

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

PAGE 1 OF 3 PAGES

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:

\$2,500,000.00

(b) Interest Rate:

3.00%

(c) Interest Adjustment

Date:

Y

M

D

20

11

01

(d) Interest Calculation Period:

Annually, not in advance

(e) Payment Dates:

1ST DAY OF EACH MONTH

(f) First Payment

Date:

20

12

01

(g) Amount of each periodic payment:

17,242.21

(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:

25

11

01

(j) Assignment of Rents which the applicant wants registered ?
YES NO

If YES, page and paragraph number:

Page 18 to 20 Section 26 of filed SMT980022

(k) Place of payment:

Postal Address In Item 4

(l) Balance Due

Date:

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.



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

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