

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

PAGE 1 OF 4 PAGES

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	M	D
17	07	01

(d) Interest Calculation Period:

Annually

(e) Payment Dates:

1st day of each month

(f) First Payment

Date:

17	08	01
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(g) Amount of each periodic payment:

\$48,041.00

(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:

22	07	01
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(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 Standard Mortgage Terms MT980022

(k) Place of payment:

Address in Item 4

(l) Balance Due

Date:

22	07	01
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**MORTGAGE – PART 1**

PAGE 2 OF 4 PAGES

6. MORTGAGE contains floating charge on land ? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	7. MORTGAGE secures a current or running account ? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
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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: **MT980022**

(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:

**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.



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

**Register with BC Assessment**



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