

Interest Rates on Mortgage Loans

<u>Date</u>	<u>Lender</u>	<u>Borrower</u>	<u>Amount</u>	<u>Rate</u>
2001-11-09	614046 B.C. Ltd.	Sea to Sky F.	\$3,000,000	13.5%
2004-11-16	Blusson F.	Sea to Sky F.	\$10,000,000	6%
2006-03-08	Sea to Sky F.	Quest University	\$75,000,000	0%
2012-05-24	Stewart Blusson	Quest University	\$65,000,000	0%
2012-10-31	Almoner F.	Fortius F.	\$13,000,000	Prime + 5%
2014-03-13	F. Public Good	Quest University	\$20,000,000	15.0%
2017-10-19	CHIMP	0926141 BC Ltd	\$6,500,000	4.0%
2020-11-24	CHIMP	0926141 BC Ltd	\$2,500,000	3.0%

LAND TITLE ACT
FORM B
(Section 219.1)

15 NOV 2001 11 02

BR305052

BR305053

Province of
British Columbia

2#

MORTGAGE - PART 1

(This area for Land Title Office use)

PAGE 1 of 31 pages

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

Kim C. Moller
Sangra, Moller, Barristers and Solicitors
1000 Cathedral Place, 925 West Georgia Street
Vancouver, B.C. V6C 3L2 Telephone: (604) 662-8808

DIE & DURHAM CLIENT No. 11061

Kim

Solicitor

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF MORTGAGED LAND: *
(PID) (LEGAL DESCRIPTION)

015-974-669

District Lot 512 Group 1 New Westminster District
Except portions in Plans 14003, 14927 and 15403

02	01/11/15 11:02:57	01	LH	326535
	CHARGE			\$110.00
02	01/11/27 15:03:46	01	LH	329338
	DEFECT / WITHDR			\$30.00

3. BORROWER(S) (MORTGAGOR(S)): (including postal address(es) and postal code(s))*
Reg. No. 43882

SEA TO SKY FOUNDATION (Inc. No. ~~389327-0~~), a Canadian corporation, of Suite 790,
1500 West Georgia Street, Vancouver, British Columbia V6G 2Z6

BS

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

614046 B.C. LTD., (Inc. No. 614046), of Suite 1000, 925 West Georgia Street, Vancouver,
British Columbia V6C 3L2

5. PAYMENT PROVISIONS:**

(a) Principal Amount:	(b) Interest Rate:	(c) Interest Adjustment Date:	Y	M	D
\$3,000,000	13.5% per annum	N/A			
(d) Interest Calculation Period: Annually	(e) Payment Dates: Interest only on February 15 of each year	(f) First Payment Date:	02	02	15
(g) Amount of each periodic payment: Interest Only	(h) Interest Act (Canada) Statement: N/A	(i) Last Payment Date:	04	02	15
(j) Assignment of Rents which the applicant wants registered? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> If YES, page and paragraph number: Page 24 Paragraph 40	(K) Place of payment: POSTAL ADDRESS IN ITEM 4	(l) Balance Due Date:	04	02	15

3/3

MORTGAGE - PART 1

PAGE 2 of 31 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"/>
---	---

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:*

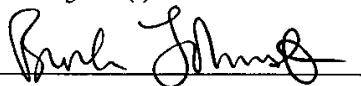
N/A

11. PRIOR ENCUMBRANCES PERMITTED BY LENDER:*

Right of Way No. P37787 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)




R. BROCK JOHNSTON
 Barrister & Solicitor, Notary Public
 800 - 885 West Georgia Street
 Vancouver BC V6C 3H1
 Telephone: (604) 687-6700

Execution Date		
Y	M	D
01	11	09

Borrower(s) Signature(s)

SEA TO SKY FOUNDATION by its Authorized Signatory:



Peter Ufford

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.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

** If space insufficient, continue executions on additional page(s) in Form D.

17 NOV 2004 14:51

BW525559

LAND TITLE ACT
 (Sec. 219.1)
 Province of British Columbia
FORM B
MORTGAGE - PART 1 Page 1 of 3 pages

1. APPLICATION:

Kathleen T. Higgins, c/o ACCESS LAW GROUP, Barristers & Solicitors, #1700 – 1185 West Georgia Street, Vancouver, BC, V6E 4E6 (689-8000)

K. Higgins
West Coast Kathleen Higgins Barrister & Solicitor
Client # 10350

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:*

(PID)	(LEGAL DESCRIPTION)
015-974-669	District Lot 512 Group 1 New Westminster District Except portions in Plans 14003, 14927 and 15403

3. MORTGAGOR(S):

SEA TO SKY FOUNDATION, Inc No. XS-0043882, 790 – 1500 West Georgia Street, Vancouver, B.C. V6G 2Z6

4. MORTGAGEE(S):

STEWART & MARILYN BLUSSON FOUNDATION, a federal corporation (Corporation #3644537 BN #868875949RC0001) having an office in British Columbia at 790 – 1500 West Georgia Street, Vancouver, B.C. V6G 2Z8

14 04/11/17 14:51:19 05 LH 581954
 CHARGE \$64.75

5. PAYMENT PROVISIONS**

(a) Principal Amount: \$10,000,000.00	(b) Interest Rate: 6% per annum	(c) Interest Adjustment Date (Y/M/D): 04 10 1
(d) Interest Calculation period: Yearly	(e) Payment Dates: SEE SCHEDULE	(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 % per annum: N/A	(i) Last Payment Date (Y/M/D): N/A
(j) Assignment of Rents which the applicant wants registered? YES ___ No <u>X</u>	(k) Place of Payment: Postal Address in item 4.	(l) Balance Due Date: 05 1 31

* is space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.
 * is space in any box insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

DA

6. MORTGAGE contained floating charge on Land? YES ___ NO X

7. MORTGAGE secures a current or running account? YES X NO ___

8. INTEREST MORTGAGED: Freehold X Other (Specify)*

9. MORTGAGE TERMS: Part 2 of this mortgage consists of (select one only):

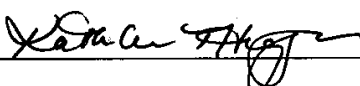
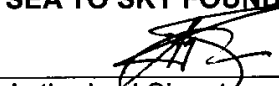
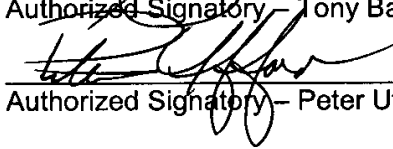
- (a) Prescribed Standard Mortgage Terms ___X___
- (b) Filled Standard Mortgage Terms
- (c) Express Mortgage Terms (annexed to this mortgage as Part 2)

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: Right of Way P37787 and Covenant BT114184

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)	<u>Execution Date</u> YYYY MM DD	Borrower(s) Signature(s)
	2004 11 16	SEA TO SKY FOUNDATION 
<p>ACCESS Law Group Kathleen T. Higgins, Barrister & Solicitor 1700 - 1185 WEST GEORGIA STREET VANCOUVER, BC, CANADA V6E 4E6 TEL: 604-689-8000 FAX: 604-689-8835</p>		<p>Authorized Signatory - Tony Baena  Authorized Signatory - Peter Ufford</p>

(as to both signatures)
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. 12416, 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**

Page 3

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

5. PAYMENT PROVISIONS

5(e) Payment Dates: This Mortgage is repayable on or before January 31, 2005. The Mortgagor has the privilege of repaying the whole or any portion of the Principal Amount plus accrued interest at any time or times without notice, bonus or penalty

10. ADDITIONAL OR MODIFIED TERMS

The Mortgagor promises at all times to comply with laws and to cause the Land and its use to comply with all laws. "Laws" means all federal and provincial statutes, all civic and municipal bylaws and all orders and regulations made under all statutes and bylaws with respect to the land and its use and all orders, directions, and requirements of any competent body, board authority or person.

The Mortgagor covenants and agrees as follows:

- (a) not to use or permit or permit to be used all or any part of the Land for the sale, storage, manufacture, disposal, use or any other dealing with any Contaminants;
- (b) to strictly comply, and cause any person for whom it is in law responsible to comply, with all Environmental Laws regarding the use and occupancy of the Land;
- (c) to indemnify the Mortgagee and its directors, officers, employees, agents, successors, and assigns from any and all liabilities, actions, damages, claims, losses, costs, fines, penalties, and expenses whatsoever (including all legal and consultants' fees and expenses and the cost of remediation of the Land and any adjacent property) arising from or in connection with:
 - (i) any breach or non-compliance with the provisions of this section by the Mortgagor; or
 - (ii) any release or alleged release of any Contaminants at or from the Land related to or as a result of the use and occupation of the Land or any act or omission of the Mortgagor or any person for whom it is in law responsible.

For the purposes of this Mortgage:

- (a) "Contaminants" means any pollutants, contaminants, deleterious substances, underground or above-ground tanks, asbestos materials, hazardous, corrosive, or toxic substances, special waste or waste of any kind, or any other substance which is now or hereafter prohibited, controlled or regulated under Environmental Laws; and
- (b) "Environmental Laws" means any statutes, laws, regulations, orders, bylaws, standards, guidelines, permits and other lawful requirements of any governmental authority having jurisdiction over the Land now or hereafter in force relating in any way to the environment, health, occupational health and safety, or transportation of dangerous goods, including the principles of common law and equity.

END OF DOCUMENT

-4 MAY 2006 13 46

BA285598

**LAND TITLE ACT
FORM B
(Section 225)**

**Province of
British Columbia
MORTGAGE - PART 1**

(This area for Land Title Office use)

Page 1 of 3 pages

1. APPLICATION: *(name, address, phone number and signature of Applicant, Applicant's solicitor or agent)*

Gali Gelbart, Kornfeld Mackoff Silber LLP, 1100 One Bentall Centre, 505 Burrard Street, Box 11, Vancouver, British Columbia, Canada V7X 1M5, phone: 604-331-8300, LTO Client No. 010448

**West Coast
Client # 10350**



Gali Gelbart

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF THE MORTGAGED LAND:*

(PID) (Legal Description)
026-175-835 Lot 1, District Lot 512, Group 1, New Westminster District Plan BCP15538

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

QUEST UNIVERSITY CANADA, of
1100 Hunter Place, Squamish, B.C. V0N 3G0

14 06/05/04 13:44:39 03 LH 703217
CHARGE \$65.20

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

SEA TO SKY FOUNDATION (Inc. No. 43882), of
1650 - 1177 West Hastings Street, Vancouver, B.C. V6G 2Z6

5. PAYMENT PROVISIONS:**

(a) Principal Amount: \$75,000,000.00	(b) Interest Rate: 0.00% 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 wanted registered: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If Yes, page and paragraph number:	(k) Place of Payment: Postal Address in Item 4	(l) Balance Due Date:	2012	08	15

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

** If space in any box insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

3 / 3 PE

MORTGAGE – PART 1

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"/>
--	--

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.



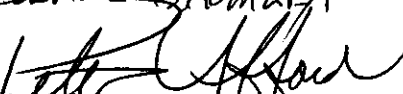
10. ADDITIONAL OR MODIFIED TERMS:*

See Schedule

11. PRIOR ENCUMBRANCES PERMITTED BY LENDER:*

See Schedule

12. EXECUTION(S):** This mortgages 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)	Execution Date			Party Signature(s)
	Y	M	D	
	2006	03	08	QUEST UNIVERSITY CANADA by its authorized signatory
KATHRYN CHAN BARRISTER AND SOLICITOR 1555 - 1500 WEST GEORGIA ST. VANCOUVER, BC V6G 2Z6				 Print Name Under Signature BLAKE BROMLEY
(As to both signatures)				 Print Name Under Signature PETER UFFORD

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.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

** If space in any box insufficient, continue executions on additional page(s) in Form D.

LAND TITLE ACT
FORM E

SCHEDULE

Page 3 of 3 pages

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

10. Additional or Modified Terms:

1. The principal amount secured by this mortgage shall become due and payable, on the balance due date, or such earlier date as the lender demands payment of the mortgage money.
2. Provided that in the event the Borrower sells, conveys, transfers or assigns its right, title or interest in and to the Land, or agrees to do so, the principal amount secured by this mortgage shall immediately become due and payable.
3. The Borrower covenants and agrees to insure the land as provided for in the Prescribed Standard Mortgage Terms, and to ensure that the policies of insurance bear an endorsement making proceeds payable to the Mortgagee as the Mortgagee's interest may appear.

11. Prior Encumbrances Permitted by Lender:

Legal Notations:

This title may be affected by a permit under Part 26 of the Local Government Act, see BW516232

This title may be affected by a permit under Part 26 of the Local Government Act, see BW516234

Hereto is annexed restrictive covenant BX 352134 over Lot 2 District Lot 512 Plan BCP 15538

Hereto is annexed restrictive covenant BX352135 over Lot 2 District Lot 512 Plan BCP15538

Charges, Liens and Interests:

Covenant BT114184 registered April 9, 2002 in favour of District of Squamish

Such further easements and rights of way that may be required for utilities including water, provided such easements or rights of way shall lie within building set back areas.

END OF DOCUMENT

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

PAGE 1 OF 3 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.

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.juricat.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

1338227831 PAGE 2 OF 3 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"/>
---	---

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

PAGE 3 OF 3 PAGES

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

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT
FORM B (Section 225)

Nov-08-2012 15:00:55.001

CA2861630 CA2861631

MORTGAGE - PART 1 Province of British Columbia

PAGE 1 OF 7 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.

Marie-Louise
Fast (Stolz)
IQ2BVH

Digitally signed by Marie-Louise Fast (Stolz) IQ2BVH
DN: c=CA, cn=Marie-Louise Fast (Stolz) IQ2BVH, o=Lawyer, ou=Verily ID at www.verily.com/LKUP:slm76-IQ2BVH
Date: 2012.11.08 14:59:30 -0800

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

Fast & Company

Barrister and Solicitor

5080 8171 Ackroyd Road

Richmond

BC V6X 3K1

Phone: (604) 273-6424

File Ref. No: Almoner 12212

LTO Client No: 11417

Document Fees: \$145.00

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))

FORTIUS FOUNDATION

210 - 1201 WEST PENDER STREET

VANCOUVER

BC

V6E 2V2

Incorporation No

4447018

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

ALMONER FOUNDATION

1250 - 1500 WEST GEORGIA STREET

VANCOUVER

BC

V6G 2Z6

Incorporation No

XS-0056568

5. PAYMENT PROVISIONS:

(a) Principal Amount: \$13,000,000.00	(b) Interest Rate: Prime Rate + 5%	(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: N/A	(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: MT080118 Page 14 Paragraph F.1 - Stanard Mortgage Terms MT080118	(k) Place of payment: Postal Address In Item 4	(l) Balance Due 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) Lease BB909758 transferred from BB836781 (as to PID: 025-550-332)

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: MT080118

(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)

ROGER G. HOWAY

Barrister & Solicitor

BLAKE, CASSELS & GRAYDON LLP

Suite 2600, Three Bental Centre

595 Burrard St., P.O. Box 49314

Vancouver, B.C. V7X 1L3

(604) 631-3356 (as to both signatures)

Execution Date

Y	M	D
12	10	31

Borrower(s) Signature(s)

Fortius Foundation, by its authorized signatory(ies):

Print Name SCOTT COUSENS

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.

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT
FORM B (Section 225)

Apr-17-2014 10:21:37.001

CA3682766 CA3682767

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.

**Aneez Nizar
Devji DHFLVM**
Digitally signed by Aneez Nizar Devji
DHFLVM
DN: o=CA, cn=Aneez Nizar Devji
DHFLVM, o=Lawyer, ou=Verify ID at
www.juricert.com/LKUP.cfm?
id=DHFLVM
Date: 2014.04.17 09:47:48 -07'00'

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

Randy Klarenbach, Barrister & Solicitor

Richards Buell Sutton LLP

700-401 West Georgia Street

Vancouver

BC V6B 5A1

Tel: 604-682-3664

File: 35986-0008

Document Fees: \$147.00

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))

FOUNDATION FOR PUBLIC GOOD

1250 - 1500 WEST GEORGIA STREET

VANCOUVER

CANADA

BRITISH COLUMBIA

V6G 2Z6

Incorporation No

S-0056933

5. PAYMENT PROVISIONS:

(a) Principal Amount: \$20,000,000.00	(b) Interest Rate: 15% per annum	(c) Interest Adjustment Date: N/A	Y	M	D
(d) Interest Calculation Period: Semi-annually, not in advance	(e) Payment Dates: October 31, 2015	(f) First Payment Date: N/A			
(g) Amount of each periodic payment: N/A	(h) <i>Interest Act</i> (Canada) Statement. The equivalent rate of interest calculated half yearly not in advance is 15 % per annum.	(i) Last Payment Date:	15	10	31
(j) Assignment of Rents which the applicant wants registered ? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> If YES, page and paragraph number: Pages 18 to 20, Article 26	(k) Place of payment: Postal address in item 4	(l) Balance Due Date:	15	10	31

MORTGAGE – PART 1

PAGE 2 OF 4 PAGES

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: 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:

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)

KATE S. MARPLES

Barrister & Solicitor

legacy tax + trust lawyers
 610 - 609 GRANVILLE STREET
 VANCOUVER, BC V7Y 1G5
 TEL: (604) 631-1298

(as to all signatures)

Execution Date

Y	M	D
14	03	13

Borrower(s) Signature(s)

QUEST UNIVERSITY CANADA, by
 its authorized signatory(ies):

Name: IAN WORLAND

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.

Status: Registered

Doc #: CA3682766

RCVD: 2014-04-17 RQST: 2023-07-11 15.55.52

FORM_E_V20

**LAND TITLE ACT
FORM E**

SCHEDULE

PAGE 3 OF 4 PAGES

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]

STC? YES

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

STC? YES

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 17	M 07	D 01
(d) Interest Calculation Period: Annually	(e) Payment Dates: 1st day of each month	(f) First Payment Date:	17	08	01
(g) Amount of each periodic payment: \$48,041.00	(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:	22	07	01
(j) Assignment of Rents which the applicant wants registered ? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> 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

MORTGAGE – PART 1

PAGE 2 OF 4 PAGES

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: 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.

Status: Registered

Doc #: CA8610008

RCVD: 2020-11-30 RQST: 2023-07-11 15.50.39

FORM_B_V25

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 20	M 11	D 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) <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:	25	11	01
(j) Assignment of Rents which the applicant wants registered ? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> 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

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties