

STRATA PLAN OF LOT 'A', BLOCK 206, DISTRICT LOT 545

GROUP ONE, NEW WESTMINSTER DISTRICT

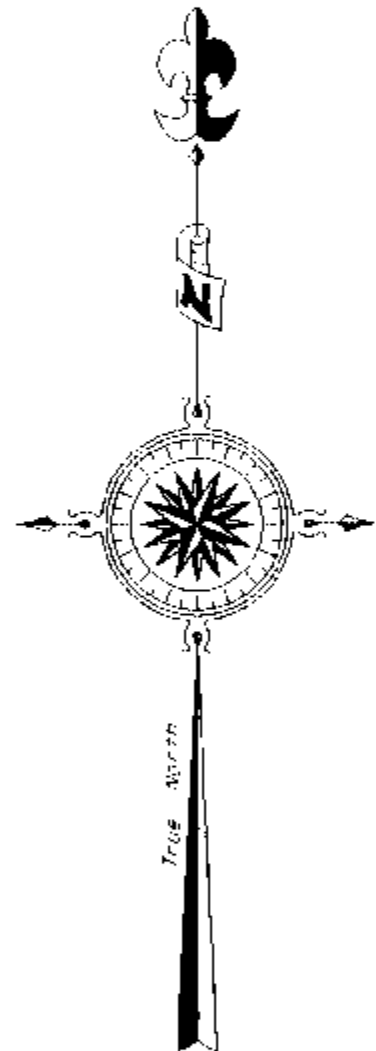
PLAN BCP5808A

BCGS 92G.035

The name of the Development is:
"Creekmont Estates"

17
PLAN 2647

The civic addresses are:
183 West 23rd Street;
158, 160 and 162 West 22nd Street;
2280, 2282, 2284 and 2286 Chesterfield Avenue,
North Vancouver, B.C.



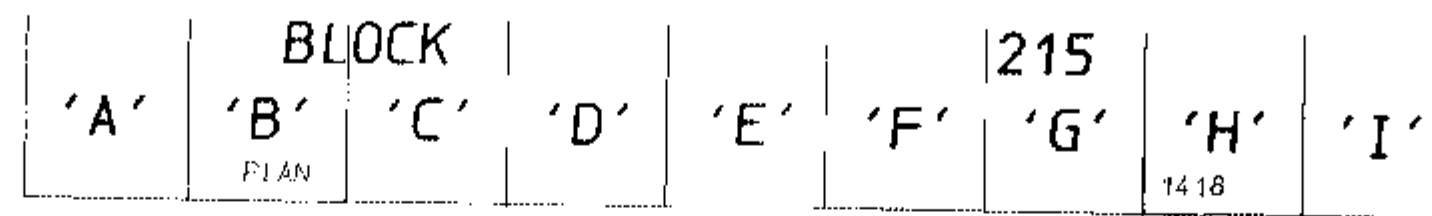
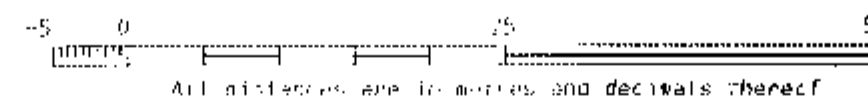
24
23
22
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18

BLOCK 205A
PLAN 3179

BLOCK 206
PLAN 3179

KEY PLAN

SCALE 1:500



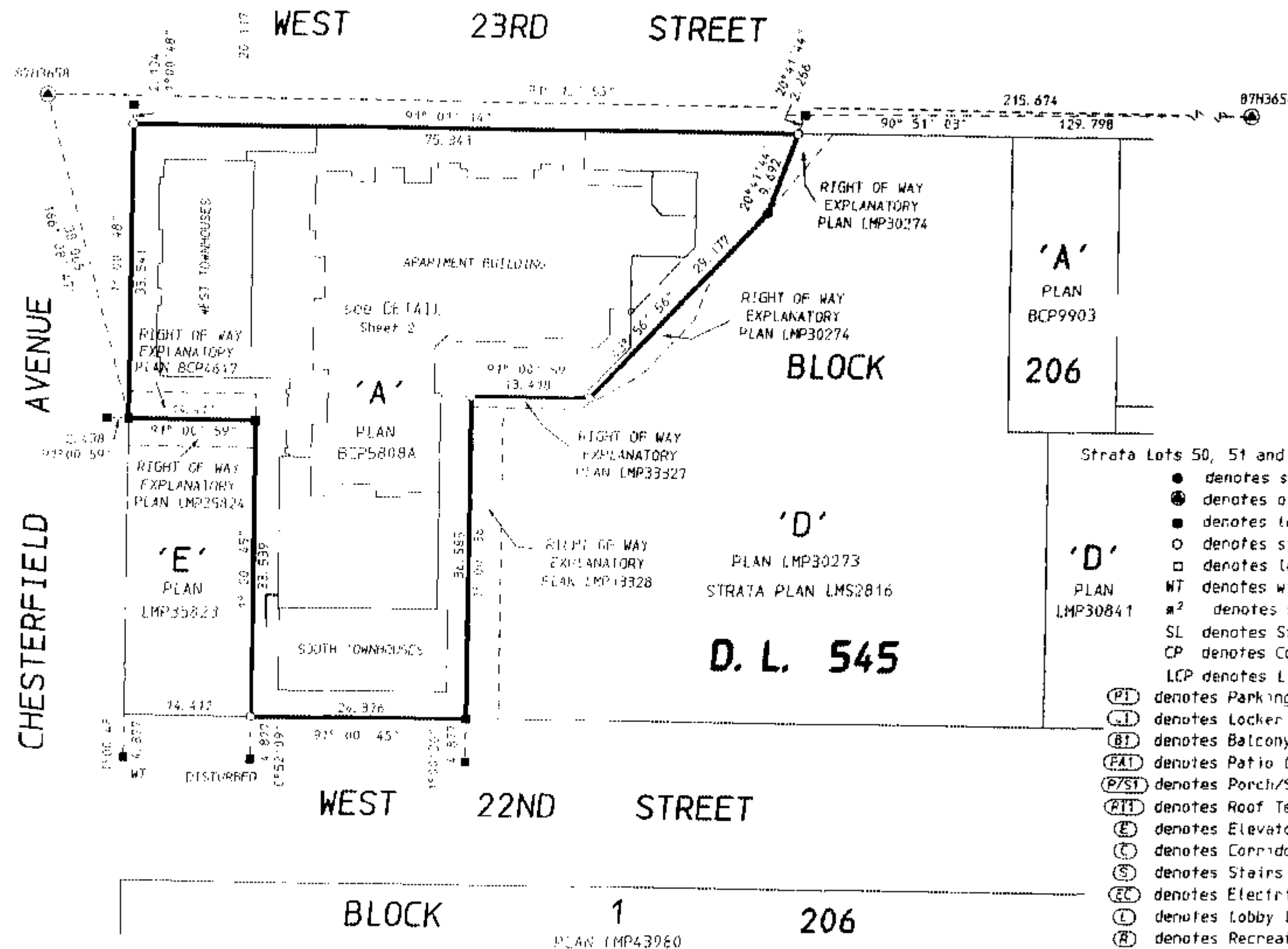
STRATA PLAN BCS 1084

Deposited in the Land Title
Office at New Westminster, B.C.
this 15 day of Dec 2004.

Jan Mac Donald
Registrar.

Bw 566 204-252

Bw 566 256-258



GLOSS

Strata Lots 50, 51 and 52 are Ancillary Storage Strata Lots.

- denotes standard iron post found in place.
- ⊙ denotes old Control Monument found.
- denotes lead plug found in place.
- denotes standard iron post set.
- denotes lead plug set.
- WT denotes witness.
- m² denotes square metres.
- SL denotes Strata Lot.
- CP denotes Common Property.
- LCP denotes Limited Common Property.

- (PI) denotes Parking Stall LCP
- (LI) denotes Locker CP
- (BT) denotes Balcony LCP for use of SL 1 (typical)
- (PAT) denotes Patio LCP for use of SL 1 (typical)
- (P/ST) denotes Porch/Stairs LCP for use of SL 1 (typical)
- (RT) denotes Roof Terrace LCP for use of SL 1 (typical)
- (E) denotes Elevator LCP for use of SLs 9 to 52
- (C) denotes Corridor LCP for use of SLs 9 to 52
- (S) denotes Stairs LCP for use of SLs 9 to 52
- (EC) denotes Electrical Closet LCP for use of SLs 9 to 52
- (L) denotes Lobby LCP for use of SLs 9 to 52
- (R) denotes Recreation Room LCP for use of SLs 9 to 52
- (MR) denotes Mail Room LCP for use of SLs 9 to 52
- (CE) denotes Covered Entry LCP for use of SLs 9 to 52
- (JC) denotes Janitor Closet LCP for use of SLs 9 to 52
- (V) denotes Vent CP
- (BW) denotes Bay Window, Part of Strata Lot (not included in habitable area)

I, William R. Chapman, of The District of
West Vancouver, a British Columbia Land
Surveyor, hereby certify:

That the building erected on the parcel
described above is wholly within the
external boundaries of the land that is
the subject of the Strata Plan.

Dated this 15th day of November, 2004.

William R. Chapman
B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT.

GLOSS

Grid bearings are derived from observations
between Control Monuments 87H3654 and 87H3658.
Integrated Survey Area No. 44. NAD83. (CSRS).
The City of North Vancouver.

This plan shows ground level measured distances.

Prior to computation of UTM coordinates,
multiply by a combined scale factor of 0.9995861.

Patio/Balcony areas are defined as to height by the centre of the floor above
or its extensions or where there is no floor above, by the average height
of a strata lot within the same building, unless otherwise noted.

CHAPMAN LAND SURVEYING LTD.

British Columbia Land Surveyors

107-100 Park Royal South

WEST VANCOUVER, B.C., V7T 1A2

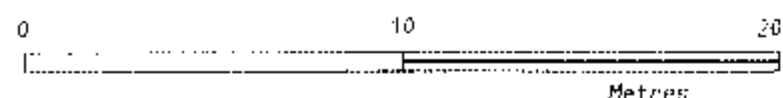
604-926-7311 FAX 604-926-6923

BOOK: 1997 (74), 2027 (11-15, 27-53) JOB: 03-0276 FILE: 2024C COMP: 2024C-A1.S1

ORIGINAL

DETAIL - BUILDING LOCATION

SCALE 1: 200



WEST

23RD

STREET

STRATA PLAN BCS 1084

AVENUE

CHESTERFIELD

'A'

PLAN APPROX 1:1

APARTMENT BUILDING
on Concrete Foundation

BLOCK "D"

PLAN LMP30273
STRATA PLAN LMS2816

"E"
PLAN EMP35829

91° 00' 59" 14.411
RIGHT OF WAY
EXPLANATORY PLAN LMF35824

RIGHT OF WAY
EXPLANATORY
PLAN SHEET NO. 1

RIGHT OF WAY ✓
EXPLANATORY PLAN 33327

RIGHT OF WAY
EXPLANATORY PLAN 33327

9 692
20° 41' 44"
RIGHT OF WAY
EXPLANATORY PLAN 33327

Dated this 15th day of November, 2024.

William R. Chapman B. C. L. S.

WEST 22ND STREET

2024-C-1, S2

ORIGINAL

STRATA PLAN BCS 1084SIGNATURES

I, William R. Chapman, a British Columbia Land Surveyor, of West Vancouver, in British Columbia, certify that the buildings included in this strata plan have not, as of the 12th day of November, 2004 been previously occupied.

William R. Chapman B. C. L. S.

I, William R. Chapman, a British Columbia Land Surveyor, of North Vancouver, 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 12th day of November, 2004. The plan was completed and checked, and the checklist filed under ECP-23872, on the 15th day of November, 2004.

William R. Chapman B. C. L. S.

Dated this 15th day of November, 2004.

William R. Chapman B. C. L. S.

Owner:
CONSTRC INTERNATIONAL INVESTMENTS LTD.
INC. NO. 641771

Authorized Signatory

Mossein Kazemi Tafrechi

Authorized Signatory

Amir Karim Kazemi Tafrechi

Witness:

Printed Name

Karim Jiwa

Barrister & Solicitor

3rd Floor - 235 15th Street

West Vancouver, BC

V7T 2X1

Address

Occupation

Charge Holder:

The Corporation of the City of North Vancouver

Authorized Signatory

Barbara A. Sharp - Mayor

Authorized Signatory

Bruce Hawkshaw - Clerk

Witness:

Sandra Dawson Dunn

Printed Name

141 W 14th Street

Address

Land's Assistant

Occupation

Mortgagee:

PEOPLES TRUST COMPANY

Authorized Signatory

Aleta Brown
AVP Mortgage Administration

Authorized Signatory

Rick KREHNETZ
CONTROLLER

Witness as to Both Signatories:

Joan Harding - JOAN HARDING

Printed Name

14th Fl: 888 Dunsmuir St. Vancouver

Address

Administration

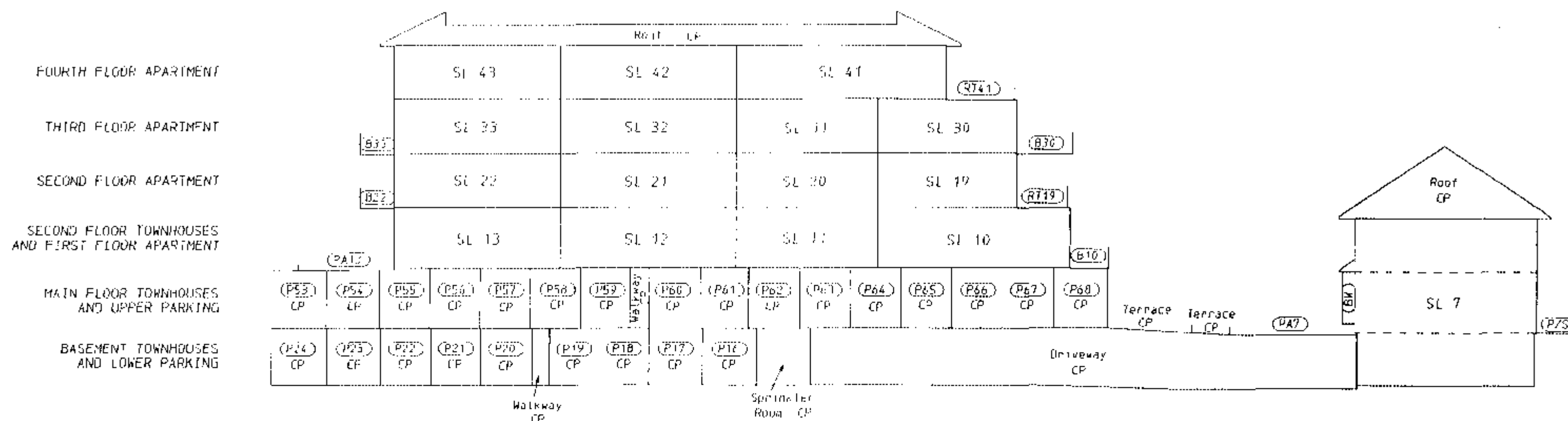
Occupation

SECTIONS

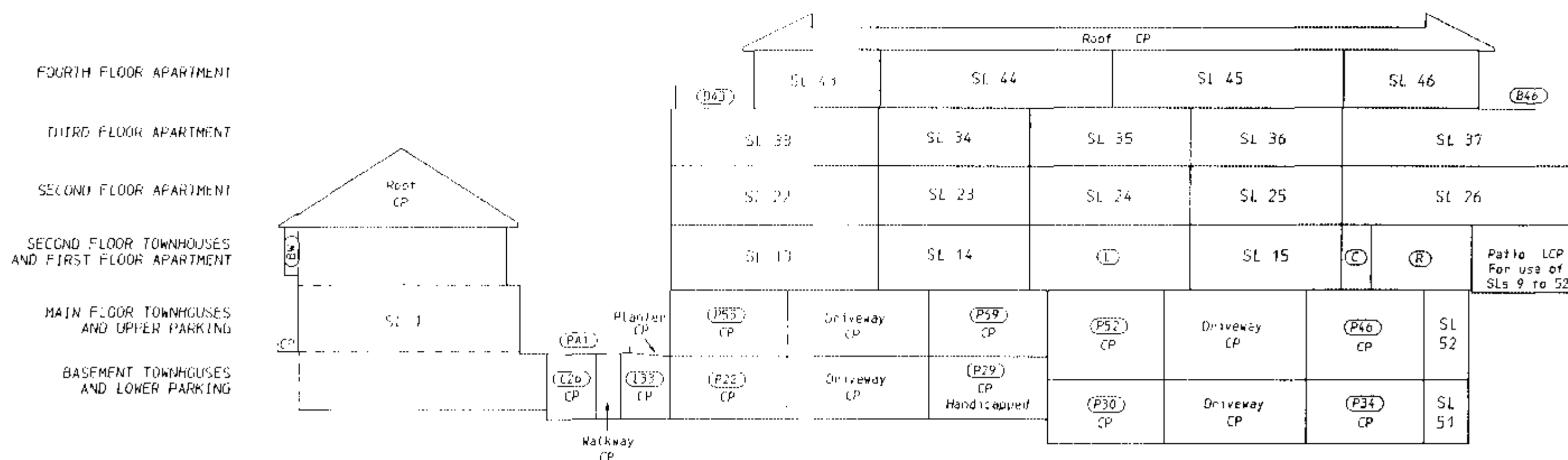
SCALE 1: 200



STRATA PLAN BCS 1084



SECTION A - A'
(SEE SHEETS 5 TO 10)



SECTION B - 8'
(SEE SHEETS 9 TO 10)

Dated this 15th day of November, 2004.

William R. Chapman B. C. U. S.

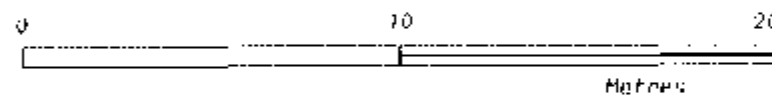
ORIGINAL.

BASEMENT TOWNHOUSES AND LOWER PARKING

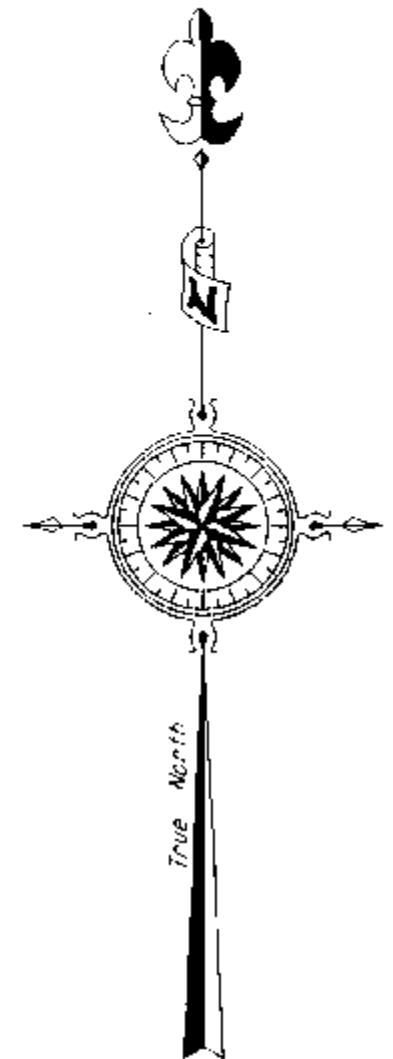
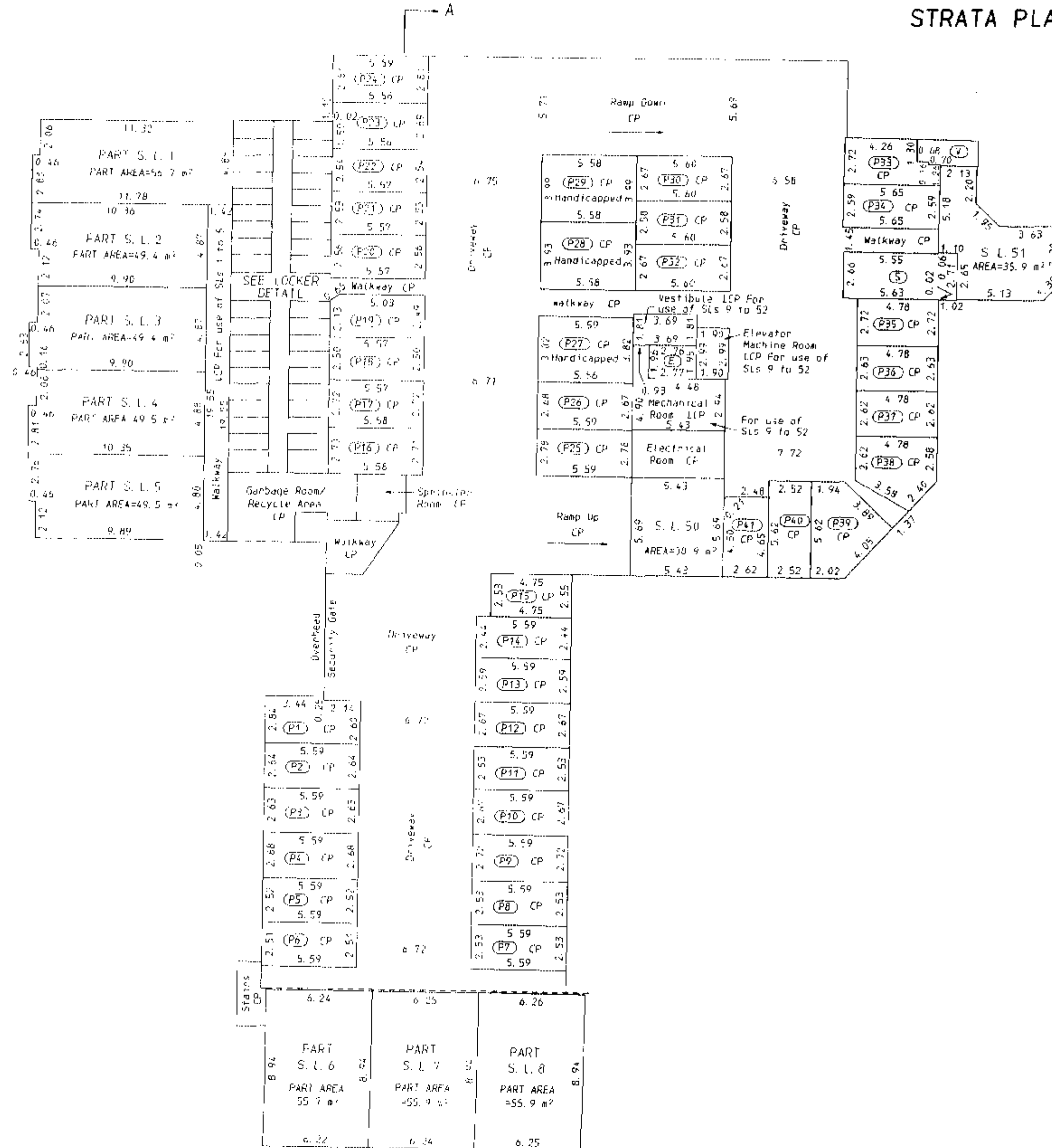
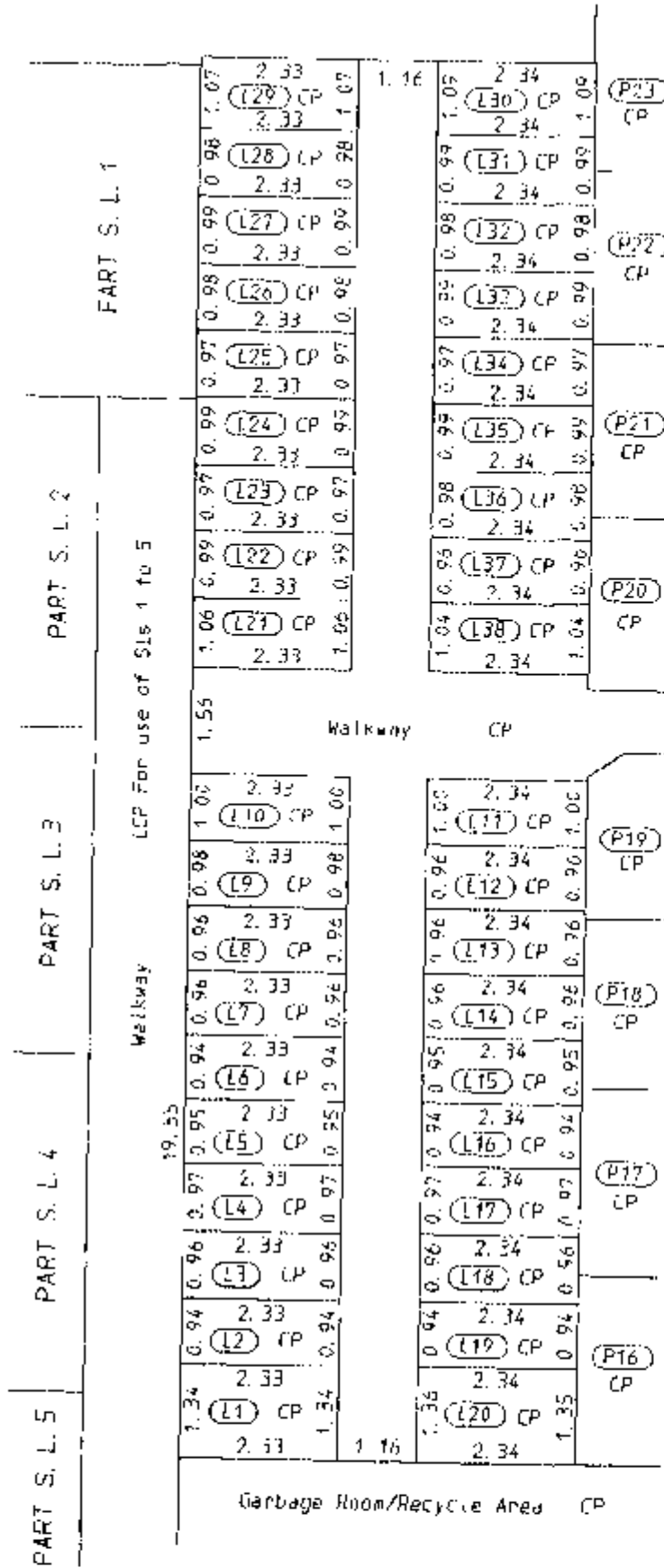
SCALE 1: 200

STRATA PLAN BCS 1084

Sheet 5 of 10 Sheets



LOCKER DETAIL SCALE 1: 100



Dated this 15th day of November, 2004

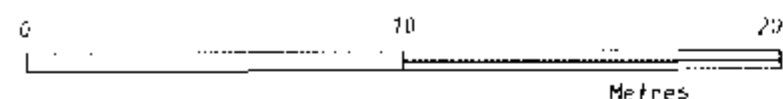
William R. Chapman B.C.L.S.

2024C-A1.55

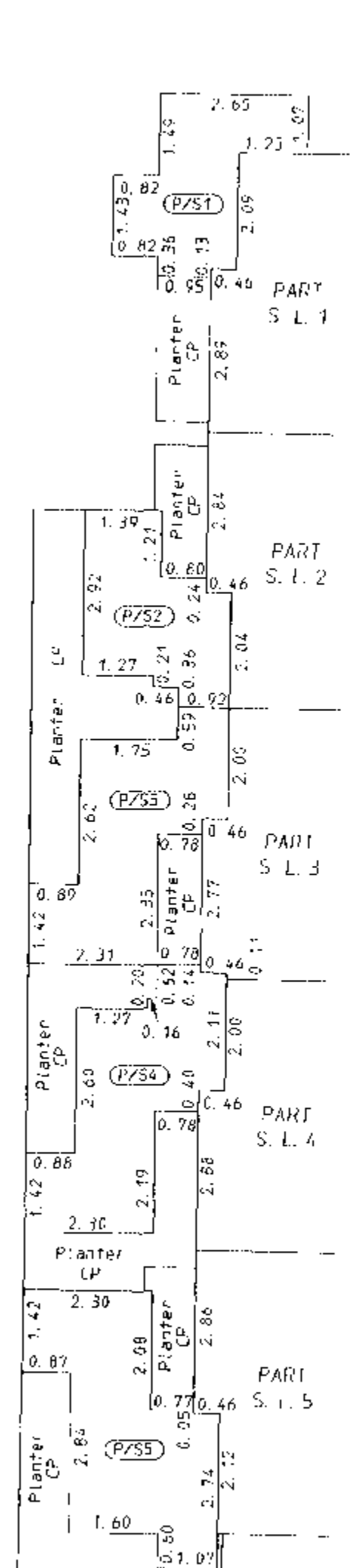
ORIGINAL

MAIN FLOOR TOWNHOUSES AND UPPER PARKING

SCALE 1: 200



STRATA PLAN BCS 1084



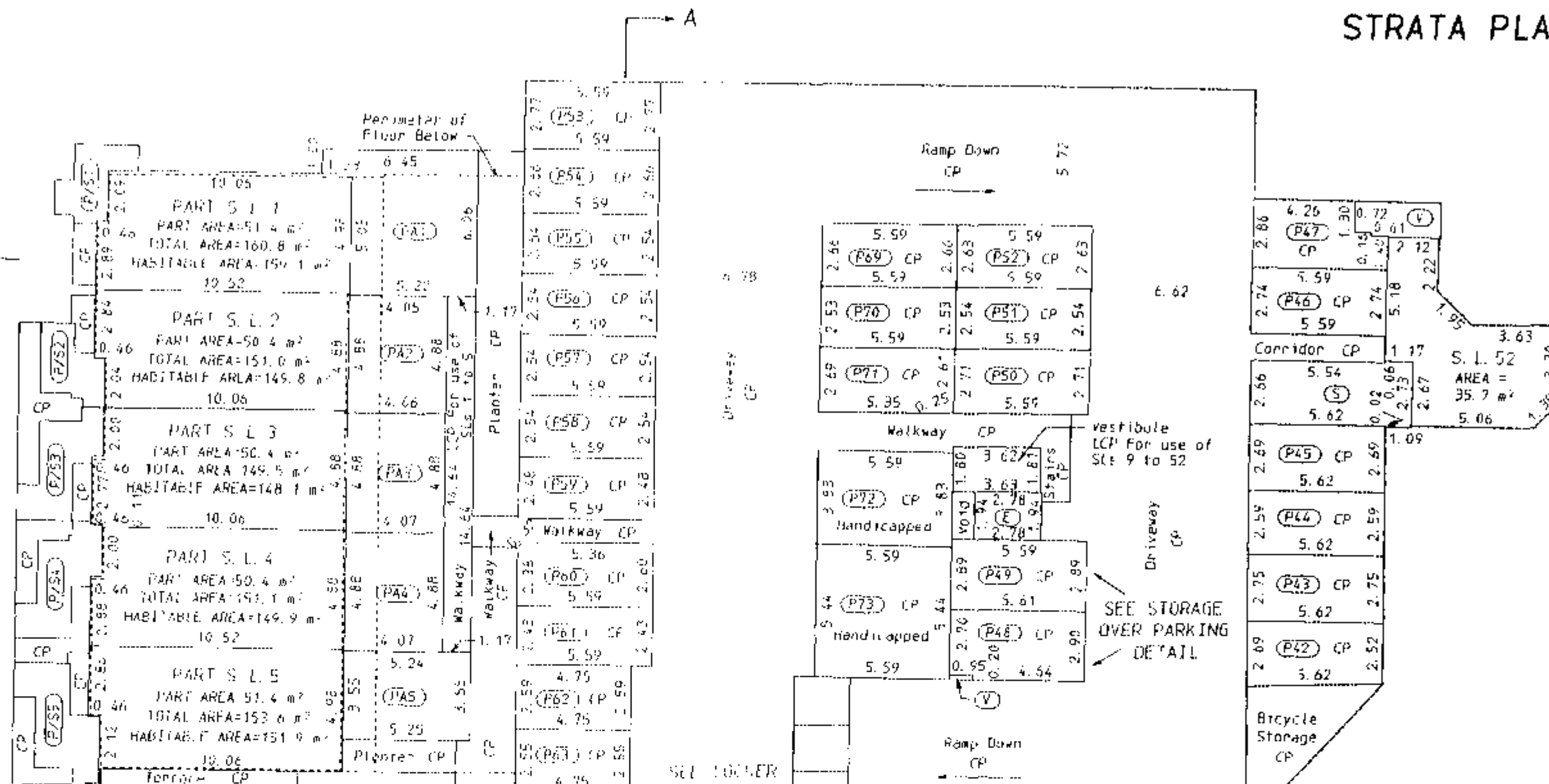
ENTRANCE DETAIL
SCALE 1: 100

Dated this 15th day of November, 2004

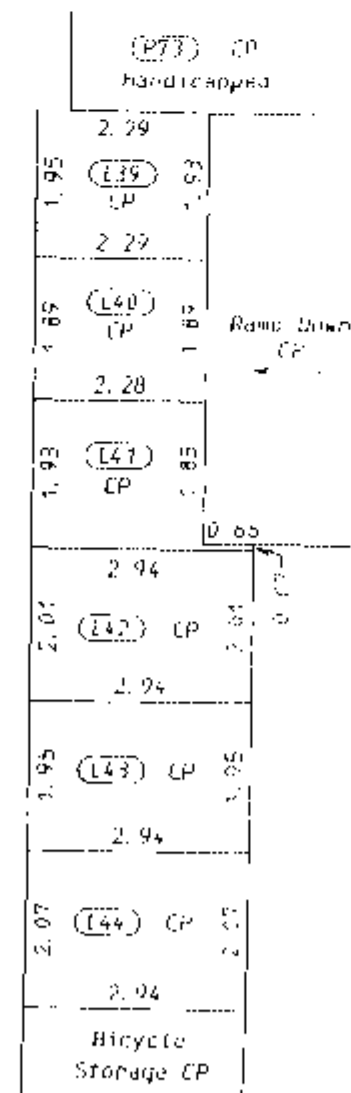
William R. Chapman

B.C.L.S.

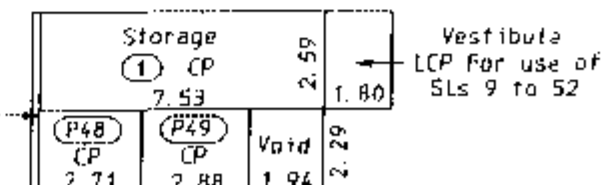
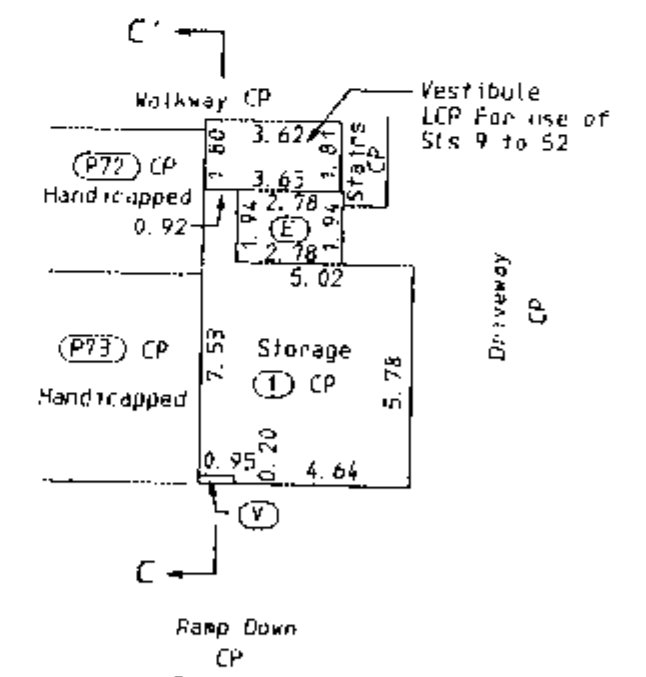
SEE ENTRANCE
DETAIL



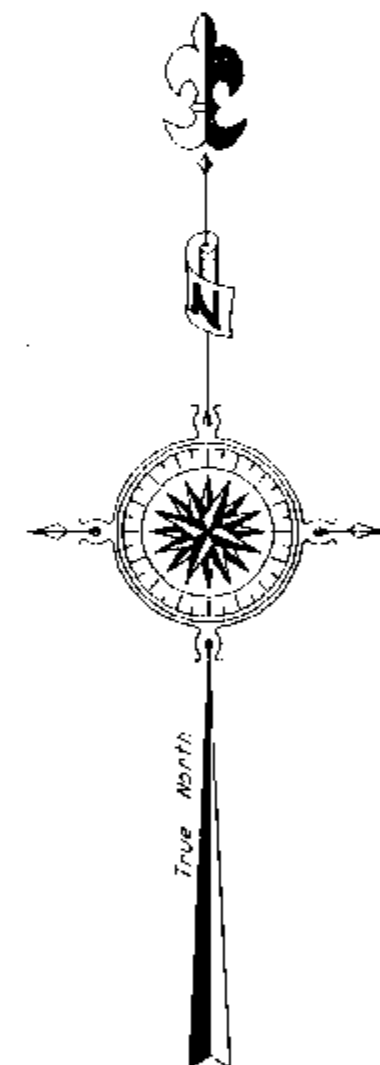
LOCKER DETAIL
SCALE 1: 100



STORAGE OVER
PARKING DETAIL
SCALE 1: 200



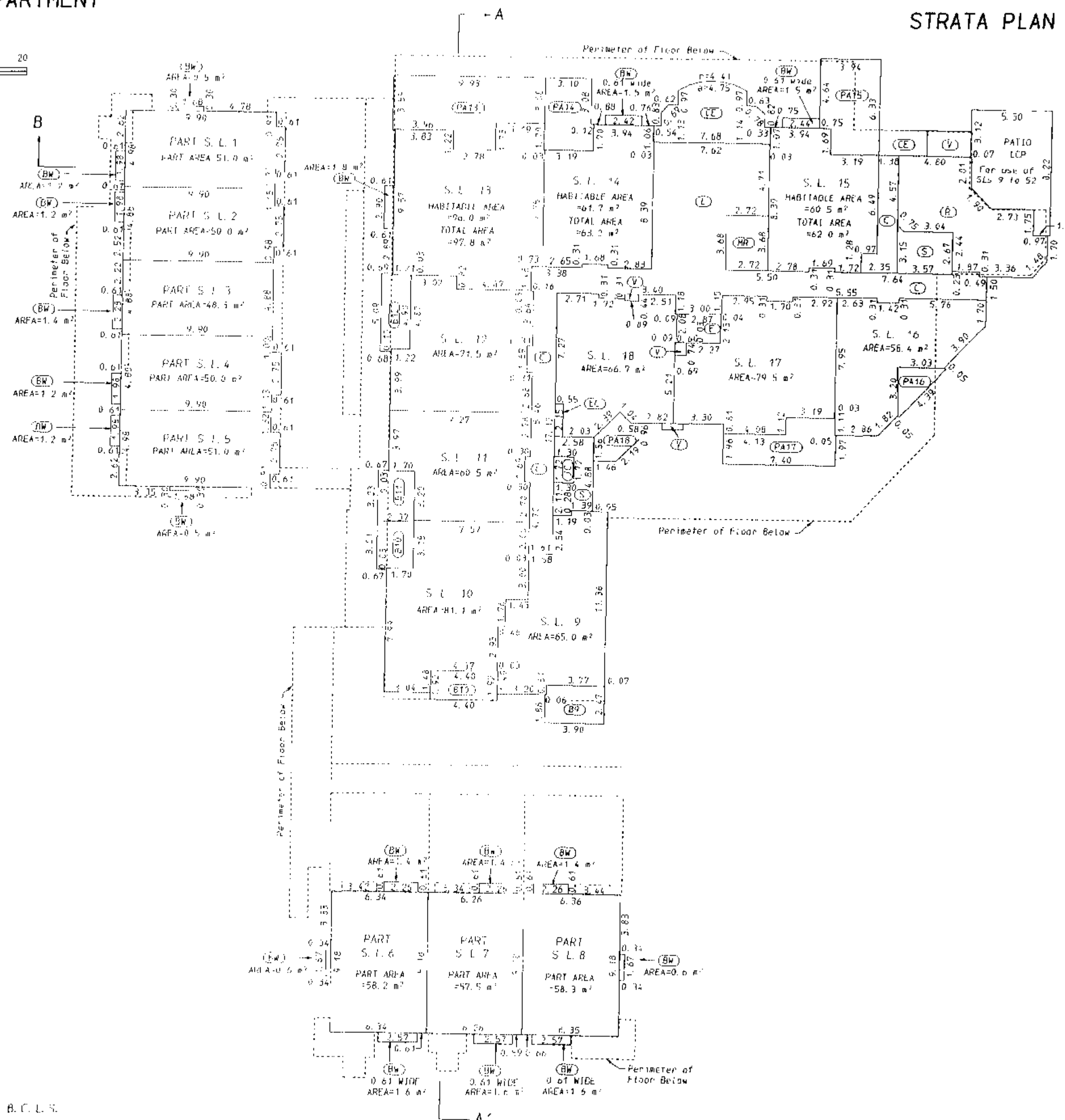
SECTION C - C'
SCALE 1: 200



SECOND FLOOR TOWNHOUSES
AND FIRST FLOOR APARTMENT

SCALE 1: 200

STRATA PLAN BCS 1084_____



Dated this 15th day of November, 2004.

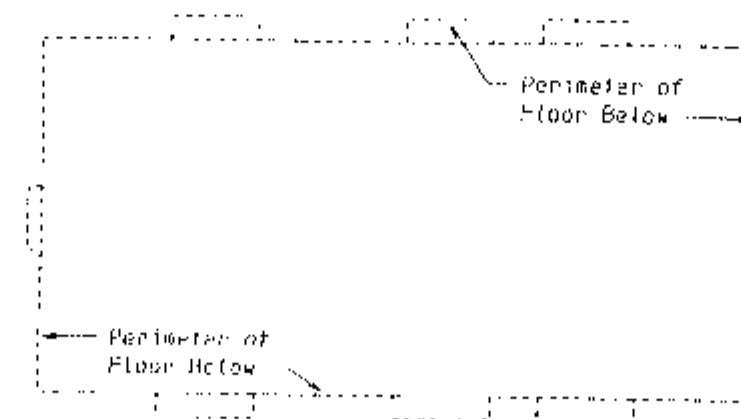
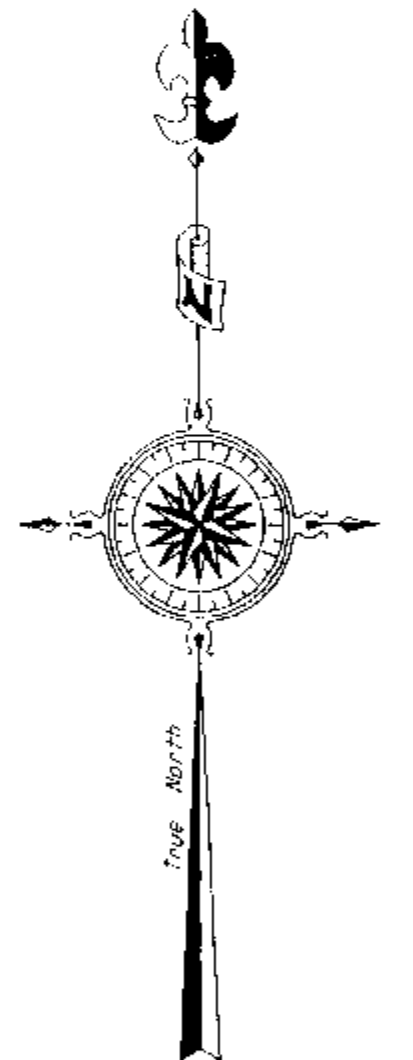
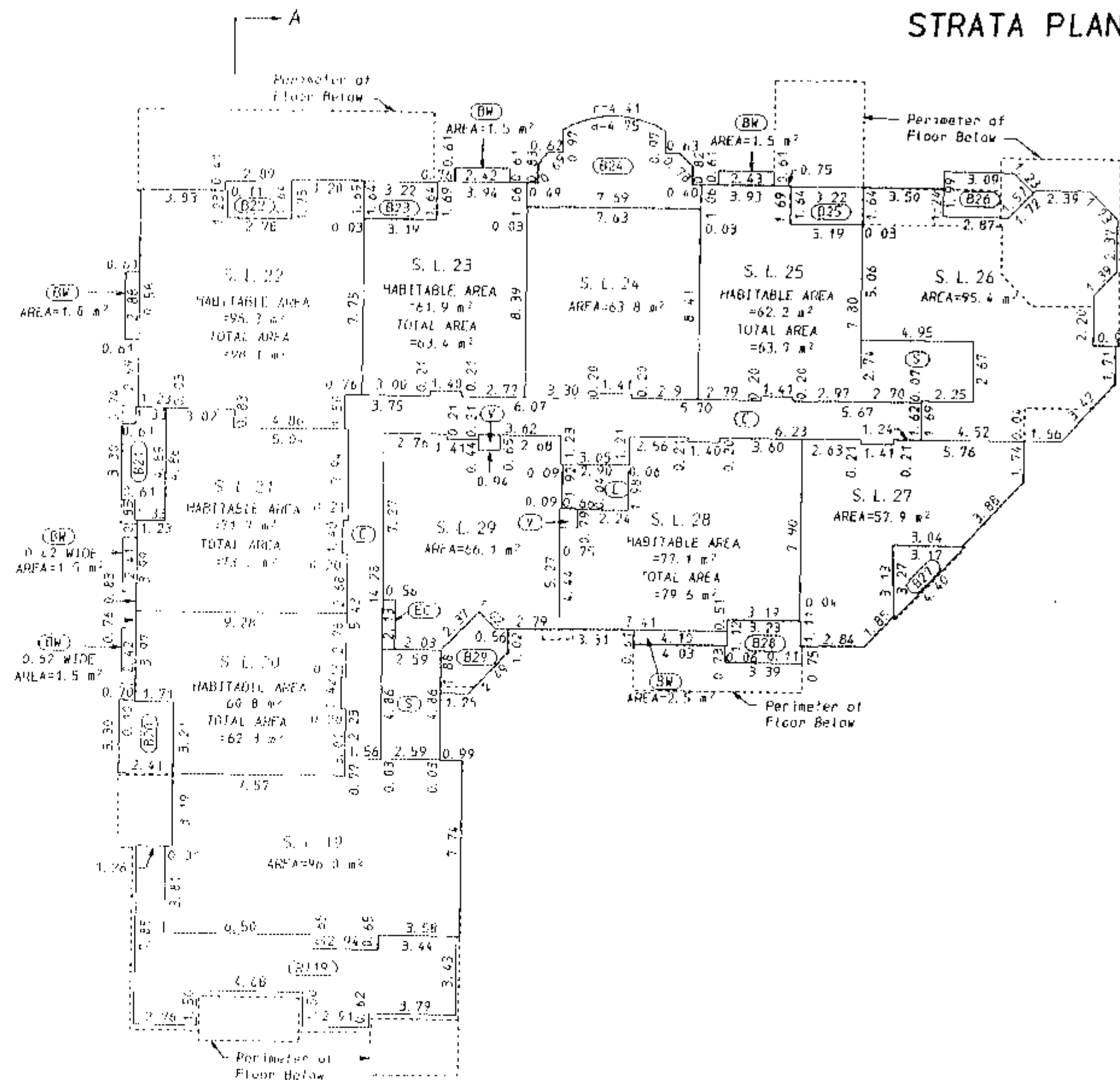
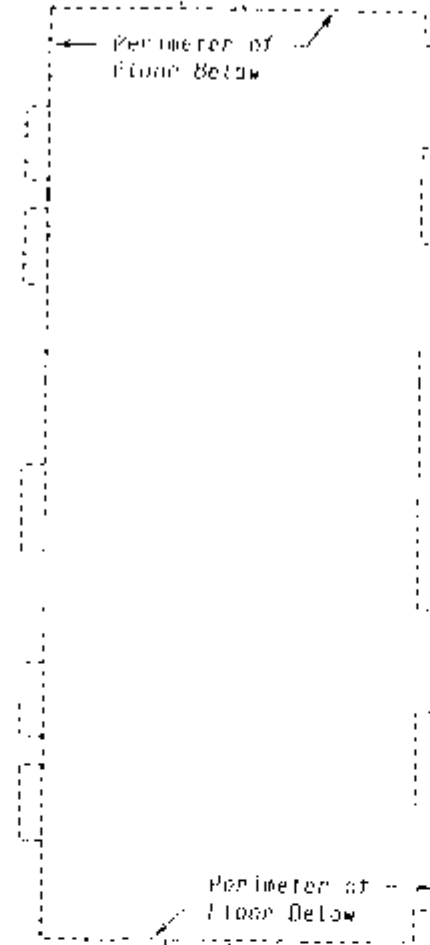
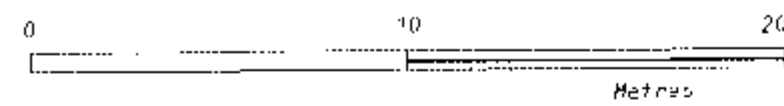
William R. Chapman B.C.L.

2024C-A1. S7

ORIGINAL

SECOND FLOOR APARTMENT

SCALE 1: 200

STRATA PLAN BCS 1084

Dated this 15th day of November, 2004.

William R. Chapman B. C. L. S.

2024C-A1. 58

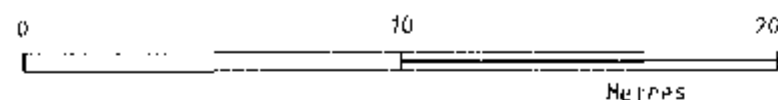
ORIGINAL

THIRD FLOOR APARTMENT

Sheet 9 of 10 Sheets

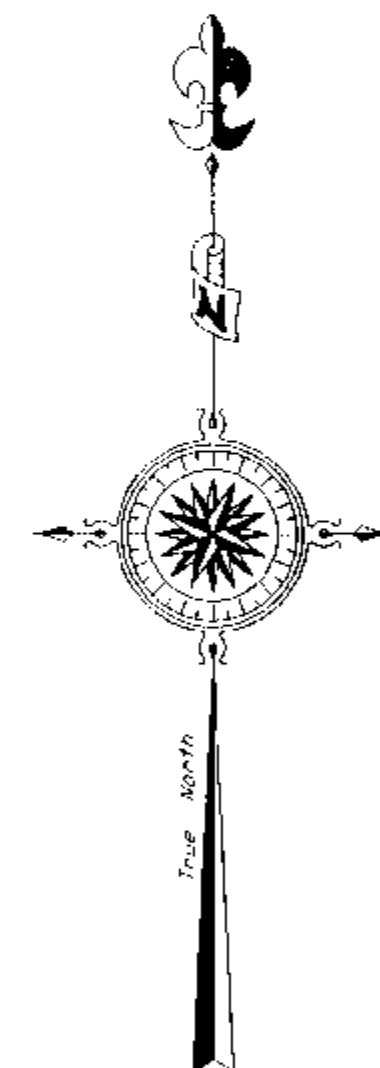
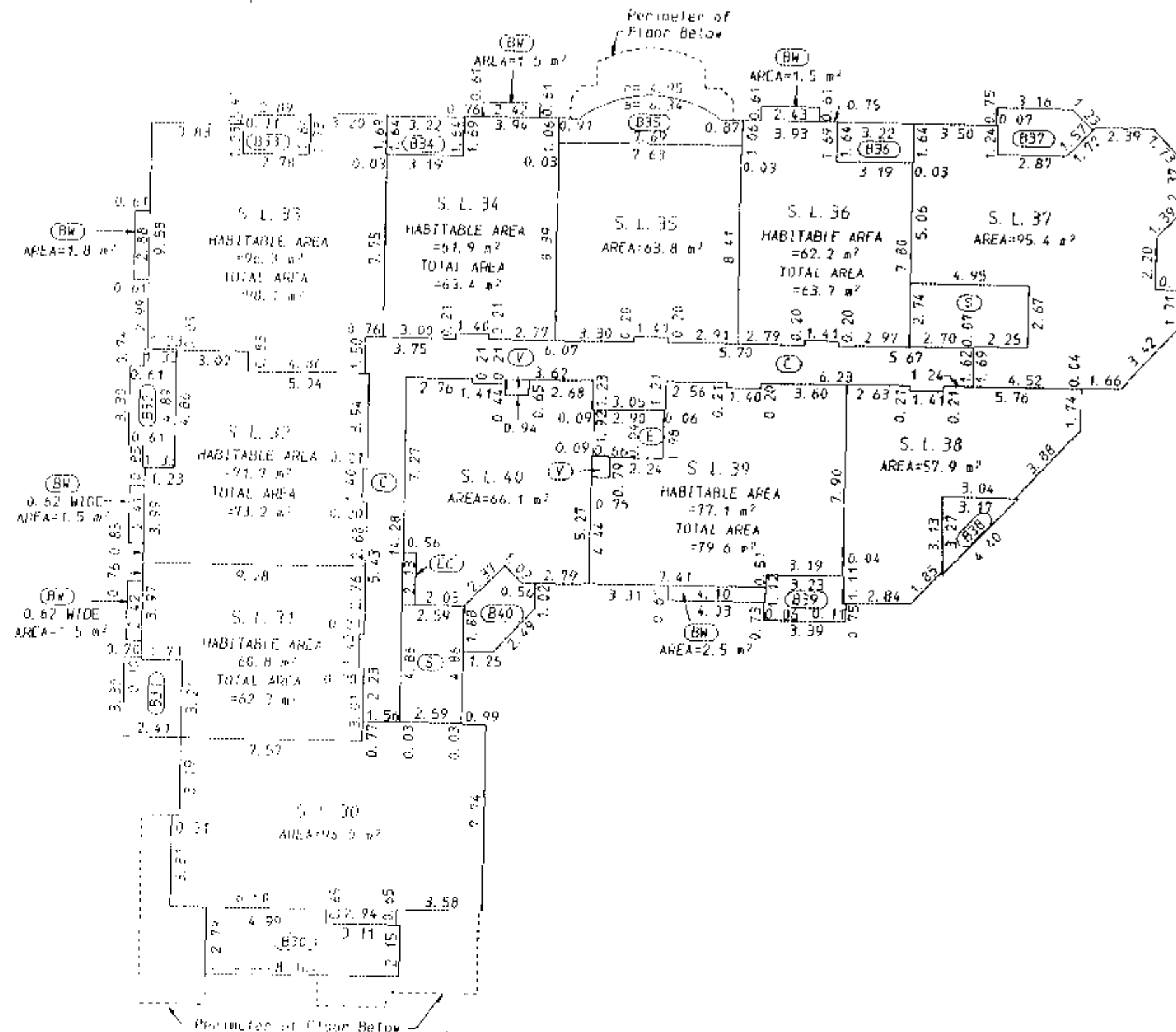
SCALE 1: 200

STRATA PLAN BCS 1084



B

B'



Dated this 15th day of November, 2024.

William R. Chapman B.C.L.S.

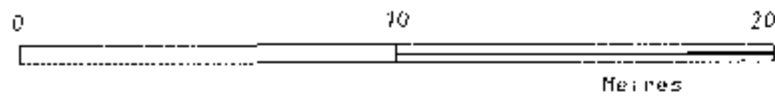
2024C-A1. S9

ORIGINAL

FOURTH FLOOR APARTMENT

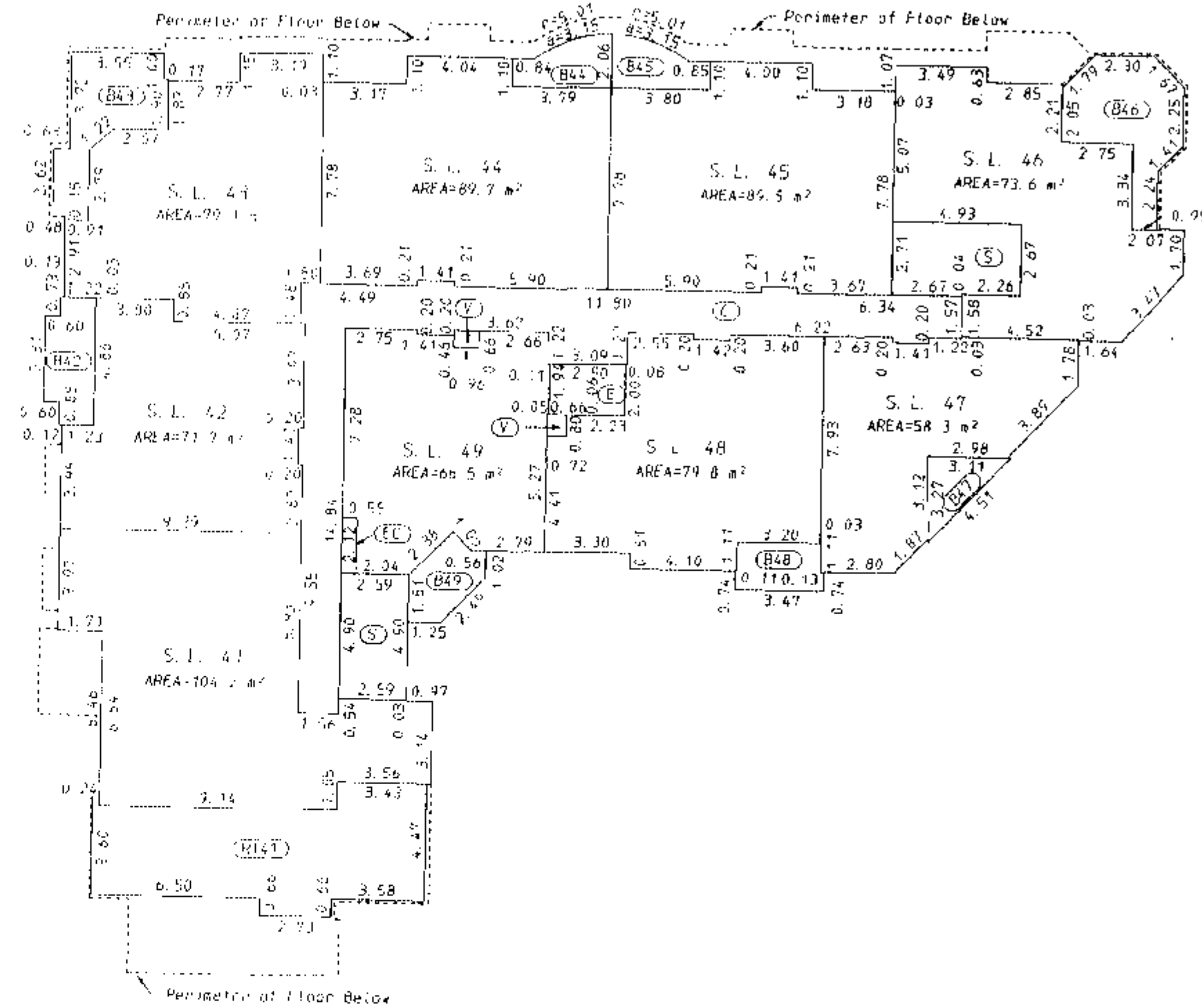
Sheet 10 of 10 Sheets

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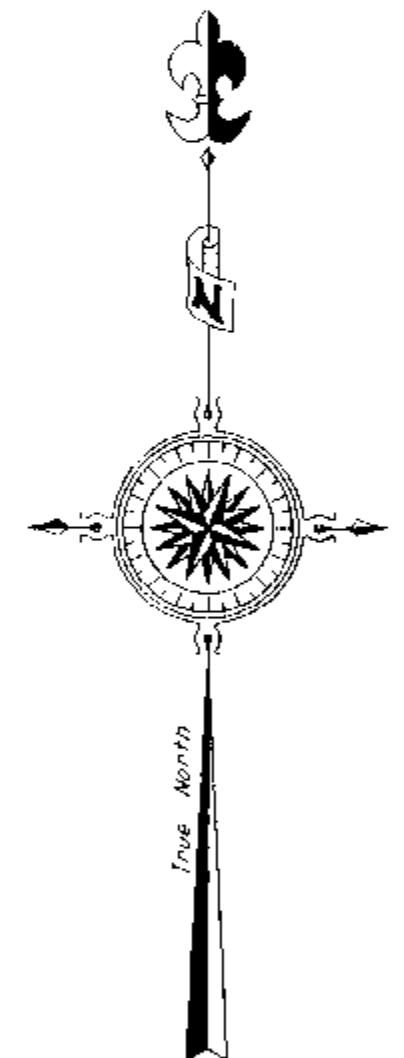


STRATA PLAN BCS 1084

B



B'



Dated this 15th day of November, 2004.

William R. Chapman B.C.L.S.

A'

2024C-A1.S10

ORIGINAL