

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT
FORM B (Section 225)

Jul-31-2007 15:44:16.001

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MORTGAGE - PART 1 Province of British Columbia

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.

Erin K. Tait
MVTGDV
Digitally signed by Erin K. Tait
MVTGDV
DN: CN = Erin K. Tait MVTGDV, C = CA, O = www.juricert.com/LKUP.cfm?
id=MVTGDV, OU = BC Lawyer
Practicing
Date: 2007.07.31 15:10:47 -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
Document Fees: \$128.30

Laurel Walker, Applicant's Agent
604-891-3643

Deduct LTO 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))

SEA TO SKY FOUNDATION

790 - 1500 WEST GEORGIA STREET
VANCOUVER
V6G 2Z6

BRITISH COLUMBIA
CANADA

Incorporation No
43882-XS

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

HSBC BANK CANADA

A CHARTERED BANK OF CANADA HAVING AN OFFICE AT
STE. 200 - 885 WEST GEORGIA STREET
VANCOUVER
CANADA

BRITISH COLUMBIA
V6C 3G1

5. PAYMENT PROVISIONS:

(a) Principal Amount: 5,000,000	(b) Interest Rate: SEE STANDARD MORTGAGE TERMS MT990021	(c) Interest Adjustment Date: N/A	Y	M	D
(d) Interest Calculation Period: MONTHLY	(e) Payment Dates: LAST DAY OF EACH MONTH	(f) First Payment Date: N/A			
(g) Amount of each periodic payment: INTEREST ONLY	(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: 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: PGS. 21 & 22, PARA. 10, SEE STANDARD MORTGAGE TERMS D.F. NO. MT990021	(k) Place of payment: POSTAL ADDRESS IN ITEM 4, ABOVE	(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

(c) Express Mortgage Terms

D F Number: **MT990021**

(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:

Covenants in favour of the District of Squamish

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)

NICK H.M. WEISER
 Barristers and Solicitors
 1507 Highway 97 North
 Clinton, B.C.
 VOK 1KO

Execution Date

Y	M	D
07	07	31

Borrower(s) Signature(s)

SEA TO SKY FOUNDATION
 by its authorized signatory:

 Peter W. Ufford, President

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.

FORM_E_V14

**LAND TITLE ACT
FORM E****SCHEDULE**

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2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND

STC for each PID listed below? YES

[PID]	[LEGAL DESCRIPTION – must fit in a single text line]
026-923-424	LOT 3 DL 512 GP 1 NWD PLAN BCP27757
026-923-432	LOT 4 DL 512 GP 1 NWD PLAN BCP27757
026-923-441	LOT 5 DL 512 GP 1 NWD PLAN BCP27757
026-923-459	LOT 6 DL 512 GP 1 NWD PLAN BCP27757
026-923-467	LOT 7 DL 512 GP 1 NWD PLAN BCP27757
026-923-475	LOT 8 DL 512 GP 1 NWD PLAN BCP27757
026-923-483	LOT 9 DL 512 GP 1 NWD PLAN BCP27757
026-923-491	LOT 10 DL 512 GP 1 NWD PLAN BCP27757
026-923-505	LOT 11 DL 512 GP 1 NWD PLAN BCP27757
026-923-521	LOT 13 DL 512 GP 1 NWD PLAN BCP27757
026-923-530	LOT 14 DL 512 GP 1 NWD PLAN BCP27757
026-923-548	LOT 15 DL 512 GP 1 NWD PLAN BCP27757
026-923-556	LOT 16 DL 512 GP 1 NWD PLAN BCP27757
026-923-564	LOT 17 DL 512 GP 1 NWD PLAN BCP27757
026-923-572	LOT 18 DL 512 GP 1 NWD PLAN BCP27757
026-923-581	LOT 19 DL 512 GP 1 NWD PLAN BCP27757
026-923-599	LOT 20 DL 512 GP 1 NWD PLAN BCP27757
026-923-602	LOT 21 DL 512 GP 1 NWD PLAN BCP27757
026-923-611	LOT 22 DL 512 GP 1 NWD PLAN BCP27757
026-923-629	LOT 23 DL 512 GP 1 NWD PLAN BCP27757
026-923-637	LOT 24 DL 512 GP 1 NWD PLAN BCP27757
026-923-645	LOT 25 DL 512 GP 1 NWD PLAN BCP27757
026-923-653	LOT 26 DL 512 GP 1 NWD PLAN BCP27757
026-923-661	LOT 27 DL 512 GP 1 NWD PLAN BCP27757
026-923-670	LOT 28 DL 512 GP 1 NWD PLAN BCP27757
026-923-688	LOT 29 DL 512 GP 1 NWD PLAN BCP27757
026-923-696	LOT 30 DL 512 GP 1 NWD PLAN BCP27757
026-923-700	LOT 31 DL 512 GP 1 NWD PLAN BCP27757
026-923-718	LOT 32 DL 512 GP 1 NWD PLAN BCP27757
026-923-726	LOT 33 DL 512 GP 1 NWD PLAN BCP27757

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**LAND TITLE ACT
FORM E****SCHEDULE**

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2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND

STC for each PID listed below? YES

[PID]	[LEGAL DESCRIPTION – must fit in a single text line]
026-923-734	LOT 34 DL 512 GP 1 NWD PLAN BCP27757
026-923-742	LOT 35 DL 512 GP 1 NWD PLAN BCP27757
026-923-751	LOT 36 DL 512 GP 1 NWD PLAN BCP27757
026-923-769	LOT 37 DL 512 GP 1 NWD PLAN BCP27757
026-923-777	LOT 38 DL 512 GP 1 NWD PLAN BCP27757
026-923-785	LOT 39 DL 512 GP 1 NWD PLAN BCP27757
026-923-793	LOT 40 DL 512 GP 1 NWD PLAN BCP27757
026-923-807	LOT 41 DL 512 GP 1 NWD PLAN BCP27757
026-923-815	LOT 42 DL 512 GP 1 NWD PLAN BCP27757
026-923-823	LOT 43 DL 512 GP 1 NWD PLAN BCP27757
026-923-831	LOT 44 DL 512 GP 1 NWD PLAN BCP27757
026-923-840	LOT 45 DL 512 GP 1 NWD PLAN BCP27757
026-923-858	LOT 46 DL 512 GP 1 NWD PLAN BCP27757
026-923-866	LOT 47 DL 512 GP 1 NWD PLAN BCP27757
026-923-874	LOT 48 DL 512 GP 1 NWD PLAN BCP27757
026-923-882	LOT 49 DL 512 GP 1 NWD PLAN BCP27757
026-923-891	LOT 50 DL 512 GP 1 NWD PLAN BCP27757
026-923-904	LOT 51 DL 512 GP 1 NWD PLAN BCP27757
026-923-912	LOT 52 DL 512 GP 1 NWD PLAN BCP27757
026-923-921	LOT 53 DL 512 GP 1 NWD PLAN BCP27757
026-923-939	LOT 54 DL 512 GP 1 NWD PLAN BCP27757
026-923-947	LOT 55 DL 512 GP 1 NWD PLAN BCP27757
026-923-955	LOT 56 DL 512 GP 1 NWD PLAN BCP27757
026-923-963	LOT 57 DL 512 GP 1 NWD PLAN BCP27757
026-923-408	LOT 1 DL 512 GP 1 NWD PLAN BCP27757
026-923-416	LOT 2 DL 512 GP 1 NWD PLAN BCP27757

**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:*

The Standard Mortgage Terms MT990021 are amended as follows:

1. All references to the "Condominium Act" are deleted and the following substituted therefor:

"Strata Property Act, SBC 1998, c.43 and any amendments thereto".

2. In section 7.1.2, the words "a Form B certificate under the schedule to the Act" are deleted and the following substituted therefor:

"a certificate in Form G of the Strata Property Regulation, BC Reg. 43/2000 (the "Strata Property Regulation")".

3. In section 7.1.10, the words "a Form A certificate under the schedule to the Act" are deleted and the following substituted therefor:

"a certificate in Form F of the Strata Property Regulation".

END OF DOCUMENT