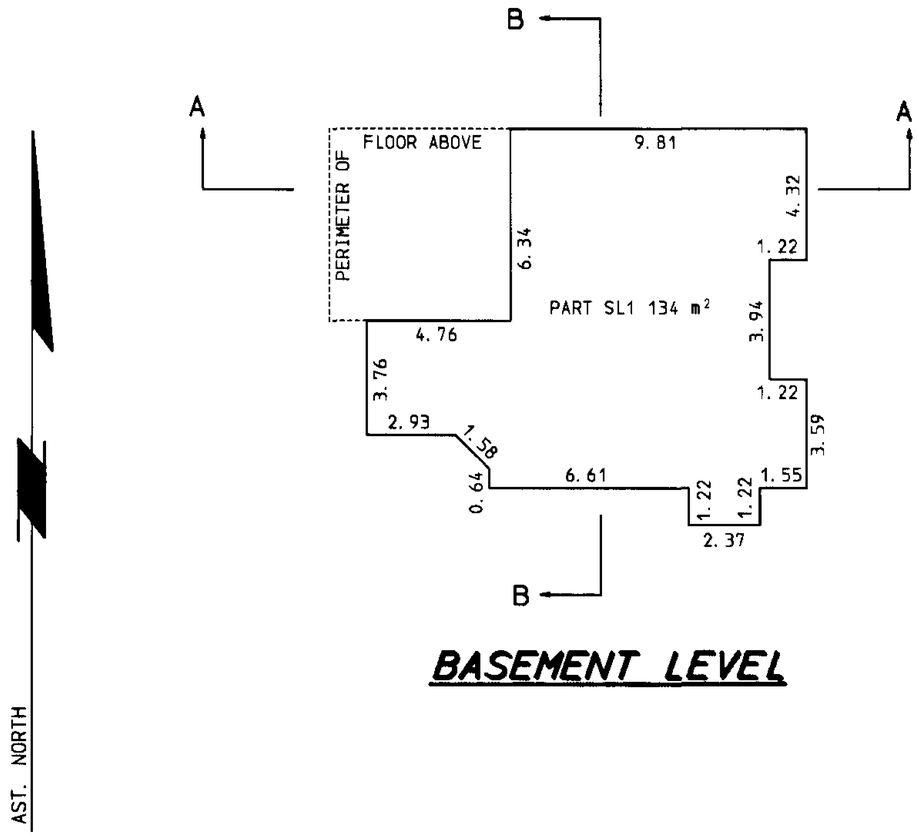
0 5 10 15m

ALL DISTANCES ARE IN METRES

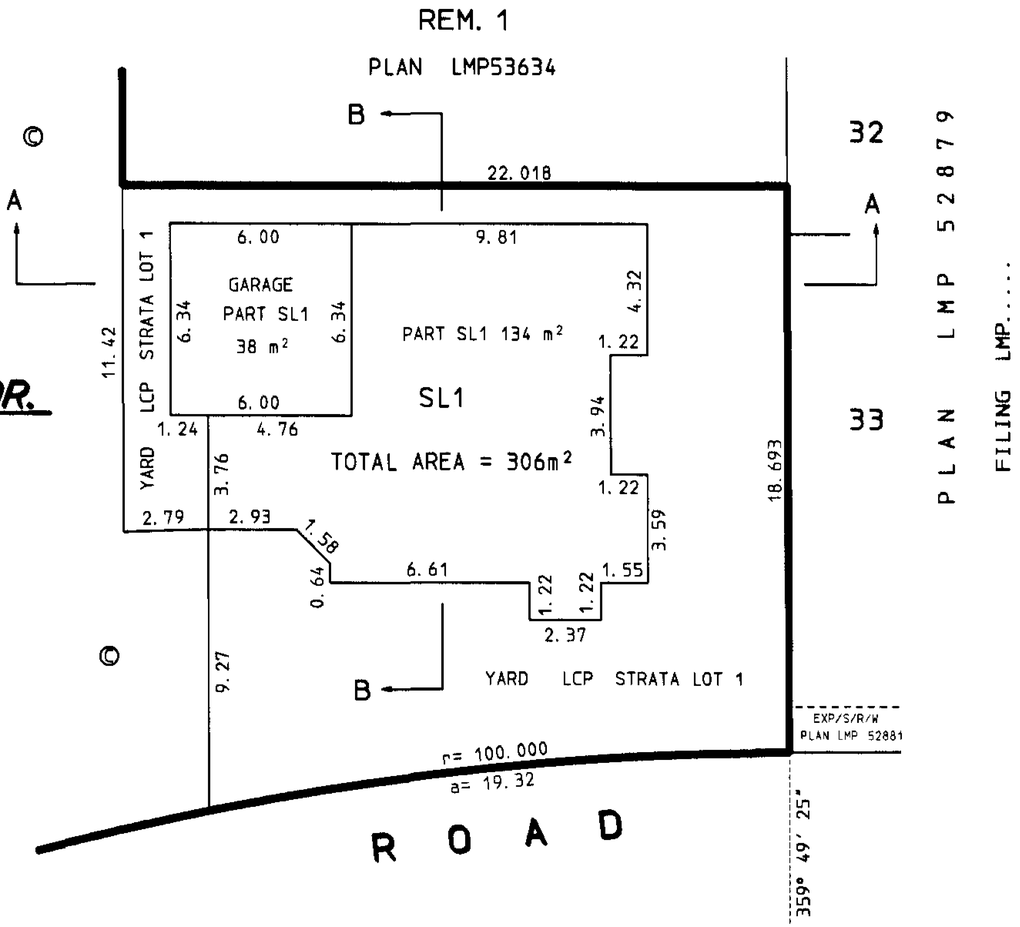
SHEET 4 OF 10 SHEETS

STRATA PLAN BCS85

PHASE 1

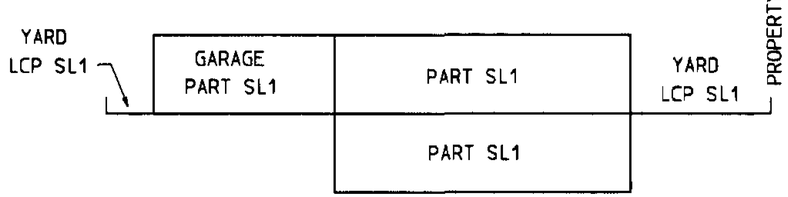


BASEMENT LEVEL



FIRST FLOOR.

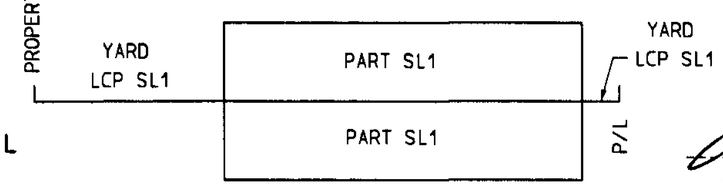
SECTION A-A.



FIRST FLOOR

BASEMENT LEVEL

SECTION B-B.



ALLAN W. TUNBRIDGE B.C.L.S.

AUGUST 26, 2002.

FILE: C-9153ST4 D172.

STRATA LOT 2

SCALE: 1:200 (METRIC)

0 5 10 15m

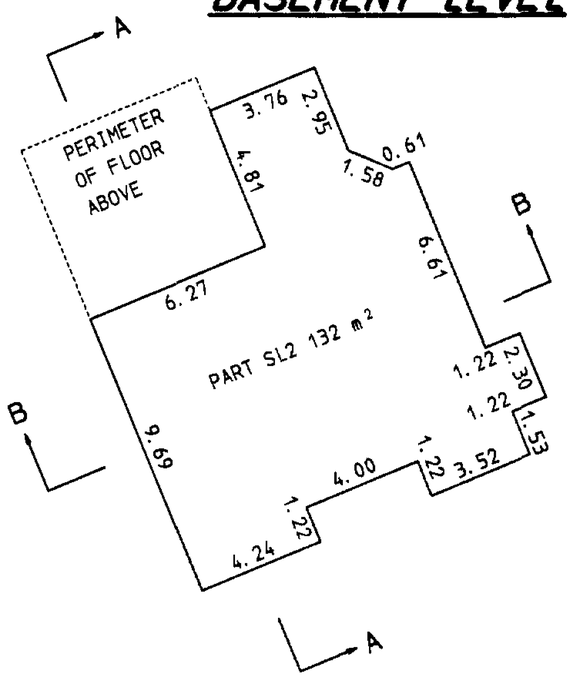
ALL DISTANCES ARE IN METRES

SHEET 5 OF 10 SHEETS

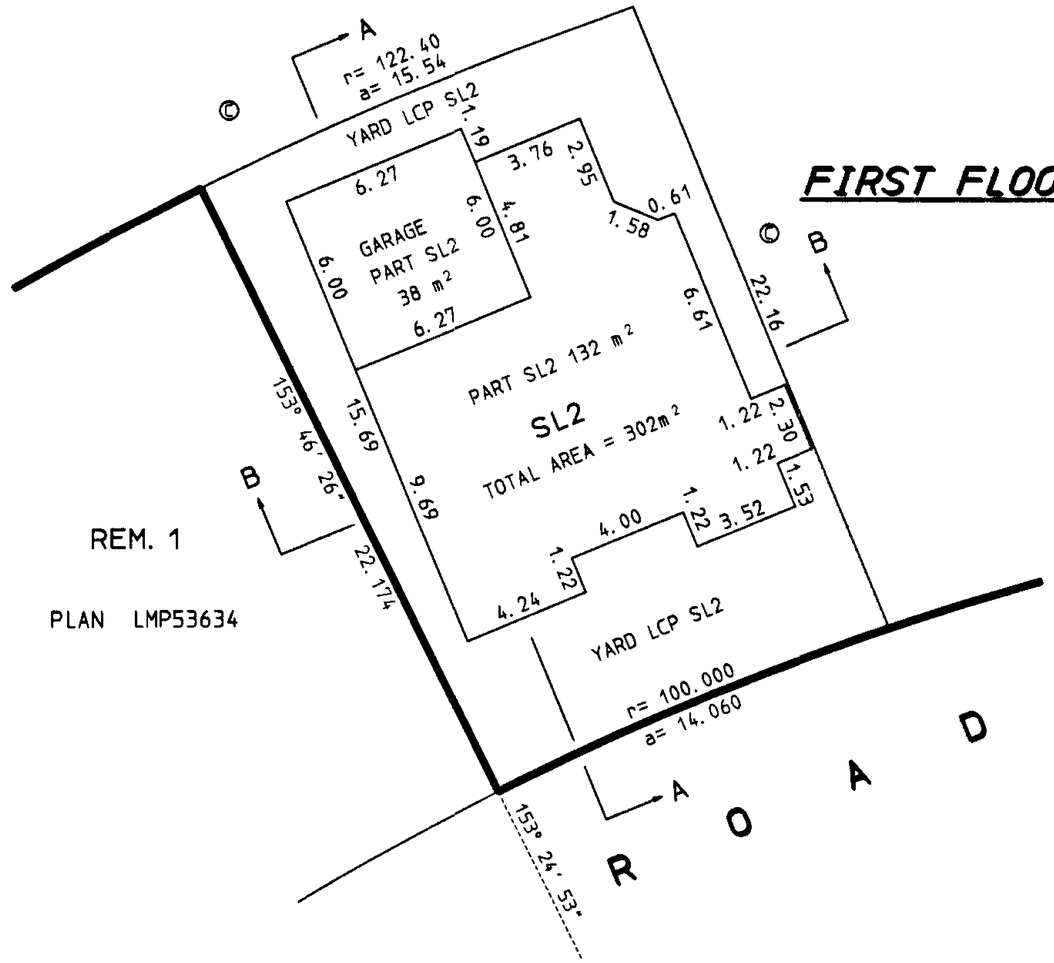
STRATA PLAN BCS85.

PHASE 1

BASEMENT LEVEL

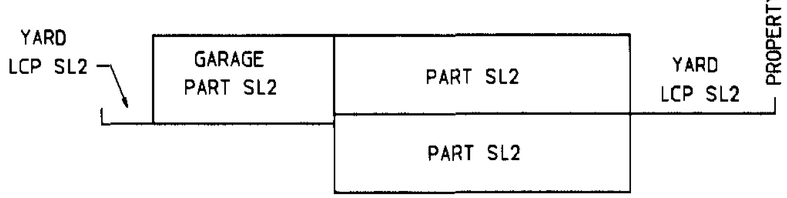


FIRST FLOOR.



AST. NORTH

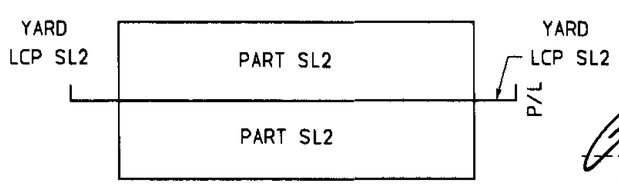
SECTION A-A.



FIRST FLOOR

BASEMENT LEVEL

SECTION B-B.



ALLAN W. TUNBRIDGE B. C. L. S.

AUGUST 26, 2002.

FILE: C-9153ST5 D172.

STRATA LOT 3

SCALE: 1:200 (METRIC)

0 5 10 15m

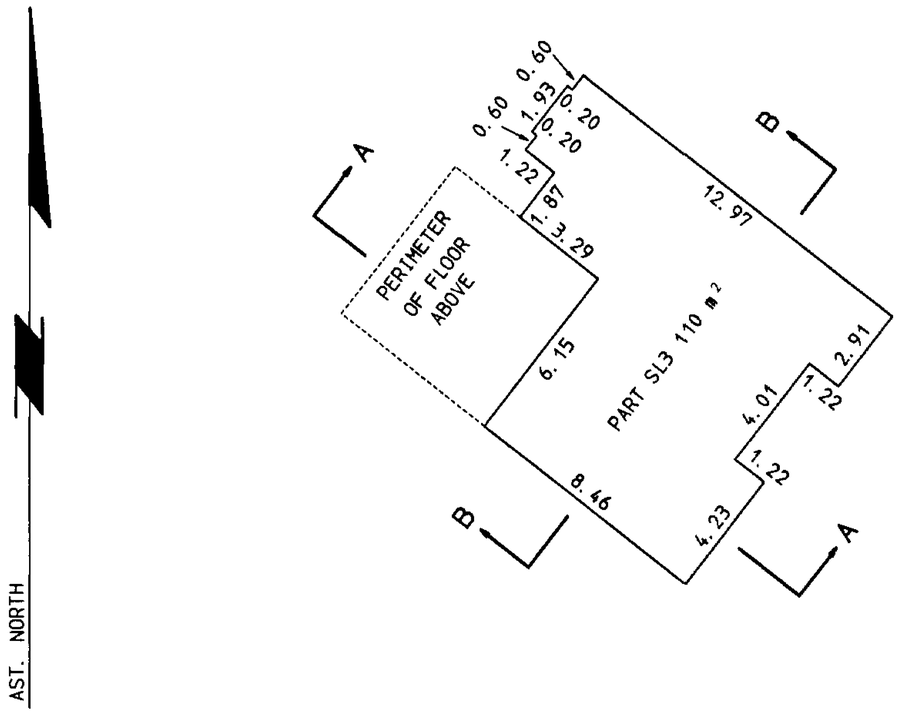
ALL DISTANCES ARE IN METRES

SHEET 6 OF 10 SHEETS

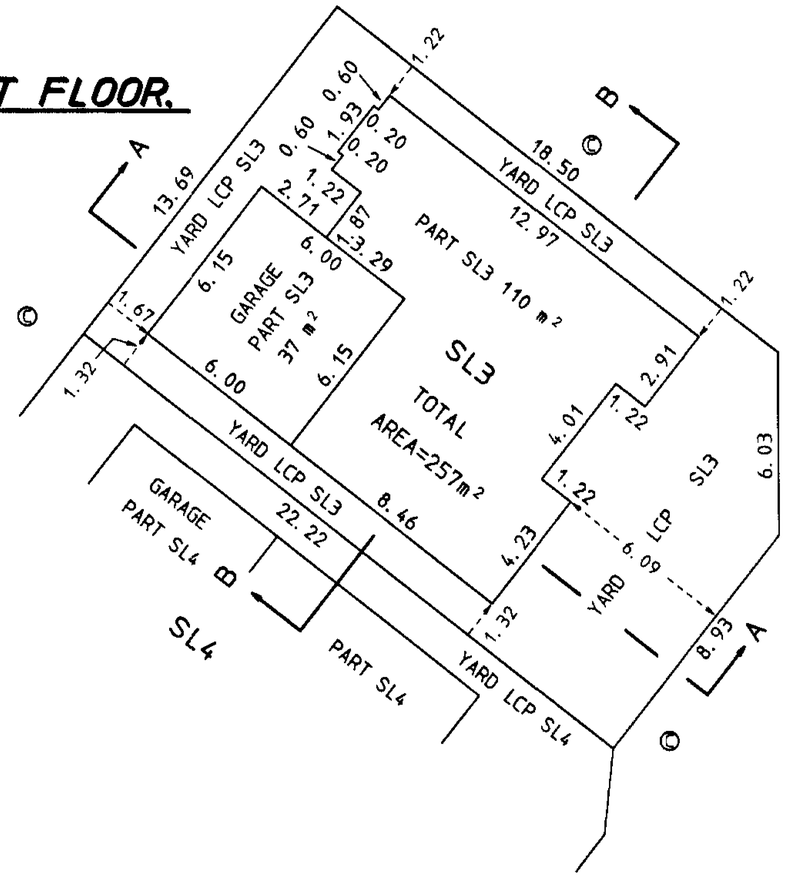
STRATA PLAN BCS85

PHASE 1

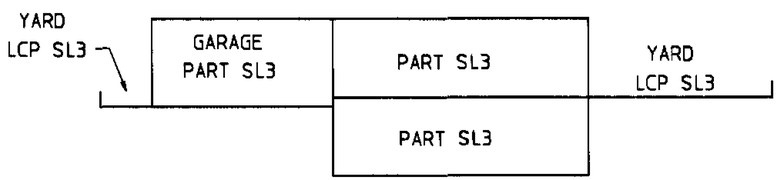
BASEMENT LEVEL



FIRST FLOOR.



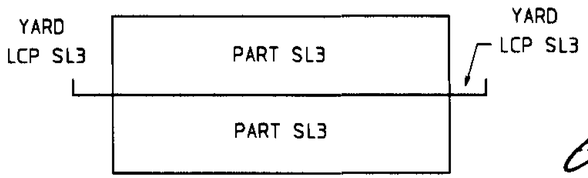
SECTION A-A.



FIRST FLOOR

BASEMENT LEVEL

SECTION B-B.



ALLAN W. TUNBRIDGE B. C. L. S.

AUGUST 26, 2002.

FILE: C-9153ST6 D172.

STRATA LOT 4

SCALE: 1:200 (METRIC)

0 5 10 15m

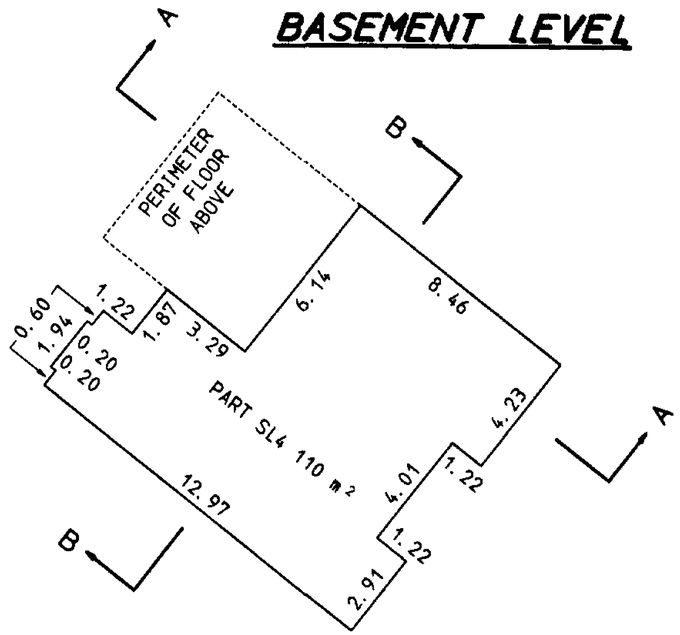
ALL DISTANCES ARE IN METRES

SHEET 7 OF 10 SHEETS

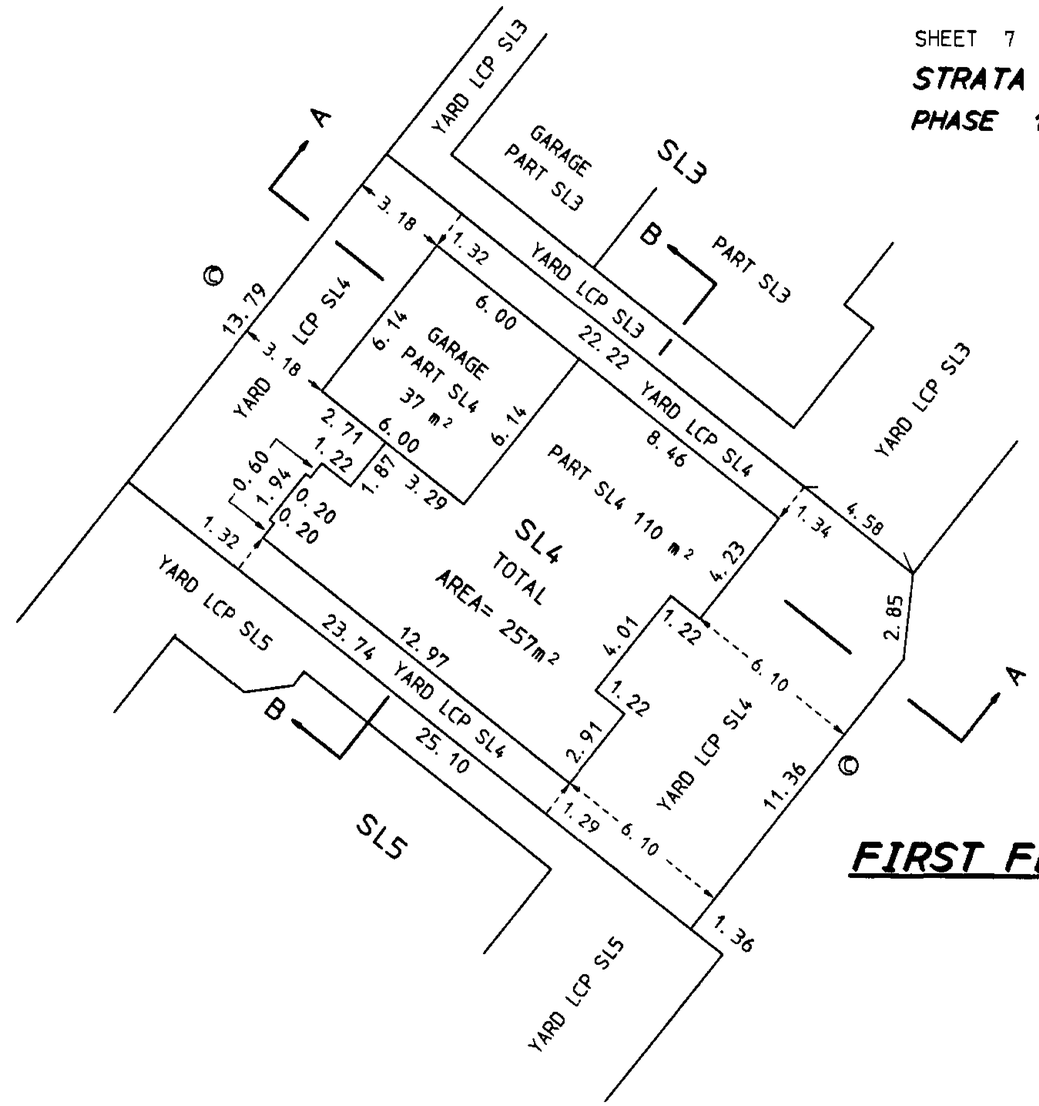
STRATA PLAN BCS85.

PHASE 1

BASEMENT LEVEL

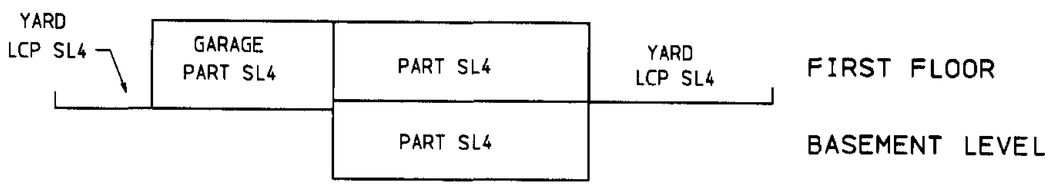


FIRST FLOOR.

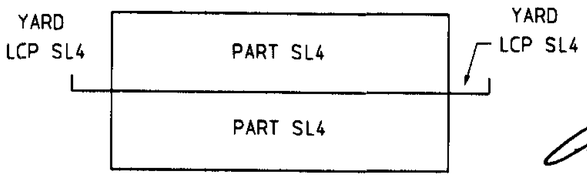


AST. NORTH

SECTION A-A.



SECTION B-B.



FILE: C-9153ST7 D172.

ALLAN W. TUNBRIDGE B.C.L.S.

AUGUST 26, 2002.

STRATA LOT 5

SCALE: 1:200 (METRIC)

0 5 10 15m

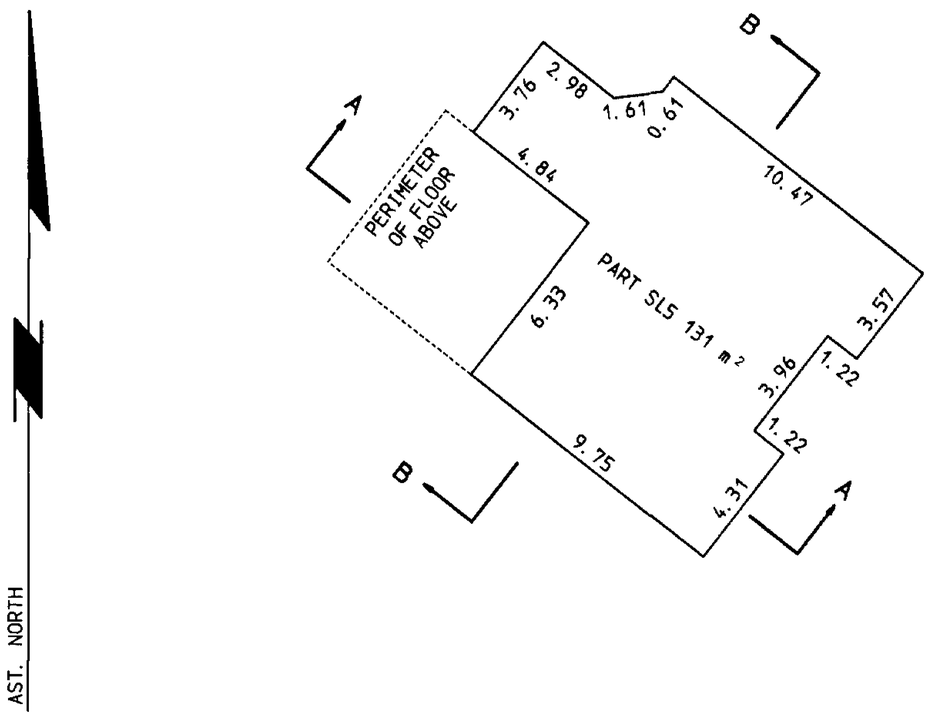
ALL DISTANCES ARE IN METRES

SHEET 8 OF 10 SHEETS

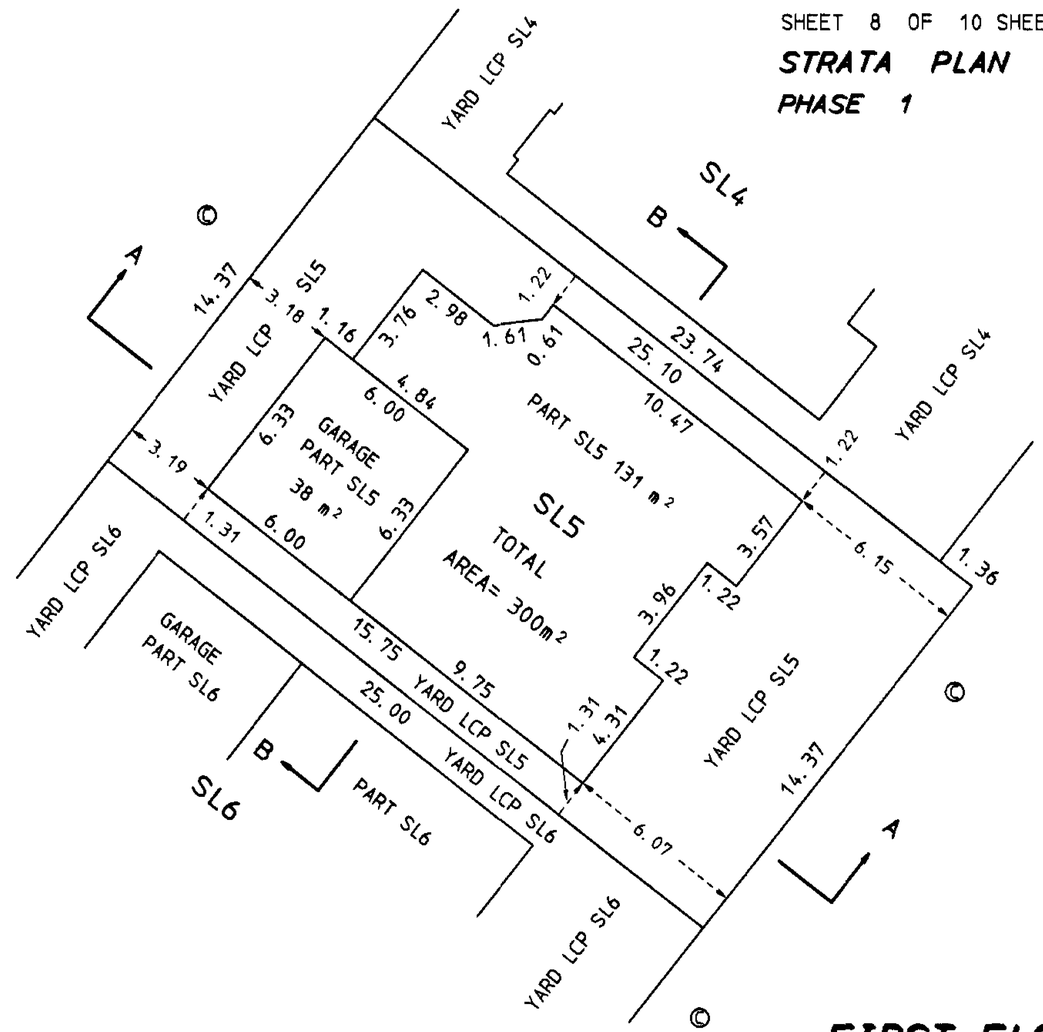
STRATA PLAN BCS 85

PHASE 1

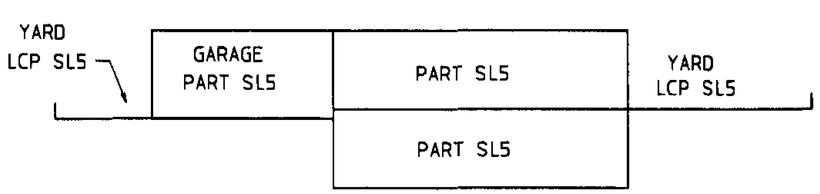
BASEMENT LEVEL



FIRST FLOOR.



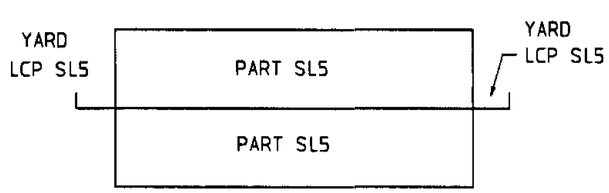
SECTION A-A.



FIRST FLOOR

BASEMENT LEVEL

SECTION B-B.



ALLAN W. TUNBRIDGE B. C. L. S.

AUGUST 26, 2002.

FILE: C-9153ST8 D172.

STRATA LOT 6

SHEET 9 OF 10 SHEETS
STRATA PLAN BCS85.
PHASE 1

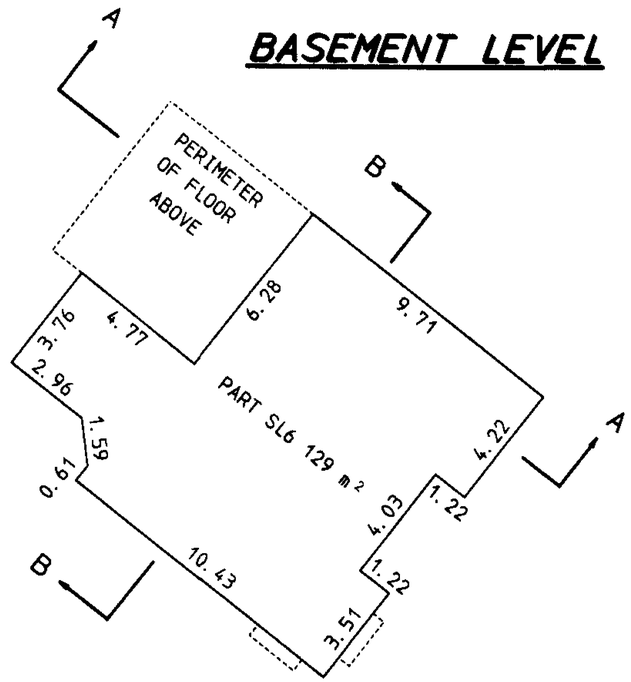
SCALE: 1:200 (METRIC)

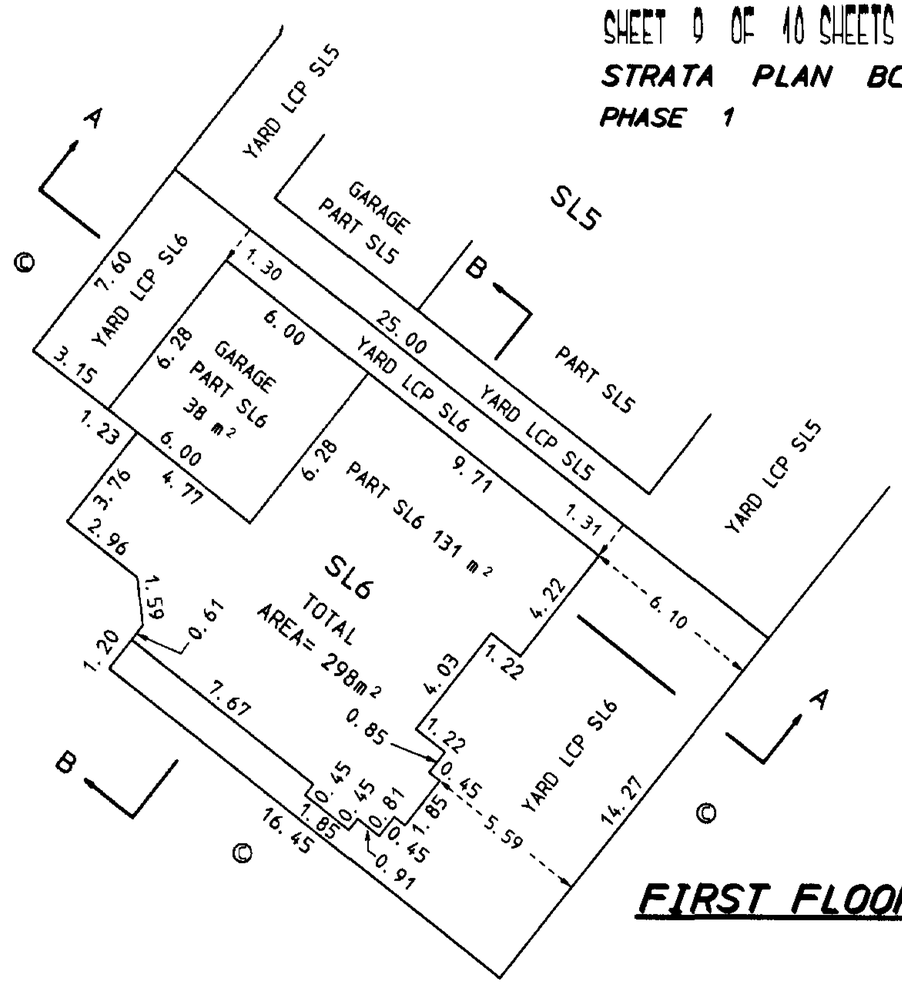
0 5 10 15m

ALL DISTANCES ARE IN METRES

AST. NORTH

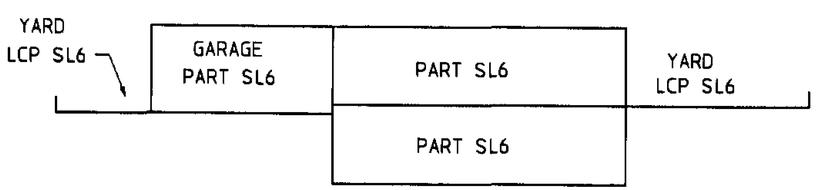
BASEMENT LEVEL





FIRST FLOOR.

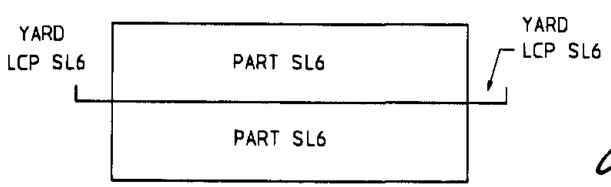
SECTION A-A.



FIRST FLOOR

BASEMENT LEVEL

SECTION B-B.



ALLAN W. TUNBRIDGE B. C. L. S.
AUGUST 26, 2002.

FILE: C-9153ST9 D172.

STRATA LOT 7

SCALE: 1:200 (METRIC)

0 5 10 15m

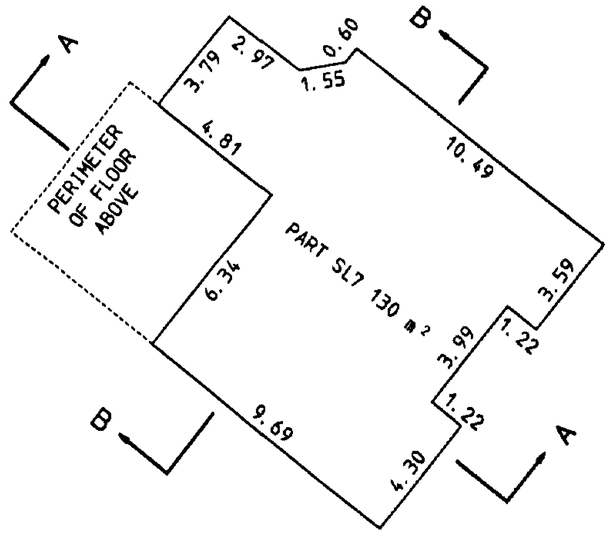
ALL DISTANCES ARE IN METRES

SHEET 10 OF 10 SHEETS

STRATA PLAN BCS85

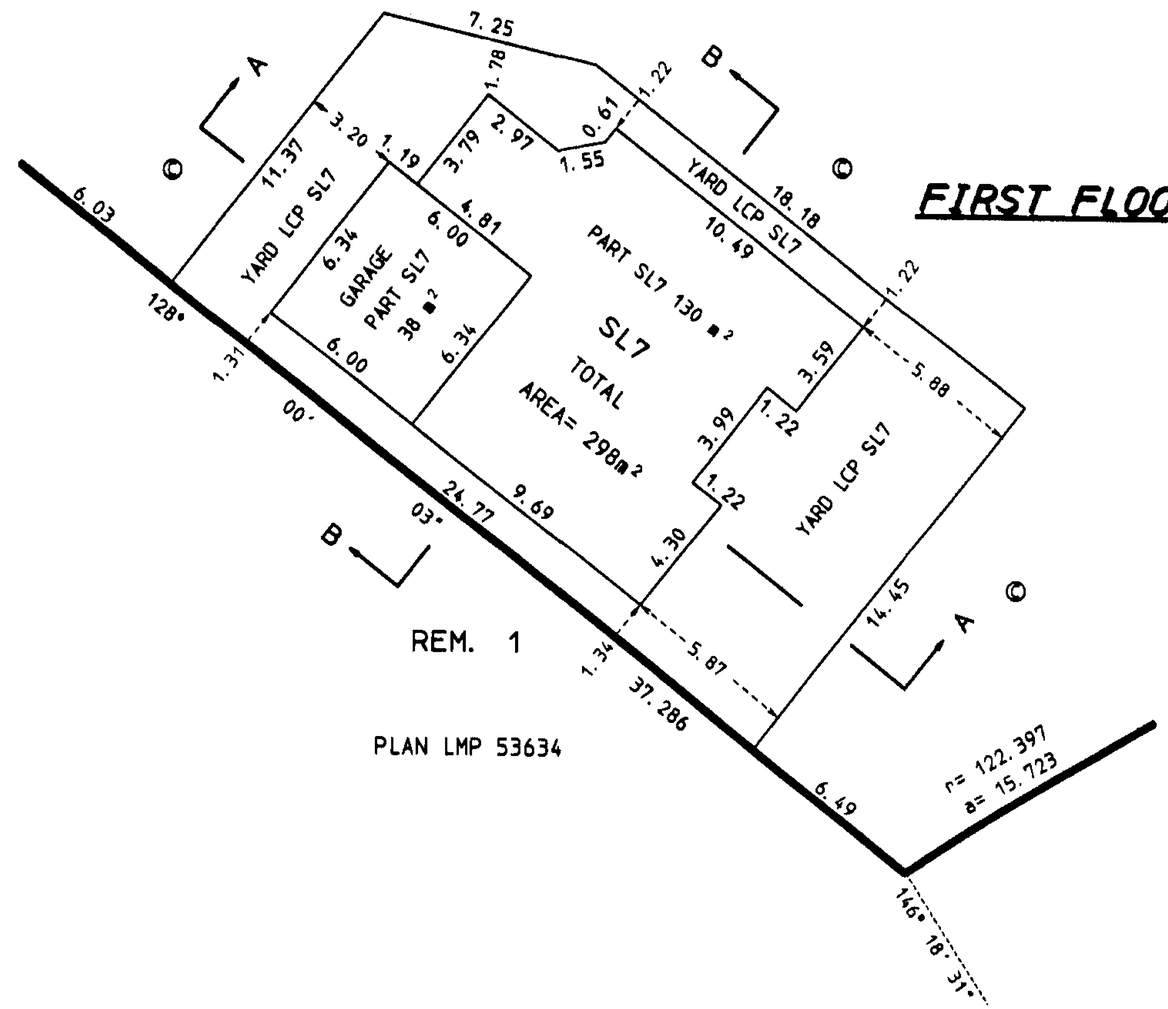
PHASE 1

BASEMENT LEVEL

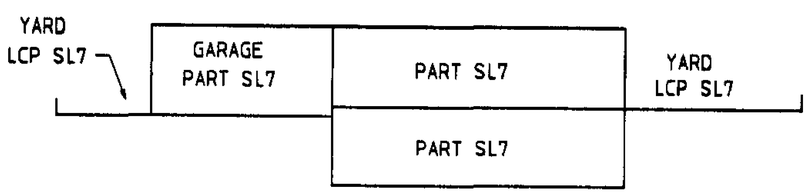


AST. NORTH

FIRST FLOOR.



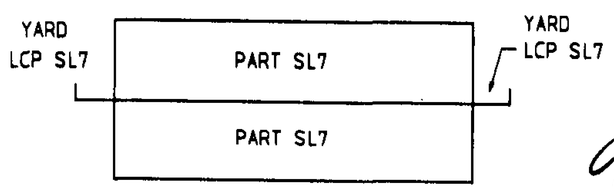
SECTION A-A.



FIRST FLOOR

BASEMENT LEVEL

SECTION B-B.



ALLAN W. TUNBRIDGE B. C. L. S.

AUGUST 26, 2002.

FILE: C-9153S10 D172.

STRATA PLAN OF PART OF LOT 1
EXCEPT: PHASE 1 STRATA PLAN BCS85
DISTRICT LOT 267 GROUP 2
NEW WESTMINSTER DISTRICT PLAN LMP53634

SHEET 1 OF 10 SHEETS

STRATA PLAN BCS85

PHASE 2

B. C. G. S. 92H. 001

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B. C.

NOVEMBER 8, 2002.

DEPUTY REGISTRAR.

REF - 8T413102

LEGEND:

BEARINGS ARE ASTRONOMIC, AND ARE DERIVED FROM PLAN LMP53634

● STANDARD IRON POST FOUND

© DENOTES COMMON PROPERTY

SL DENOTES STRATA LOT

LCP DENOTES LIMITED COMMON PROPERTY

SCALE 1 : 1000 (METRIC)

0 10 20 30 40 50m

ALL DISTANCES ARE IN METRES

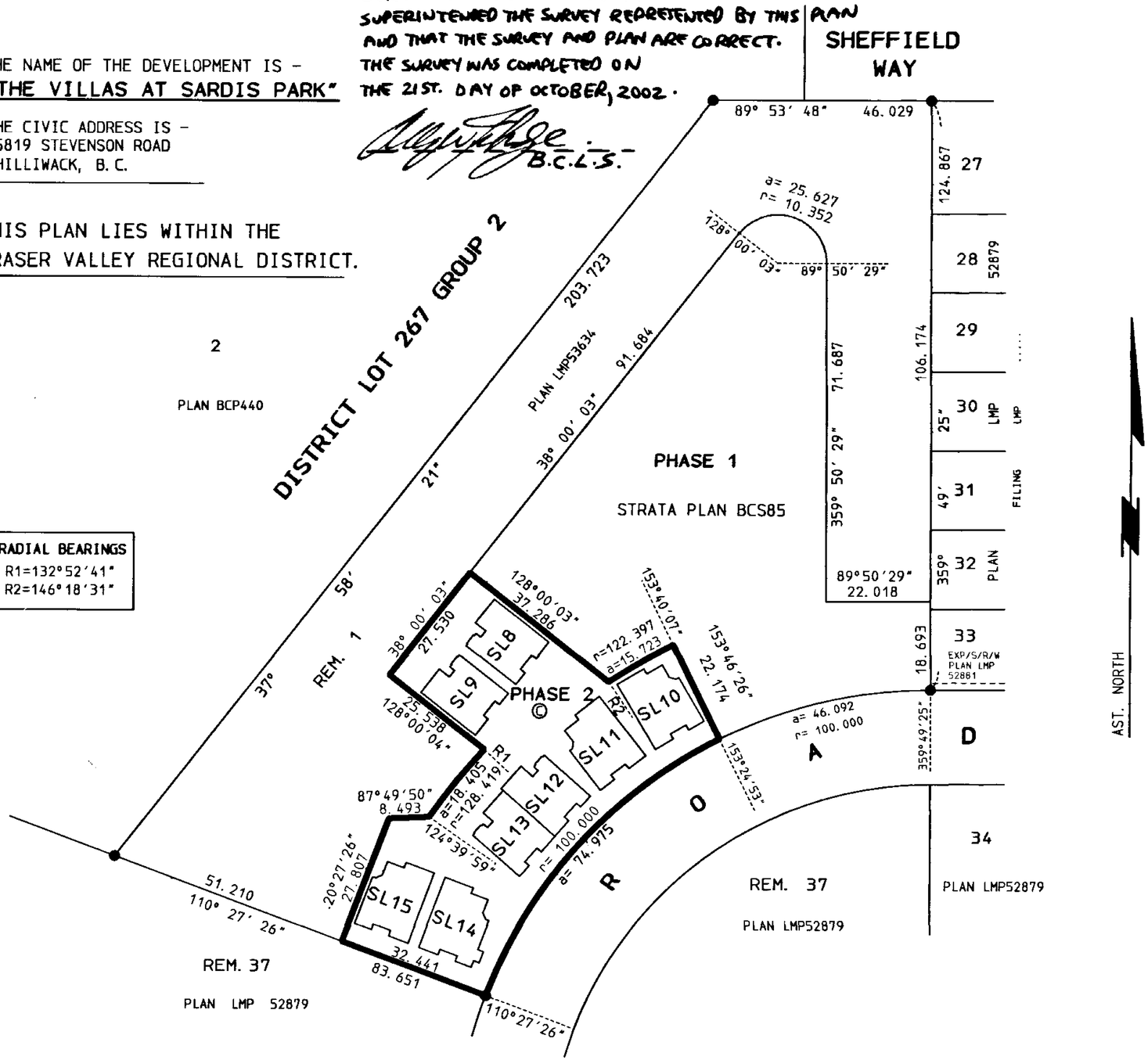
I, ALLAN W. TUNBRIDGE, A BRITISH COLUMBIA LAND SURVEYOR, OF THE CITY OF CHILLIWACK, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED ON THE 21ST. DAY OF OCTOBER, 2002.

B.C.L.S.

THE NAME OF THE DEVELOPMENT IS - "THE VILLAS AT SARDIS PARK"

THE CIVIC ADDRESS IS - 45819 STEVENSON ROAD CHILLIWACK, B. C.

THIS PLAN LIES WITHIN THE FRASER VALLEY REGIONAL DISTRICT.



I, ALLAN W. TUNBRIDGE, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: OCTOBER 24, 2002.

B. C. L. S.

APPROVED AS PHASE 2 OF A 7 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.

DATE: OCT 31, 2002.

APPROVING OFFICER FOR CITY OF CHILLIWACK

IAN CRANE.

I, ALLAN W. TUNBRIDGE, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT, AS OF OCTOBER 21, 2002 BEEN PREVIOUSLY OCCUPIED.

B. C. L. S.

TUNBRIDGE & TUNBRIDGE
BRITISH COLUMBIA LAND SURVEYORS
CANADA LANDS SURVEYORS
CHILLIWACK, B. C. (604)
PHONE : 792-4264 FAX : 792-4848

FILE: C-9153STA FBC-253/29-34 AT1

STRATA PROPERTY ACT.
SIGNATURES.

STRATA PLAN BCS85
PHASE 2.

OWNER:
2K INVESTMENT GROUP LTD.
INC. NO. 623167

JACOB KLAASSEN

AUTHORIZED SIGNATORIES

WITNESS :

EDWARD KAYE
#201 - 45793 Luckakuck Way
Address of witness Chilliwack, B.C.
V2R 5R9

Occupation of witness

MORTGAGEE: BT178494
HSBC BANK CANADA

6462 MICHAEL SIMPSON

AUTHORIZED SIGNATORIES 7469 PATRICK ROMPRE

WITNESS : D.M. Letreault
9345 MAIN STREET
CHILLIWACK BC V2P-4M3
Address of witness
BANKER
Occupation of witness

CITY OF CHILLIWACK. BR180698.

MAYOR: CLINT HAMES.

AUTHORIZED SIGNATORIES.

CITY CLERK: DAVID W. HAMPSON

WITNESS: Elaine Brown

8550 Young Rd. Chilliwack
Address of witness
Confidential Secretary
Occupation of witness

ALLAN W. TUNBRIDGE B. C. L. S.
OCTOBER 24, 2002.

FILE: C-9153STB AT1

EXTERIOR BUILDING DIMENSIONS.

SHEET 3 OF 10 SHEETS

STRATA PLAN BCS85

PHASE 2

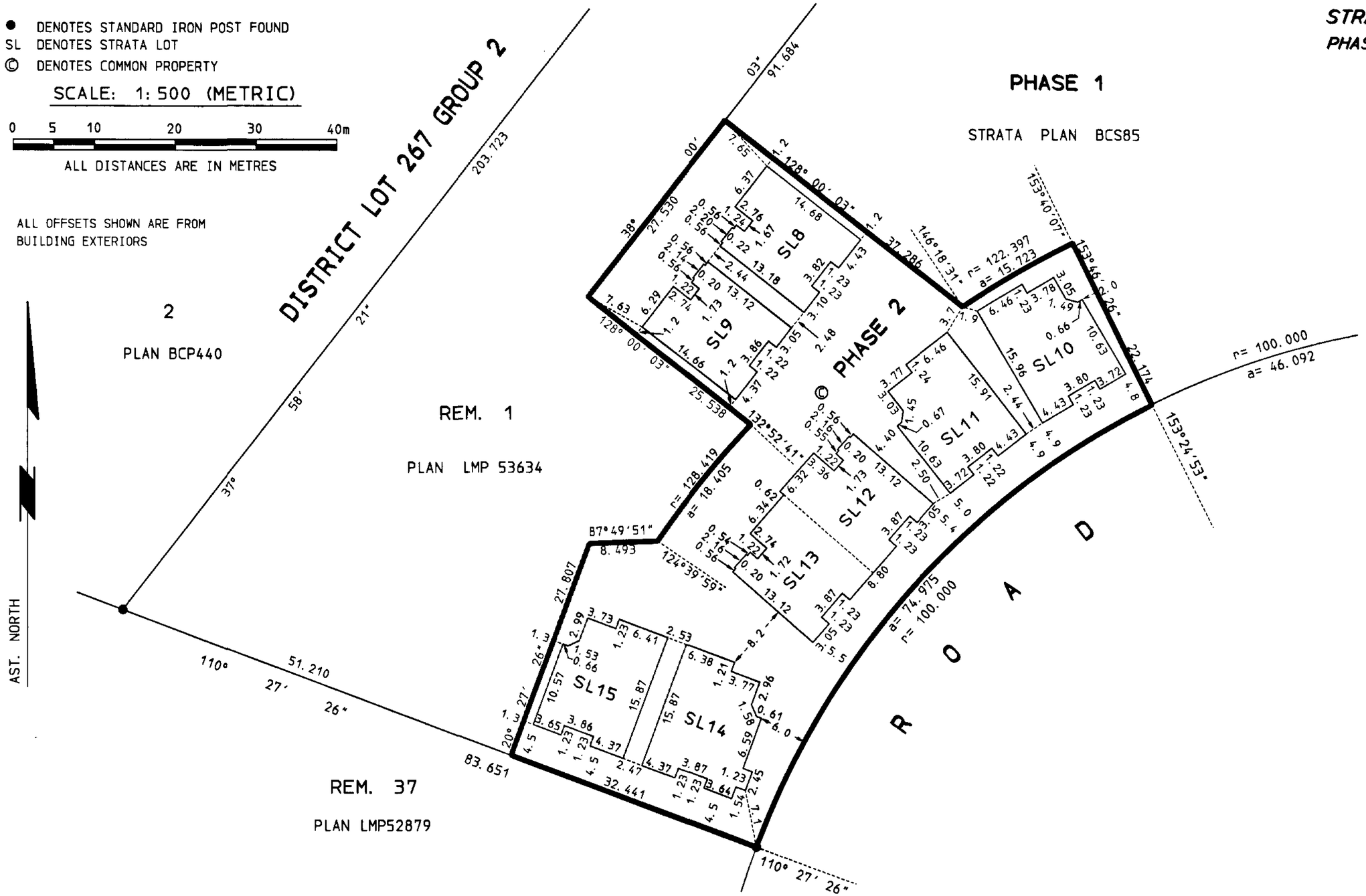
● DENOTES STANDARD IRON POST FOUND
SL DENOTES STRATA LOT
© DENOTES COMMON PROPERTY

SCALE: 1:500 (METRIC)

0 5 10 20 30 40m

ALL DISTANCES ARE IN METRES

ALL OFFSETS SHOWN ARE FROM BUILDING EXTERIORS



FILE C-9153STC AT1 OCTOBER 24, 2002 B. C. L. S.

STRATA LOT 8

SCALE: 1:200 (METRIC)

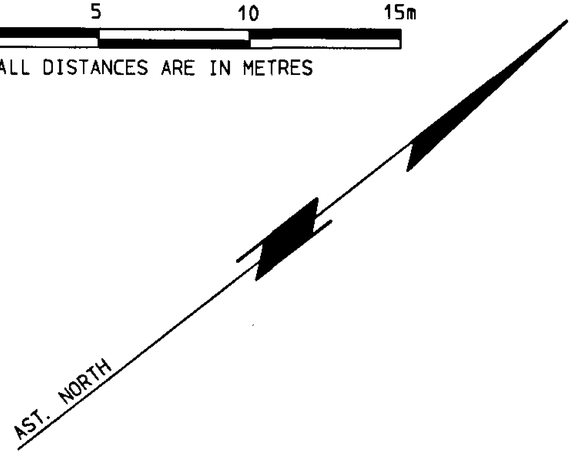
0 5 10 15m

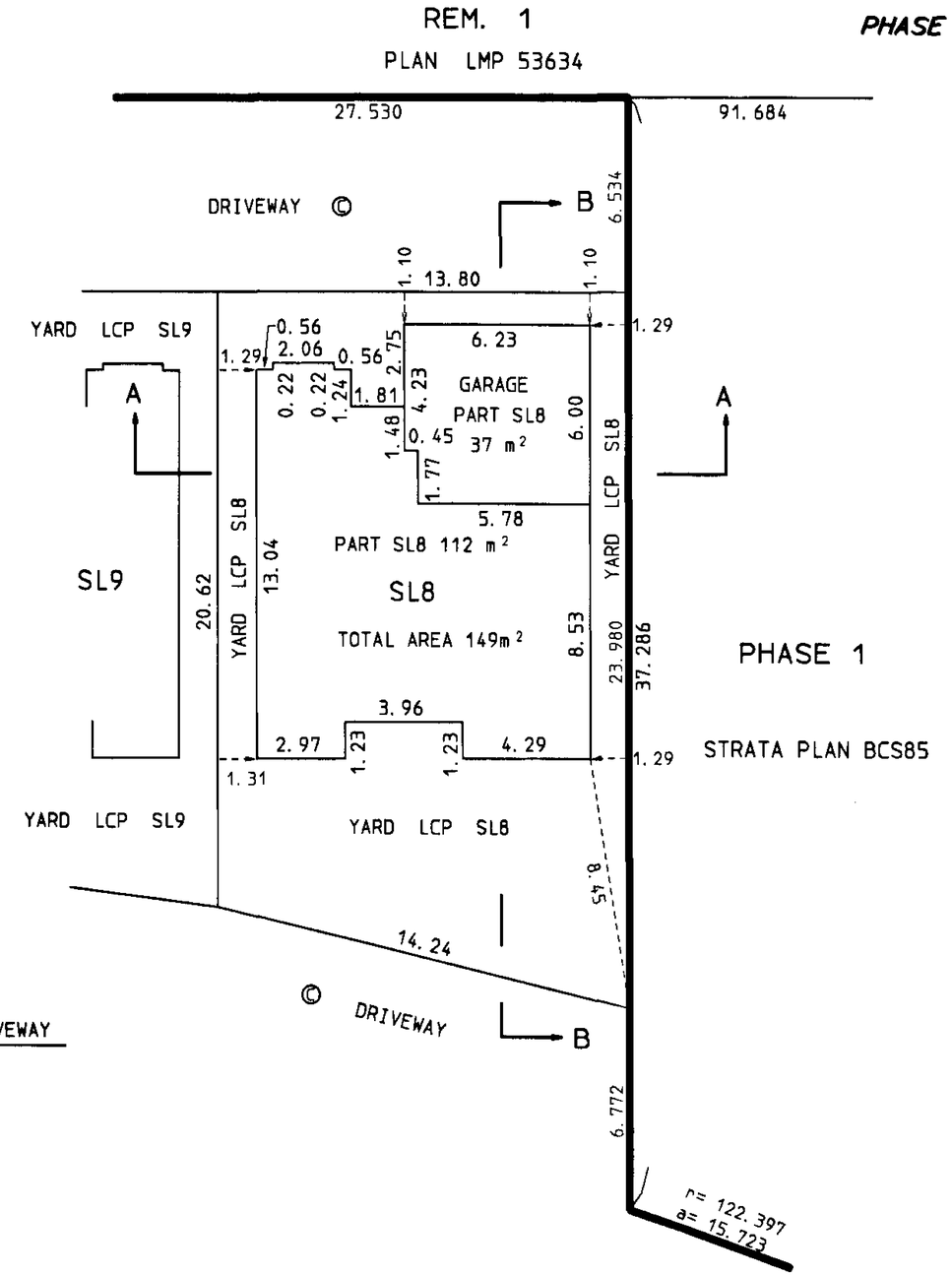
ALL DISTANCES ARE IN METRES

SL DENOTES STRATA LOT
© DENOTES COMMON PROPERTY
LCP DENOTES LIMITED COMMON PROPERTY
PT DENOTES PART

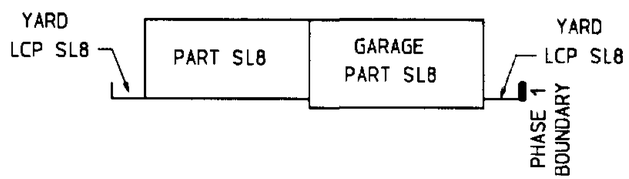
SHEET 4 OF 10 SHEETS

STRATA PLAN BCS85
PHASE 2

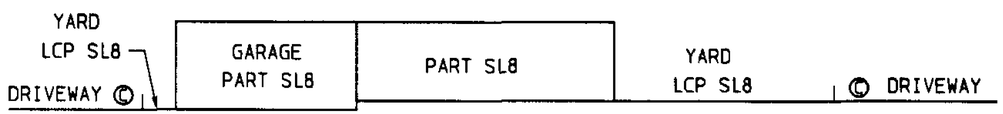




SECTION A-A.



SECTION B-B.



ALLAN W. TUNBRIDGE B. C. L. S.
OCTOBER 24, 2002.

FILE: C-9153STD AT1

STRATA LOT 9

SCALE: 1:200 (METRIC)

0 5 10 15m

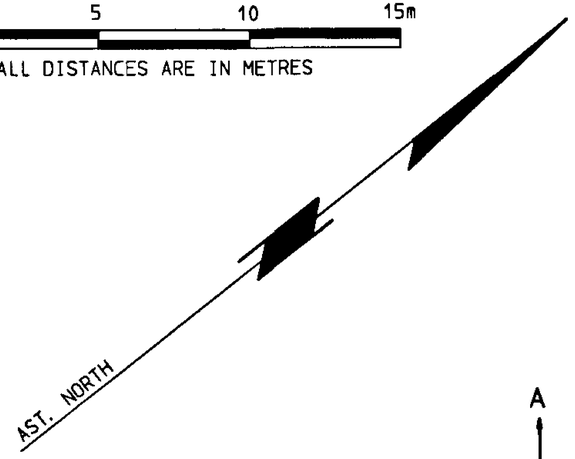
ALL DISTANCES ARE IN METRES

SL DENOTES STRATA LOT
© DENOTES COMMON PROPERTY
LCP DENOTES LIMITED COMMON PROPERTY
PT DENOTES PART

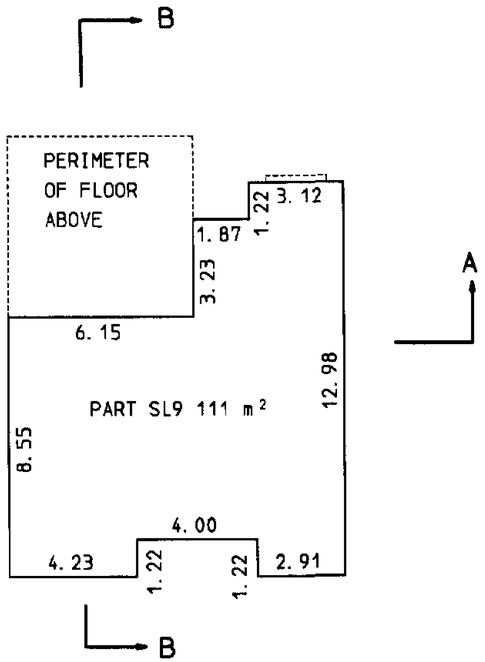
SHEET 5 OF 10 SHEETS

STRATA PLAN BCS85

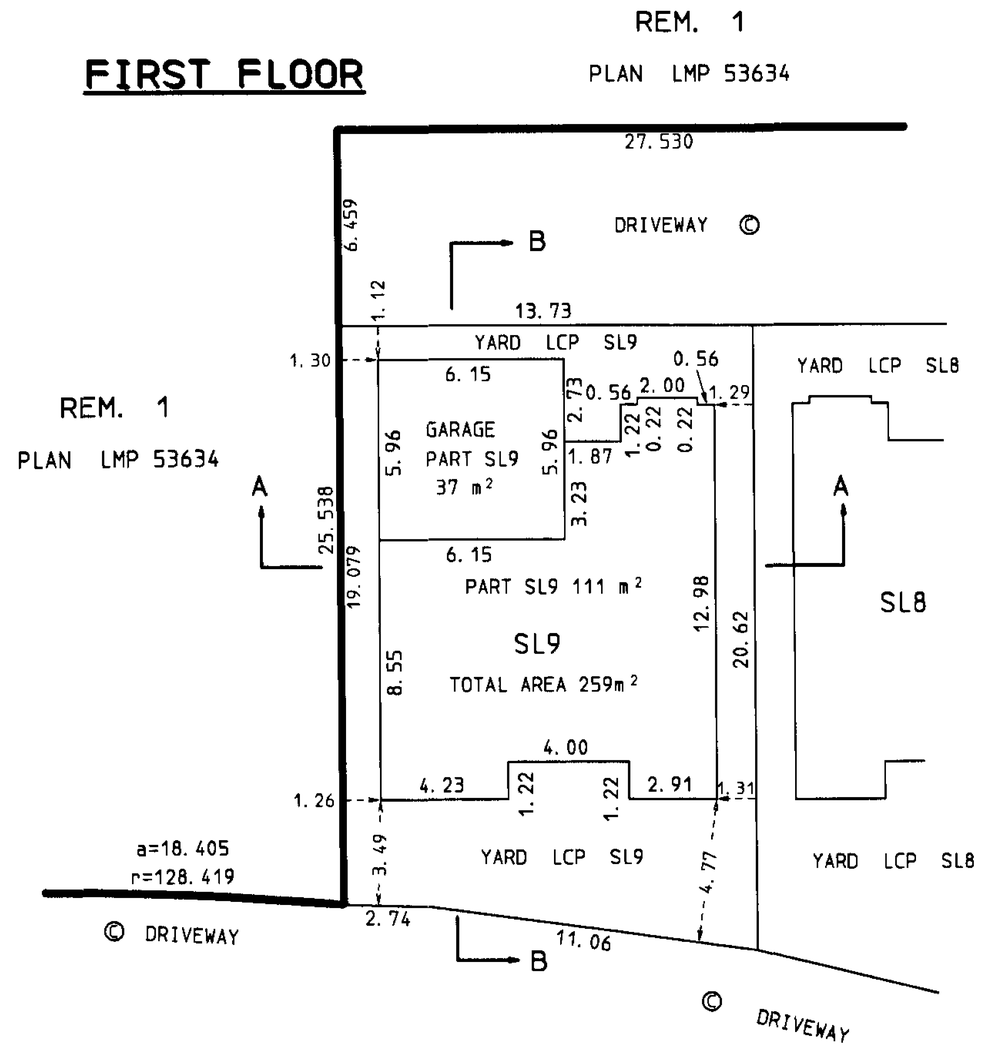
PHASE 2



BASEMENT LEVEL



FIRST FLOOR



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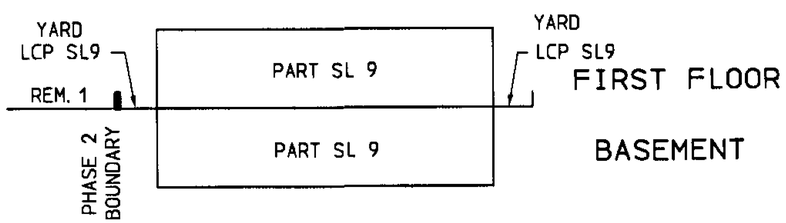

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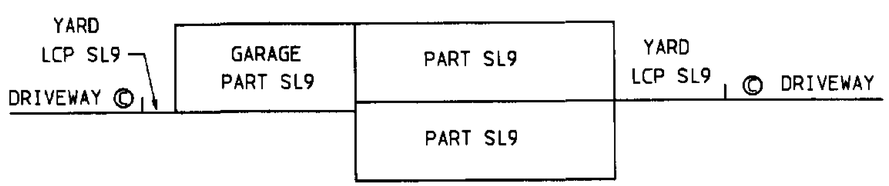


ALLAN W. TUNBRIDGE B. C. L. S.

OCTOBER 24, 2002.

FILE: C-9153STE AT1

STRATA LOT 10

SCALE: 1:200 (METRIC)

0 5 10 15m

ALL DISTANCES ARE IN METRES

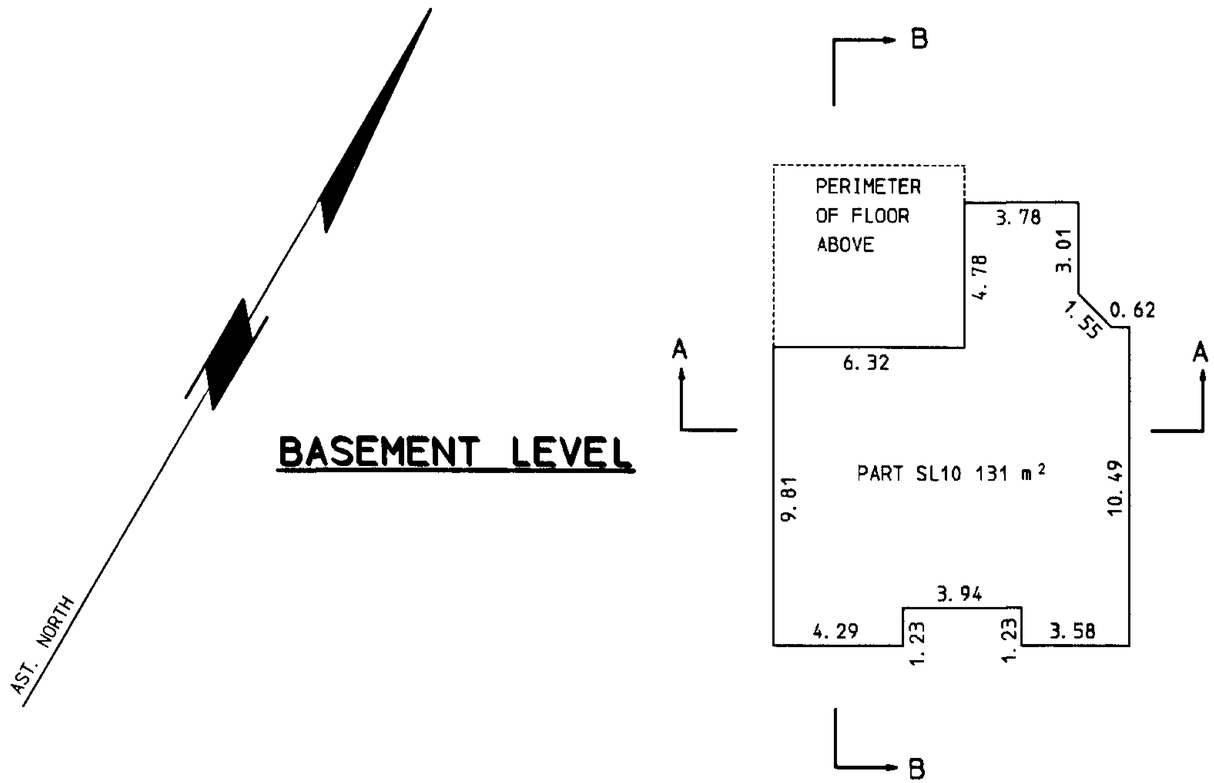
SL DENOTES STRATA LOT
© DENOTES COMMON PROPERTY
LCP DENOTES LIMITED COMMON PROPERTY
PT DENOTES PART

SHEET 6 OF 10 SHEETS

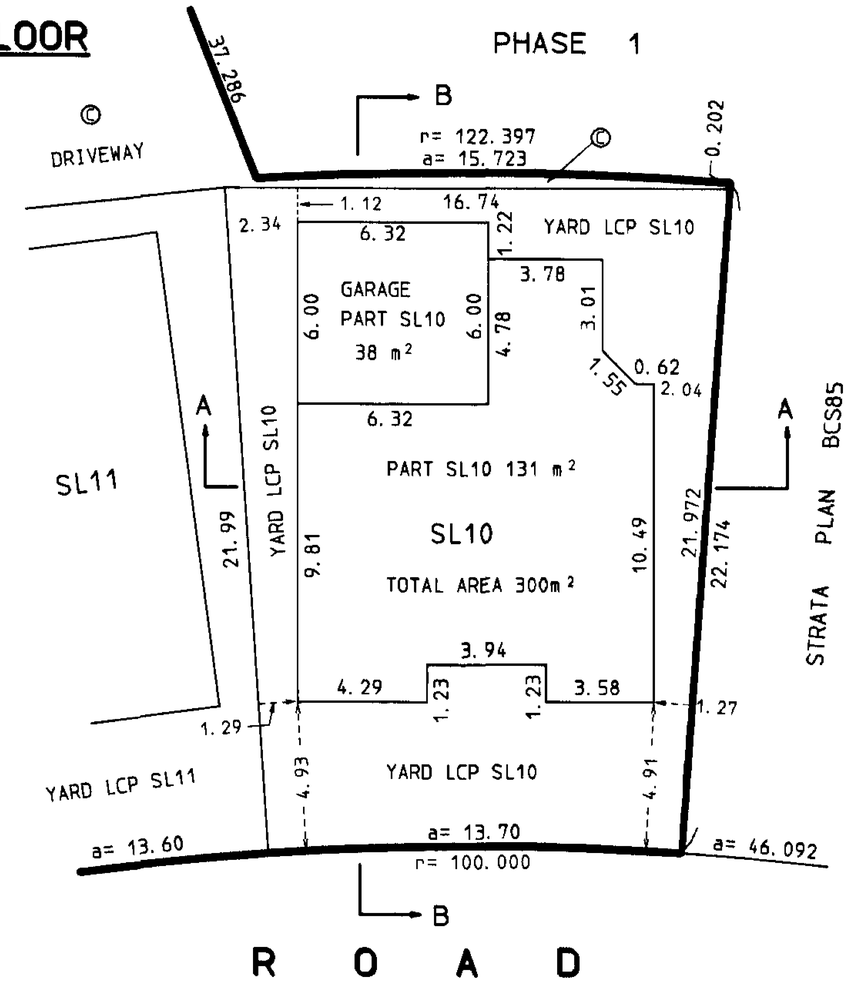
STRATA PLAN BCS85

PHASE 2

BASEMENT LEVEL



FIRST FLOOR



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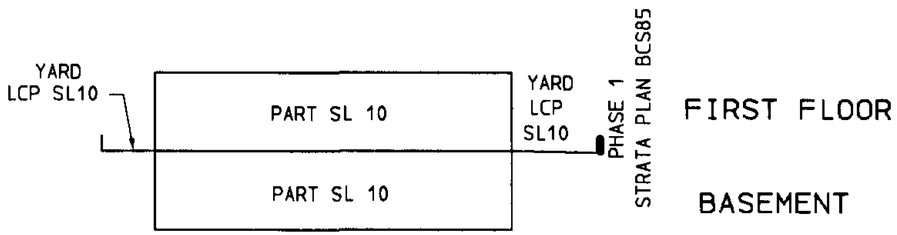

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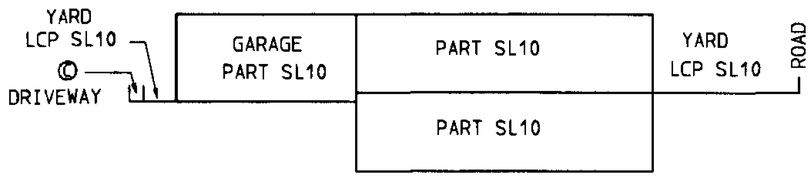


ALLAN W. TUNBRIDGE B.C.L.S.

OCTOBER 24, 2002.

FILE: C-9153STF AT1

STRATA LOT 11

SCALE: 1:200 (METRIC)

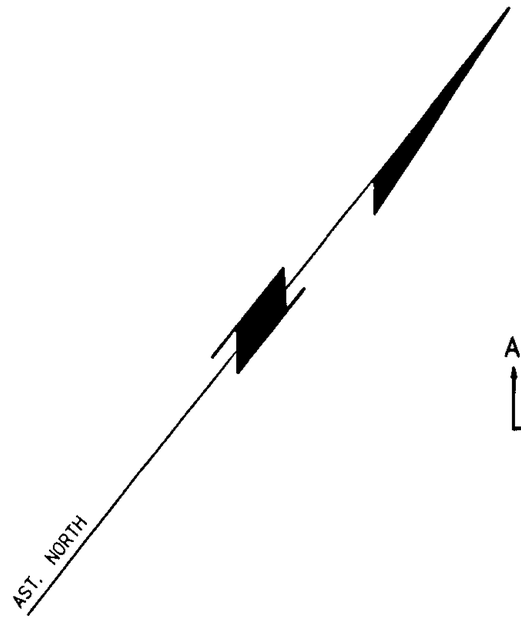
0 5 10 15m

ALL DISTANCES ARE IN METRES

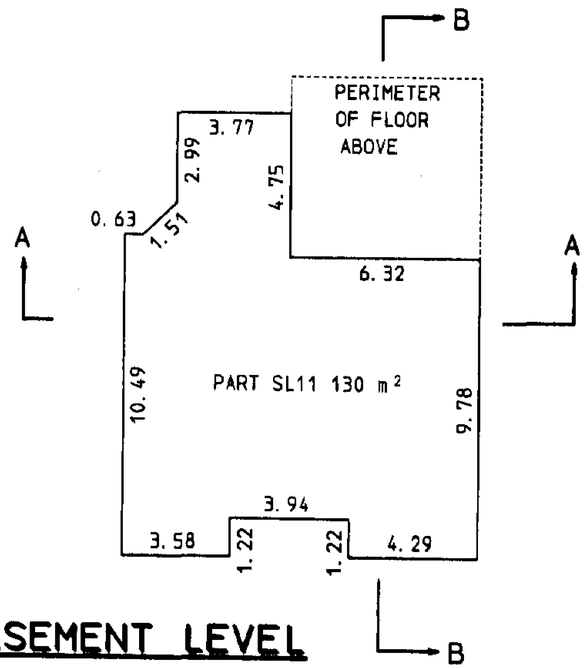
SL DENOTES STRATA LOT
© DENOTES COMMON PROPERTY
LCP DENOTES LIMITED COMMON PROPERTY
PT DENOTES PART

SHEET 7 OF 10 SHEETS

STRATA PLAN BCS85
PHASE 2



BASEMENT LEVEL



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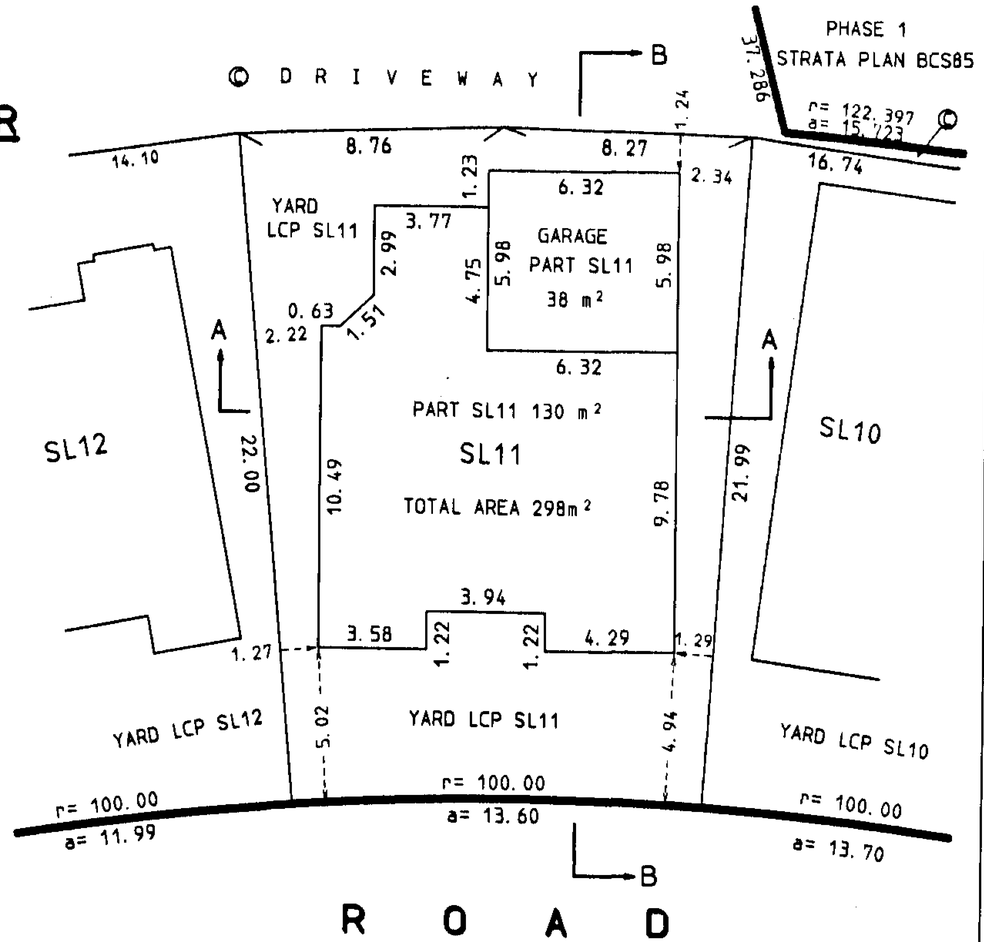
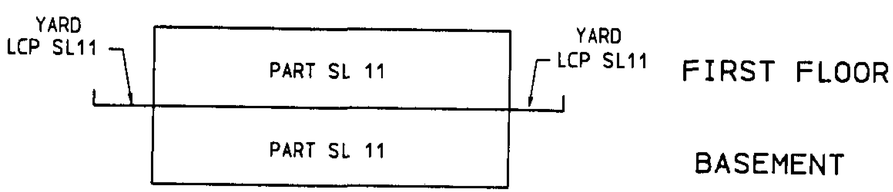


SECTION A-A.



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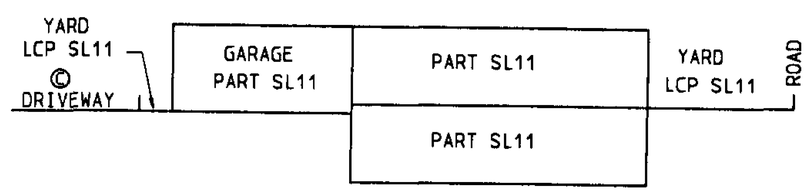


FILE: C-9153STG AT1

ALLAN W. TUNBRIDGE B.C.L.S.
OCTOBER 24, 2002.

STRATA LOTS 12 AND 13.

SCALE: 1:200 (METRIC)

0 5 10 15m

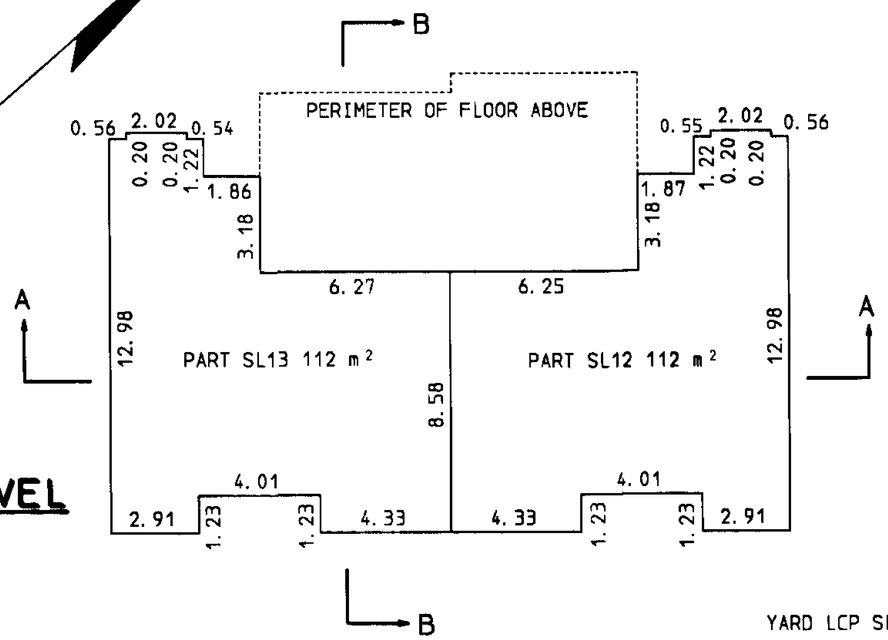
ALL DISTANCES ARE IN METRES

SL DENOTES STRATA LOT
© DENOTES COMMON PROPERTY
LCP DENOTES LIMITED COMMON PROPERTY
PT DENOTES PART

SHEET 8 OF 10 SHEETS
STRATA PLAN BCS85
PHASE 2

AST. NORTH

BASEMENT LEVEL



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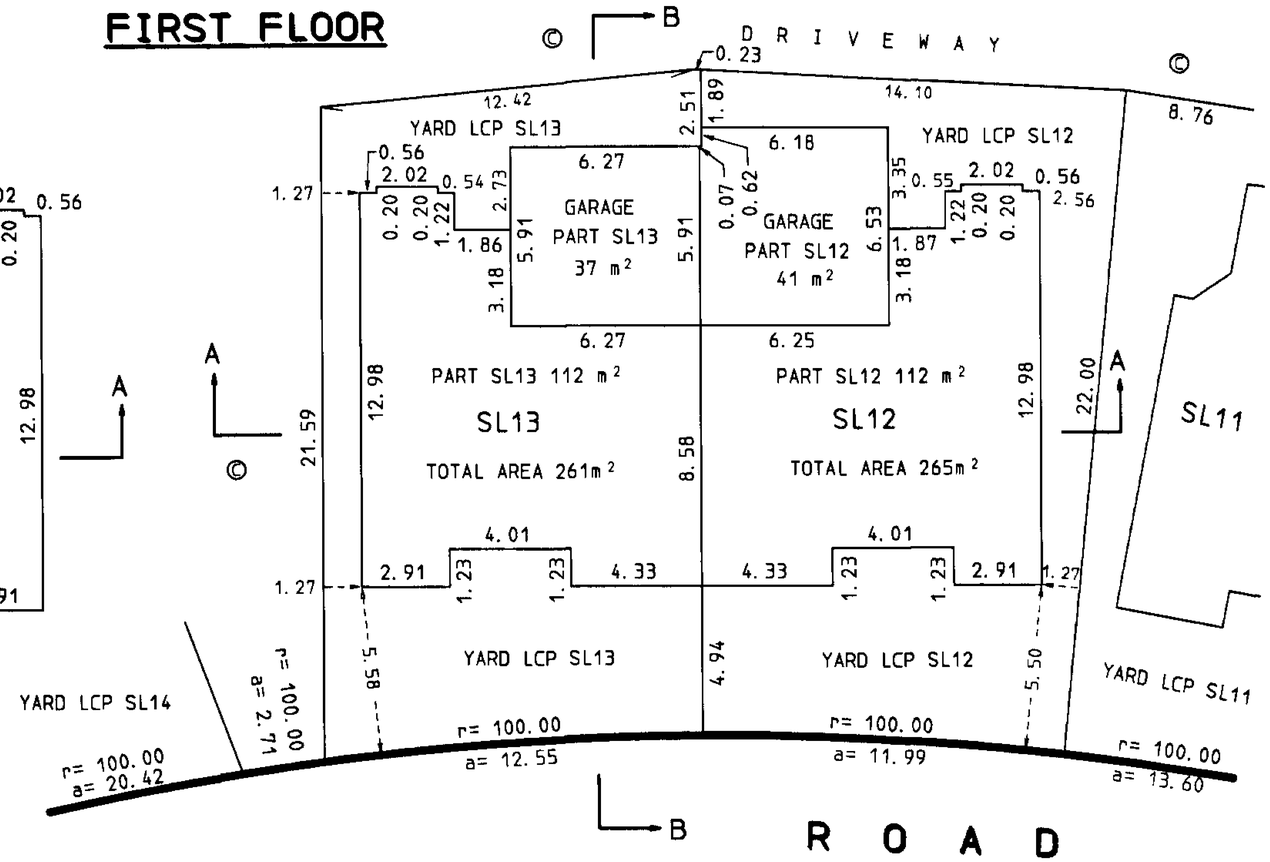

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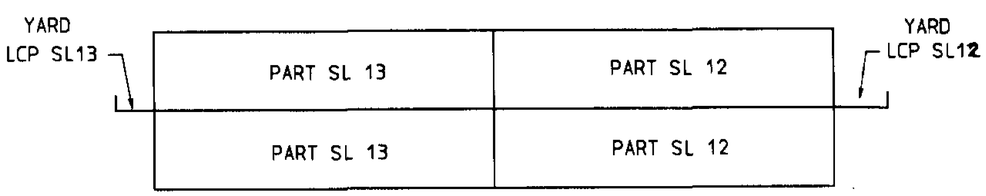

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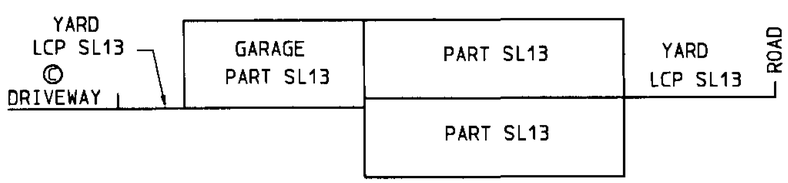


ALLAN W. TUNBRIDGE B. C. L. S.
OCTOBER 24, 2002.

FILE: C-9153STH AT1

STRATA LOT 14.

SCALE: 1:200 (METRIC)

0 5 10 15m

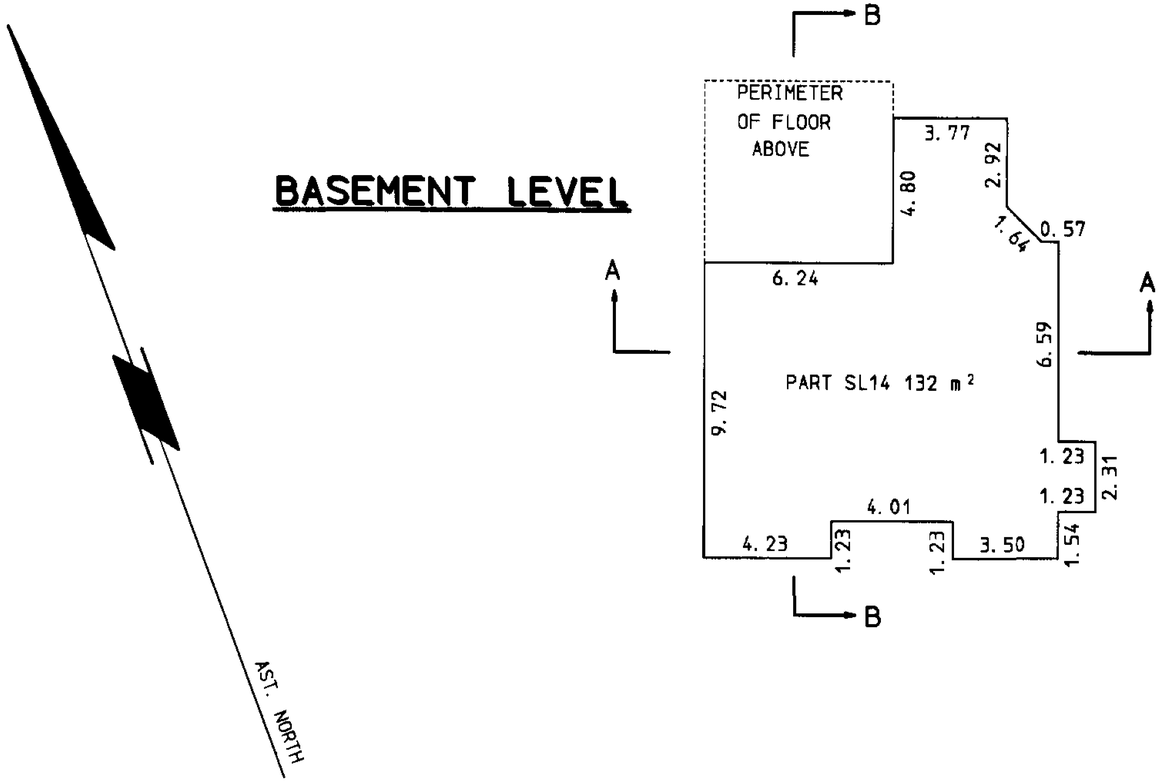
ALL DISTANCES ARE IN METRES

SL DENOTES STRATA LOT
© DENOTES COMMON PROPERTY
LCP DENOTES LIMITED COMMON PROPERTY
PT DENOTES PART

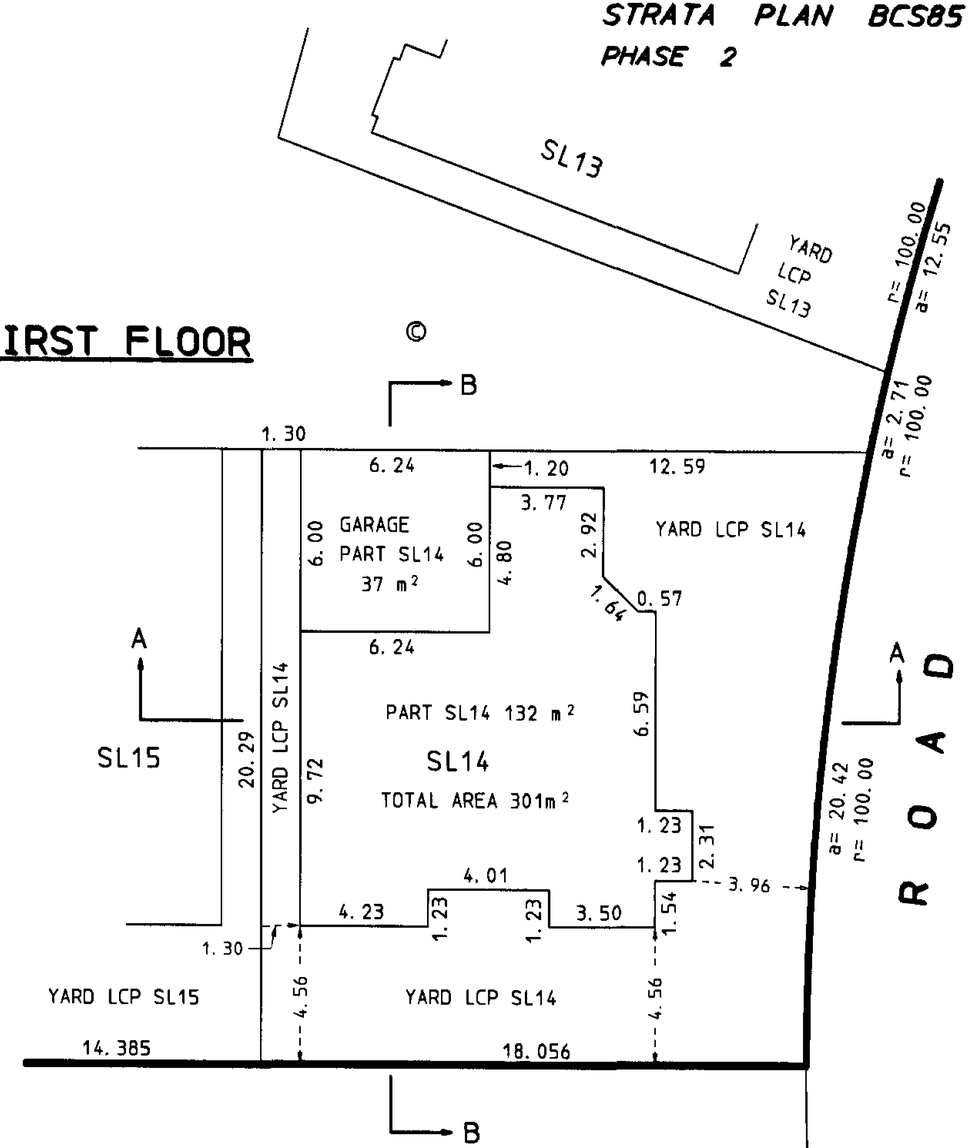
SHEET 9 OF 10 SHEETS

STRATA PLAN BCS85
PHASE 2

BASEMENT LEVEL



FIRST FLOOR



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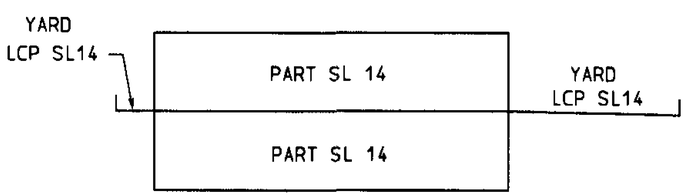

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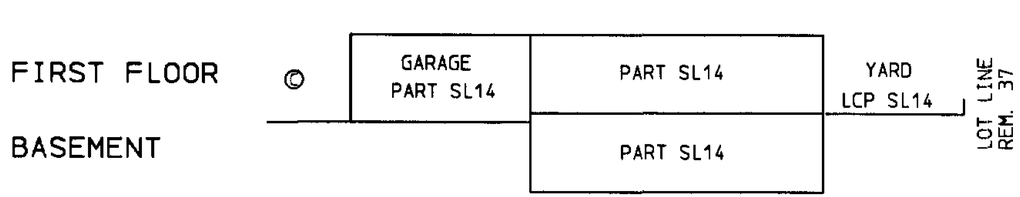


REM. 37

PLAN LMP 52879

ALLAN W. TUNBRIDGE B. C. L. S.

OCTOBER 24, 2002.

FILE: C-9153STI AT1

STRATA LOT 15.

SCALE: 1:200 (METRIC)

0 5 10 15m

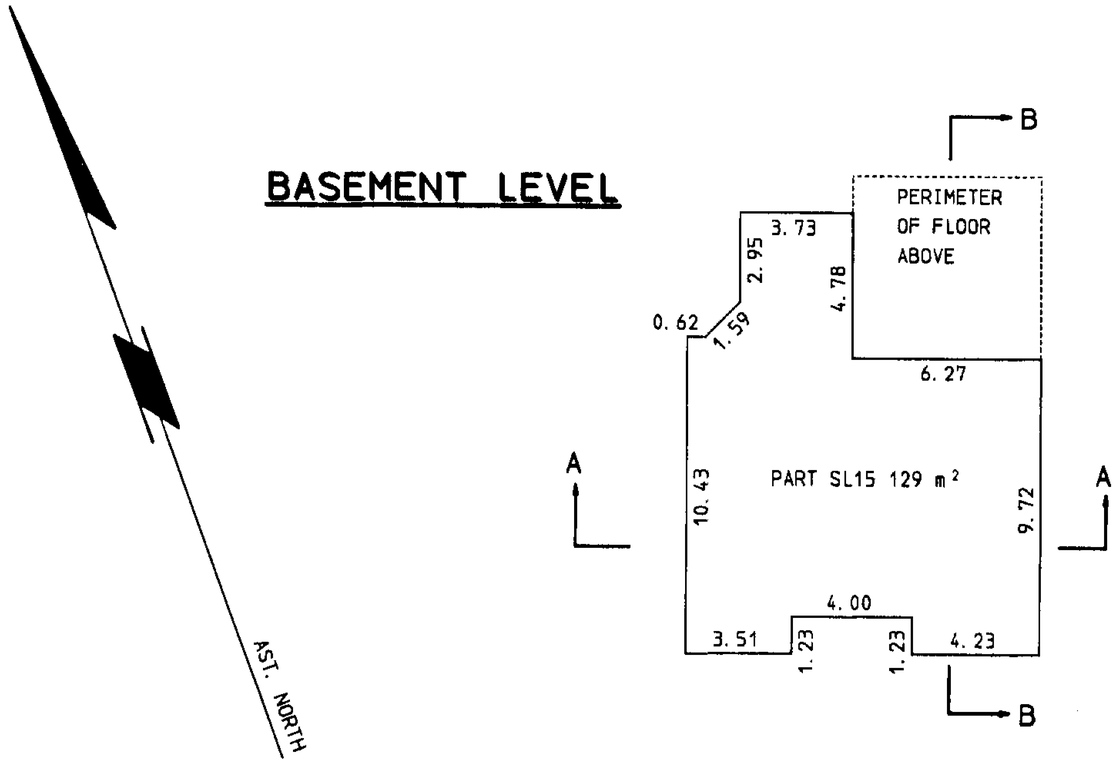
ALL DISTANCES ARE IN METRES

SL DENOTES STRATA LOT
© DENOTES COMMON PROPERTY
LCP DENOTES LIMITED COMMON PROPERTY
PT DENOTES PART

SHEET 10 OF 10 SHEETS

STRATA PLAN BCS85
PHASE 2

BASEMENT LEVEL



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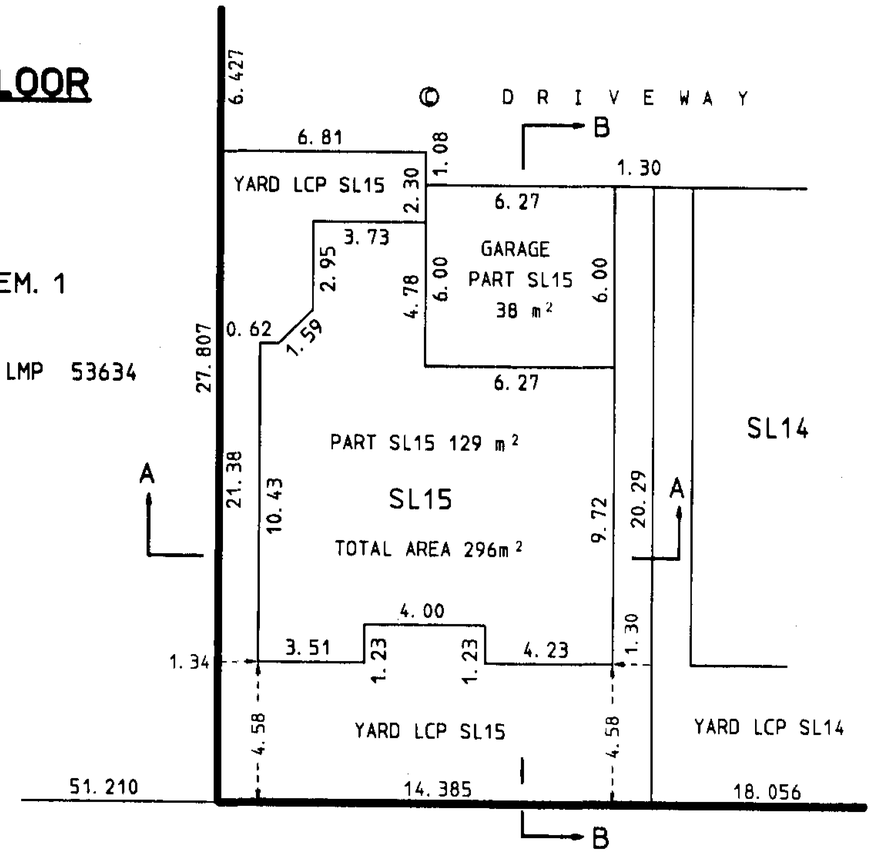


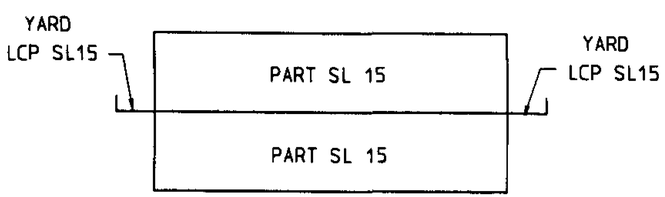
REM. 1

PLAN LMP 53634

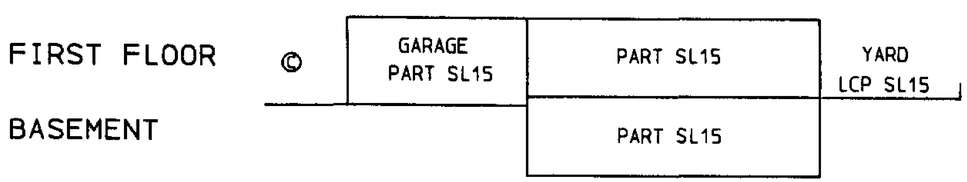
REM. 37

PLAN LMP 52879

SECTION A-A.



SECTION B-B.



ALLAN W. TUNBRIDGE B. C. L. S.

OCTOBER 24, 2002.

FILE: C-9153STJ AT1

STRATA PLAN OF PART OF LOT 1
EXCEPT: PHASES 1 AND 2 STRATA PLAN BCS85
DISTRICT LOT 267 GROUP 2
NEW WESTMINSTER DISTRICT PLAN LMP53634

SHEET 1 OF 6 SHEETS

STRATA PLAN BCS85

PHASE 3

B. C. G. S. 92H. 001

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B. C.

FEBRUARY 25th, 2003.

B. Bignao / DS.

DEPUTY REGISTRAR.

AMENDED FORM P - BV65079
BV 65080 - BV65083

LEGEND:

BEARINGS ARE ASTRONOMIC, AND ARE DERIVED FROM PLAN LMP53634

● STANDARD IRON POST FOUND

© DENOTES COMMON PROPERTY

SL DENOTES STRATA LOT

LCP DENOTES LIMITED COMMON PROPERTY

SCALE 1 : 1000 (METRIC)

0 10 20 30 40 50m

ALL DISTANCES ARE IN METRES

THE NAME OF THE DEVELOPMENT IS - **"THE VILLAS AT SARDIS PARK"**

THE CIVIC ADDRESS IS - 45819 STEVENSON ROAD CHILLIWACK, B. C.

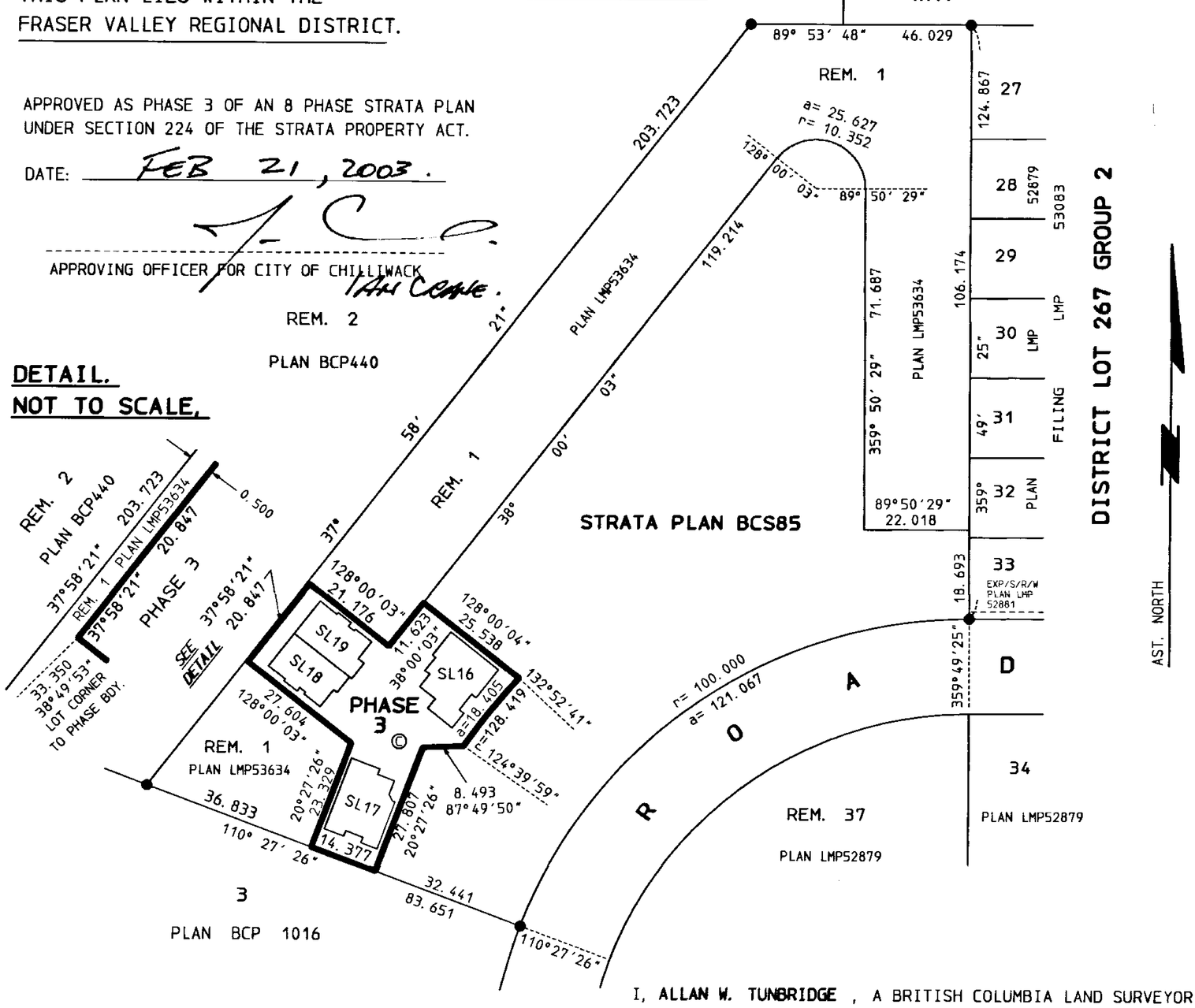
CITY OF CHILLIWACK.

THIS PLAN LIES WITHIN THE FRASER VALLEY REGIONAL DISTRICT.

APPROVED AS PHASE 3 OF AN 8 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.

DATE: FEB 21, 2003.

APPROVING OFFICER FOR CITY OF CHILLIWACK



DETAIL.
NOT TO SCALE.

I, ALLAN W. TUNBRIDGE, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: FEBRUARY 10, 2003.

B. C. L. S.

I, **ALLAN W. TUNBRIDGE**, A BRITISH COLUMBIA LAND SURVEYOR OF THE CITY OF CHILLIWACK, 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 10th. DAY OF FEBRUARY, 2003.

B. C. L. S.

I, ALLAN W. TUNBRIDGE, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT, AS OF FEBRUARY 3, 2003 BEEN PREVIOUSLY OCCUPIED.

B. C. L. S.

TUNBRIDGE & TUNBRIDGE
BRITISH COLUMBIA LAND SURVEYORS
CANADA LANDS SURVEYORS
CHILLIWACK, B. C.
PHONE : 792-4264 FAX : 792-4848 (604)

C9153S31 253/57-58, 254/177-180 AT1

STRATA PROPERTY ACT.
SIGNATURES.

STRATA PLAN BCS85
PHASE 3.

2K INVESTMENT GROUP LTD.

INC. NO. 623167

JACOB KLAASSEN

AUTHORIZED SIGNATORIES

WITNESS : EDWARD KAYE

#201-45793 LUCKAKUCK WAY
Address of witness Chilliwack, B.C., V2R5P9

Lawyer
Occupation of witness

HSBC BANK CANADA

BT178494

MICHAEL Simpson

AUTHORIZED SIGNATORIES

PATRICK FLOWERS

WITNESS : FAYE LOTAIRON

9345 MAIN ST. CHILLIWACK V2P-4M3
Address of witness

BANKER
Occupation of witness

CITY OF CHILLIWACK.

BR180698

MAYOR: CLINT HAMES

AUTHORIZED SIGNATORIES

CLERK: ROBERT L CARNEGIE

WITNESS : ELAINE BREW

8550 Young Rd, Chilliwack
Address of witness

Confidential Secretary
Occupation of witness

ALLAN W. TUNBRIDGE B. C. L. S.
FEBRUARY 10, 2003.

FILE: C-9153S32 AT1

EXTERIOR BUILDING DIMENSIONS.

SHEET 3 OF 6 SHEETS

STRATA PLAN BCS85
PHASE 3

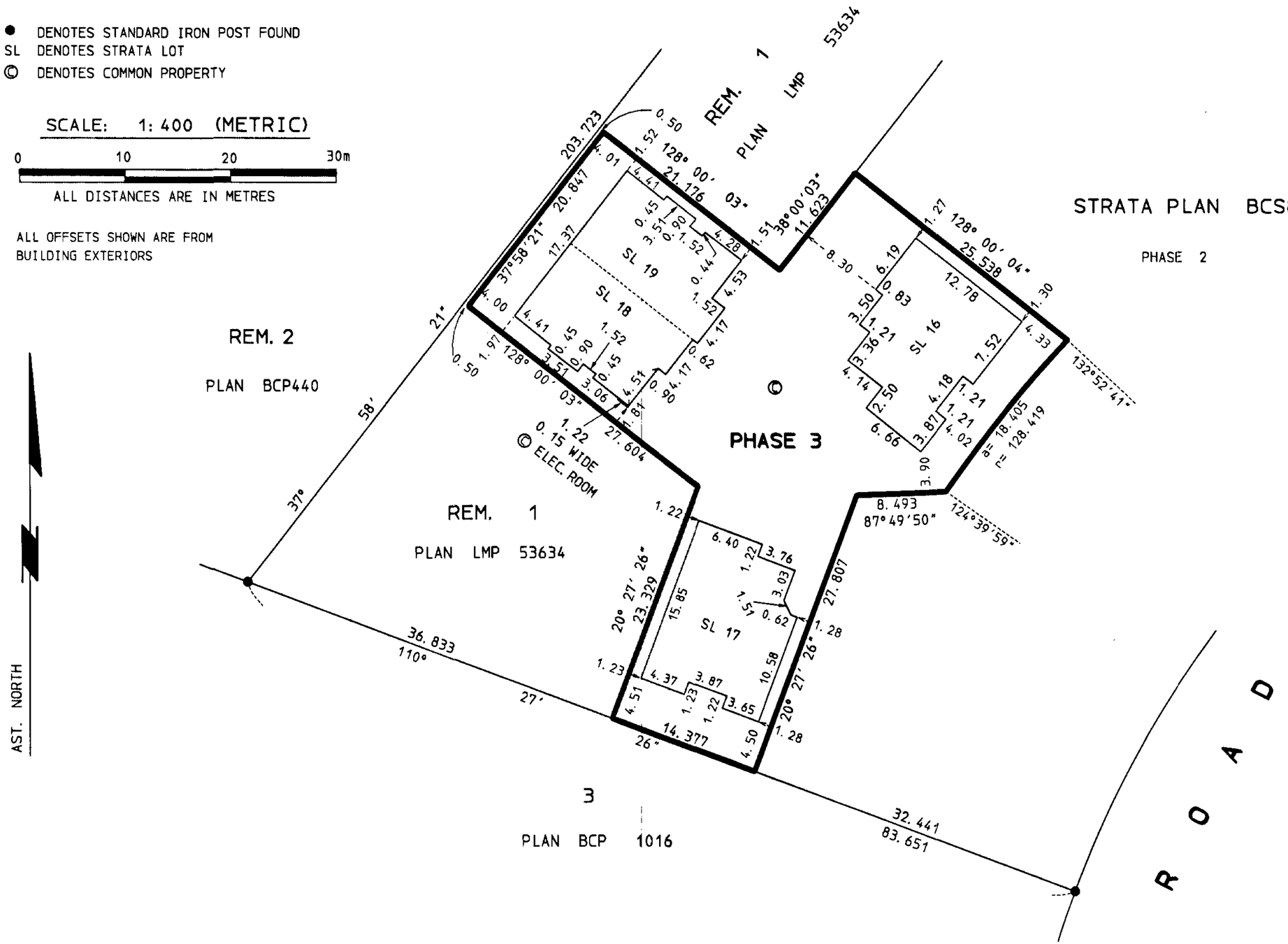
● DENOTES STANDARD IRON POST FOUND
SL DENOTES STRATA LOT
© DENOTES COMMON PROPERTY

SCALE: 1:400 (METRIC)

0 10 20 30m

ALL DISTANCES ARE IN METRES

ALL OFFSETS SHOWN ARE FROM BUILDING EXTERIORS



FILE C-9153S33 AT1

FEBRUARY 10, 2002 B. C. L. S.

STRATA LOT 16

SCALE: 1:200 (METRIC)

0 5 10 15m

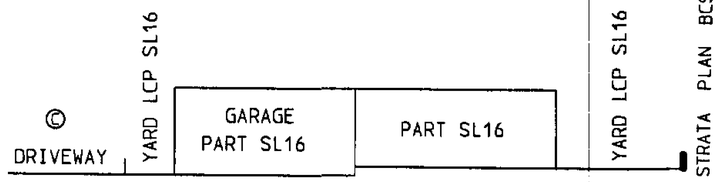
ALL DISTANCES ARE IN METRES

SL DENOTES STRATA LOT
© DENOTES COMMON PROPERTY
LCP DENOTES LIMITED COMMON PROPERTY
PT DENOTES PART

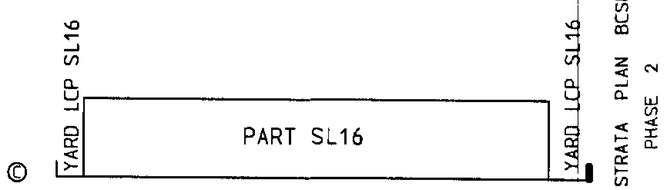
SHEET 4 OF 6 SHEETS

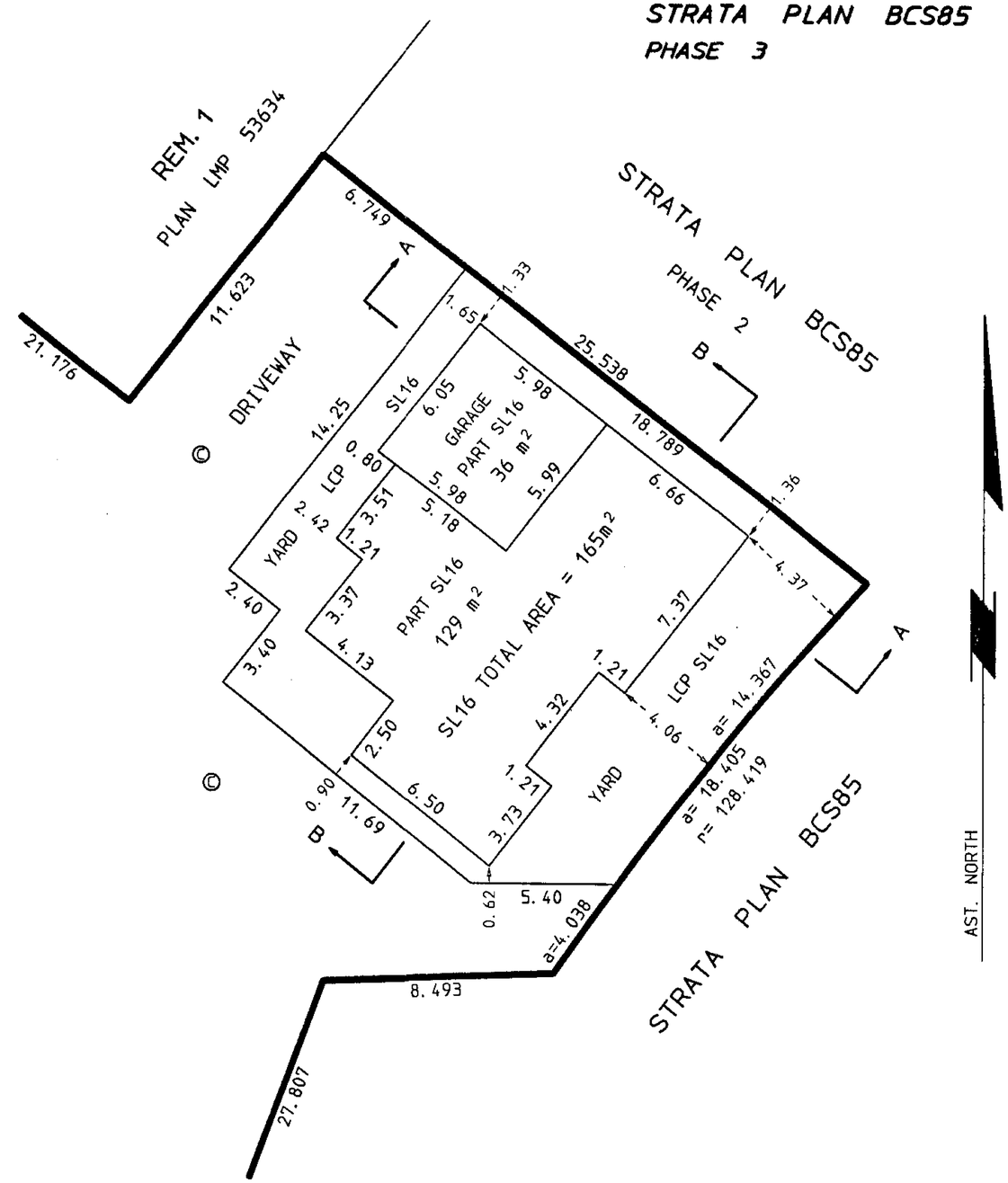
STRATA PLAN BCS85
PHASE 3

SECTION A-A.



SECTION B-B.





ALLAN W. TUNBRIDGE B. C. L. S.
FEBRUARY 10, 2003.

FILE: C-9153S34 AT1

STRATA LOT 17

SHEET 5 OF 6 SHEETS

STRATA PLAN BCS85

PHASE 3

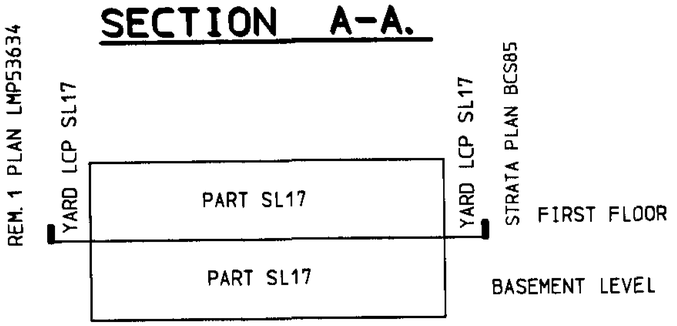
SCALE: 1:200 (METRIC)

0 5 10 15m

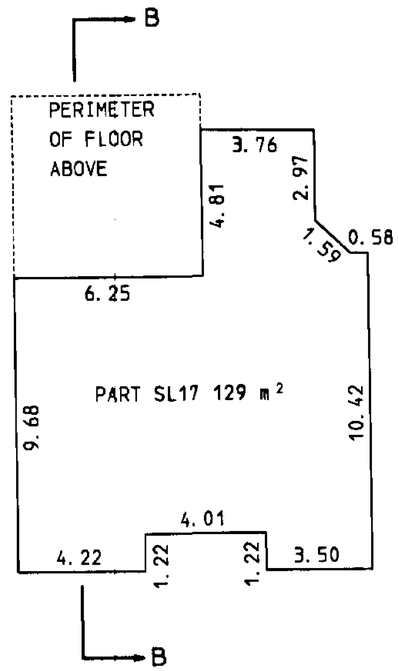
ALL DISTANCES ARE IN METRES

SL DENOTES STRATA LOT
© DENOTES COMMON PROPERTY
LCP DENOTES LIMITED COMMON PROPERTY
PT DENOTES PART

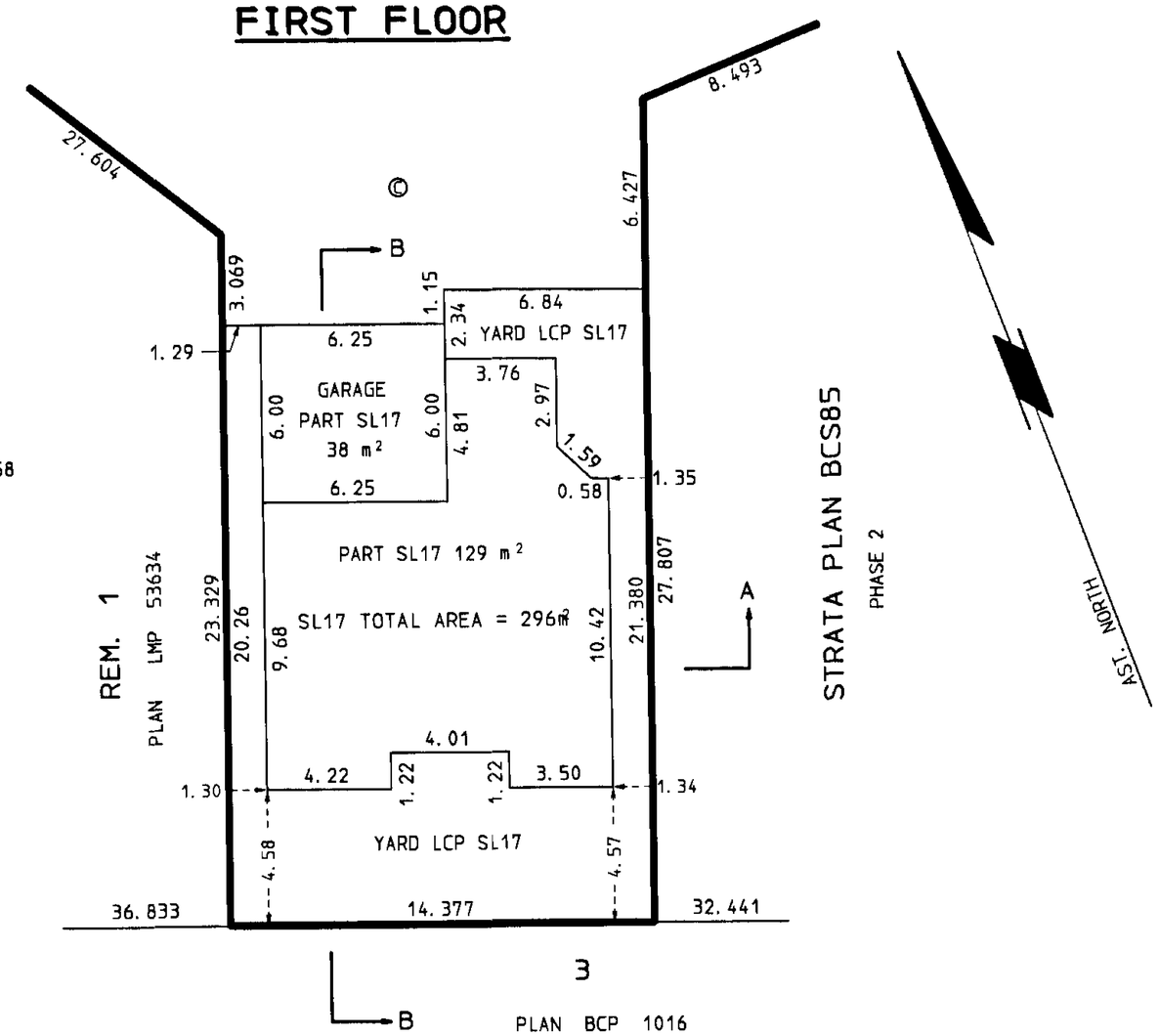
SECTION A-A.



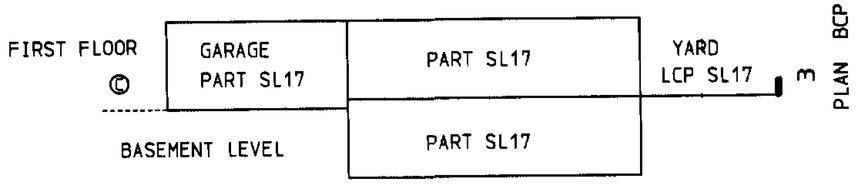
BASEMENT LEVEL



FIRST FLOOR



SECTION B-B.



ALLAN W. TUNBRIDGE B. C. L. S.

FEBRUARY 10, 2003.

FILE: C-9153S35 AT1

STRATA LOTS 18 AND 19.

SCALE: 1:200 (METRIC)

0 5 10 15m

ALL DISTANCES ARE IN METRES

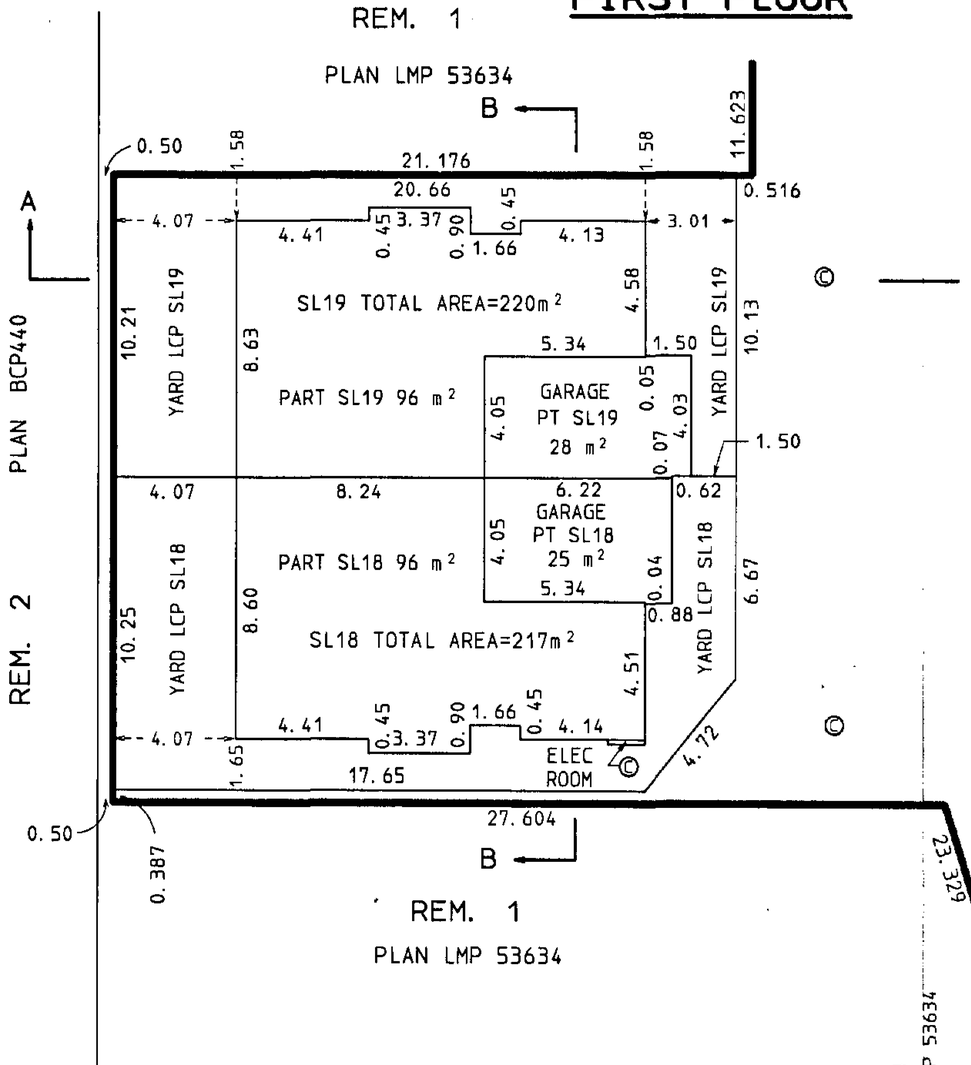
SL DENOTES STRATA LOT
© DENOTES COMMON PROPERTY
LCP DENOTES LIMITED COMMON PROPERTY
PT DENOTES PART

SHEET 6 OF 6 SHEETS

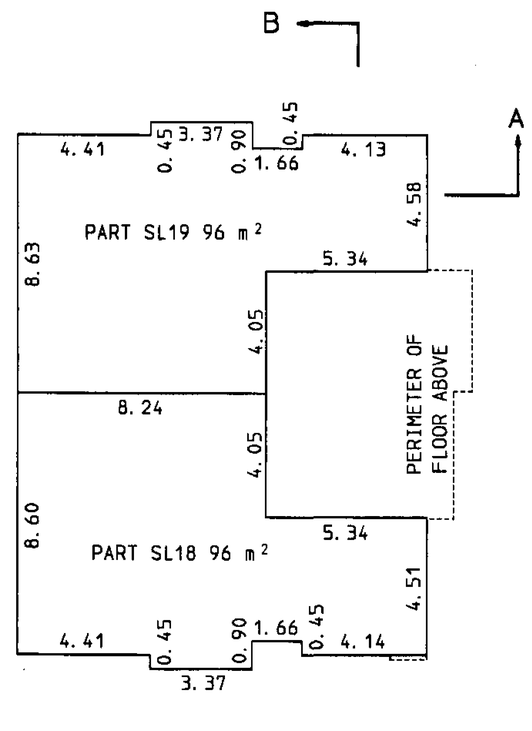
STRATA PLAN BCS85
PHASE 3

AST. NORTH

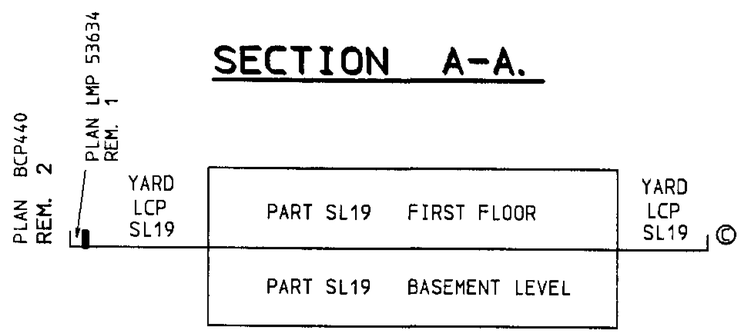
FIRST FLOOR



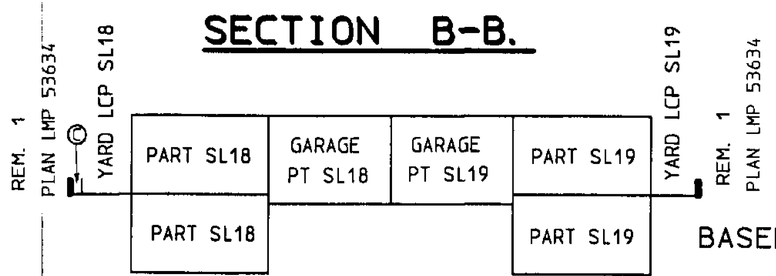
BASEMENT LEVEL



SECTION A-A.



SECTION B-B.



FIRST FLOOR

BASEMENT LEVEL

ALLAN W. TUNBRIDGE B. C. L. S.
FEBRUARY 10, 2003.

FILE: C-9153S36 AT1

STRATA PLAN OF PART OF LOT 1
EXCEPT: PHASES 1, 2 AND 3 STRATA PLAN BCS85
DISTRICT LOT 267 GROUP 2
NEW WESTMINSTER DISTRICT PLAN LMP53634

B. C. G. S. 92H. 001

SHEET 1 OF 6 SHEETS

STRATA PLAN BCS85

PHASE 4

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B. C.

APRIL 17, 2003.

B. Bigras

REGISTRAR.

BV135432/436

LEGEND:

BEARINGS ARE ASTRONOMIC, AND ARE DERIVED FROM PLAN LMP53634

● STANDARD IRON POST FOUND

© DENOTES COMMON PROPERTY

SL DENOTES STRATA LOT

LCP DENOTES LIMITED COMMON PROPERTY

SCALE 1 : 1000 (METRIC)

0 10 20 30 40 50m

ALL DISTANCES ARE IN METRES

THE NAME OF THE DEVELOPMENT IS - **"THE VILLAS AT SARDIS PARK"**

THE CIVIC ADDRESS IS - 45819 STEVENSON ROAD CHILLIWACK, B. C.

CITY OF CHILLIWACK.

THIS PLAN LIES WITHIN THE FRASER VALLEY REGIONAL DISTRICT.

APPROVED AS PHASE 4 OF AN 8 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.

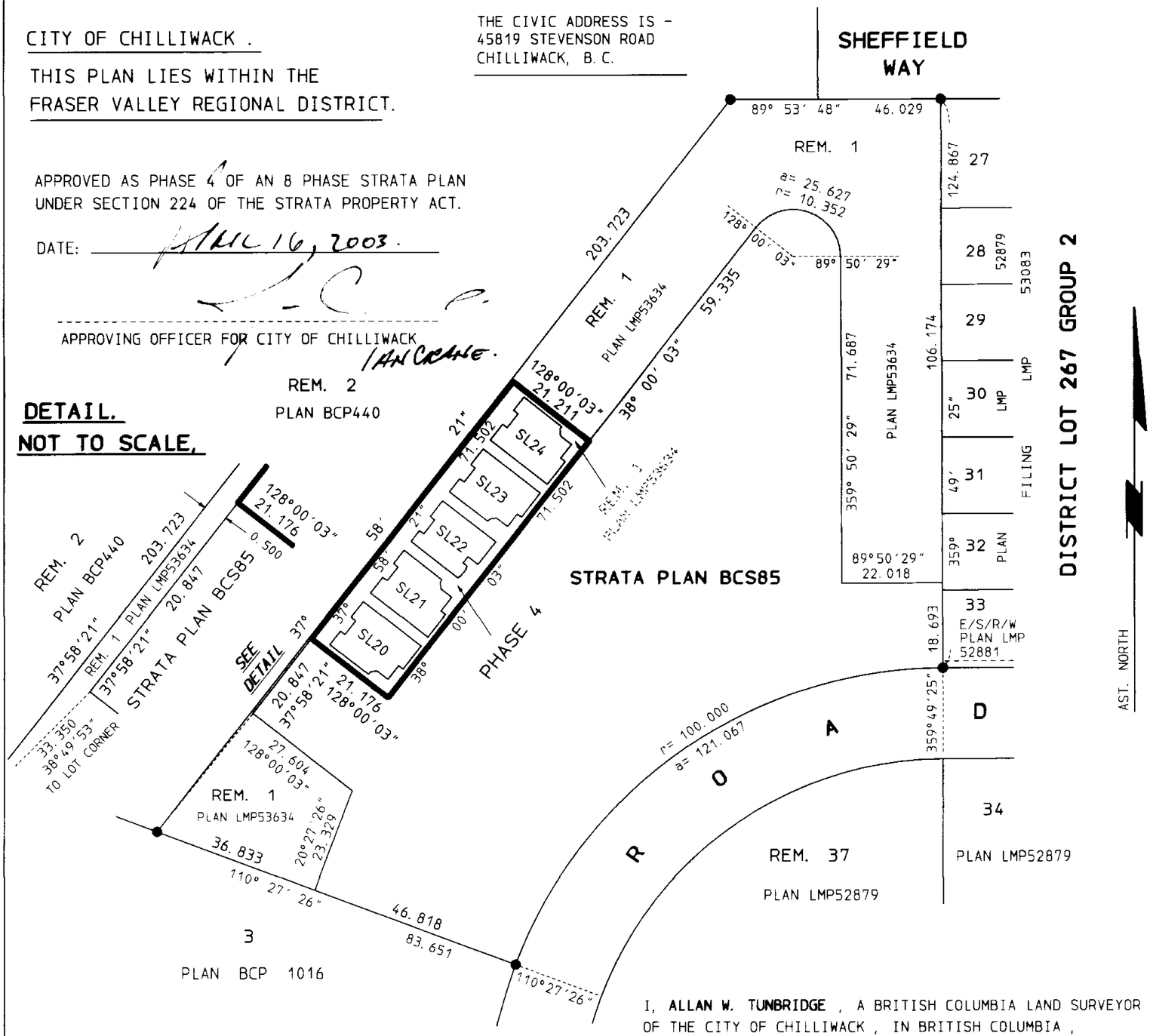
DATE: APRIL 16, 2003.

APPROVING OFFICER FOR CITY OF CHILLIWACK

IAN CRANE.

DETAIL.

NOT TO SCALE.



I, ALLAN W. TUNBRIDGE, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: APRIL 8, 2003.

B. C. L. S.

I, **ALLAN W. TUNBRIDGE**, A BRITISH COLUMBIA LAND SURVEYOR, OF THE CITY OF CHILLIWACK, 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 FIELD SURVEY WAS COMPLETED ON THE 1ST DAY OF APRIL, 2003. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER NO. ECP151 ON THE 9TH DAY OF APRIL, 2003.

B. C. L. S.

I, ALLAN W. TUNBRIDGE, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT, AS OF APRIL 1, 2003 BEEN PREVIOUSLY OCCUPIED.

B. C. L. S.

TUNBRIDGE & TUNBRIDGE

BRITISH COLUMBIA LAND SURVEYORS
CANADA LANDS SURVEYORS
CHILLIWACK, B. C.
PHONE : 792-4264 (604) FAX : 792-4848

FILE: C9153S41 FBC-255/111-116 AT2

STRATA PROPERTY ACT.
SIGNATURES.

STRATA PLAN BCS85
PHASE 4.

2K INVESTMENT GROUP LTD.
INC. NO. 623167

JACOB KLAASSEN
AUTHORIZED SIGNATORIES

WITNESS :
Edward Kaye
201-45793 Luckakuck Way
Address of witness Chilliwack, B.C., V2R 5S3
Lawyer
Occupation of witness

HSBC BANK CANADA
BT178494

Patricia Lee Romanoff
AUTHORIZED SIGNATORIES

Michael Simpson

WITNESS : Marg Larson
Marg LARSON
9345 Main Street Chilliwack BC
Address of witness
Banker
Occupation of witness

CITY OF CHILLIWACK.
BR180698

CLINT HAMES, MAYOR
AUTHORIZED SIGNATORIES

ROBERT CARNEGIE, CITY CLERK

WITNESS : Elaine Brew
ELAINE BREW
8550 Young Road, Chilliwack
Address of witness
Confidential Secretary
Occupation of witness

ALLAN W. TUNBRIDGE B. C. L. S.
APRIL 8, 2003.

FILE: C-9153S42 AT2

EXTERIOR BUILDING DIMENSIONS.

SHEET 3 OF 6 SHEETS

STRATA PLAN BCS85

PHASE 4

● DENOTES STANDARD IRON POST FOUND

SL DENOTES STRATA LOT

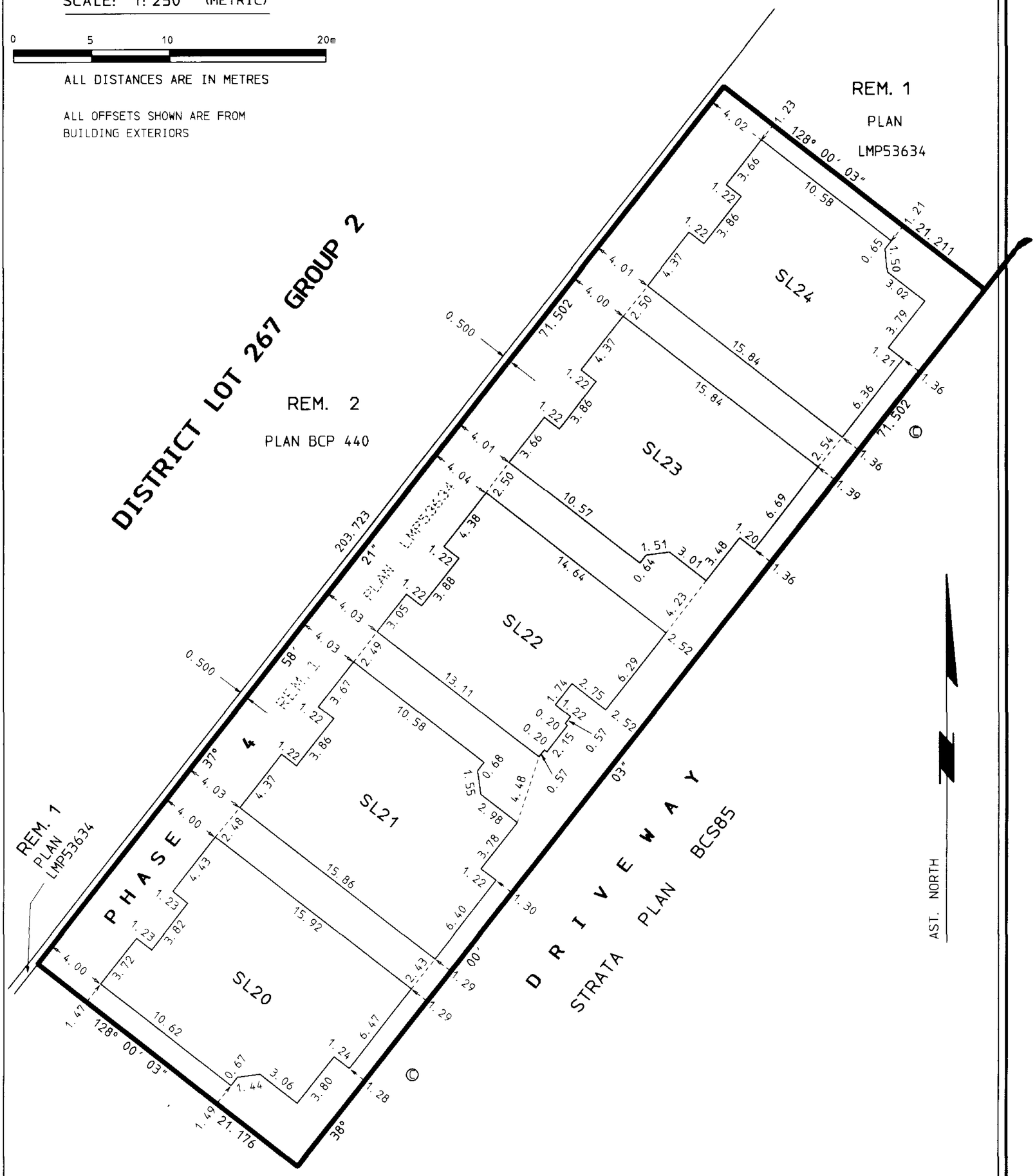
© DENOTES COMMON PROPERTY

SCALE: 1:250 (METRIC)

0 5 10 20m

ALL DISTANCES ARE IN METRES

ALL OFFSETS SHOWN ARE FROM BUILDING EXTERIORS



ALLAN W. TUNBRIDGE B. C. L. S.

APRIL 8, 2003.

FILE C-9153S43 AT2

STRATA LOTS 20, 21, 22, 23 AND 24.

SHEET 4 OF 6 SHEETS

STRATA PLAN BCS85

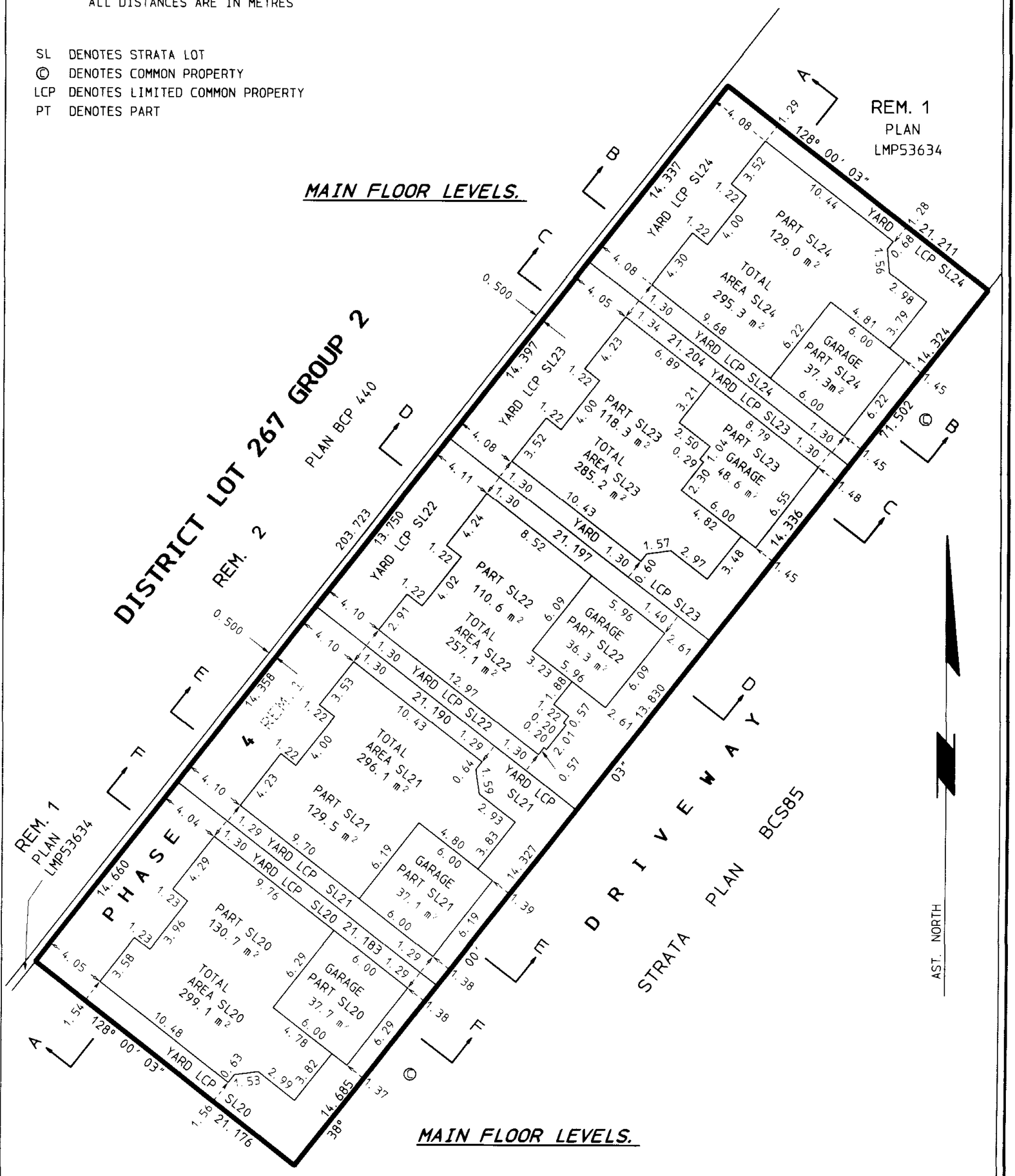
PHASE 4

SCALE: 1:250 (METRIC)

0 5 10 20m

ALL DISTANCES ARE IN METRES

SL DENOTES STRATA LOT
© DENOTES COMMON PROPERTY
LCP DENOTES LIMITED COMMON PROPERTY
PT DENOTES PART



ALLAN W. TUNBRIDGE B. C. L. S.

APRIL 8, 2003.

FILE: C-9153S44 AT2

STRATA LOTS 20, 21, 22, 23 AND 24.

SHEET 5 OF 6 SHEETS

STRATA PLAN BCS85

PHASE 4

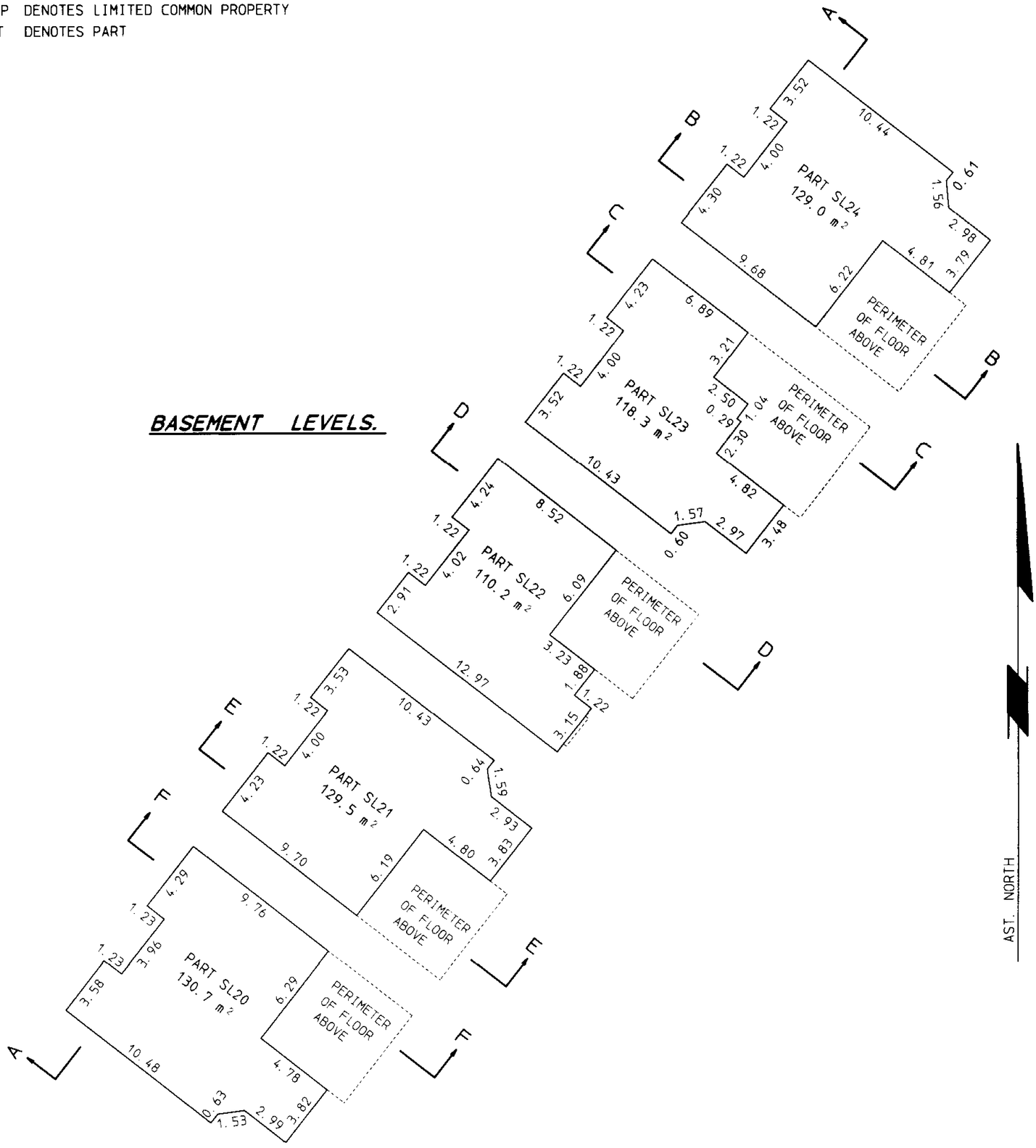
SCALE: 1:250 (METRIC)

0 5 10 20m

ALL DISTANCES ARE IN METRES

SL DENOTES STRATA LOT
© DENOTES COMMON PROPERTY
LCP DENOTES LIMITED COMMON PROPERTY
PT DENOTES PART

BASEMENT LEVELS.



ALLAN W. TUNBRIDGE B.C.L.S.

APRIL 8, 2003.

FILE: C-9153S45 AT2

SECTIONS

SL DENOTES STRATA LOT
© DENOTES COMMON PROPERTY
LCP DENOTES LIMITED COMMON PROPERTY
PT DENOTES PART

SCALE: 1:200 (METRIC)

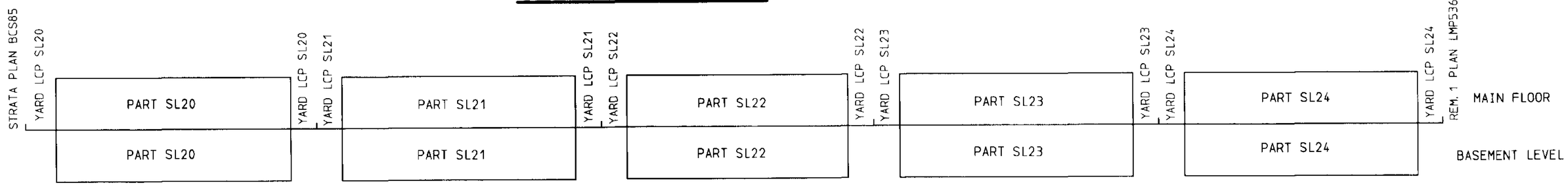
0 5 10 15m

ALL DISTANCES ARE IN METRES

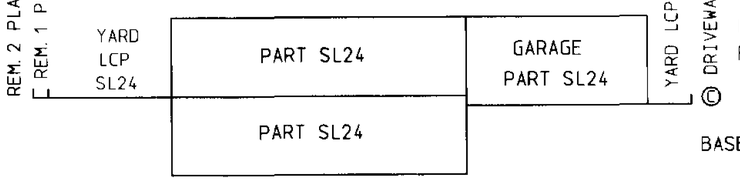
SHEET 6 OF 6 SHEETS

STRATA PLAN BCS85
PHASE 4

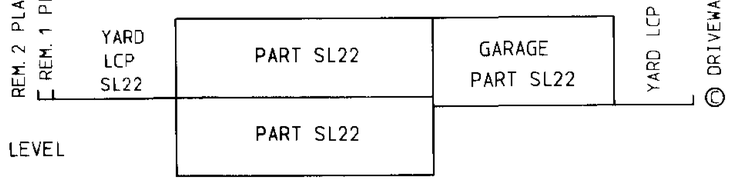
SECTION A - A.



SECTION B - B.



SECTION D - D.



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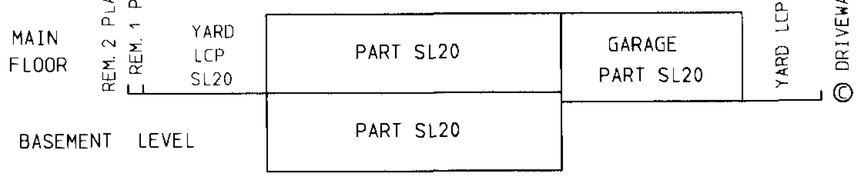

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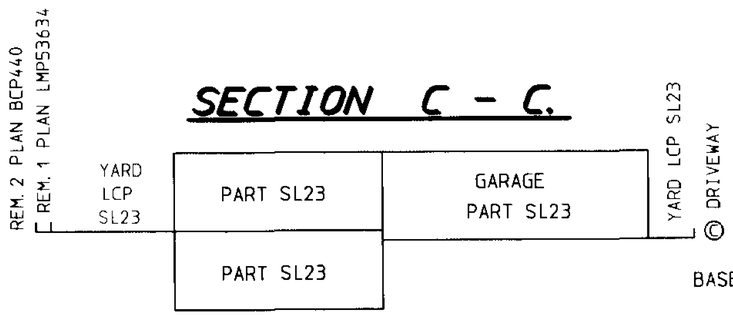
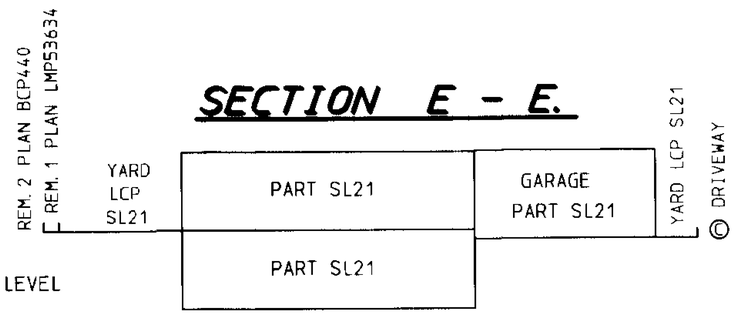


SECTION E - E.



ALLAN W. TUNBRIDGE B. C. L. S.
APRIL 8, 2003.

FILE: C-9153S46 AT1

STRATA PLAN OF PART OF LOT 1 EXCEPT: PHASES 1, 2, 3 AND 4 STRATA PLAN BCS85 DISTRICT LOT 267 GROUP 2 NEW WESTMINSTER DISTRICT PLAN LMP53634

B. C. G. S. 92H. 001

SHEET 1 OF 5 SHEETS

STRATA PLAN BCS85
PHASE 5

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B. C.

MAY 6th, 2003.

B. Bigras /OS.
REGISTRAR.

BV159180 - BV159181

LEGEND:

BEARINGS ARE ASTRONOMIC, AND ARE DERIVED FROM PLAN LMP53634

● STANDARD IRON POST FOUND
© DENOTES COMMON PROPERTY
SL DENOTES STRATA LOT
LCP DENOTES LIMITED COMMON PROPERTY

SCALE 1 : 1000 (METRIC)

0 10 20 30 40 50m

ALL DISTANCES ARE IN METRES

THE NAME OF THE DEVELOPMENT IS - **"THE VILLAS AT SARDIS PARK"**

THE CIVIC ADDRESS IS - 45819 STEVENSON ROAD CHILLIWACK, B. C.

CITY OF CHILLIWACK.

THIS PLAN LIES WITHIN THE FRASER VALLEY REGIONAL DISTRICT.

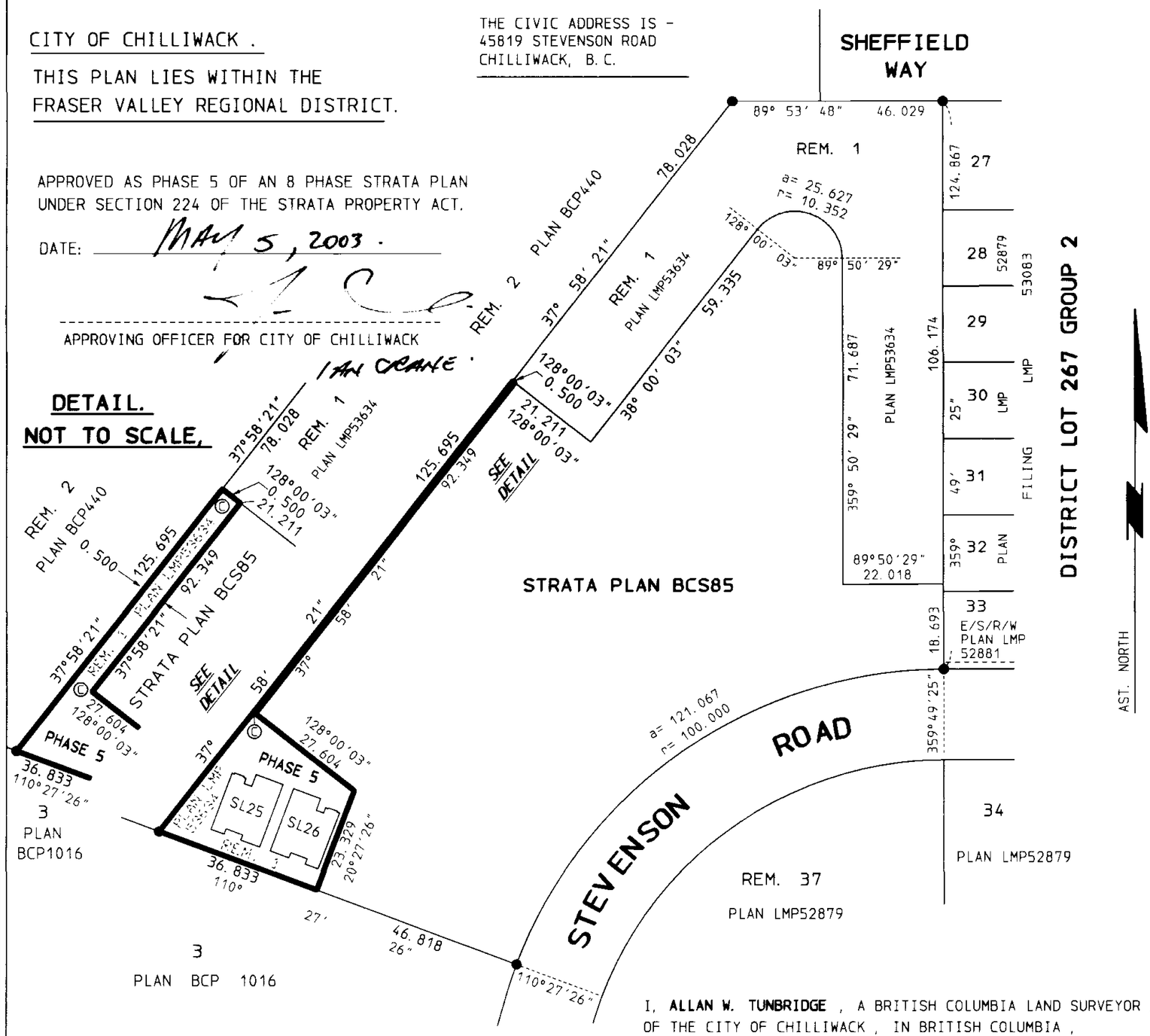
APPROVED AS PHASE 5 OF AN 8 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.

DATE: MAY 5, 2003.

IAN CRANE

APPROVING OFFICER FOR CITY OF CHILLIWACK

DETAIL. NOT TO SCALE.



I, ALLAN W. TUNBRIDGE, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: APRIL 11, 2003.

B. C. L. S.

I, **ALLAN W. TUNBRIDGE**, A BRITISH COLUMBIA LAND SURVEYOR, OF THE CITY OF CHILLIWACK, 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 FIELD SURVEY WAS COMPLETED ON THE 3RD DAY OF APRIL, 2003. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER NO. ECP207 ON THE 11TH DAY OF APRIL, 2003.

B. C. L. S.

I, ALLAN W. TUNBRIDGE, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT, AS OF APRIL 3, 2003 BEEN PREVIOUSLY OCCUPIED.

B. C. L. S.

TUNBRIDGE & TUNBRIDGE
BRITISH COLUMBIA LAND SURVEYORS
CANADA LANDS SURVEYORS
CHILLIWACK, B. C. (604)
PHONE : 792-4264 FAX : 792-4848

FILE: C9153S51 FBC-255/116A-116B AT2

STRATA PROPERTY ACT.
SIGNATURES.

STRATA PLAN BCS85
PHASE 5.

2K INVESTMENT GROUP LTD.

INC. NO. 623167

JACOB KLAASSEN

AUTHORIZED SIGNATORIES

WITNESS :

EDWARD KAYE

#201-45793 Luckakuck Way
Chilliwack, B.C., V2P 5S3

Address of witness

lawyer

Occupation of witness

HSBC BANK CANADA

BT178494

AUTHORIZED SIGNATORIES

WITNESS :

Address of witness

Occupation of witness

CITY OF CHILLIWACK.

BR180698

CLINT HAMES, MAYOR

AUTHORIZED SIGNATORIES

ROB CARNEGIE, CITY CLERK

WITNESS :

KARLA GRAHAM

8550 YOUNG ROAD CHILLIWACK BC

Address of witness

CONFIDENTIAL SECRETARY

Occupation of witness

ALLAN W. TUNBRIDGE B. C. L. S.

APRIL 11, 2003.

FILE: C-9153S52 AT2

STRATA LOTS 25 AND 26.

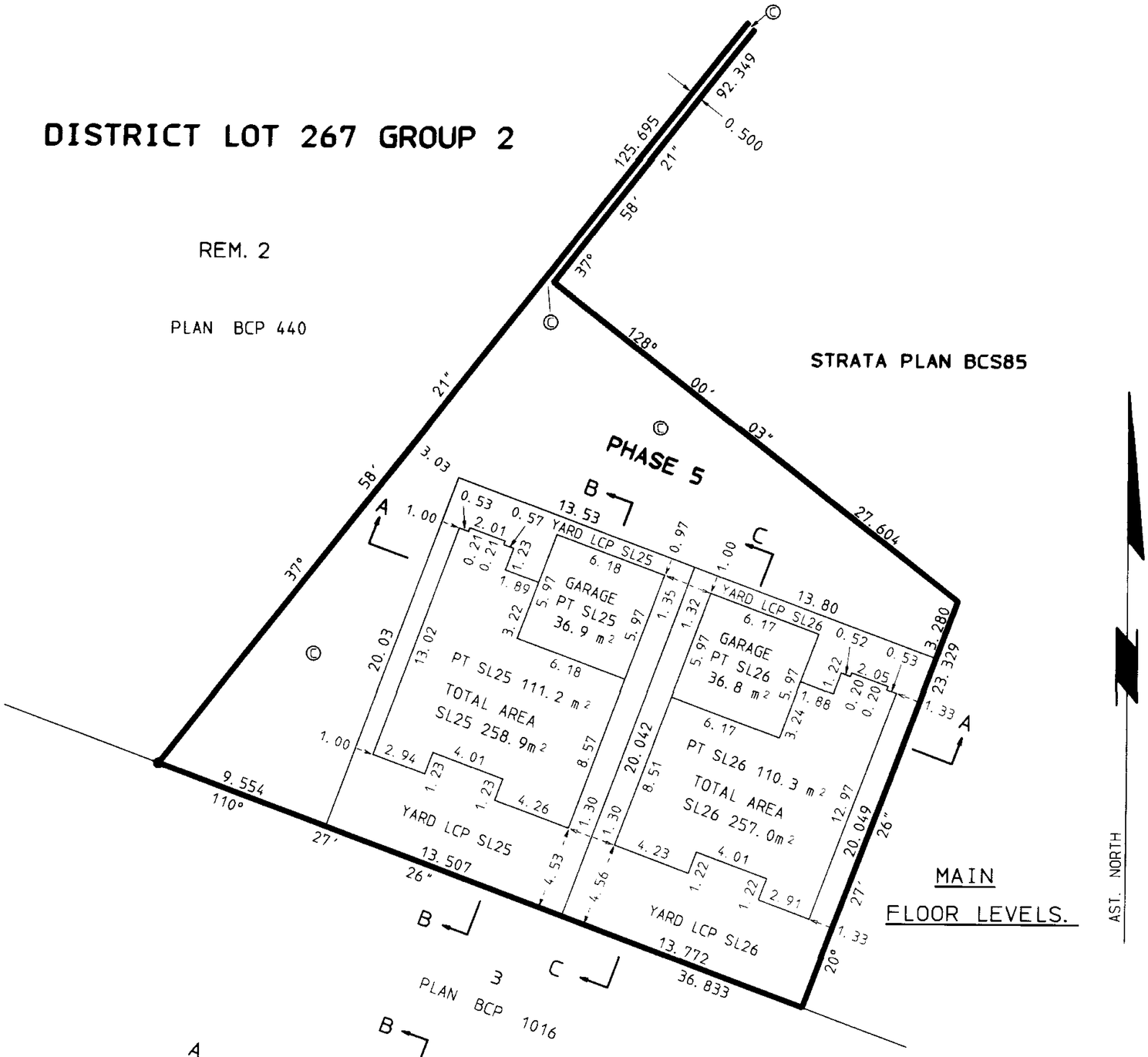
SHEET 4 OF 5 SHEETS
STRATA PLAN BCS85
PHASE 5

SCALE: 1:250 (METRIC)

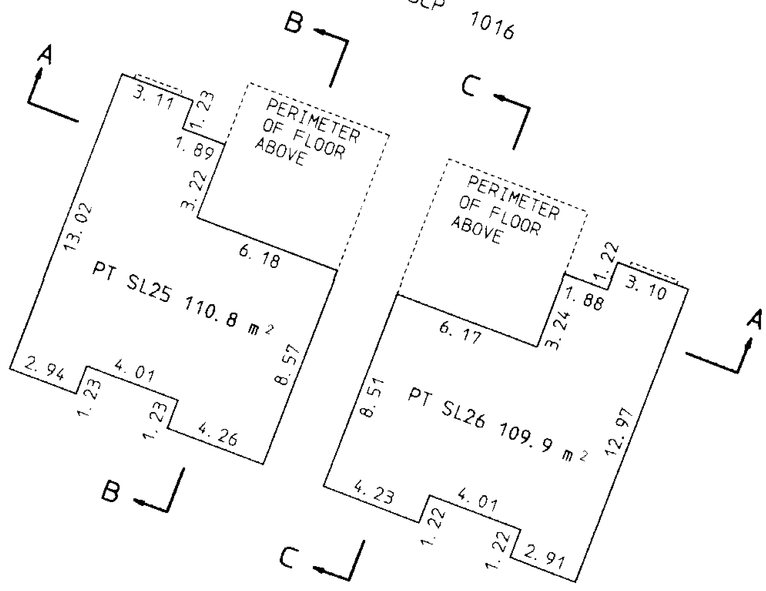
0 5 10 20m

ALL DISTANCES ARE IN METRES

SL DENOTES STRATA LOT
© DENOTES COMMON PROPERTY
LCP DENOTES LIMITED COMMON PROPERTY
PT DENOTES PART



MAIN FLOOR LEVELS.



BASEMENT LEVELS.

ALLAN W. TUNBRIDGE B.C.L.S.
APRIL 11, 2003.

FILE C-9153S54 AT2

SECTIONS

STRATA PLAN BCS85
PHASE 5

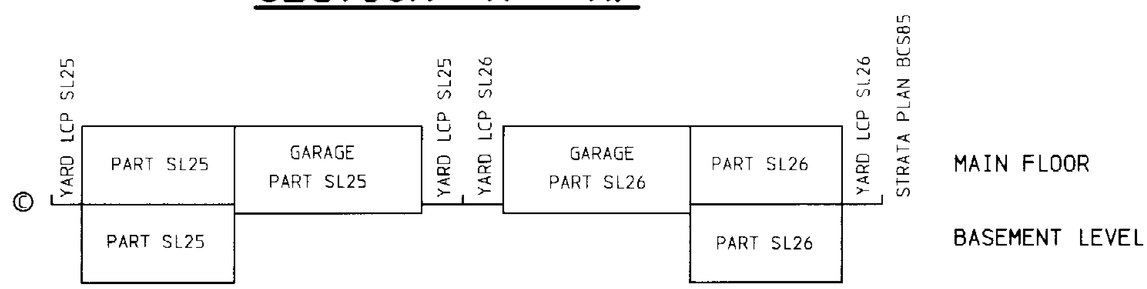
SL DENOTES STRATA LOT
© DENOTES COMMON PROPERTY
LCP DENOTES LIMITED COMMON PROPERTY
PT DENOTES PART

SCALE: 1:200 (METRIC)

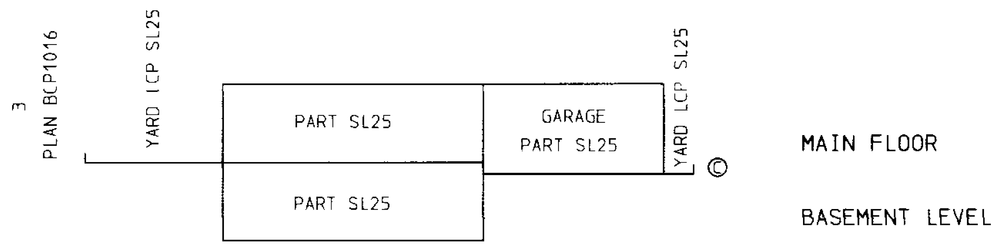
0 5 10 15m

ALL DISTANCES ARE IN METRES

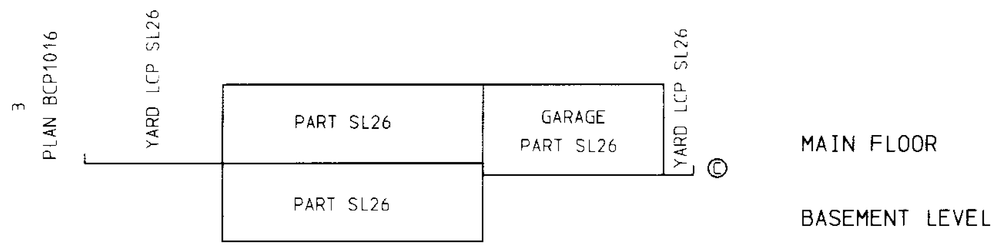
SECTION A - A.



SECTION B - B.



SECTION C - C.



ALLAN W. TUNBRIDGE B. C. L. S.
APRIL 11, 2003.

FILE: C-9153S55 AT2

STRATA PLAN OF PART OF LOT 1 EXCEPT: PHASES 1 THROUGH 5 INCLUSIVE STRATA PLAN BCS85 DISTRICT LOT 267 GROUP 2 NEW WESTMINSTER DISTRICT PLAN LMP53634

B. C. G. S. 92H. 001

SHEET 1 OF 6 SHEETS

STRATA PLAN BCS85

PHASE 6

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B. C.

JULY 9, 2003.

B. Bugas cp
REGISTRAR.

BU258828-30

LEGEND:

BEARINGS ARE ASTRONOMIC, AND ARE DERIVED FROM PLAN LMP53634

● STANDARD IRON POST FOUND

© DENOTES COMMON PROPERTY

SL DENOTES STRATA LOT

LCP DENOTES LIMITED COMMON PROPERTY

SCALE 1 : 1000 (METRIC)

0 10 20 30 40 50m

ALL DISTANCES ARE IN METRES

THE NAME OF THE DEVELOPMENT IS - **"THE VILLAS AT SARDIS PARK"**

THE CIVIC ADDRESS IS - 45819 STEVENSON ROAD CHILLIWACK, B. C.

CITY OF CHILLIWACK.

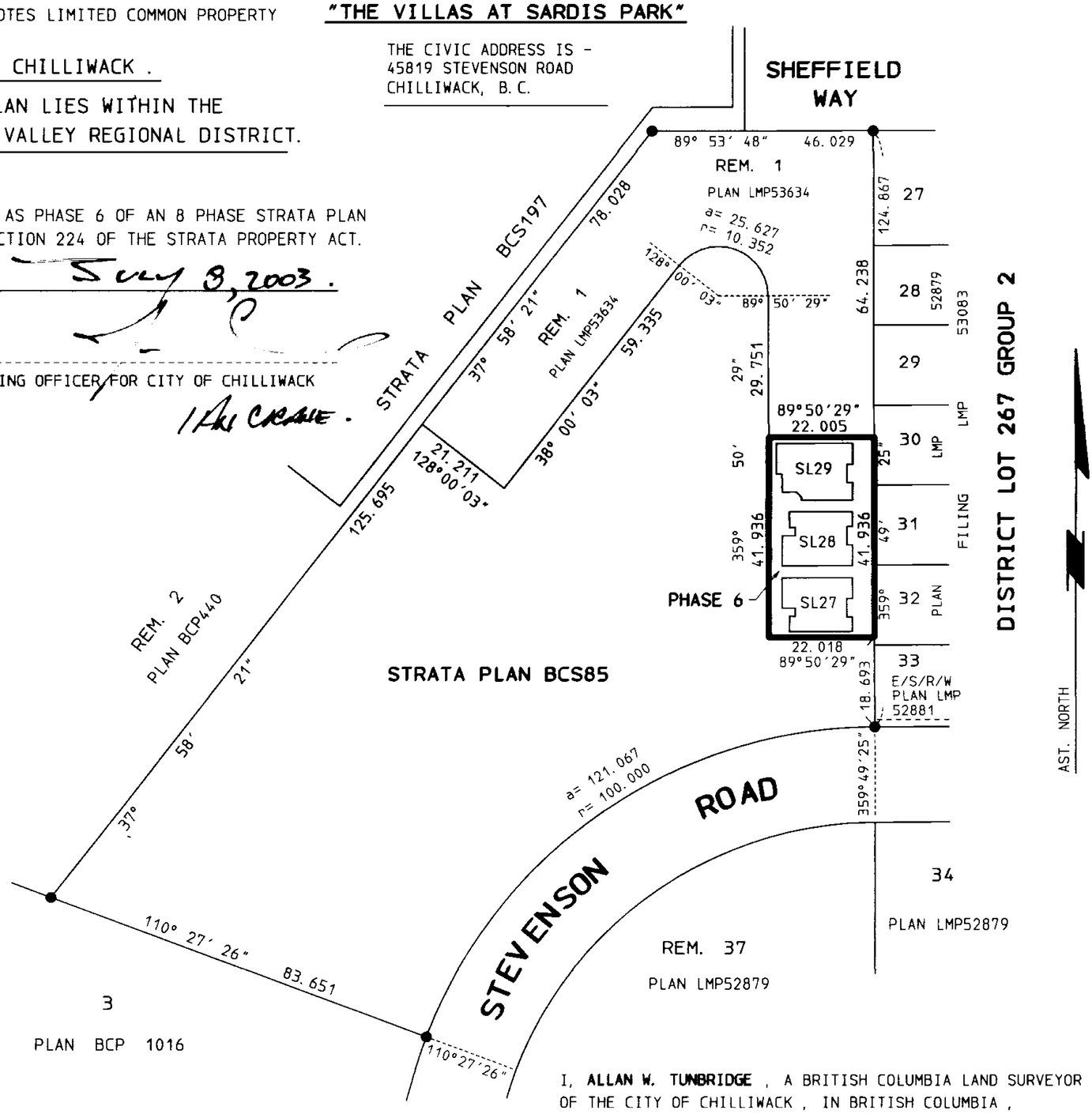
THIS PLAN LIES WITHIN THE FRASER VALLEY REGIONAL DISTRICT.

APPROVED AS PHASE 6 OF AN 8 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.

DATE: July 8, 2003.

APPROVING OFFICER FOR CITY OF CHILLIWACK

Ali Crane.



I, ALLAN W. TUNBRIDGE, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: JUNE 26, 2003.

B. C. L. S.

I, **ALLAN W. TUNBRIDGE**, A BRITISH COLUMBIA LAND SURVEYOR, OF THE CITY OF CHILLIWACK, 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 FIELD SURVEY WAS COMPLETED ON THE 25TH. DAY OF JUNE, 2003. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER NO. ECP2685 ON THE 26TH DAY OF JUNE, 2003.

B. C. L. S.

I, ALLAN W. TUNBRIDGE, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT, AS OF JUNE 25, 2003 BEEN PREVIOUSLY OCCUPIED.

B. C. L. S.

TUNBRIDGE & TUNBRIDGE
BRITISH COLUMBIA LAND SURVEYORS
CANADA LANDS SURVEYORS
CHILLIWACK, B. C.
PHONE : 792-4264 FAX : 792-4848 (604)

FILE: C9153S61 FBC-256/71-74 AT2

STRATA PROPERTY ACT.
SIGNATURES.

STRATA PLAN BCS85
PHASE 6.

2K INVESTMENT GROUP LTD.
INC. NO. 623167

JACOB KLAASSEN
AUTHORIZED SIGNATORIES

WITNESS : EDWARD KAYE

#2A - 45793 Luckakuck way
Address of witness
Chilliwack, B.C., V2P 5S3
Lawyer
Occupation of witness

HSBC BANK CANADA
BT178494

Michael E. Simpson
AUTHORIZED SIGNATORIES
Patrick W. Ramsden

WITNESS : J. WALL

9345 Main Street, Chilliwack, B.C.
Address of witness
Banker
Occupation of witness

CITY OF CHILLIWACK.
BR180698

CLINT HAMES MAYOR
AUTHORIZED SIGNATORIES
ACTING CITY CLERK
PETER MONTEITH

WITNESS : KARLA GRAHAM

8550 YOUNG ROAD CHILLIWACK BC
Address of witness
CONFIDENTIAL SECRETARY
Occupation of witness

ALLAN W. TUNBRIDGE B. C. L. S.
JUNE 26, 2003.

FILE: C-9153S62 AT2

EXTERIOR BUILDING DIMENSIONS.

SHEET 3 OF 6 SHEETS
STRATA PLAN BCS85
PHASE 6

● DENOTES STANDARD IRON POST FOUND
SL DENOTES STRATA LOT
PT DENOTES PART
© DENOTES COMMON PROPERTY

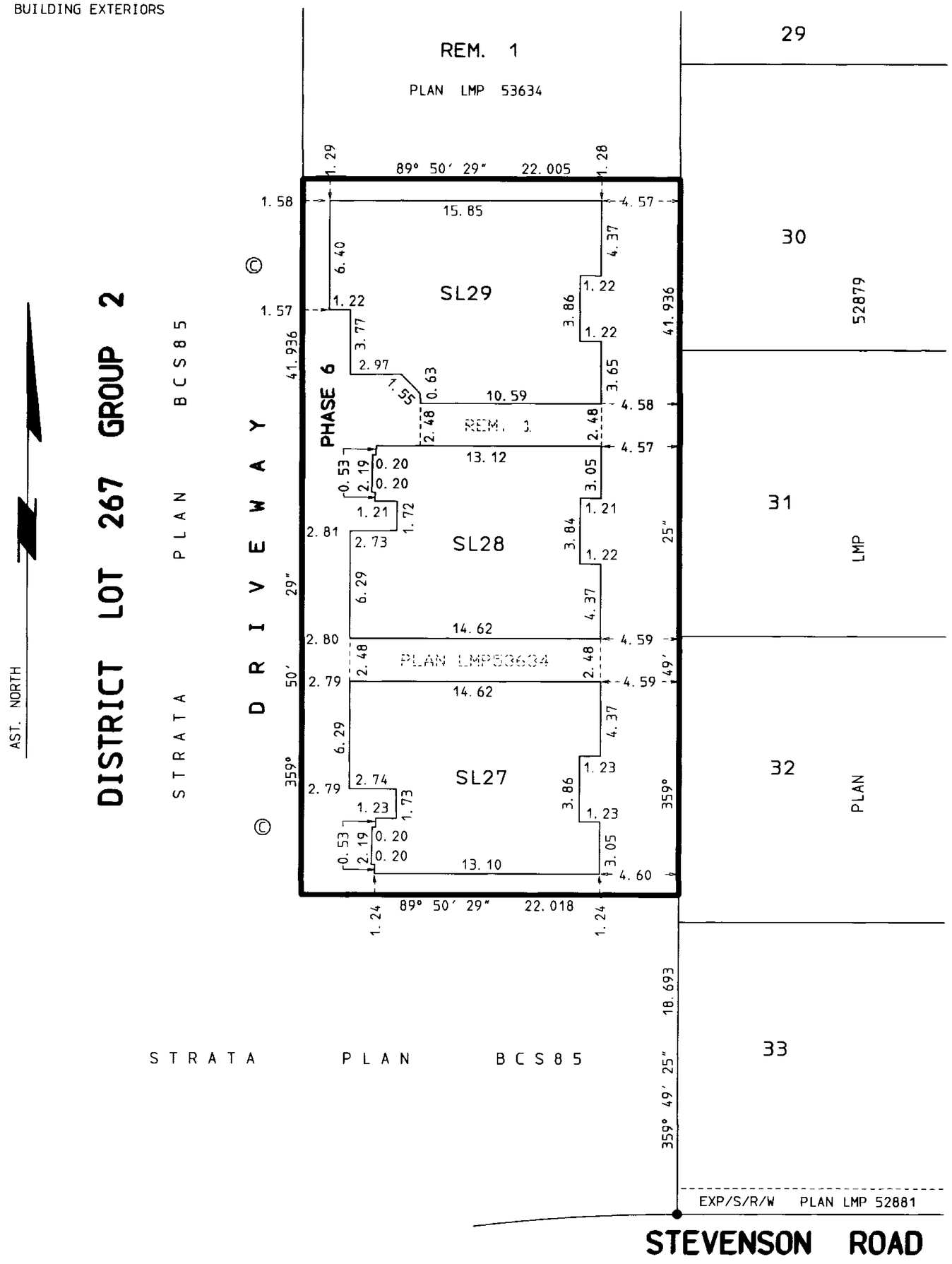
SCALE: 1:250 (METRIC)

0 5 10 20m

ALL DISTANCES ARE IN METRES

ALL OFFSETS SHOWN ARE FROM BUILDING EXTERIORS

MAIN FLOOR LEVELS.



ALLAN W. TUNBRIDGE B.C.L.S.
JUNE 26, 2003.

FILE C-9153S63 AT2

STRATA LOTS 27, 28 AND 29.

SHEET 4 OF 6 SHEETS

STRATA PLAN BCS85

PHASE 6

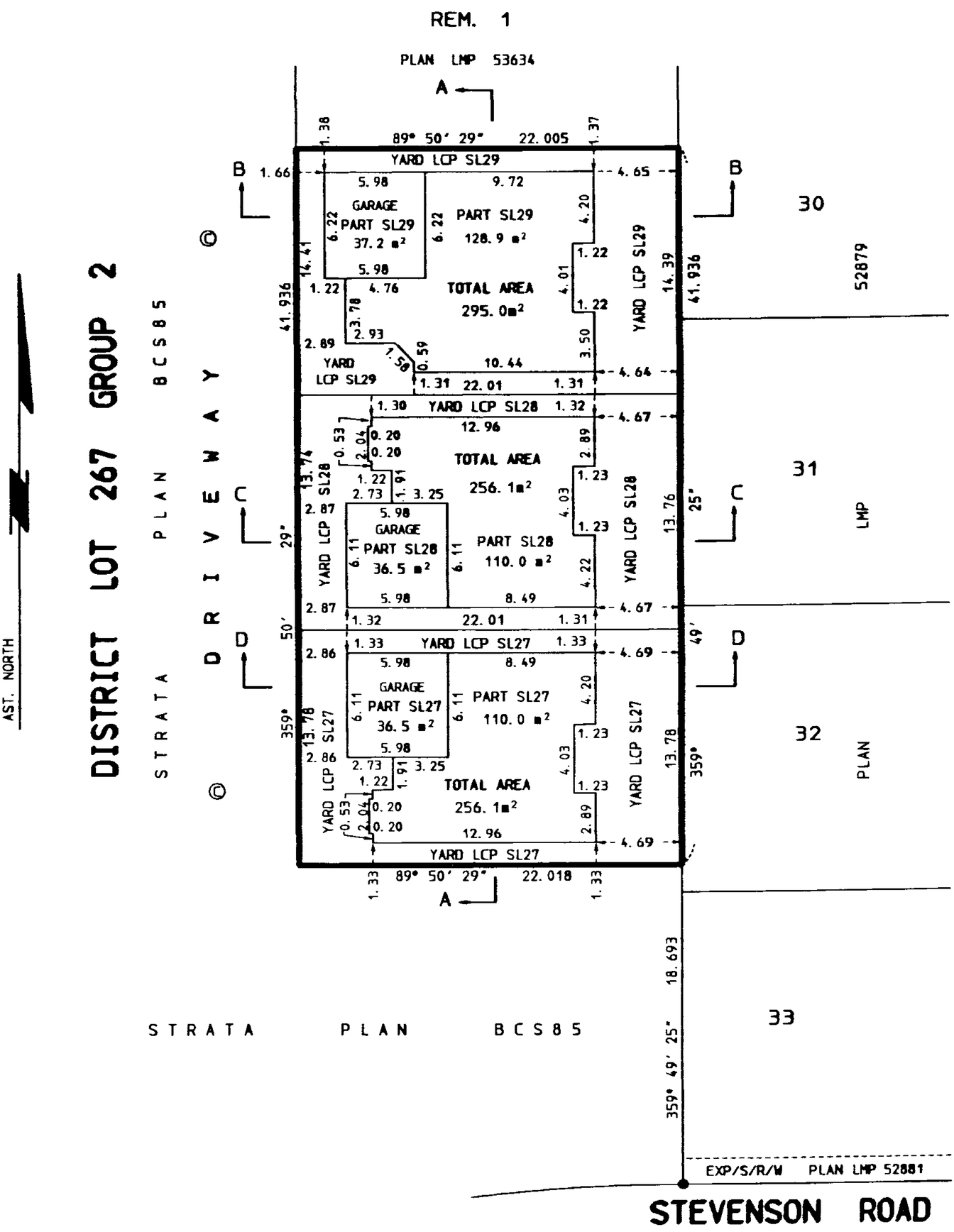
● DENOTES STANDARD IRON POST FOUND
SL DENOTES STRATA LOT
PT DENOTES PART
© DENOTES COMMON PROPERTY

SCALE: 1:250 (METRIC)

0 5 10 20m

ALL DISTANCES ARE IN METRES

MAIN FLOOR LEVELS.



ALLAN W. TUNBRIDGE B.C.L.S.
JUNE 26, 2003.

FILE C-9153S64 AT2

STRATA LOTS 27, 28 AND 29.

STRATA PLAN BCS85

PHASE 6

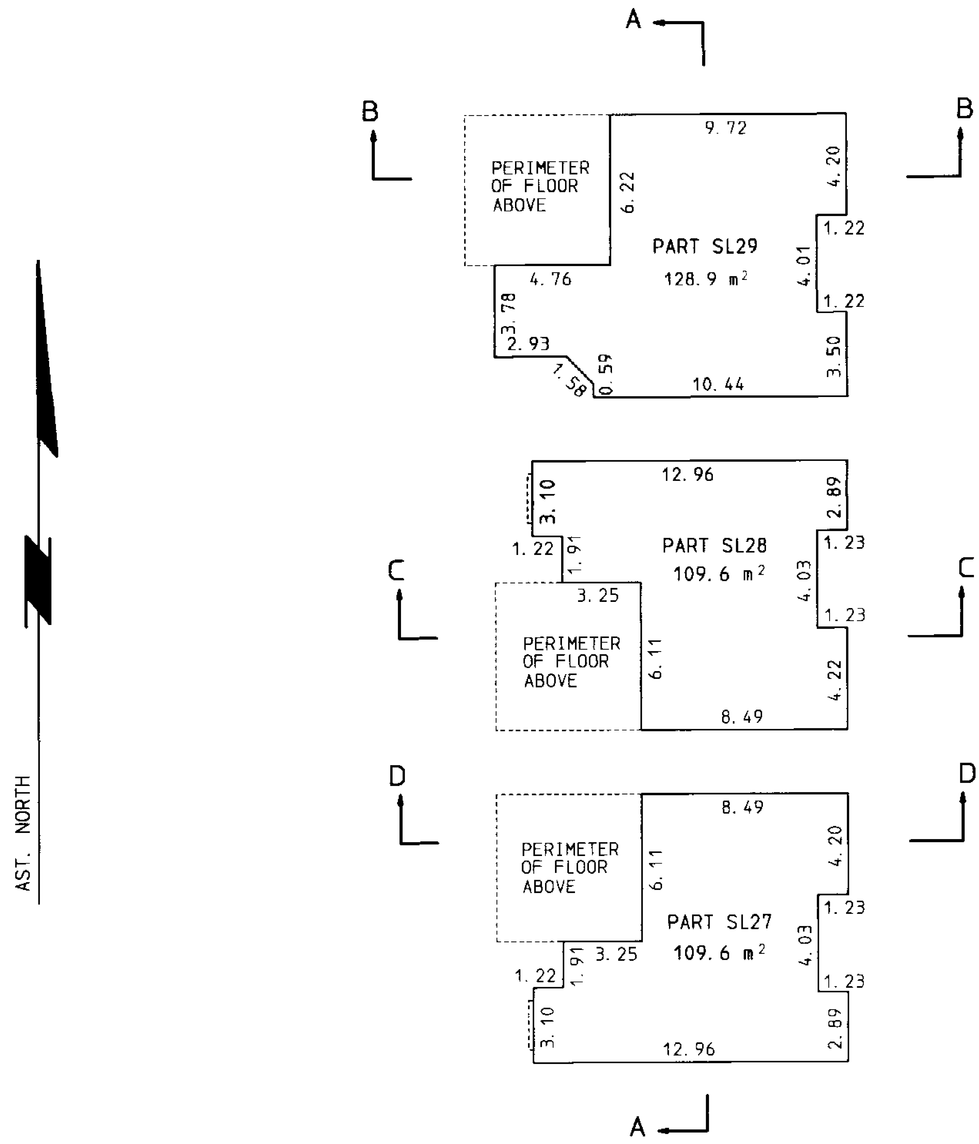
SL DENOTES STRATA LOT
PT DENOTES PART
© DENOTES COMMON PROPERTY

SCALE: 1:250 (METRIC)

0 5 10 20m

ALL DISTANCES ARE IN METRES

BASEMENT LEVELS.



ALLAN W. TUNBRIDGE D. C. L. S.
JUNE 26, 2003.

FILE C-9153S65 AT2

SECTIONS

SHEET 6 OF 6 SHEETS

STRATA PLAN BCS85

PHASE 6

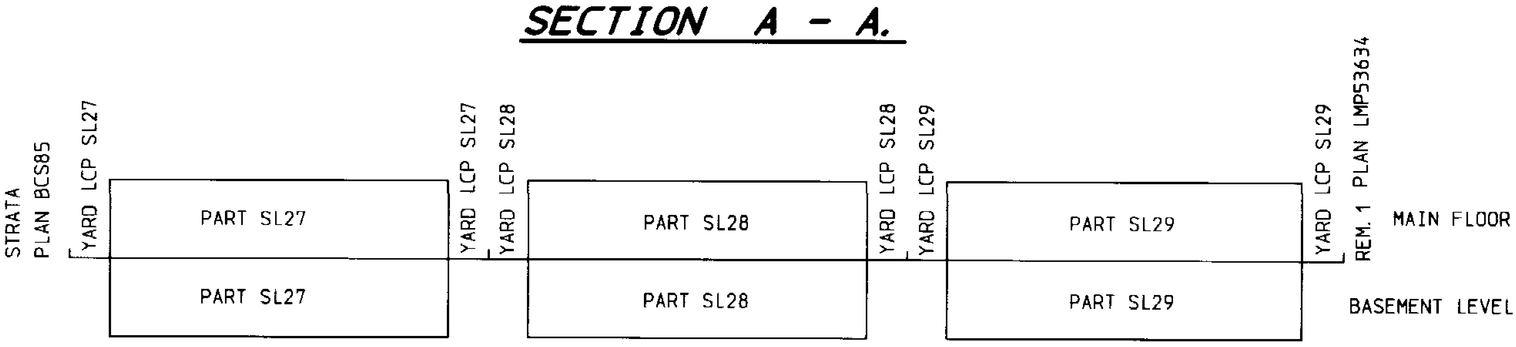
SL DENOTES STRATA LOT
© DENOTES COMMON PROPERTY
LCP DENOTES LIMITED COMMON PROPERTY
PT DENOTES PART

SCALE: 1:200 (METRIC)

0 5 10 15m

ALL DISTANCES ARE IN METRES

SECTION A - A.



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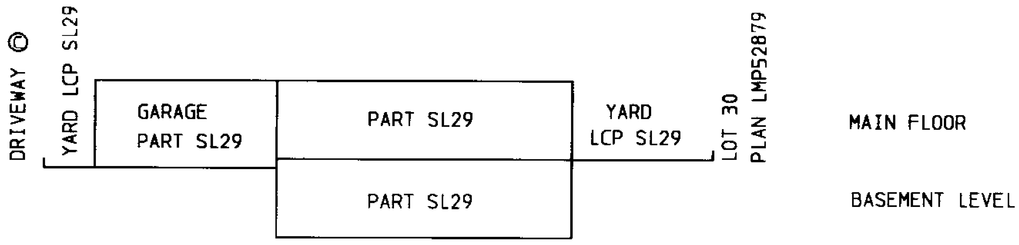
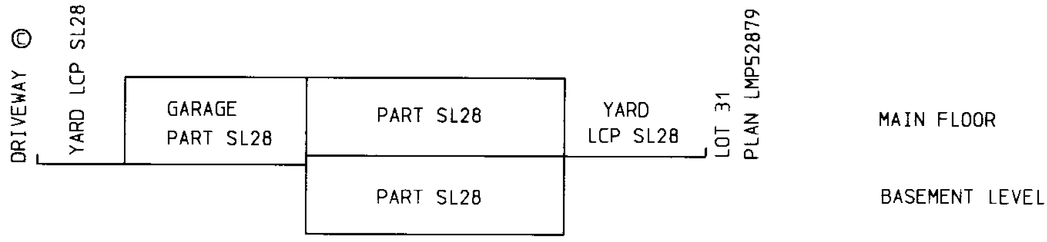
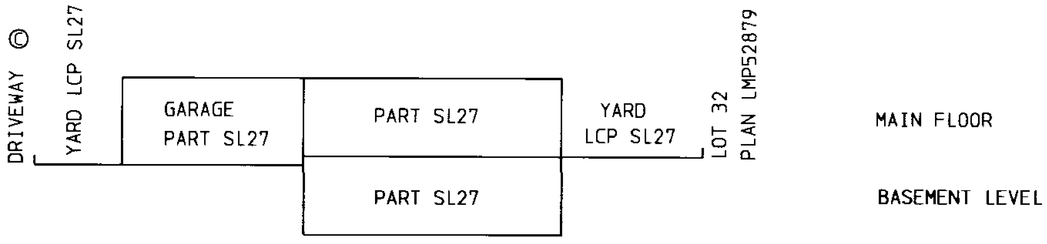


SECTION C - C.



SECTION D - D.



ALLAN W. TUNBRIDGE B. C. L. S.
JUNE 26, 2003.

FILE: C-9153S66 AT2

STRATA PLAN OF PART OF LOT 1 EXCEPT: PHASES 1 THROUGH 6 INCLUSIVE, STRATA PLAN BCS85 DISTRICT LOT 267 GROUP 2 NEW WESTMINSTER DISTRICT PLAN LMP53634

B. C. G. S. 92H. 001

SHEET 1 OF 6 SHEETS

STRATA PLAN BCS85
PHASE 7

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B. C.

SEPT 26, 2003.

B. Bugas /CP
REGISTRAR.

BU392438/443

LEGEND:

BEARINGS ARE ASTRONOMIC, AND ARE DERIVED FROM PLAN LMP53634

● STANDARD IRON POST FOUND
© DENOTES COMMON PROPERTY
SL DENOTES STRATA LOT
LCP DENOTES LIMITED COMMON PROPERTY

SCALE 1 : 1000 (METRIC)

0 10 20 30 40 50m

ALL DISTANCES ARE IN METRES

THE NAME OF THE DEVELOPMENT IS - "THE VILLAS AT SARDIS PARK"

THE CIVIC ADDRESS IS - 45819 STEVENSON ROAD CHILLIWACK, B. C.

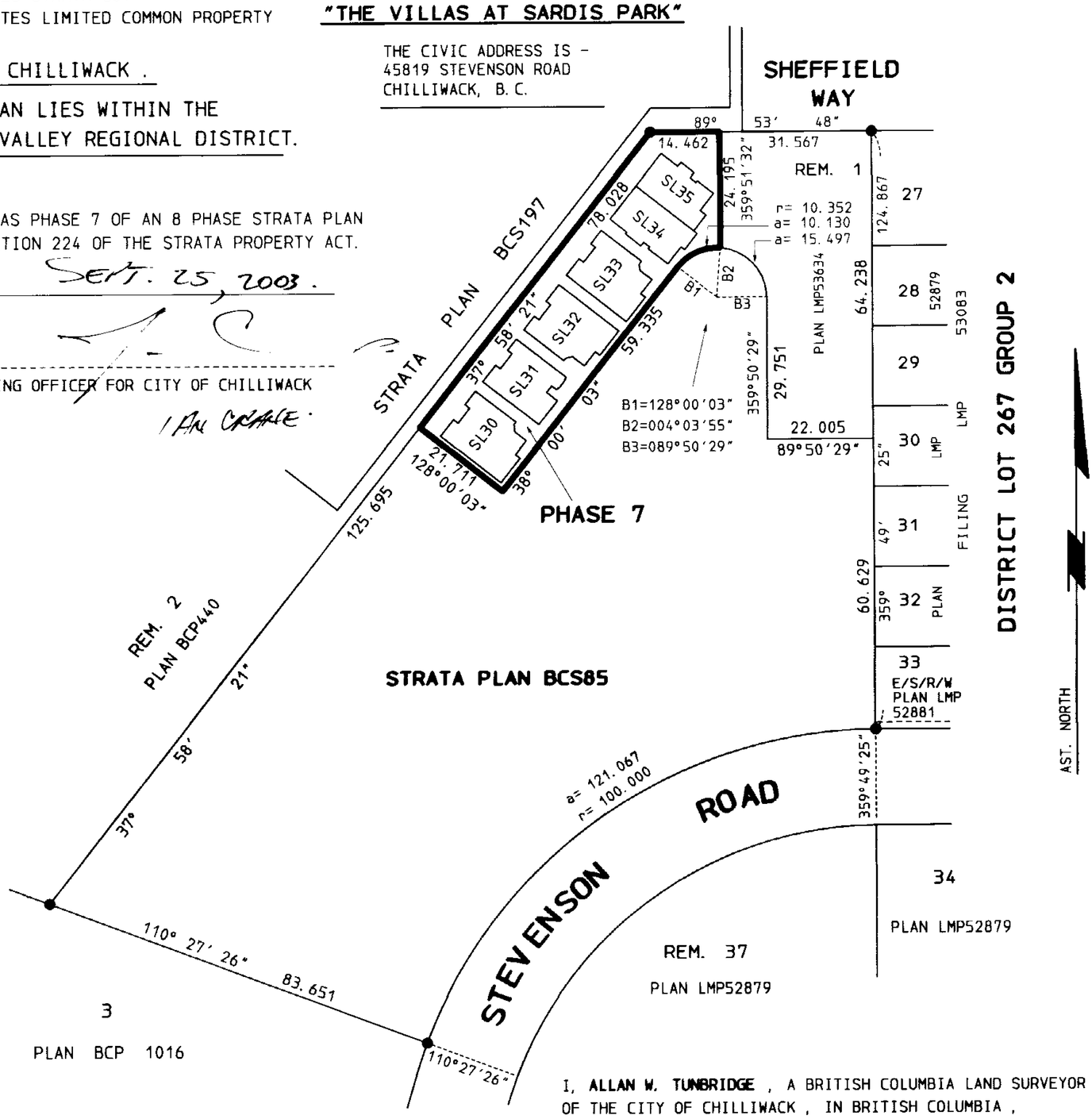
CITY OF CHILLIWACK.

THIS PLAN LIES WITHIN THE FRASER VALLEY REGIONAL DISTRICT.

APPROVED AS PHASE 7 OF AN 8 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.

DATE: SEPT. 25, 2003.

APPROVING OFFICER FOR CITY OF CHILLIWACK



I, ALLAN W. TUNBRIDGE, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: SEPTEMBER 9, 2003.

B. C. L. S.

I, ALLAN W. TUNBRIDGE, A BRITISH COLUMBIA LAND SURVEYOR, OF THE CITY OF CHILLIWACK, 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 FIELD SURVEY WAS COMPLETED ON THE 8TH. DAY OF SEPTEMBER, 2003. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER NO. ECP5501 ON THE 11TH. DAY OF SEPTEMBER, 2003.

B. C. L. S.

I, ALLAN W. TUNBRIDGE, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT, AS OF SEPTEMBER 8, 2003 BEEN PREVIOUSLY OCCUPIED.

B. C. L. S.

TUNBRIDGE & TUNBRIDGE
BRITISH COLUMBIA LAND SURVEYORS
CANADA LANDS SURVEYORS
CHILLIWACK, B. C.
PHONE : 792-4264 FAX : 792-4848 (604)

FILE: C9153S71 FBC-258/73-74B AT2

STRATA PROPERTY ACT.
SIGNATURES.

STRATA PLAN BCS85
PHASE 7.

2K INVESTMENT GROUP LTD.
INC. NO. 623167

AUTHORIZED SIGNATORIES — JACOB KLAASSEN

WITNESS : EDWARD KAYE
202-45793 LUCKAKUWAY
Address of witness — Chilliwack, B.C. V2R 5S3
lawyer
Occupation of witness

HSBC BANK CANADA
BT178494

AUTHORIZED SIGNATORIES — MICHAEL E. SIMPSON
PATRICK W. BROWN

WITNESS : J. WALL
9345 MAIN ST
Address of witness — CHILLIWACK V2P 4M3
BROKER
Occupation of witness

CITY OF CHILLIWACK.
BR180698

AUTHORIZED SIGNATORIES
CLINT HAMES - MAYOR
ROB CARNEGIE - CITY CLERK

WITNESS : KARLA GRAHAM
8550 YOUNG ROAD CHILLIWACK BC
Address of witness
CONFIDENTIAL SECRETARY
Occupation of witness

ALLAN W. TUNBRIDGE B. C. L. S.
SEPTEMBER 9, 2003.

FILE: C-9153S72 AT2

EXTERIOR BUILDING DIMENSIONS.

SHEET 3 OF 6 SHEETS

STRATA PLAN BCS85

PHASE 7

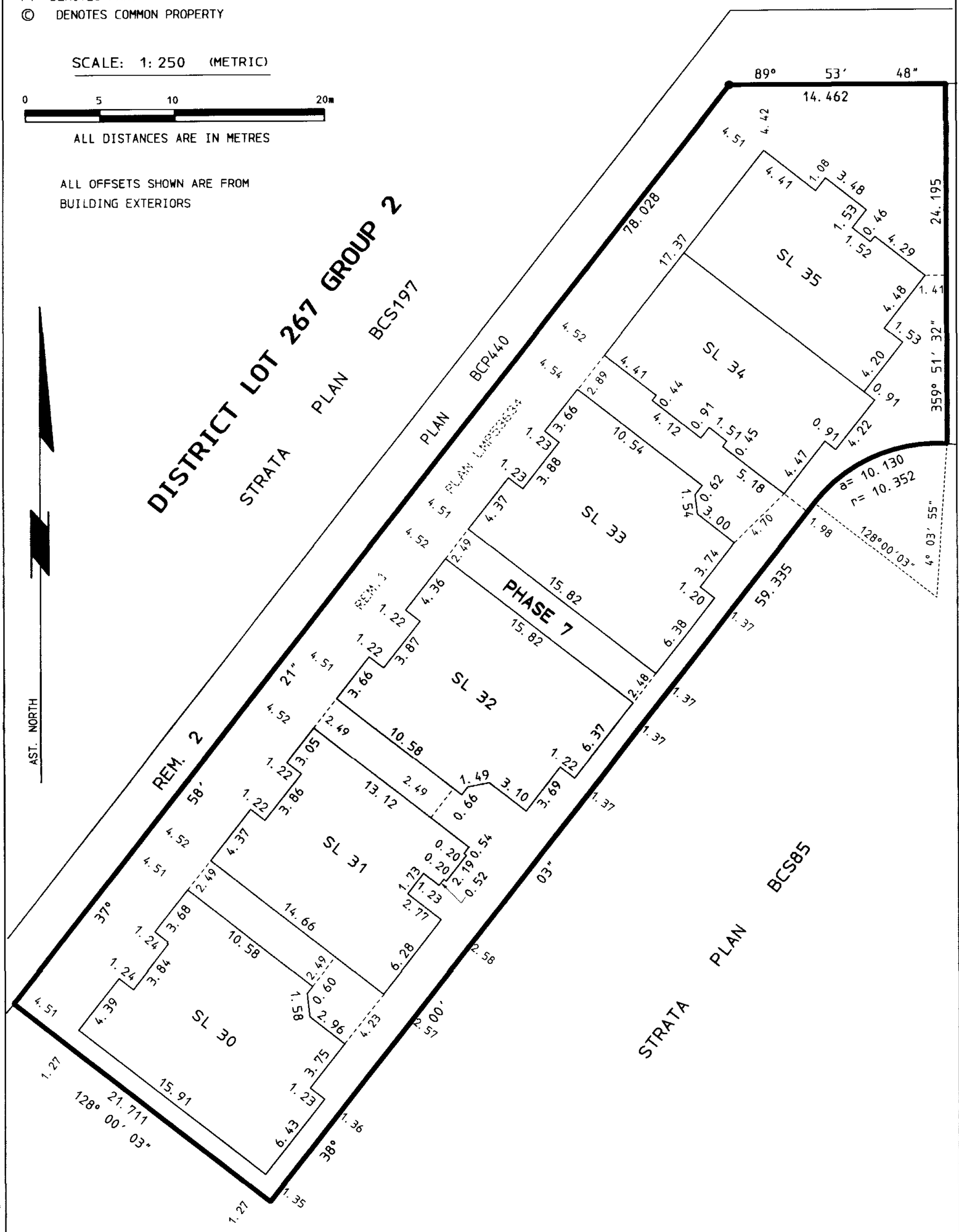
● DENOTES STANDARD IRON POST FOUND
SL DENOTES STRATA LOT
PT DENOTES PART
© DENOTES COMMON PROPERTY

SCALE: 1:250 (METRIC)

0 5 10 20m

ALL DISTANCES ARE IN METRES

ALL OFFSETS SHOWN ARE FROM BUILDING EXTERIORS



ALLAN W. TUNBRIDGE B. C. L. S.

SEPTEMBER 9, 2003.

FILE C-9153S73 AT2

STRATA LOTS 30, 31, 32, 33, 34 AND 35.

SHEET 4 OF 6 SHEETS

STRATA PLAN BCS85

PHASE 7

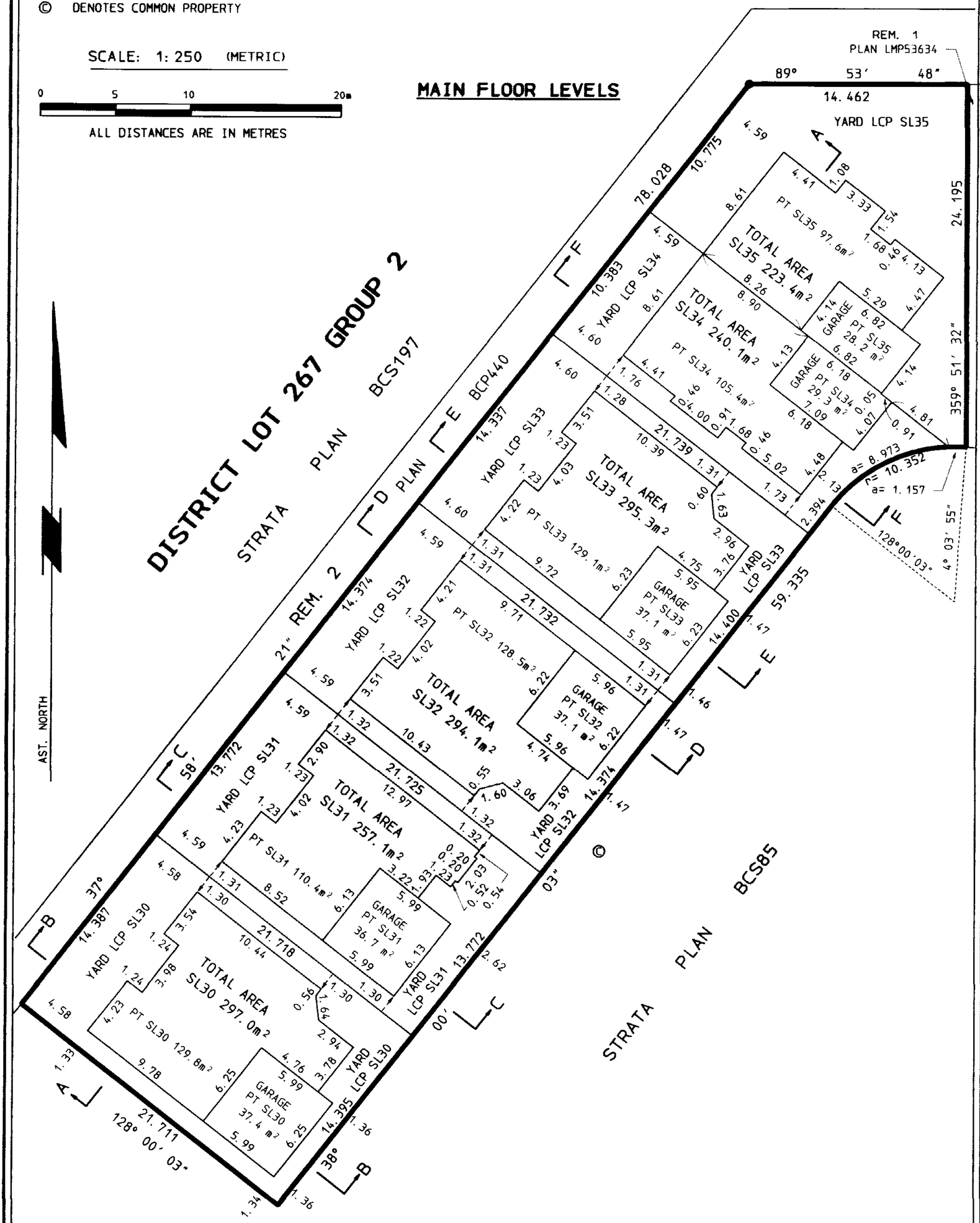
● DENOTES STANDARD IRON POST FOUND
SL DENOTES STRATA LOT
PT DENOTES PART
© DENOTES COMMON PROPERTY

SCALE: 1:250 (METRIC)

0 5 10 20m

ALL DISTANCES ARE IN METRES

MAIN FLOOR LEVELS



ALLAN W. TUNBRIDGE B. C. L. S.
SEPTEMBER 9, 2003.

FILE C-9153S74 AT2

STRATA LOTS 30, 31, 32, 33, 34 AND 35.

SHEET 5 OF 6 SHEETS

STRATA PLAN BCS85

PHASE 7

● DENOTES STANDARD IRON POST FOUND

SL DENOTES STRATA LOT

PT DENOTES PART

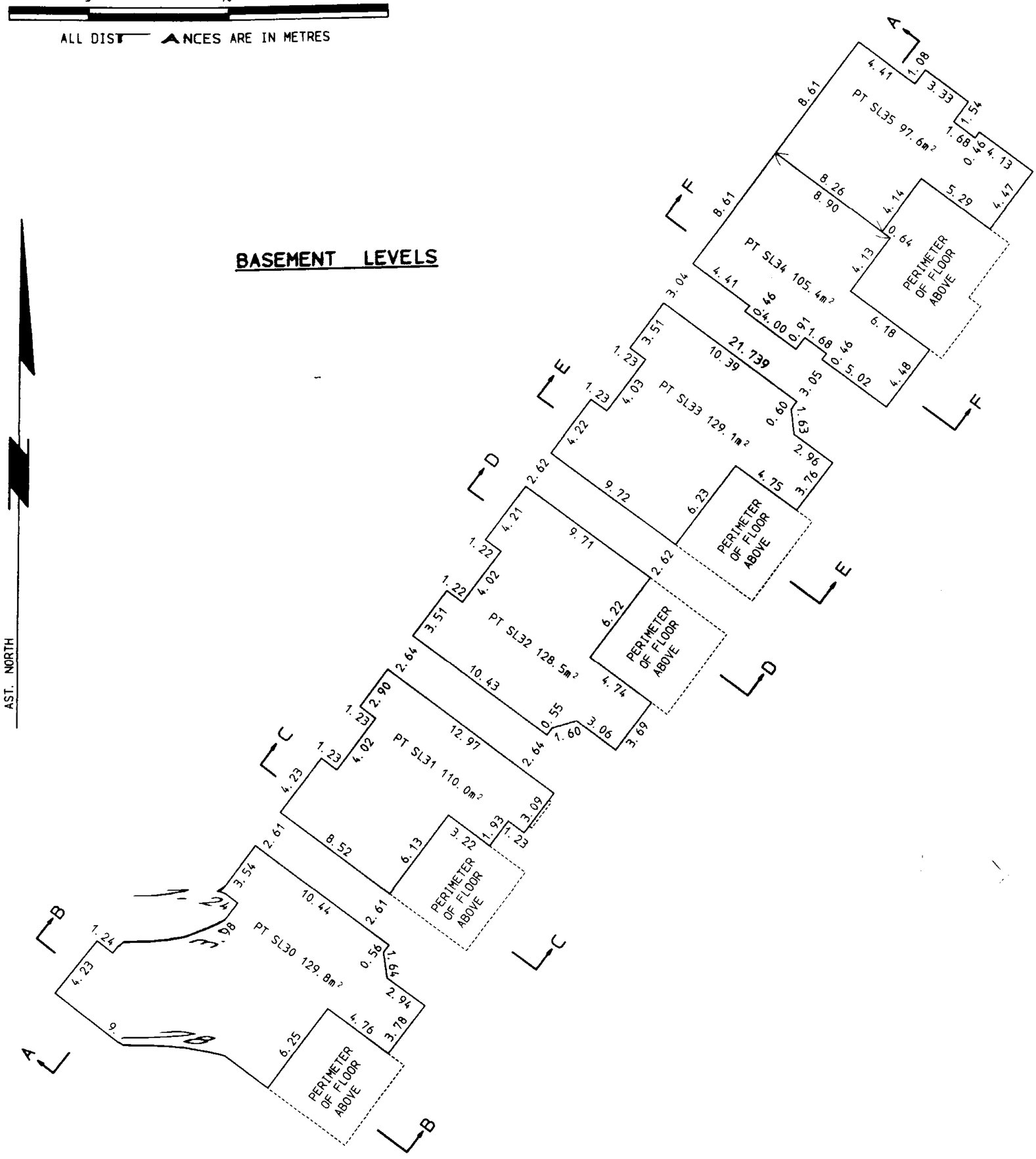
© DENOTES COMMON PROPERTY

SCALE: 1:250 (METRIC)

0 5 10 20m

ALL DISTANCES ARE IN METRES

BASEMENT LEVELS



ALLAN W. TUNBRIDGE B. C. L. S.

SEPTEMBER 9, 2003.

FILE C-9153S75 AT 2

SECTIONS

SL DENOTES STRATA LOT
© DENOTES COMMON PROPERTY
LCP DENOTES LIMITED COMMON PROPERTY
PT DENOTES PART

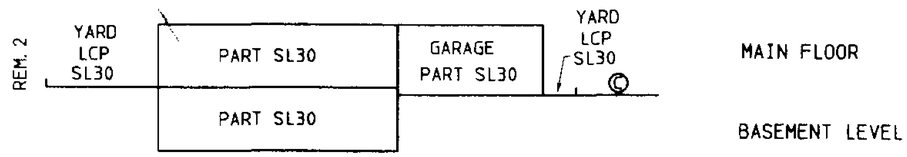
SCALE: 1:250 (METRIC)

0 5 10 20m

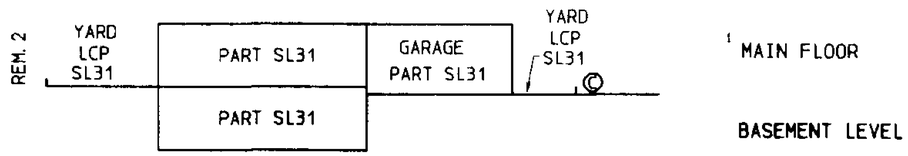
ALL DISTANCES ARE IN METRES

SHEET 6 OF 6 SHEETS
STRATA PLAN BCS85
PHASE 7

SECTION B - B.



SECTION C - C.



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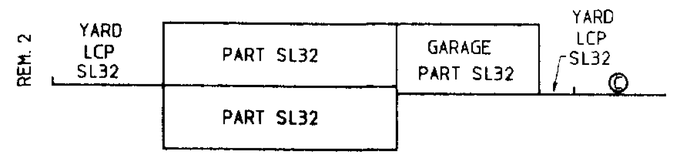

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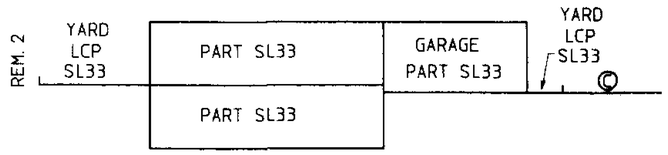
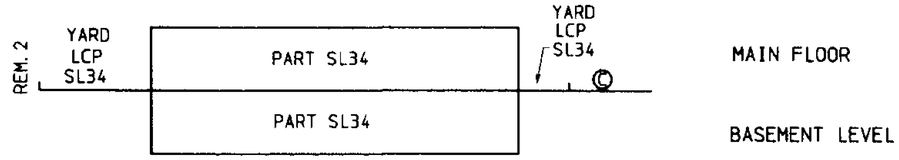
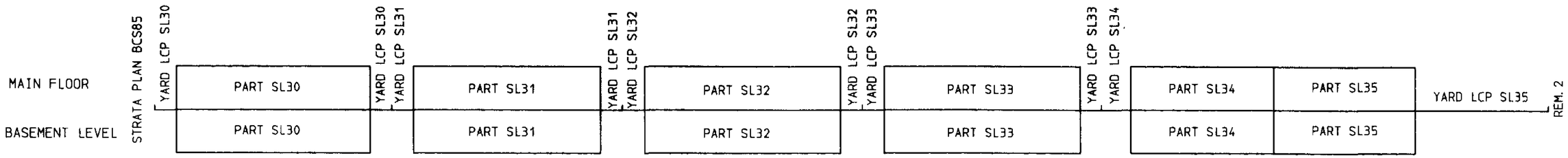


SECTION F - F.



SECTION A - A.



FILE: C-9153S76 AT2

ALLAN W. TUNBRIDGE B. C. L. S.
SEPTEMBER 9, 2003.

STRATA PLAN OF LOT 1 EXCEPT: PHASES 1 THROUGH 7 INCLUSIVE, STRATA PLAN BCS85 DISTRICT LOT 267 GROUP 2 NEW WESTMINSTER DISTRICT PLAN LMP53634

B. C. G. S. 92H. 001

SHEET 1 OF 6 SHEETS

STRATA PLAN BCS85
PHASE 8

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B. C.

NOVEMBER 26, 2003.

B. Bragg / CP
REGISTRAR.

BV489727 - 731

LEGEND:

BEARINGS ARE ASTRONOMIC, AND ARE DERIVED FROM PLAN LMP53634

● STANDARD IRON POST FOUND
© DENOTES COMMON PROPERTY
SL DENOTES STRATA LOT
LCP DENOTES LIMITED COMMON PROPERTY

SCALE 1 : 1000 (METRIC)

0 10 20 30 40 50m

ALL DISTANCES ARE IN METRES

THE NAME OF THE DEVELOPMENT IS - **"THE VILLAS AT SARDIS PARK"**

THE CIVIC ADDRESS IS - 45819 STEVENSON ROAD CHILLIWACK, B. C.

CITY OF CHILLIWACK.

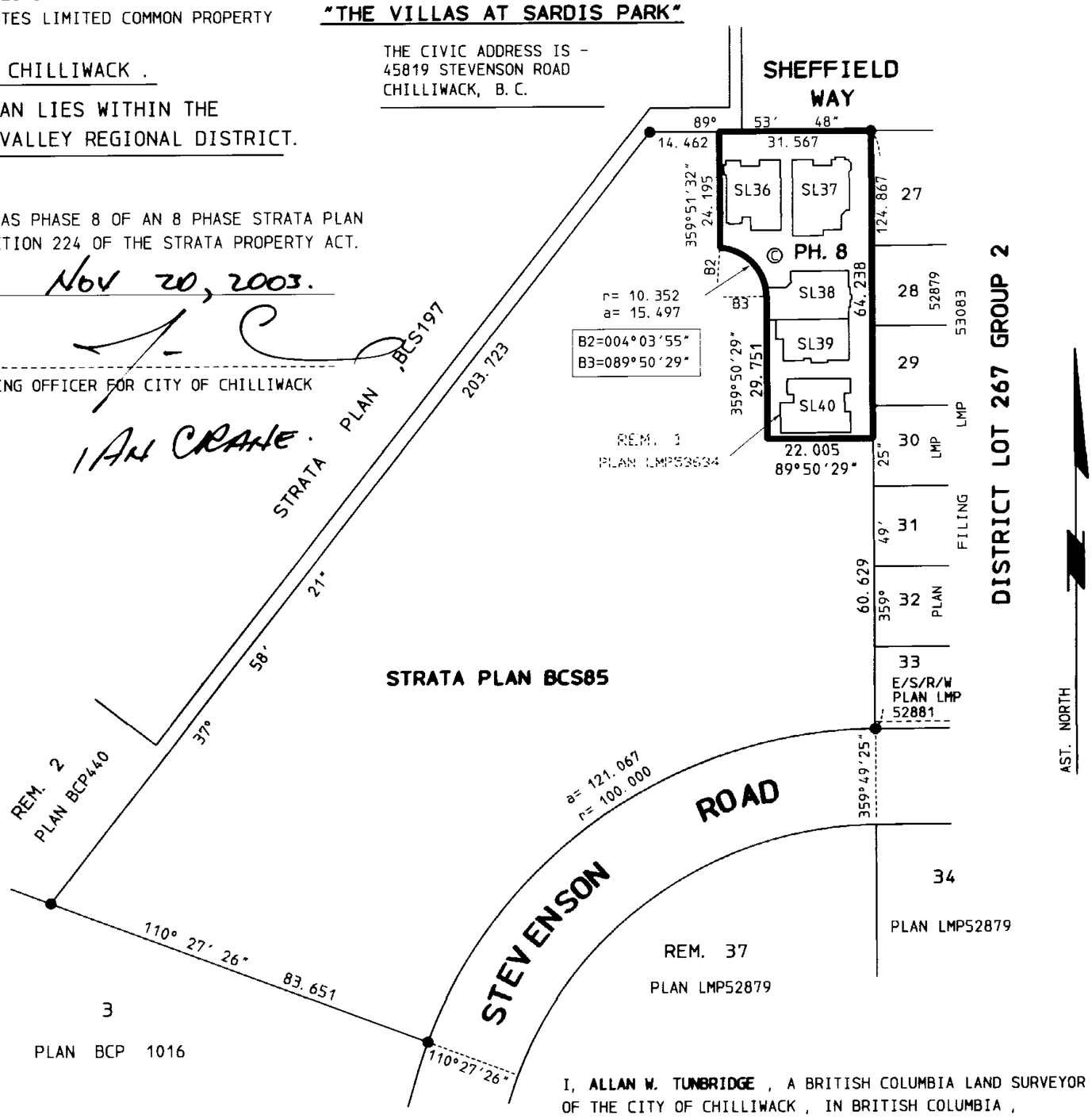
THIS PLAN LIES WITHIN THE FRASER VALLEY REGIONAL DISTRICT.

APPROVED AS PHASE 8 OF AN 8 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.

DATE: NOV 20, 2003.

APPROVING OFFICER FOR CITY OF CHILLIWACK

IAN CRANE.



I, ALLAN W. TUNBRIDGE, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: NOVEMBER 12, 2003.

B. C. L. S.

I, **ALLAN W. TUNBRIDGE**, A BRITISH COLUMBIA LAND SURVEYOR, OF THE CITY OF CHILLIWACK, 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 FIELD SURVEY WAS COMPLETED ON THE 4TH. DAY OF NOVEMBER, 2003. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER NO. ECP8186 ON THE 12TH. DAY OF NOVEMBER, 2003.

B. C. L. S.

I, ALLAN W. TUNBRIDGE, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT, AS OF NOVEMBER 4, 2003 BEEN PREVIOUSLY OCCUPIED.

B. C. L. S.

TUNBRIDGE & TUNBRIDGE
BRITISH COLUMBIA LAND SURVEYORS
CANADA LANDS SURVEYORS
CHILLIWACK, B. C.
PHONE : 792-4264 FAX : (604) 792-4848

FILE: C9153S81 AT2

STRATA PROPERTY ACT.
SIGNATURES.

STRATA PLAN BCS85
PHASE 8.

2K INVESTMENT GROUP LTD.

INC. NO. 623167

JACOB KLAASSEN

AUTHORIZED SIGNATORIES

WITNESS : EDWARD KAYE

#201 - 45793 Luckakuck Way
Address of witness Chilliwack, B.C.
V2R 5S3

Lawyer
Occupation of witness

HSBC BANK CANADA

BT178494

Michael H.E. Simpson

AUTHORIZED SIGNATORIES

Patrick P.W. Ramsden

WITNESS : JON J. WALL

9345 Main Street, Chilliwack, B.C.
Address of witness

Banker
Occupation of witness

CITY OF CHILLIWACK.

BR180698

CLINT HAMES, MAYOR

AUTHORIZED SIGNATORIES

ROB CARNEGIE, CITY CLERK

WITNESS : KARLA GRAHAM

8550 YOUNG ROAD CHILLIWACK BC
Address of witness

CONFIDENTIAL SECRETARY
Occupation of witness

ALLAN W. TUNBRIDGE B.C.L.S.
NOVEMBER 12, 2003.

FILE: C-9153S82 AT2

EXTERIOR BUILDING DIMENSIONS.

SHEET 3 OF 6 SHEETS

STRATA PLAN BCS85

PHASE 8

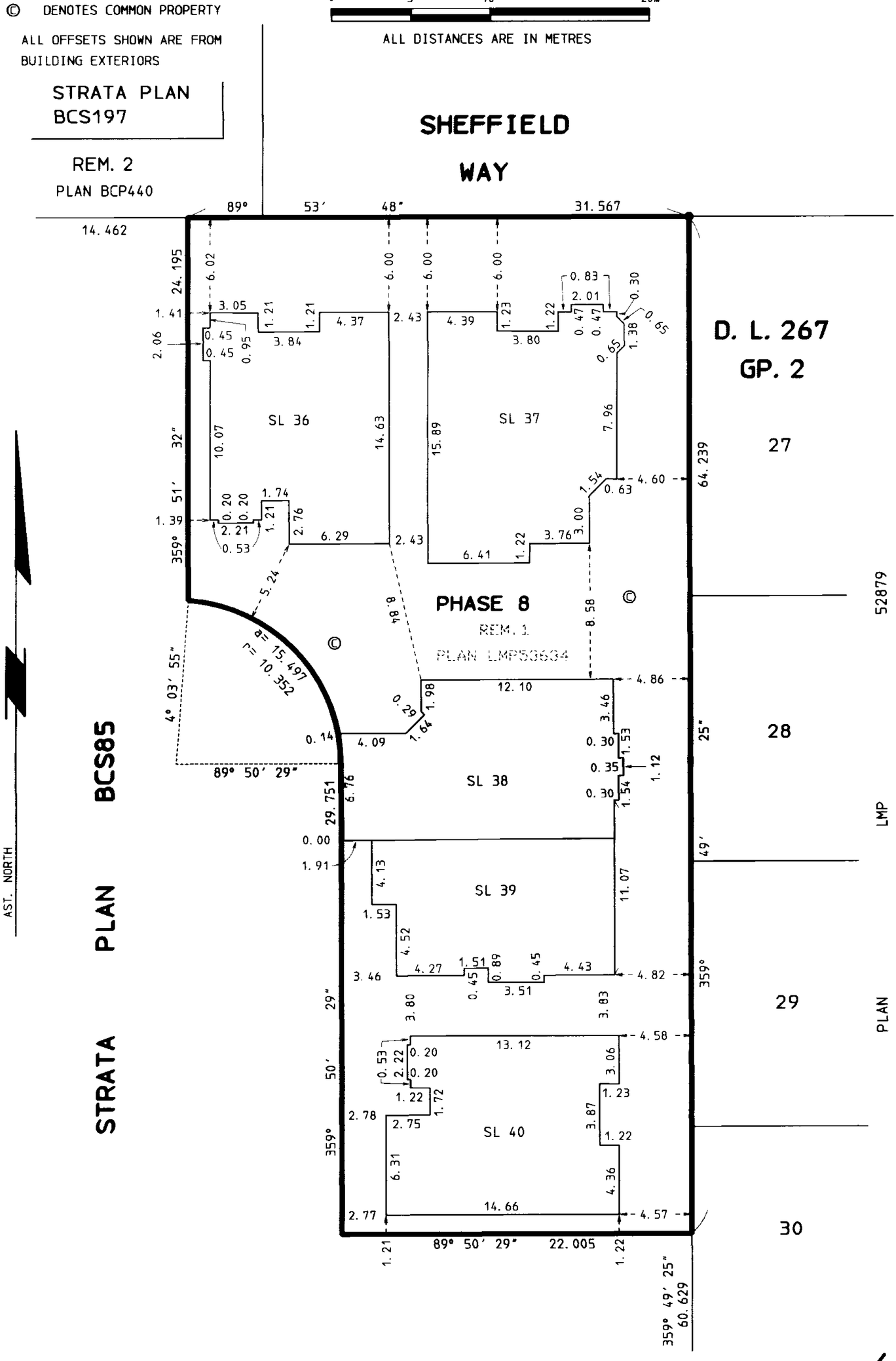
● DENOTES STANDARD IRON POST FOUND
SL DENOTES STRATA LOT
PT DENOTES PART
© DENOTES COMMON PROPERTY

ALL OFFSETS SHOWN ARE FROM BUILDING EXTERIORS

SCALE: 1:250 (METRIC)

0 5 10 20m

ALL DISTANCES ARE IN METRES



ALLAN W. TUNBRIDGE B. C. L. S.

NOVEMBER 12, 2003.

FILE C-9153S83 AT2

STRATA LOTS 36, 37, 38, 39 AND 40.
MAIN FLOOR LEVELS.

SHEET 4 OF 6 SHEETS

STRATA PLAN BCS85

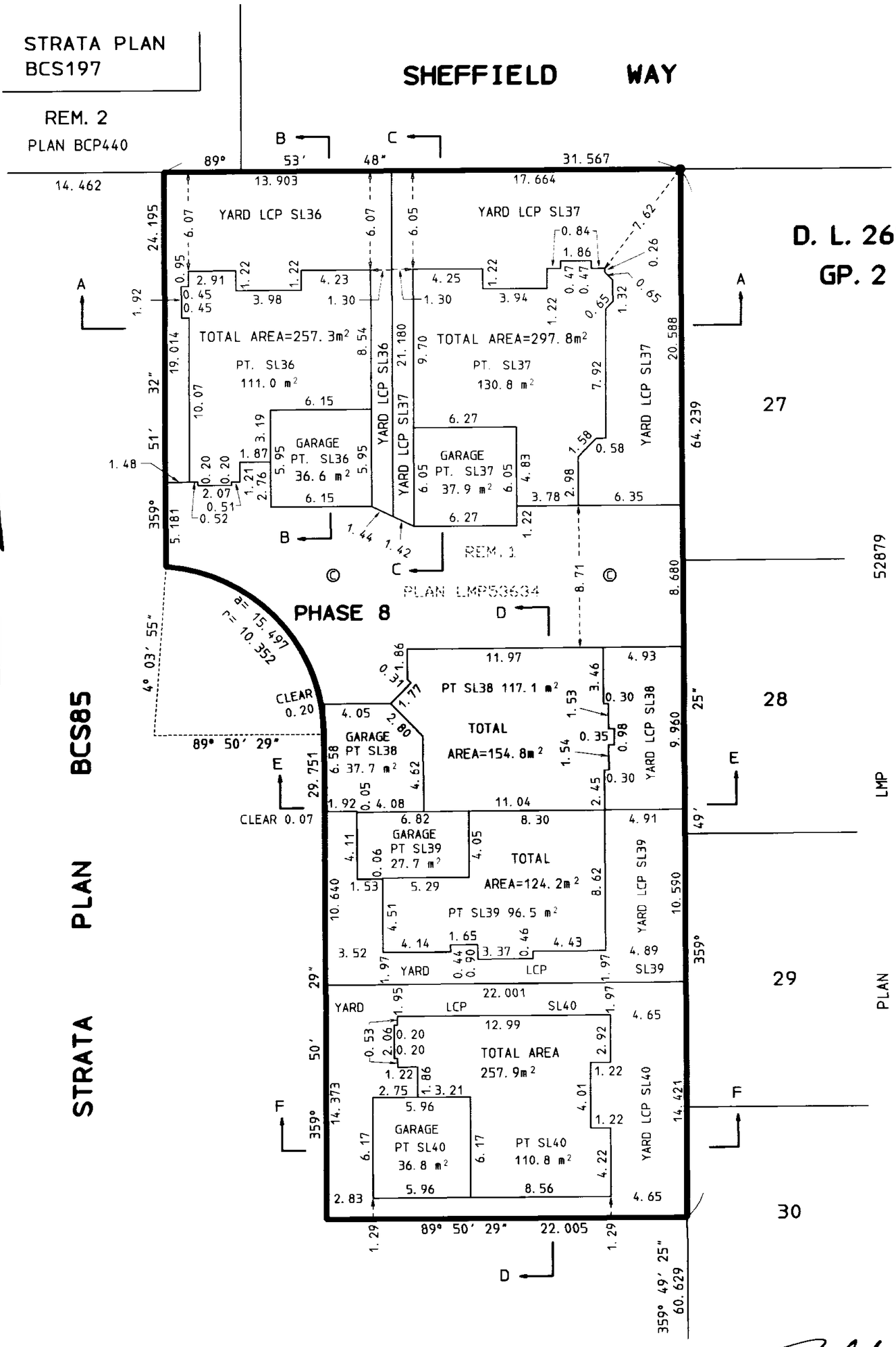
PHASE 8

● DENOTES STANDARD IRON POST FOUND
SL DENOTES STRATA LOT
PT DENOTES PART
LCP DENOTES LIMITED COMMON PROPERTY
© DENOTES COMMON PROPERTY

SCALE: 1:250 (METRIC)

0 5 10 20m

ALL DISTANCES ARE IN METRES



ALLAN W. TUNBRIDGE B. C. L. S.
NOVEMBER 12, 2003.

FILE C-9153S84 AT2

STRATA LOTS 36, 37 AND 40.
BASEMENT LEVELS.

SHEET 5 OF 6 SHEETS

STRATA PLAN BCS85

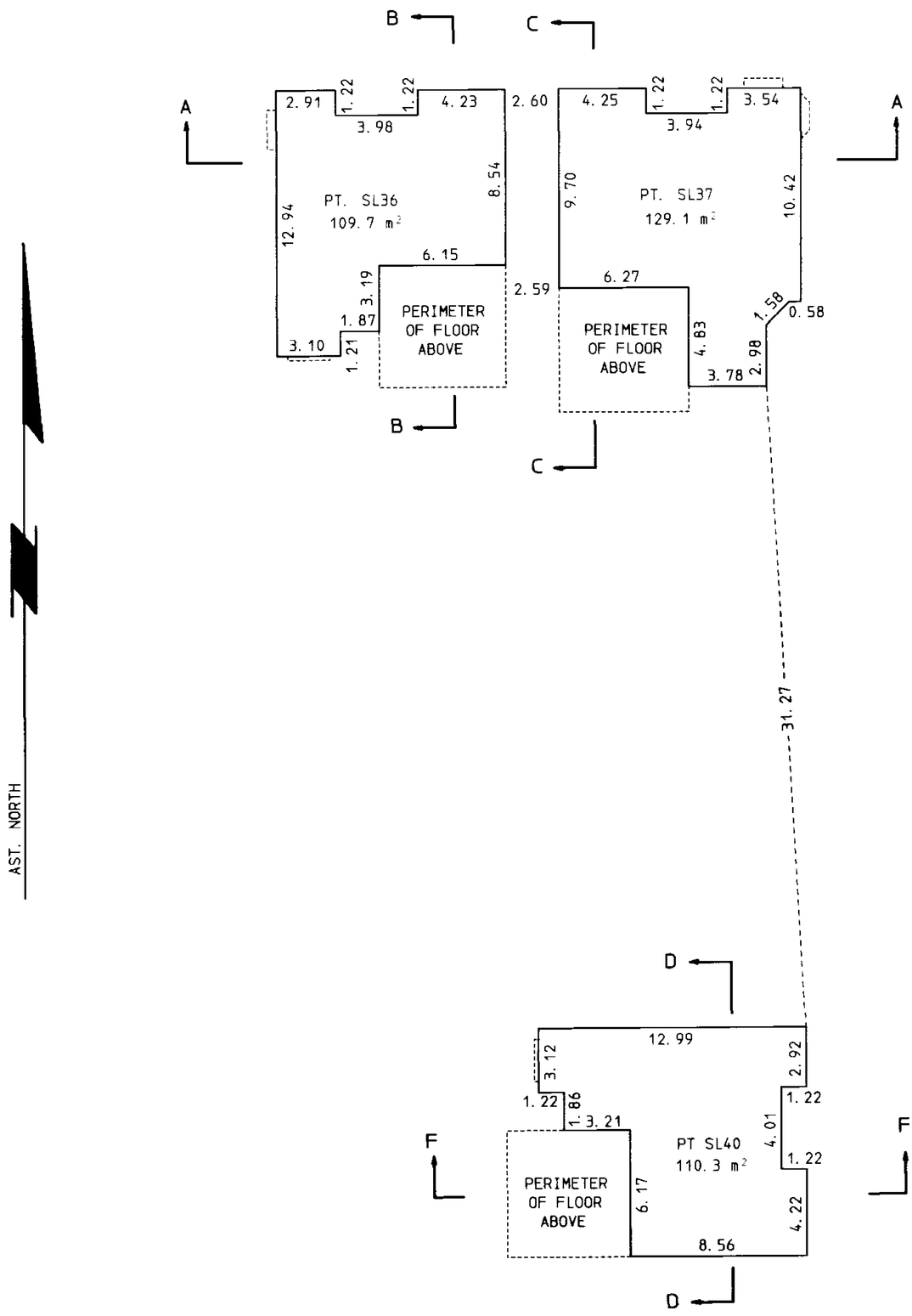
PHASE 8

● DENOTES STANDARD IRON POST FOUND
SL DENOTES STRATA LOT
PT DENOTES PART
© DENOTES COMMON PROPERTY

SCALE: 1:250 (METRIC)

0 5 10 20m

ALL DISTANCES ARE IN METRES



ALLAN W. TUNBRIDGE B. C. L. S.
NOVEMBER 12, 2003.

FILE C-9153S85 AT2

SECTIONS

SL DENOTES STRATA LOT
© DENOTES COMMON PROPERTY
LCP DENOTES LIMITED COMMON PROPERTY
PT DENOTES PART
NTS DENOTES NOT TO SCALE

SCALE: 1:250 (METRIC)

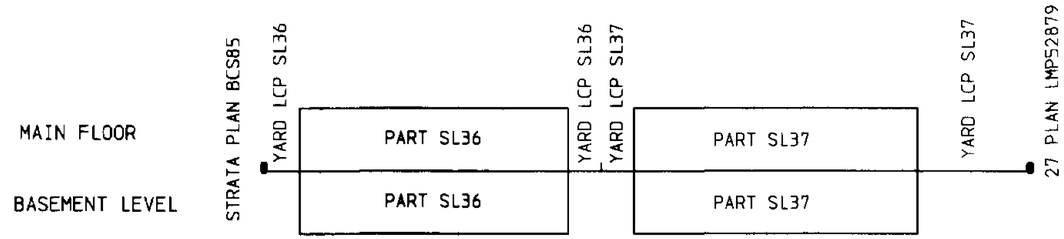
0 5 10 20m

ALL DISTANCES ARE IN METRES

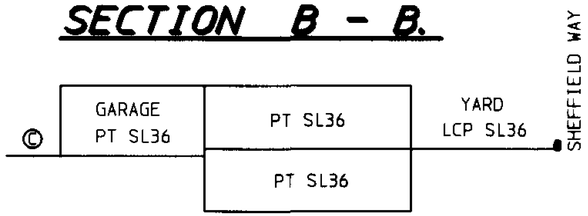
SHEET 6 OF 6 SHEETS

STRATA PLAN BCS85
PHASE 8

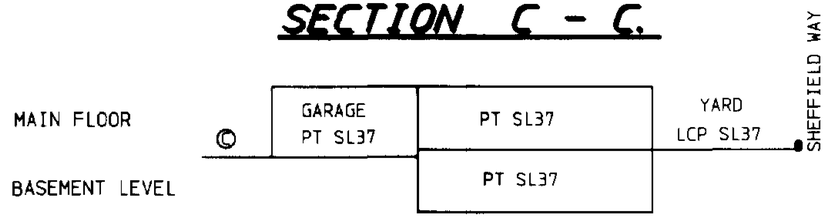
SECTION A - A.



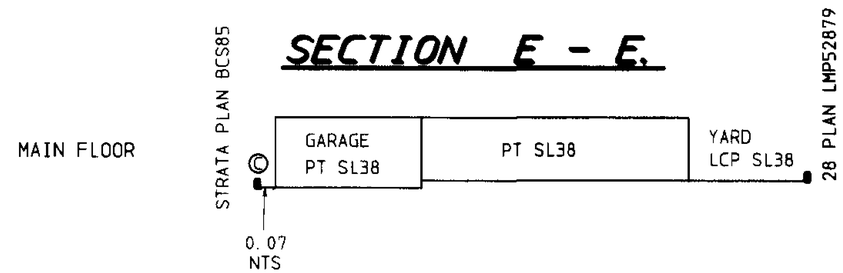
SECTION B - B.



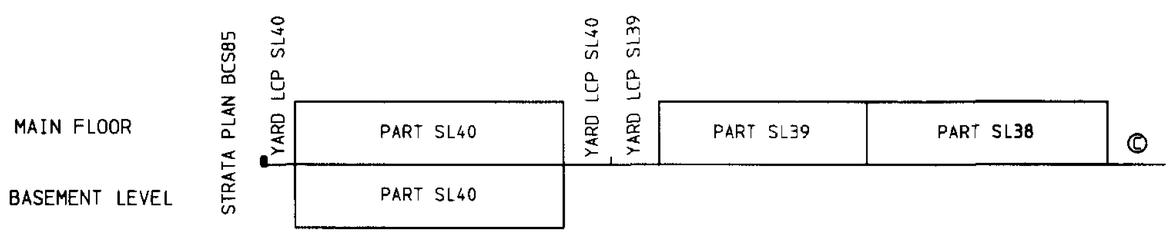
SECTION C - C.



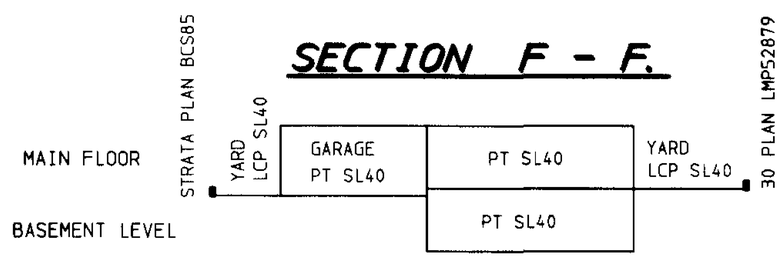
SECTION E - E.



SECTION D - D.



SECTION F - F.



ALLAN W. TUNBRIDGE B. C. L. S.
NOVEMBER 12, 2003.

FILE: C-9153S86 AT2