

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT  
FORM B (Section 225)

Oct-27-2017 14:19:58.001

CA6403010 CA6403011

MORTGAGE - PART 1 Province of British Columbia

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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.

Digitally signed by Max Eli Wolinsky  
Max Eli Wolinsky RU3475  
Date: 2017.10.27 11:29:23 -07'00'

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

William H.T. Woodson

Woodsons

207 - 314 West Cordova Street

Vancouver

BC V6B 1E8

File No. 17-7548

Phone: 604-685-8528

Document Fees: \$143.16

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

**SEE SCHEDULE**

STC? YES

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

**0926141 B.C. LTD.**

1200 LOUGHEED HIGHWAY

COQUITLAM

V3K6S4

BRITISH COLUMBIA

CANADA

Incorporation No

BC0926141

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

**CHIMP: CHARITABLE IMPACT FOUNDATION (CANADA)**

1250 - 1500 West Georgia Street

Vancouver

CANADA

BRITISH COLUMBIA

V6G 2Z6

Incorporation No

4484720

5. PAYMENT PROVISIONS:

(a) Principal Amount: \$6,500,000.00	(b) Interest Rate: 4% per annum	(c) Interest Adjustment Date:	Y 17	M 07	D 01
(d) Interest Calculation Period: Annually	(e) Payment Dates: 1st day of each month	(f) First Payment Date:	17	08	01
(g) Amount of each periodic payment: \$48,041.00	(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:	22	07	01
(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 18 to 20, Section 26 of Filed Standard Mortgage Terms MT980022	(k) Place of payment: Address in Item 4	(l) Balance Due Date:	22	07	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:  
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: 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:

SEE SCHEDULE

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)

Jonathan P. Hoyles  
Barrister & Solicitor  
1200 Lougheed Highway  
Coquitlam, B.C.  
V3k 6S4

Execution Date

Y	M	D
17	10	19

Borrower(s) Signature(s)

0926141 B.C. LTD., by its  
authorized signatory(ies):

Print Name:  
Allan 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.

Status: Registered

Doc #: CA6403010

RCVD: 2017-10-27 RQST: 2023-07-11 15.51.42

FORM\_E\_V23

**LAND TITLE ACT  
FORM E**

**SCHEDULE**

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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

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2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID] [LEGAL DESCRIPTION]

**009-830-472 LOT A DISTRICT LOT 309 GROUP 2 NEW WESTMINSTER DISTRICT PLAN  
13456**

STC? YES

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2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID] [LEGAL DESCRIPTION]

STC? YES

**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 no. MT 980022 and replace with the following:

**"30. Loan Commitment**

This Mortgage is granted pursuant to a Loan Agreement between the Borrower and Lender executed May 12, 2017 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."

To delete Sections 34 of the Filed Standard Mortgage Terms under no. MT980022.

To delete Sections 37 of the Filed Standard Mortgage Terms under no. MT980022.

**11. PRIOR ENCUMBRANCES PERMITTED BY LENDER:**

COVENANT W98387 with registered owner HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA

COVENANT W98396 with registered owner DISTRICT OF COQUITLAM

COVENANT W98397 with registered owner DISTRICT OF COQUITLAM

EASEMENT Y2056

RESTRICTIVE COVENANT Y2057

COVENANT AC320994 with registered owner DISTRICT OF COQUITLAM

COVENANT AD9418 with registered owners HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA and DISTRICT OF COQUITLAM

LEASE BM231326 with registered owner ROGERS COMMUNICATIONS INC.

LEASE BT183890 with registered owner ROGERS COMMUNICATIONS INC.

MORTGAGE CA3234369 with registered owner CANADIAN IMPERIAL BANK OF COMMERCE

ASSIGNMENT OF RENTS CA3234551 with registered owner CANADIAN IMPERIAL BANK OF COMMERCE