

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT
FORM B (Section 225)

May-28-2012 11:21:06.001

CA2562870

MORTGAGE - PART 1 Province of British Columbia

1338227831

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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.

Mark Edmond
Wong DK3E5B

Digitally signed by Mark Edmond Wong
DN: c=CA, cn=Mark Edmond Wong
DK3E5B, o=Lawyer, ou=Verify ID at
www.juricart.com/LKUP.cfm?id=DK3E5B
Date: 2012.05.28 11:04:18 -07'00'

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

Judy Hamade, Applicant's Agent

604-891-3688

File No. 50609-1

Document Fees: \$72.50

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))

QUEST UNIVERSITY CANADA

3200 UNIVERSITY BOULEVARD

SQUAMISH

V8B 0N8

BRITISH COLUMBIA

CANADA

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

STEWART BLUSSON, GEOLOGIST

#2801 - 323 JERVIS STREET

VANCOUVER

CANADA

BRITISH COLUMBIA

V6C 3P8

5. PAYMENT PROVISIONS:

(a) Principal Amount:

\$65,000,000

(b) Interest Rate:

is N/A per annum

(c) Interest Adjustment

Date: N/A

| | | |
|---|---|---|
| Y | M | D |
|---|---|---|

(d) Interest Calculation Period:

N/A

(e) Payment Dates:

N/A

(f) First Payment

Date: N/A

(g) Amount of each periodic payment:

N/A

(h) *Interest Act* (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 NO

If YES, page and paragraph number:

(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 D F Number:
 (c) Express Mortgage Terms (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:
 Covenant Nos. BT114184 and BB1131065
 Statutory Right of Way Nos. BB917501, BB917503 and BB917505

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 WORLAND
 Barrister & Solicitor
 legacy tax + trust lawyers
 510 - 609 GRANVILLE STREET
 VANCOUVER, BC V7Y 1G5
 TEL: (604) 631-1298

| Execution Date | | |
|----------------|----|----|
| Y | M | D |
| 12 | 05 | 24 |

Borrower(s) Signature(s)
 QUEST UNIVERSITY CANADA by
 its authorized signatory:

 GREG LEE

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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2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

**026-175-835 LOT 1 DISTRICT LOT 512 GROUP 1 NEW WESTMINSTER DISTRICT PLAN
BCP15538 EXCEPT PLAN EPP17088**

STC? YES

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

**028-809-734 LOT A DISTRICT LOT 512 GROUP 1 NEW WESTMINSTER DISTRICT PLAN
EPP17088**

STC? YES

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

**028-809-742 LOT B DISTRICT LOT 512 GROUP 1 NEW WESTMINSTER DISTRICT PLAN
EPP17088**

STC? YES