

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT
FORM B (Section 225)

Jan-16-2017 15:15:28.001

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MORTGAGE - PART 1 Province of British Columbia

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Stanley Wong
V43V2R

Digitally signed by Stanley Wong V43V2R
DN: cn=CA, ou=Stanley Wong V43V2R, o=Lawyer, ou=Verify
30 at www.sirenet.com/SLRP/cta72-V43V2R
Date: 2017.01.13 15:16:13 -0800

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

Koffman Kalef LLP

19th Floor

885 West Georgia Street

Vancouver

BC V6C 3H4

Christine Thomson, Applicant's Agent

604-891-3620

37144-856 SW

Document Fees: \$143.16

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

026-923-971

LOT 58 DISTRICT LOT 512 GROUP 1 NEW WESTMINSTER DISTRICT PLAN
BCP27757

STC?

YES

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

1083042 B.C. LTD.

301-37989 CLEVELAND AVENUE

SQUAMISH

V8B 0B3

BRITISH COLUMBIA

CANADA

Incorporation No

BC1083042

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

BANK OF MONTREAL

A CANADIAN CHARTERED BANK HAVING A POSTAL AND BRANCH ADDRESS OF
6TH FLOOR, 595 BURRARD STREET

VANCOUVER

CANADA

BRITISH COLUMBIA

V7X 1L5

5. PAYMENT PROVISIONS:

| (a) Principal Amount: | (b) Interest Rate: | (c) Interest Adjustment | Y | M | D |
|---|--|--|---|---|---|
| \$20,000,000 | Mortgagee's Prime Rate plus 5% per annum | Date: N/A | | | |
| (d) Interest Calculation Period: Monthly, not in advance | (e) Payment Dates: Last day of each month | (f) First Payment Date: N/A | | | |
| (g) Amount of each periodic payment: N/A | (h) <i>Interest Act</i> (Canada) Statement. The equivalent rate of interest calculated half yearly not in advance is N/A % per annum. | (i) Last Payment Date: N/A | | | |
| (j) Assignment of Rents which the applicant wants registered ? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> If YES, page and paragraph number: Page 14, Par. F MT100118 | (k) Place of payment: Postal address in item 4 | (l) Balance Due Date: ON DEMAND | | | |

MORTGAGE – PART 1

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6. MORTGAGE contains floating charge on land ?
 YES NO

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

8. INTEREST MORTGAGED:
 Freehold
 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: MT100118

(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:

SEE SCHEDULE

11. PRIOR ENCUMBRANCES PERMITTED BY LENDER:

Covenants BA590170 and BA590239 in favour of the District of Squamish.

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)

 Ian T. Davis
 Lawyer and Notary Public
 301-37989 Cleveland Ave.
 PO Box 1850, Squamish, B.C.
 V8B 0B3

Execution Date

| Y | M | D |
|----|----|----|
| 17 | 01 | 12 |

Borrower(s) Signature(s)

1083042 B.C. LTD. by its authorized signatory:

 Name: Biagio Cusano

 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:**STANDARD MORTGAGE TERMS DF MT100118 SHALL BE AMENDED AS FOLLOWS:****1. The following shall be added under Section C - Operation of the Mortgage:**

"C.10 Notwithstanding anything to the contrary contained herein, the Mortgagee has no discretion and is absolutely obligated and required to pay the principal amount under any letter of credit, letter of guarantee, bill of exchange, or banker's acceptance issued or accepted by the Mortgagee as a portion of the Indebtedness when presentation is made in accordance with the terms and conditions of that letter of credit, letter of guarantee, bill of exchange, or banker's acceptance and such payment under the letter of credit, letter of guarantee, bill of exchange, or banker's acceptance shall constitute an advance of the Indebtedness or a portion thereof."

2. The following paragraph shall be added under Section D - Covenants, Representations and Warranties of Mortgagor:

"D.24 The Mortgagor shall not, without the prior written consent of the Mortgagee, create or permit to create any mortgage, lien or charge on, or claim against, the Mortgaged Land or any part thereof securing any financial indebtedness or claiming any financial interest therein of the Mortgagor."