

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT
FORM B (Section 225)

Oct-30-2017 12:08:34.001

CA6406275 CA6406276

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.

Jacob Dennis
Young 81UAGK
Digitally signed by Jacob
Dennis Young 81UAGK
Date: 2017.10.30
11:59:40 -07'00'

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

Osler, Hoskin & Harcourt LLP
Suite 1700, Guinness Tower
1055 West Hastings Street
Vancouver BC V6E 2E9

Telephone: 604-692-2759
File: 1184184
Attention: M. Martindale

Document Fees: \$143.16

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

026-175-843

LOT 2 EXCEPT: PART SUBDIVIDED BY PLAN BCP25033; DL 512
GROUP 1 NWD PLAN BCP15538

STC? YES

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

UNIVERSITY HEIGHTS DEVELOPMENT CORP.

2900-595 BURRARD STREET
VANCOUVER

V7X 1J5

BRITISH COLUMBIA
CANADA

Incorporation No
BC0702072

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

ROYAL BANK OF CANADA

1025 WEST GEORGIA STREET, 2ND FLOOR
VANCOUVER
CANADA

BRITISH COLUMBIA
V6E 3N9

Incorporation No
NA

5. PAYMENT PROVISIONS:

(a) Principal Amount:	(b) Interest Rate:	(c) Interest Adjustment	Y	M	D
20,000,000	25% per annum	Date: N/A			
(d) Interest Calculation Period:	(e) Payment Dates:	(f) First Payment			
N/A	N/A	Date: N/A			
(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 N/A % per annum.	(i) Last Payment			
N/A		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:	(k) Place of payment: postal address in item 4	(l) Balance Due			
PAGE 6		Date: on demand			

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: MT900186

(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:

N/A

11. PRIOR ENCUMBRANCES PERMITTED BY LENDER:

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)

HANG ZENG

Barrister & Solicitor

SUITE 10-698 SEYMOUR STREET
VANCOUVER, B.C. V6B 3K6
604-688-8387

Execution Date

Y	M	D
20	10	26
17		

Borrower(s) Signature(s)

University Heights Development Corp., by its authorized signatory

Jonathan Cooper

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.