

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT
FORM B (Section 225)

Nov-30-2020 15:43:15.001

CA8610008

MORTGAGE - PART 1 Province of British Columbia

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Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

Kaajal Lovelene Hayer U6GQAQ
Digitally signed by Kaajal Lovelene Hayer U6GQAQ
Date: 2020.11.30 15:28:49 -08'00'

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Murphy & Company LLP

Barristers & Solicitors

203 815 Hornby Street

Vancouver

BC V6Z 2E6

Phone: 800 708-3884

File Ref. No: 132295-002

Document Fees: \$74.87

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

015-480-666

**LOT 6 DISTRICT LOT 48 GROUP 1 NEW WESTMINSTER DISTRICT PLAN
83867**

STC? YES

3. BORROWER(S) (MORTGAGOR(S)): (including postal address(es) and postal code(s))

0926141 B.C. LTD.

C/O 1200 LOUGHEED HIGHWAY

COQUITLAM

V3K 6S4

BC

Canada

Incorporation No

BC0926141

4. LENDER(S) (MORTGAGEE(S)): (including occupation(s), postal address(es) and postal code(s))

CHIMP: CHARITABLE IMPACT FOUNDATION (CANADA)

1200 1500 Georgia St W

Vancouver

Canada

BC

V6G 2Z6

Incorporation No.

4484720

5. PAYMENT PROVISIONS:

| (a) Principal Amount: | (b) Interest Rate: | (c) Interest Adjustment Date: | Y | M | D |
|---|--|-------------------------------|----|----|----|
| \$2,500,000.00 | 3.00% | | 20 | 11 | 01 |
| (d) Interest Calculation Period: | (e) Payment Dates: | (f) First Payment Date: | | | |
| Annually, not in advance | 1ST DAY OF EACH MONTH | | 20 | 12 | 01 |
| (g) Amount of each periodic payment: | (h) <i>Interest Act</i> (Canada) Statement. The equivalent rate of interest calculated half yearly not in advance is | (i) Last Payment Date: | | | |
| 17,242.21 | N/A % per annum. | | 25 | 11 | 01 |
| (j) Assignment of Rents which the applicant wants registered ? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If YES, page and paragraph number: | (k) Place of payment: | (l) Balance Due Date: | | | |
| Page 18 to 20 Section 26 of filed SMT980022 | Postal Address In Item 4 | | 25 | 11 | 01 |

MORTGAGE – PART 1

6. MORTGAGE contains floating charge on land ?
YES NO

7. MORTGAGE secures a current or running account ?
YES NO

8. INTEREST MORTGAGED:

Fee Simple

Other (specify)

9. MORTGAGE TERMS:

Part 2 of this mortgage consists of (select one only):

(a) Prescribed Standard Mortgage Terms

(b) Filed Standard Mortgage Terms

(c) Express Mortgage Terms

D F Number: MT980022

(annexed to this mortgage as Part 2)

A selection of (a) or (b) includes any additional or modified terms referred to in item 10 or in a schedule annexed to this mortgage.

10. ADDITIONAL OR MODIFIED TERMS:

11. PRIOR ENCUMBRANCES PERMITTED BY LENDER:

SEE SCHEDULE

12. EXECUTION(S): This mortgage charges the Borrower's interest in the land mortgaged as security for payment of all money due and performance of all obligations in accordance with the mortgage terms referred to in item 9 and the Borrower(s) and every other signatory agree(s) to be bound by, and acknowledge(s) receipt of a true copy of, those terms.

Officer Signature(s)

James H. McBeath
Barrister & Solicitor
2900-595 Burrard Street
Vancouver, BC V7X 1J5
(604)691-7507

Execution Date

| Y | M | D |
|----|----|----|
| 20 | 11 | 24 |

Borrower(s) Signature(s)

0926141 B.C. Ltd.
by its authorized signatory:

Print Name Allan Garry Skidmore

Print Name

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

**LAND TITLE ACT
FORM E****SCHEDULE**

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ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM, OR GENERAL INSTRUMENT FORM.

10. ADDITIONAL OR MODIFIED TERMS

To delete Section 30 of the Filed Standard Mortgage Terms under number MT980022 and replace with the following:

"30. Loan Commitment

This Mortgage is granted pursuant to a Loan Agreement between the Borrower and the Lender dated with effect as of September 30, 2020 in respect of the loan secured by this Mortgage (herein called the "Loan Commitment"). The provisions of the Loan Commitment which are not expressly restated herein or in any collateral or other security documentation which is to be executed and delivered to the Lender by the Borrower or any guarantor or covenantor, shall survive the execution and registration of this Mortgage and there shall be no merger of such provisions in this Mortgage or the collateral or other security documents, until the Borrower and Lender, by an appropriate instrument in writing so declare. If there shall exist any conflict between the terms of the Loan Commitment and the Terms of this Mortgage, then the Terms of the Loan Commitment shall govern and take precedence. It is understood and agreed that a default under the terms of the Loan Commitment shall constitute a default under this Mortgage and shall entitle the Lender to exercise all of its rights and remedies contained in this Mortgage. It is further understood and agreed that Lands shall remain as security for the whole of the principal sum, interest and other money owing hereunder."

11. PRIOR ENCUMBRANCES PERMITTED BY LENDER:

Covenant No. W98387 in favour of Her Majesty The Queen In Right Of The Province Of British Columbia

Covenant No. W98396 in favour of District Of Coquitlam

Covenant No. W98397 in favour of District Of Coquitlam

Easement No. Y2056

Restrictive Covenant No. Y2057

Covenant No. AC320994 in favour of District Of Coquitlam

Covenant No. AD9418 in favour of Her Majesty The Queen In Right Of The Province Of British Columbia and District Of Coquitlam

Lease No. BM231326 in favour of Rogers Communications Inc.

Lease No. BT183890 in favour of Rogers Communications Inc.

Mortgage No. CA8296444 in favour of Canadian Imperial Bank of Commerce

Assignment Of Rents No. CA8296445 in favour of Canadian Imperial Bank of Commerce



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

1200 LOUGHEED HWY COQUITLAM V3K 6S4

Area-Jurisdiction-Roll: 10-305-40007-036



Total value \$9,280,000

2023 assessment as of July 1, 2022

Land \$3,177,000

Buildings \$6,103,000

Previous year value \$8,976,000

Land \$3,050,000

Buildings \$5,926,000

Property information

Year built 1994

Description Retail Store

Bedrooms

Baths

Carports

Garages

Land size 21780 Sq Ft

First floor area

Second floor area

Basement finish area

Strata area

Building storeys 2

Gross leasable area 7,199

Net leasable area 8,088

No. of apartment units

Legal description and parcel ID

LOT 6, PLAN NWP83867, DISTRICT LOT 48, GROUP 1, NEW WESTMINSTER LAND DISTRICT

PID: 015-480-666

Sales history (last 3 full calendar years)

Apr 22, 2021 \$9,800,000

Manufactured home

Width

Length

Total area

Register with BC Assessment



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