



Spagnuolo & Company Real Estate Lawyers



Explanation of Statutory Right of Way Registration Number AA8891

Charge AA8891 is a Statutory Right of Way. A Statutory Right of Way usually gives the charge holder the right to cross over the property in accordance with the charge, and is typically in favour of the Crown, a city or municipality or a utility.

This Statutory Right of Way is a non-financial charge, meaning there is no money owing by the owner of the land to the charge holder. Also, this charge “runs with the land”, which means the charge will remain on title following registration of any transfer.

This charge grants BC Hydro, a right of access and use over that portion of the lands as, to excavate, to construct and maintain underground conduits with all necessary appliances and aboveground or underground transformers for the transmission and distribution of electrical energy and for communication purposes. BC Hydro shall clear the area within 3 metres of the works of any trees, growth or structures which might interfere with the works. The owner shall not place any structure or obstruction on the right of way area nor carry out blasting or excavation adjacent to the same, diminish or add to the ground cover or otherwise interfere with the works. BC Hydro shall pay compensation for any damage to the crops or improvements that it causes in exercise of its rights and shall pay all royalties and other charges that may be levied by the Crown against any timber that it cuts down. The Priority Agreement gives this charge priority over prior registered mortgages.

With 25 years experience, 18 locations in British Columbia and a relentless focus on customer service, Spagnuolo and Co. is trusted by more clients for assistance with their purchase, sale or refinance of real estate than any other firm in British Columbia. If you decide to go ahead with your transaction, please give us a call.

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“we deliver peace of mind”

310-HOME (4663)

realestate@spagslaw.ca

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FORM 17 - CHARGE

with priority over Z167550 and Z168857

100.00

20 NOV 87 13 43

LAND TITLE OFFICE
NEW WESTMINSTER B.C.

AA008891

Free Hydro

THIS AGREEMENT made as of the 30th day of December, 1986

BETWEEN: NOMEN DEVELOPMENT CORPORATION,
(Incorporation Number 152317), a
company duly incorporated under the laws
of the Province of British Columbia
on the 30th day of August 1976, and
having its registered office at
1260 - 1176 West Georgia Street, in
the City of Vancouver, in the Province
of British Columbia, V6E 4A2,

WETMORE SER.

01/20/87 B3644 CHG FREE .00

(hereinafter called "the Owner")

OF THE FIRST PART

AND:

BRITISH COLUMBIA HYDRO AND POWER
AUTHORITY, of 970 Burrard Street,
in the City of Vancouver, in the
Province of British Columbia,
V6Z 1Y3,

(hereinafter called "B. C. Hydro")

OF THE SECOND PART

LAND TITLE ACT
Form 1 (Section 36)
MEMORANDUM OF REGISTRATION
Registered on application received on
the day and at the time written hereon
, Registrar
New Westminster Land Title Office

WITNESSETH THAT:

1. The Owner, in consideration of the sum of Ten Dollars (\$ 10.00) of the lawful money of Canada (the receipt and sufficiency whereof is hereby acknowledged), hereby grants unto B. C. Hydro in perpetuity the full and free right, liberty and statutory right of way for B. C. Hydro, its servants, agents and all others the licensees of B. C. Hydro:

- (a) To excavate for, install, operate, maintain, remove and replace (with conduits or cables of the initial or any other size) one or more underground conduits, whether or not encased by concrete or other protective material, and cables with all necessary attachments and fittings, and aboveground or underground transformers for the transmission and distribution of electric energy and for communication purposes (all of which are hereinafter collectively called "the works") upon and within the land described in the Schedule hereto (hereinafter called "the land");
- (b) (i) To trim or fell all or any trees or growth now or hereafter on any portion or portions of the land lying within three (3) metres of a line formed by raising or dropping perpendiculars to the surface of the ground from the outermost points of any part of the works (which portions are hereinafter together called "the adjacent areas");
- (ii) To clear the adjacent areas and keep them cleared of all or any part of any trees or growth now or hereafter on the adjacent areas;
- (iii) To clear the adjacent areas and keep them cleared of all or any part of any buildings or obstructions now or hereafter on the adjacent areas which might, in the opinion of B. C. Hydro, interfere with or endanger the installation, operation, maintenance, removal or replacement of or access to the works or any part thereof or the operation, use, maintenance or existence of which on the adjacent areas might, in the opinion of B. C. Hydro, create or increase any hazard to persons;
- (c) Generally to do all acts necessary or incidental to the business of B. C. Hydro in connection with the foregoing.

2.

The Owner hereby covenants with B. C. Hydro:

8891

- (a) Not to make, place, erect, operate, use or maintain any building, structure, foundation, pavement, excavation, well, pile of material, obstruction, equipment, thing or inflammable substance, (hereinafter called "the Owner's works"), or to plant any growth upon any of the adjacent areas, if any such actions, in the opinion of B. C. Hydro:
 - (i) might interfere with or endanger the works or any part thereof or the installation, operation, maintenance, removal or replacement of the works or any part thereof; or
 - (ii) might obstruct access by B. C. Hydro's servants, agents or licensees to the works or any part thereof; or
 - (iii) might by the operation, use, maintenance or existence of the Owner's works on any of the adjacent areas create or increase any hazard to persons, vehicles or equipment;
- (b) Not to carry out blasting or aerial logging operations on or adjacent to any portion of the adjacent areas unless permission in writing from B. C. Hydro has first been received, which permission shall not be unreasonably withheld;
- (c) Not to diminish or substantially to add to the ground cover over such of the works as may be from time to time installed, operated or maintained below the surface of the land and, in particular, without in any way limiting the generality of the foregoing, not to construct open drains or ditches along or across such of the works as may at any time be installed on or under the land;
- (d) Not to do or knowingly permit to be done any act or thing which might in any way whatsoever interfere with or injure or endanger the works or any part thereof or impair the operating efficiency thereof or create or increase any hazard to persons.

3.

B. C. Hydro hereby covenants with the Owner:

- (a) To pay compensation to the Owner for any damage to any buildings, crops, or improvements outside any of the adjacent areas caused by B. C. Hydro in the exercise of any of its rights hereunder and without negligence on the part of the Owner;
- (b) To pay all royalties, scaling fees and other charges which may be levied by the Crown against any timber that B. C. Hydro cuts on the land;
- (c) To pay compensation to the Owner for all merchantable timber cut or damaged on the land by B. C. Hydro in the exercise of any of its rights under this Agreement;
- (d) That it will, as soon as weather and soil conditions permit and insofar as it is practicable to do so, bury and maintain any underground works installed hereunder so as not to interfere with the drainage or ordinary cultivation and use of the land.

8891

- (e) Not to install, maintain or replace any works upon or within the land under the terms of this Agreement other than those works located or to be located as shown coloured red or within the red outline (as the case may be) upon the attached print of B. C. Hydro Drawing Number --413-U07-C915----- unless permission from the Owner has first been received which permission shall not unreasonably be withheld.

4. that:

It is mutually agreed between the Owner and B. C. Hydro

- (a) The amount of any compensation payable under paragraph 3 hereof shall be such as may be mutually agreed upon between the Owner and B. C. Hydro and in the event of disagreement as may be settled by arbitration pursuant to the Arbitration Act of British Columbia, but no such compensation shall be payable for any damage or cutting for which compensation has theretofore been paid;
- (b) The title to all timber cut on the land by B. C. Hydro in the exercise of its rights hereunder shall vest in B. C. Hydro;
- (c) This Agreement shall be construed as running with the land and that no part of the fee of the soil shall pass to or be vested in B. C. Hydro under or by this Agreement;
- (d) The expressions "Owner" and "B. C. Hydro" herein contained shall be deemed to include the executors, administrators, successors and assigns of such parties wherever the context so admits;
- (e) Where the expression "Owner" includes more than one person, all covenants herein on the part of the Owner shall be construed as being several as well as joint; and
- (f) Wherever the singular and masculine are used in this Agreement they shall be construed as meaning the plural or the feminine or body corporate where the context or the parties hereto so require.

IN WITNESS WHEREOF the Owner has caused these presents to be executed as of the day and year first above written.

SIGNED, SEALED AND DELIVERED by the Owner in the presence of:

) The Seal of NOMEN DEVELOPMENT CORPORATION was hereunto affixed in the presence of:

NAME

) AUTHORIZED SIGNATORY

ADDRESS

) AUTHORIZED SIGNATORY

OCCUPATION

8891

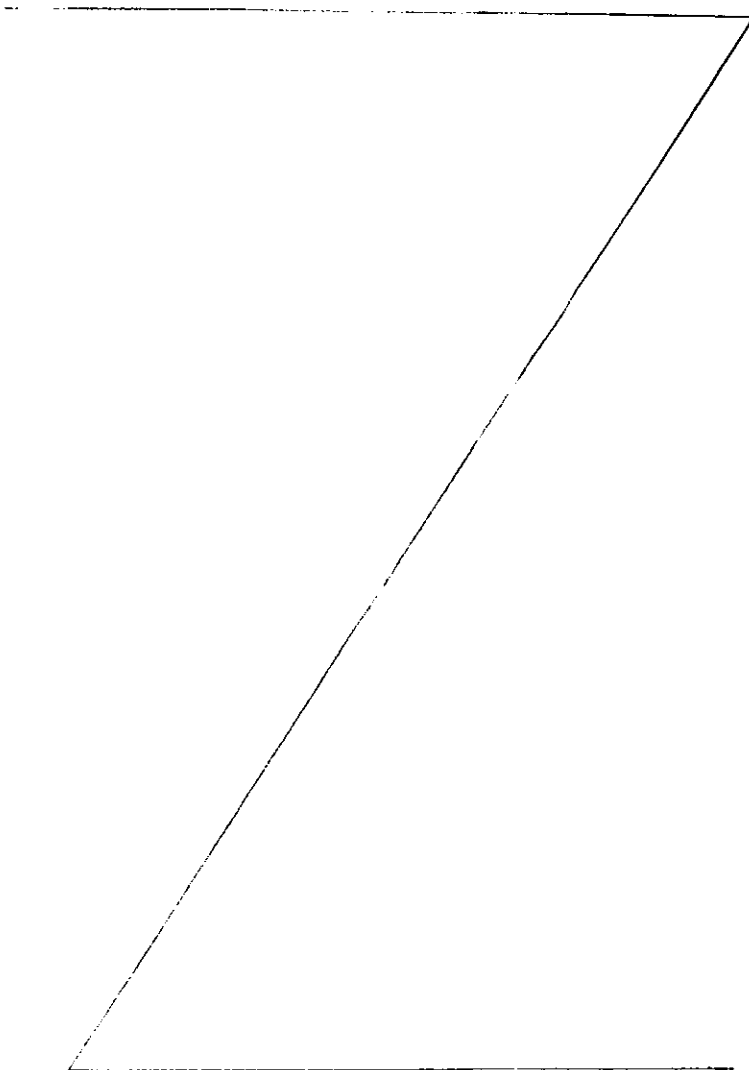
SCHEDULE

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Coquitlam, in the Province of British Columbia and more particularly known and described as:

Lot A, District Lot Three Hundred Forty-six (346), Group One (1), New Westminster

District, Plan 71291.

Parcel Identifier Number 003-490-599.



PROOF OF EXECUTION BY CORPORATION

8891

I CERTIFY that on the 7 day of Jan, 1987, at

Vancouver, in British Columbia,

Ken Tabor & Peter Stuary,

~~whose identity has been proved by the evidence on oath of~~

(state full name, address and occupation)

^{are} who ~~is~~ personally known to me, appeared before me and acknowledged to me that ~~he/she~~ ^{they are} is ~~the~~ authorized signatory of YORKSHIRE TURST COMPANY

~~and that he/she is~~ ^{they are} the person who subscribed ~~his/her~~ ^{their} name and affixed the seal of the corporation to the instrument, that ~~he/she~~ ^{they were} was authorized to subscribe ~~his/her~~ ^{their} names and affix the seal to it, and that the corporation existed at the date the instrument was executed by the corporation.

IN TESTIMONY OF WHICH I set my hand ~~and seal of office~~ at Vancouver

, in British Columbia, this 7

day of January, 1987.

GARY ATKINSON
B. L. & SOLICITOR



A Commissioner for Taking Affidavits for British Columbia

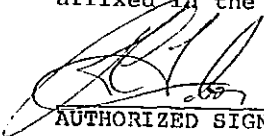
~~A Notary Public in and for the Province of British Columbia~~

8891

CONSENT

YORKSHIRE TRUST COMPANY (Registration No. 70T)
the holder of a Mortgage registered in
the Land Title Office under Charge Number Z167550
hereby approves of, joins in and consents to the foregoing
grant of right, liberty and statutory right of way and to its
registration in the Land Title Office with priority over the
registration of the said Mortgage.

The Seal of YORKSHIRE)
TRUST COMPANY was hereunto)
affixed in the presence of:)



AUTHORIZED SIGNATORY



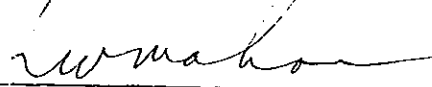
AUTHORIZED SIGNATORY

8891

CONSENT

TERRAPIN MORTGAGE INVESTMENT CORP. (Inc. Number 171844) the holder of a Mortgage registered in the Land Title Office under Charge Number 2168857 hereby approves of, joins in and consents to the foregoing grant of right, liberty and statutory right of way and to its registration in the Land Title Office with priority over the registration of the said Mortgage.

The Seal of TERRAPIN MORTGAGE INVESTMENT CORP. was hereunto affixed in the presence of:



AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

PROOF OF EXECUTION BY CORPORATION

8891

I CERTIFY that on the 13th day of JANUARY, 1987, at VANCOUVER, in British Columbia,

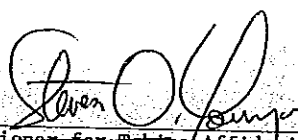
KENNETH W. MAHON

(whose identity has been proved by the evidence on oath of _____
(state full name, address and occupation)

who is) personally known to me, appeared before me and acknowledged to me that he/she is the authorized signatory of TERRAPIN MORTGAGE INVESTMENT CORP.

and that he/she is the person who subscribed his/her name and affixed the seal of the corporation to the instrument, that he/she was authorized to subscribe his/her name and affix the seal to it, and that the corporation existed at the date the instrument was executed by the corporation.

IN TESTIMONY OF WHICH I set my hand and seal of office at VANCOUVER, in British Columbia, this 13th day of JANUARY, 1987.



~~STEVEN O. YOUNG, Commissioner for Taking Affidavits for British Columbia
Barrister & Solicitor, Notary Public in and for the Province of British Columbia~~

300 1111 MELV
VANCOUVER
V6E 4

TEL: (604) 682-2222

D79-456

1988

PROOF OF EXECUTION BY CORPORATION

8891

I CERTIFY that on the 30th day of December, 1986, at COQUITLAM, in British Columbia, (whose identity has been proved by the evidence on oath of HARMEN T. VERBRUGGE

(state full name, address and occupation) who is personally known to me, appeared before me and acknowledged to me that he/she is the authorized signatory of NOMEN DEVELOPMENT CORPORATION

and that he/she is the person who subscribed his/her name and affixed the seal of the corporation to the instrument, that he/she was authorized to subscribe his/her name and affix the seal to it, and that the corporation existed at the date the instrument was executed by the corporation.

IN TESTIMONY OF WHICH I set my hand and seal of office at COQUITLAM, in British Columbia, this 30th day of December, 1986.

IRENE LITTLEJOHNS NOTARY PUBLIC 206 - 1030 Westwood St. Coquitlam, B.C. V3C 4E2 464-3135

[Signature of Irene Littlejohns]

A Commissioner for Taking Affidavits for British Columbia A Notary Public in and for the Province of British Columbia

PROOF OF EXECUTION BY CORPORATION (D.V.A.)

I CERTIFY that on the ___ day of ___, 19 __, at Ottawa, in Ontario, who is personally known to me, appeared before me and acknowledged to me that he is the authorized signatory of THE DIRECTOR, THE VETERANS' LAND ACT and that he is the person who subscribed his name and affixed the seal of the corporation to the instrument, that he was authorized to subscribe his name and affix the seal to it, and that the corporation existed at the date the instrument was executed by the corporation.

IN TESTIMONY OF WHICH I set my hand and seal of office at Ottawa, in Ontario, this ___ day of ___, 19 __.

A Commissioner for Taking Affidavits for Ontario A Notary Public in and for the Province of Ontario

STATUTORY DECLARATION WHERE ATTORNEY IS NOT A CORPORATION

I, ___ of ___, in British Columbia, solemnly declare that:

- 1. I am the attorney for ___ under a power of attorney filed under the LAND TITLE ACT.
2. I am the person who subscribed the name of ___ and my name in the instrument as a transferor.
3. At the time of the execution of the instrument the power of attorney had not been revoked by or on behalf of ___ and I had not received any notice or information of the death, disability or bankruptcy of ___ OR, IF THE PRINCIPAL OF THE POWER OF ATTORNEY IS A CORPORATION, SUBSTITUTE FOR 3 ABOVE:
3. At the time of execution of the instrument the power of attorney had not been revoked by or on behalf of ___ that ___ is legally entitled to hold and dispose of land in British Columbia, and I had not received any notice or information of the bankruptcy or dissolution of ___
4. I know the contents of the instrument and subscribed the name of ___ as the free act of the transferor.

And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me at ___ in British Columbia, this ___ day of ___ 19 __

A Commissioner for Taking Affidavits for British Columbia A Notary Public in and for the Province of British Columbia

1988

CERTIFICATE OF ACKNOWLEDGMENT OF TRANSFEROR

8891

I CERTIFY that, on the 17 day of 108, 1988, at [redacted] in British Columbia, (whose identity has been proved by the evidence on oath of [redacted])

(state full name, address and occupation) who is personally known to me, appeared before me and acknowledged to me that he/she/they is(are) the person(s) mentioned in this instrument as a transferor (or attorney of a transferor); that his/her/their name(s) is(are) subscribed to it, that he/she/they know(s) the contents of the instrument and executed it voluntarily, and is(are) of the age of 19 years or more.

IN TESTIMONY OF WHICH I set my hand and seal of office at [redacted], in British Columbia, this [redacted] day of [redacted], 19 [redacted]

A Commissioner for Taking Affidavits for British Columbia A Notary Public in and for the Province of British Columbia

Dated 19

NOVEN DEVELOPMENT CORPORATION

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY and

STATUTORY RIGHT OF WAY

Properties Division British Columbia Hydro and Power Authority 900 - 1045 Howe Street Vancouver, B. C. V6Z 2B1

File: 413-1602.0(MP4) N/M/M 2/12/88

AFFIDAVIT OF WITNESS

I, [redacted], of [redacted], in British Columbia, make oath and say:

- 1. I was present and saw this instrument duly signed and executed by the party(ies) to it, for the purposes named in it.
2. The instrument was executed at [redacted].
3. I know the party(ies), who is(are) 19 years old or more.
4. I am the subscribing witness to the instrument and am 16 years old or more.

Sworn before me at [redacted] in British Columbia, this [redacted] day of [redacted], 19 [redacted]

A Commissioner for Taking Affidavits For British Columbia A Notary Public in and for the Province of British Columbia



INFORMATION

FILE _____ DOCUMENT AA 8891 PAGE _____

NOT AVAILABLE AT TIME OF FILMING.

DOES NOT EXIST.

PLAN NOT SUITABLE FOR FILMING, REFER TO:

_____ SURVEY _____

OVERSIZE DOCUMENT NOT SUITABLE FOR FILMING, REFER TO:

_____ SURVEY _____

POOR QUALITY DOCUMENT NOT SUITABLE FOR FILMING, REFER TO: _____

THE FOLLOWING DOCUMENT IS OF POOR QUALITY AND HAS BEEN RETAINED IN HARD COPY, REFER TO: _____



PROVINCE OF B.C.

DO NOT PHOTOCOPY/USE BLACK PEN.



Spagnuolo & Company Real Estate Lawyers



Explanation of Covenant Registration Number T101577

Charge T101577 is a Covenant. A Covenant generally imposes either a negative or positive condition on the property. A Covenant is usually in favour of a government authority and often contains restrictions on building or other uses in favour of a municipality or the province.

This Covenant is a non-financial charge, meaning there is no money owing by the owner of the land to the charge holder. Also, this charge “runs with the land”, which means the charge will remain on title following registration of any transfer.

This charge, in favor of District of Coquitlam, provides that no building shall be constructed on the lands unless plans are approved by the District. The plans shall include a site plan with contours and siting of all buildings, parking spaces, and driveways; floor & elevation drawings; landscaping; and perspective drawings of structures with colour, exterior finishes and proposed signs. The District may required a performance bond or other security to ensure compliance with any approved plans.

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C " 5/5

1101577

Oct 5 1981

DECLARATION OF CREATION OF COVENANTS IN FAVOUR OF THE DISTRICT OF COQUITLAM MADE PURSUANT TO SECTION 215 OF THE LAND TITLE ACT, BEING CHAPTER 219 OF THE REVISED STATUTES OF BRITISH COLUMBIA, 1979 AND AMENDMENTS THERE TO

WE, Lyall E. Armstrong, of GENSTAR CORPORATION, of Suite 400-15225-104th Avenue, Surrey, British Columbia and James Aubrey Winton, of SOUTHERN SLOPE HOLDINGS (1959) LTD. of 1030 West Georgia Street, Vancouver, British Columbia, hereby declare:

- 1. That Genstar Corporation and Southern Slope Holdings (1959) Ltd. are the registered owners fee simple of the following lands:

Lots 579 and 582, District Lots 238 AND 346; Lots 580 and 581, District Lot 238; Lots 583, 584 and 585, District Lot 346; all of Group 1, Plan 63079, New Westminster District.

- 2. Genstar Corporation and Southern Slope Holdings (1959) Ltd. hereby apply pursuant to Section 215 of the Land Title Act, being Chapter 219 of the Revised Statutes of British Columbia, 1979 and amendments thereto, for the registration of the covenants enumerated in the Schedule of Covenants attached hereto.

- 3. Any sale of any part of the lands is subject to the covenants enumerated in the Schedule of Covenants attached hereto.

- 4. The covenants shall be for the benefit of the District of Coquitlam, called "the District" in the Schedule attached hereto.

AND WE MAKE this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

DECLARED BEFORE ME at the City of) SURREY) in the Province of) British Columbia, this 10th day) of SEPTEMBER, 1981.)

[Signature]) A Commission for taking Affidavits) within British Columbia) THOMAS A. DAVIES

[Signature] 3376 0010:00 - 1 Lyall E. Armstrong L.R.O. (B.C.)

LAND TITLE ACT Form 1 (Section 26) MEMORANDUM OF REGISTRATION Registered on application received on the day and at the time written hereon S.A.P. Birchmount, Registrar New Westminster Land Title Office

- 5 OCT 81

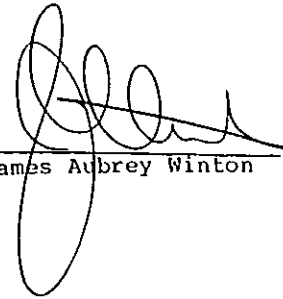
101577

- 2 -

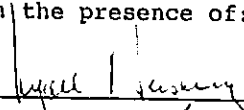
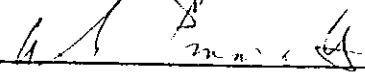
DECLARED BEFORE ME at the City)
of Vancouver, in the Province)
of British Columbia, this 5th)
day of September, 1981.)



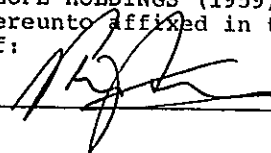
A Commissioner for taking
Affidavits within British Columbia
PETER COLLINS




James Aubrey Winton

THE CORPORATE SEAL of GENSTAR)
CORPORATION was hereunto affixed)
in the presence of:)

THE CORPORATE SEAL of SOUTHERN)
SLOPE HOLDINGS (1959) LTD. was)
hereunto affixed in the presence)
of:)



 SCHEDULE OF COVENANTS **101577**

1. No building or structure shall be constructed on the lands set out in this declaration, except upon issuance of a Building Permit by the District, and except in accordance with plans which comply with all applicable By-Laws of the District of Coquitlam, and which plans have been approved by the District of Coquitlam.

2. Prior to the commencement of construction of any buildings or structures on the lands set out in this declaration, application shall be made to the District of Coquitlam for approval of preliminary plans for such buildings or structures, which plans shall include:
 - (a) An accurate site plan at a scale not smaller than one inch to one hundred feet, showing the contours of the site, all existing or proposed property lines, and the proposed siting of all buildings, structures, parking spaces, driveways and other improvements;
 - (b) Floor and elevation drawings of all buildings and structures proposed to be constructed;
 - (c) A preliminary landscaping plan;
 - (d) A perspective drawing showing all buildings or structures proposed to be constructed, depicting accurately the colour of proposed exterior finishes, and indicating any proposed signs.

3. Upon any application pursuant to Section 2 hereto being approved by the District, and prior to commencement of construction, application for the necessary building permit or permits shall be made to the District. The said building permit application shall be in conformity with the preliminary plans approved by the District, and shall include:
 - (a) a detailed and fully dimensioned site plan showing existing and proposed property lines, contours and/or spot elevations, and the proposed siting of all buildings, structures, parking spaces, driveways, and other improvements;

101577

- (b) detailed landscaping plans, including specification of all plant materials, surface treatments and screening, and including an itemized written statement signed and sealed by a registered Landscape Architect as to the estimated true costs of the proposed landscaping works;
 - (c) working drawings and specifications, in a form acceptable to the Chief Building Inspector of the District, of all buildings or structures to be constructed, including detailed floor plans and elevation drawings, and specifications of exterior colours and materials;
 - (d) the applicable building permit fees.
4. If any application pursuant to Section 2 or Section 3 hereto does, in the opinion of the Council of the District, not contain all required information, or not comply with all applicable By-Laws of the District, or not comply to the standards of design for new construction, then generally prevailing in the District, the District may reject such application, or may require that the application be amended.
5. If the District approves an application pursuant to Section 3 hereto, then the District shall cause the applicable building permit or permits to be issued, provided that there shall first be deposited with the District securities, in a form satisfactory to the District, in an amount equal to the estimate of the total cost of landscaping works as set out pursuant to Section 3(b) hereto, said securities to be held by the District to guarantee performance of such landscaping works.

101577

LAND TITLE ACT
FORM 2
(Sections 43 (a) and 44 (a))

PROOF OF EXECUTION BY CORPORATION

I certify that on the ___ day of _____ 1981,
at _____ James Aubrey Winton of _____ in British Columbia,

(+++ whose identity has been proved by the evidence on oath of _____
_____ who is) personally known to me,
appeared before me and acknowledged to me that he/she is the authorized
signatory of SOUTHERN SLOPE HOLDINGS (1959) LTD. and that he/she is the
person who subscribed his/her name and affixed the seal of the corporation
to the instrument, that he/she was authorized to subscribe his/her name and
affix the seal to it +(and that the corporation existed at the date the
instrument was executed by the corporation.)

In testimony of which I set my hand and seal of office at
_____ this ___ day of _____
1981.

++

Commissioner for taking Affidavits
Within British Columbia

PROOF OF EXECUTION BY CORPORATION

I certify that on the 10th day of SEPTEMBER 1981,
at Lyall E. Armstrong of 501 West St. James Road, North
Vancouver, British Columbia, General Manager.

(+++ whose identity has been proved by the evidence on oath of _____
_____ who is) personally known to me,
appeared before me and acknowledged to me that he/she is the authorized
signatory of GENSTAR CORPORATION and that he/she is the
person who subscribed his/her name and affixed the seal of the corporation
to the instrument, that he/she was authorized to subscribe his/her name and
affix the seal to it +(and that the corporation existed at the date the
instrument was executed by the corporation.)

In testimony of which I set my hand and seal of office at
SURREY this 10th day of SEPTEMBER
1981.

THOMAS A. DAVIES

Commissioner for taking Affidavits
Within British Columbia

These words in brackets may be added, if the applicant wishes the registrar to exercise his discretion under section 162 (5) not to call for further evidence of the existence of the corporation.

+ Write name and qualifications under section 48, e.g. A Commissioner for Taking Affidavits for British Columbia.

++ Where the person making the acknowledgement is personally known to the officer taking it, strike out these words in brackets.

101577

REGISTER

LAND TITLE ACT

FORM 2 (Sections 43 (a) and 44 (a))

AFFIDAVIT OF WITNESS

I, _____ of _____ in British Columbia, make oath and say:

- 1. I was present and saw this instrument duly signed and executed by _____ the party(ies) to it, for the purposes named in it.
2. The instrument was executed at _____.
3. I know the party(ies), who is(are) 19 years old or more.
4. I am the subscribing witness to the instrument and am 16 years old or more.

Sworn before me at _____ in British Columbia, this _____ day of _____, 19 _____

*Write name and qualifications under section 48, e.g. A Commissioner for Taking Affidavits for British Columbia.
NOTE - This affidavit must be sworn by a witness who is not a party to the instrument

LAND TITLE ACT

FORM 3 (Sections 43 (b) and 44 (b))

CERTIFICATE OF ACKNOWLEDGMENT OF TRANSFEROR

I certify that on the _____ day of _____, 19 _____, at _____ in the _____ of _____

(Whose identity has been proved by the evidence on oath of _____ who is personally known to me, (State full name, address, and occupation)

appeared before me and acknowledged to me that he/she/they is(are) the person(s) mentioned in this instrument as a transferor (or attorney of a transferor) that his/her/their name(s) is(are) subscribed to it, that he/she/they know(s) the contents of the instrument and executed it voluntarily, and is(are) of the age of 19 years or more.

In testimony of which I set my hand and seal of office at _____ this _____ day of _____, 19 _____

*Where the person making the acknowledgment is personally known to the officer taking it, strike out the words in brackets.
†Write name and qualifications under section 48, e.g. A Commissioner for Taking Affidavits for British Columbia

LAND TITLE ACT

FORM 6 (Section 46)

PROOF OF EXECUTION BY CORPORATION

I certify that on the 3 day of September 19 81 at Vancouver in British Columbia, PETER FUNK

(Whose identity has been proved by the evidence on oath of _____ who is personally known to me, appeared before me and acknowledged to me that he/she is the authorized signatory of SOUTHERN SLOPE HOLDINGS (1959) LTD.

and that he/she is the person who subscribed his/hers name and affixed the seal of the corporation to the instrument, that he/she was authorized to subscribe his/hers name and affix the seal to it, and that the corporation existed at the date the instrument was executed by the corporation.)

In testimony of which I set my hand and seal of office at Vancouver this 3 day of September 19 81

A COMMISSIONER FOR TAKING AFFIDAVITS IN & FOR BRITISH COLUMBIA PETER COLLINS

*Where the person making the acknowledgment is personally known to the officer taking it, strike out these words in brackets.
†These words in brackets may be added, if the applicant wishes the registrar to exercise his discretion under section 162 (5) not to call for further evidence of the existence of the corporation.
‡Write name and qualifications under section 48, e.g. A Commissioner for Taking Affidavits for British Columbia

101577

101577

LAND TITLE ACT
Section 152 (1)
APPLICATION

NOTE—Before submitting this application applicants should check and satisfy themselves as to the taxes including taxes of the Crown provincial, municipal, and irrigation, water and irrigation districts.

NATURE OF INTEREST:

Charge True Value: _____
Covenant Sec. 215
(nature of charge)

HEREWITH FEES OF \$ *10.00*
ADDRESS of person entitled to be registered as owner, if different than shown in instrument _____

Legal description, if not shown in instrument being submitted with this application _____

Full name, address, telephone number of person presenting application _____

application *C.L. Mann*
400 - 15225 - 104th Ave
Surrey B.C. V3R 6Y8 - 584-8511



(Signature of applicant, or solicitor or authorized agent)



Spagnuolo & Company Real Estate Lawyers



Explanation of Strata Plan Registration Number NWS2548

Charge NWS2548 is a Strata Plan of Part of Lot A, as noted on the top left corner of the document. The plan includes the building location, floor plans, cross sections, schedule of unit entitlement, schedule of bylaws & orders, and dealings with the common property.

With 25 years experience, 18 locations in British Columbia and a relentless focus on customer service, Spagnuolo and Co. is trusted by more clients for assistance with their purchase, sale or refinance of real estate than any other firm in British Columbia. If you decide to go ahead with your transaction, please give us a call.

Spagnuolo & Company
“we deliver peace of mind”

310-HOME (4663)

realestate@spagslaw.ca

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CONDOMINIUM ACT **STRATA PLAN 2548**
PHASE 1

LOT NO.	SHEET NO.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
1	4	1882	1075	
2	4	1891	1059	
3	4	1884	1059	
4	4	1890	1059	
5	4	1883	1059	
6	4	1879	1075	
7	5	1872	1075	
8	5	1891	1059	
9	5	1882	1059	
10	5	1875	1075	
11	6	1286	975	
12	6	1244	965	
13	6	1160	949	
14	6	1284	979	
15	6	1109	949	
16	6	1117	949	
17	6	1106	965	
18	6	1109	949	
19	6	1111	965	
20	7	1213	965	
21	7	1748	1149	
22	7	1736	1149	
23	7	1151	949	
AGGREGATE		35,203	23,511	

APPROVED AS PHASE 1 OF A 2 PHASE STRATA PLAN UNDER "CONDOMINIUM ACT" THIS 11th DAY OF March 1987

D. J. Beckman
 APPROVING OFFICER FOR DISTRICT OF COQUITLAM

I, W. PAPOVE OF COQUITLAM, BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA PLAN HAVE NOT, AS OF THE 2nd. DAY OF MARCH 1987, BEEN PREVIOUSLY OCCUPIED. DATED AT COQUITLAM, B.C. THIS 5th. DAY OF MARCH, 1987

W. Papove B.C. L.S.

STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
 (1) I, THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF THE OWNER DEVELOPER.
 (2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE.

I, MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

Markus J. Schmalzer
 DECLARED BEFORE ME AT VANCOUVER IN THE PROVINCE OF BRITISH COLUMBIA THIS 5th DAY OF MARCH 1987
 A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA

ACCEPTED AS TO FORMS 1, 2 AND 3
David E. Kelly
 SUPERINTENDENT OF MORTGAGES
 THIS 3rd DAY OF March 1987

OWNER DEVELOPER
NOMEN DEVELOPMENT CORPORATION

[Signature]
 AUTHORIZED SIGNATORY

 AUTHORIZED SIGNATORY

MORTGAGEES
YORKSHIRE TRUST COMPANY

[Signature]
 AUTHORIZED SIGNATORY

[Signature]
 AUTHORIZED SIGNATORY

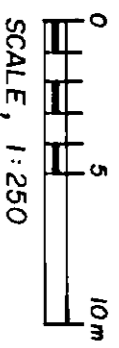
TERRAPIN MORTGAGE INVESTMENT CORP.

[Signature]
 AUTHORIZED SIGNATORY

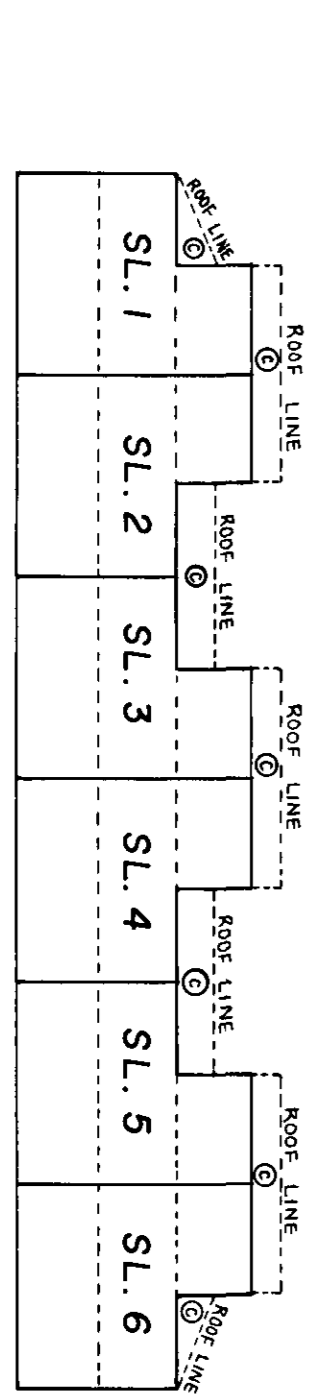
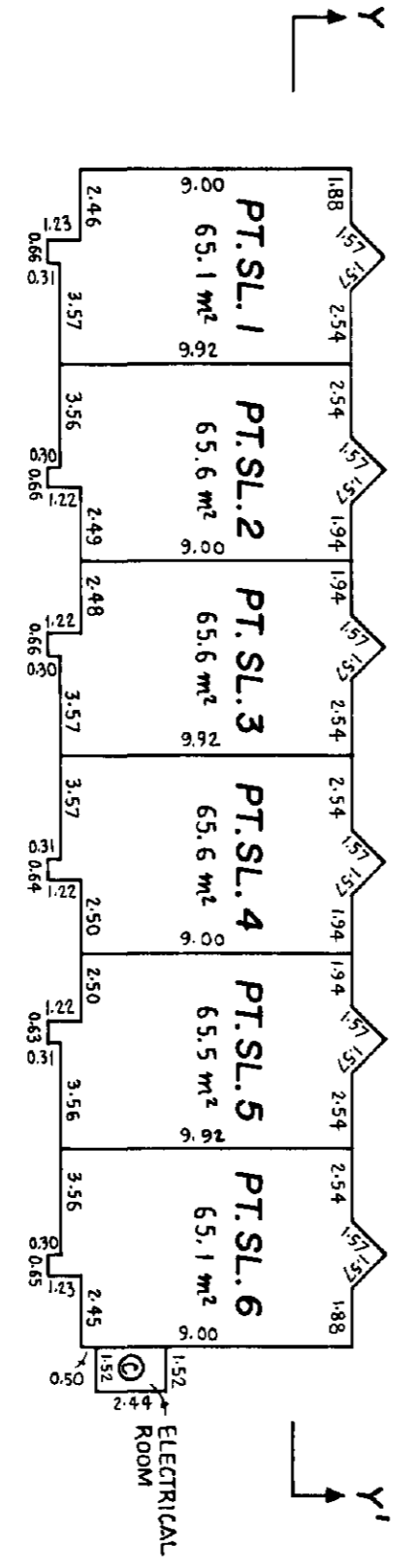
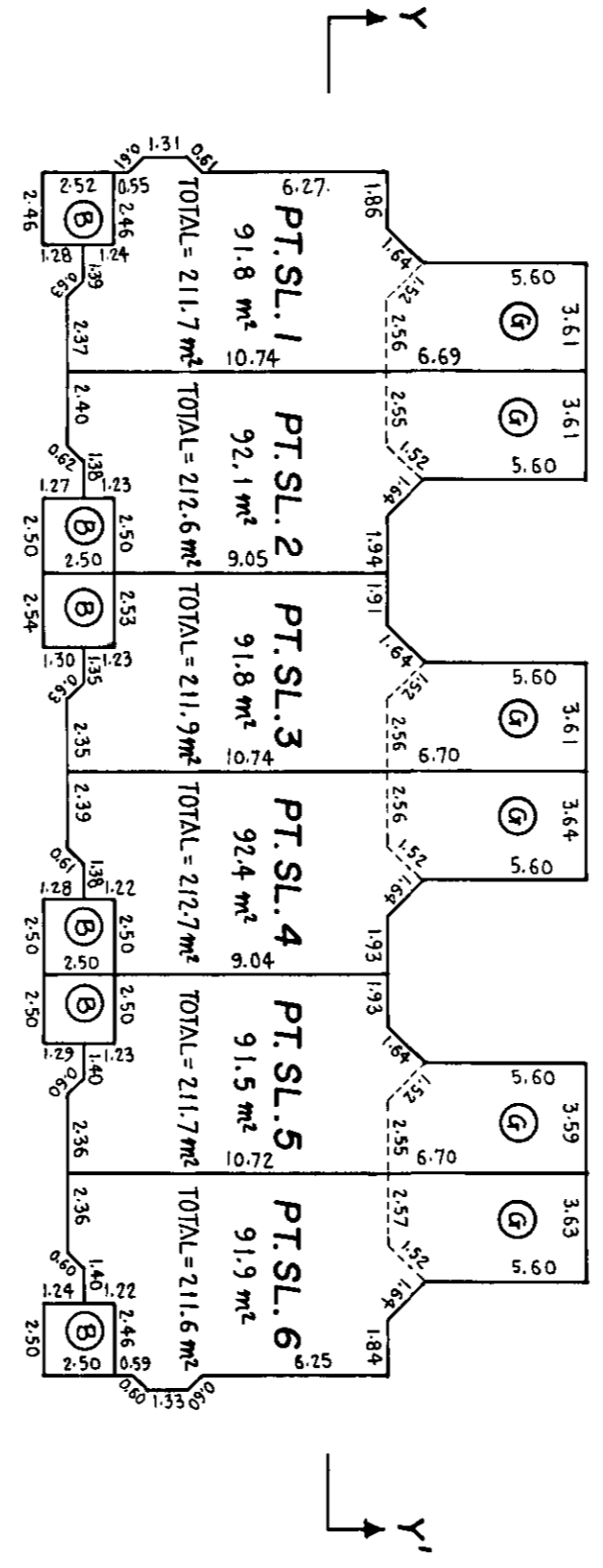
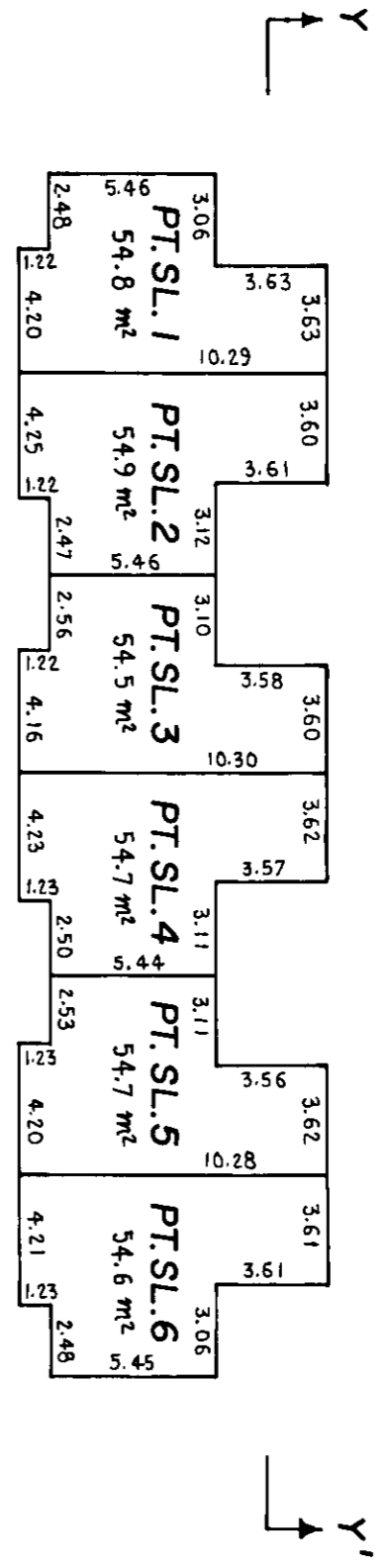
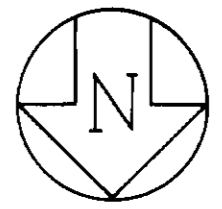
 AUTHORIZED SIGNATORY

MARCH 5, 1987 *[Signature]*

BUILDING Y STRATA PLAN 2548 PHASE 1



SCALE, 1:250
(ALL DISTANCES ARE IN METRES)

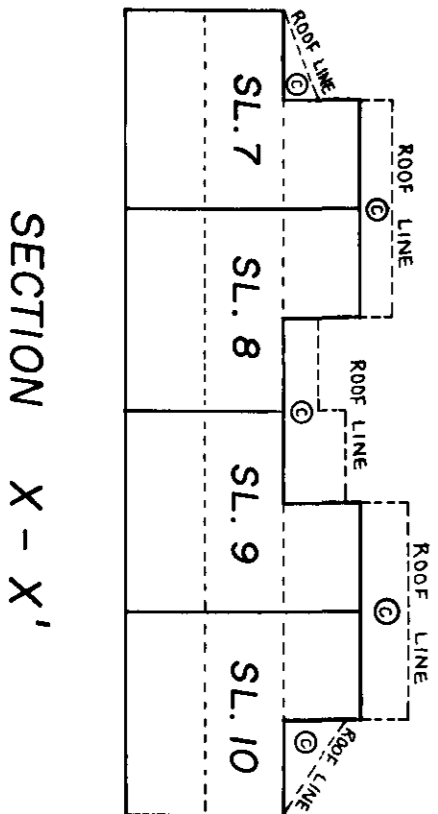
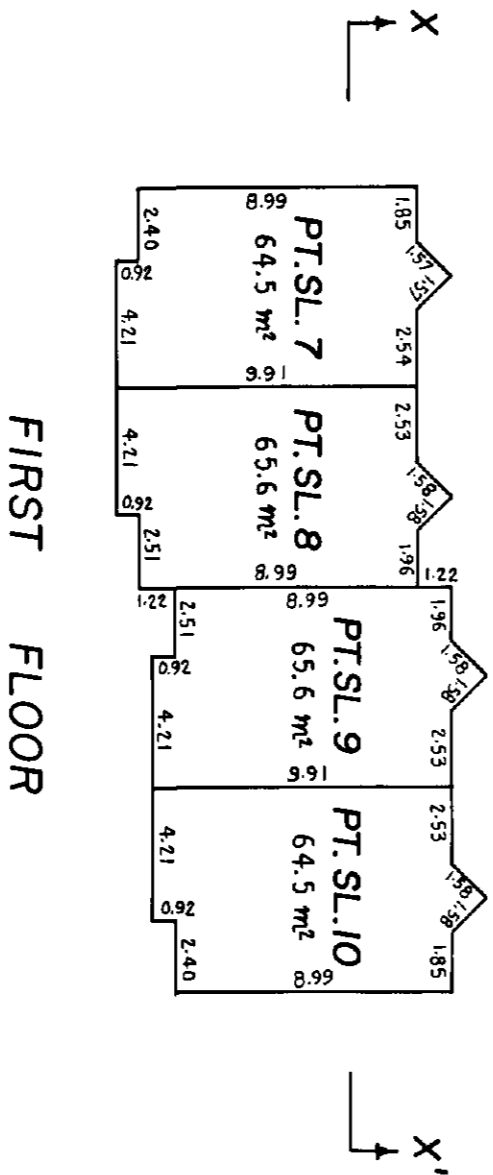
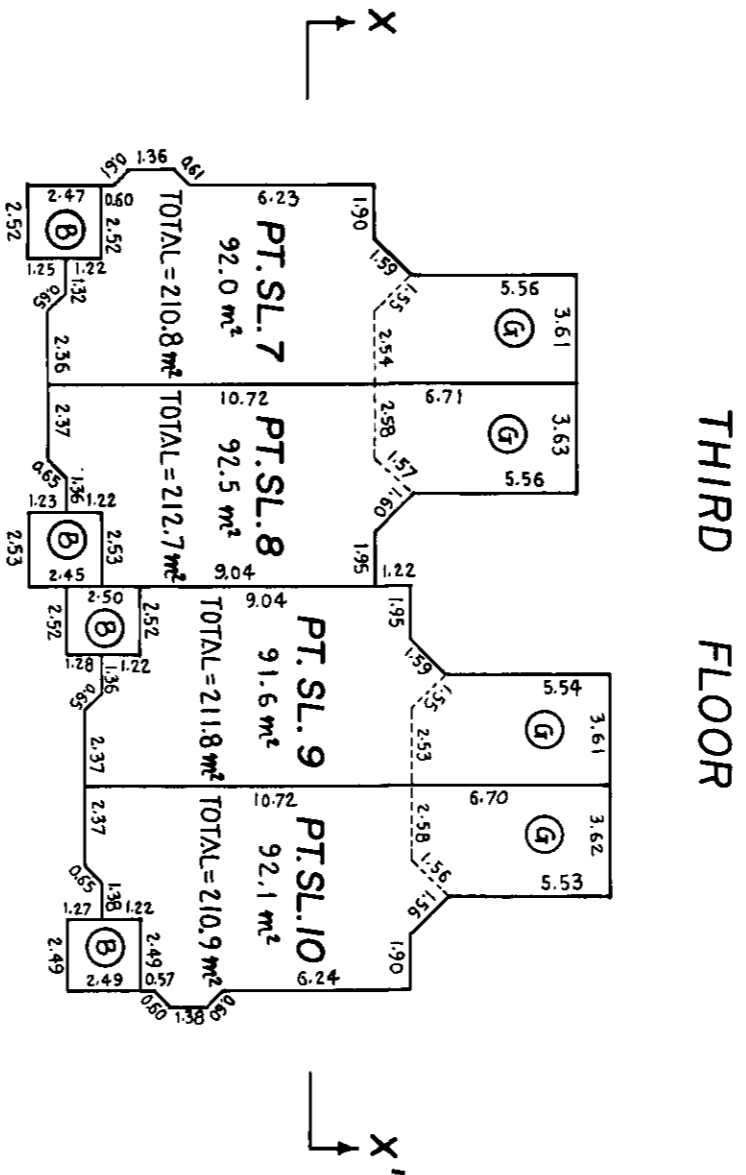
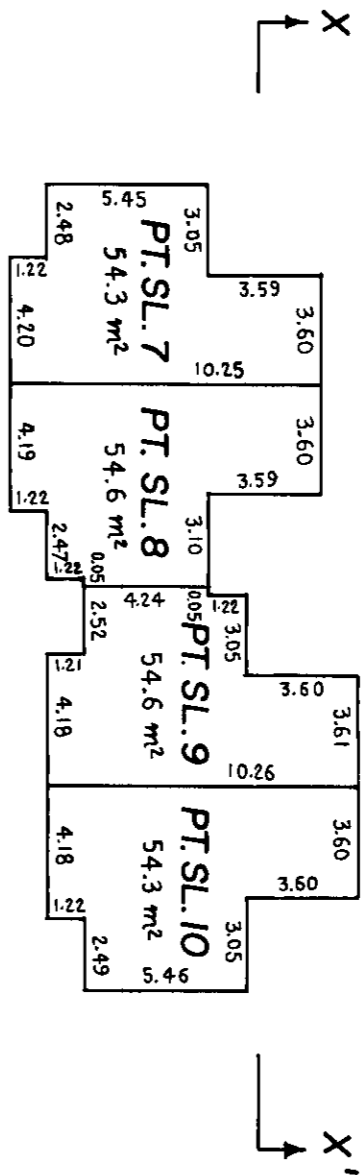
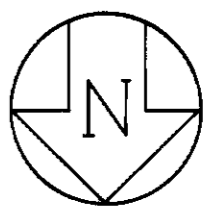


MARCH 5, 1987

BUILDING X STRATA PLAN 2548 PHASE 1

SCALE, 1:250

(ALL DISTANCES ARE IN METRES)



MARCH 5, 1987

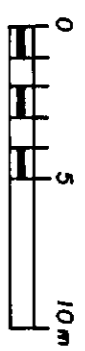
Handwritten signature or initials.

BUILDING W

STRATA PLAN

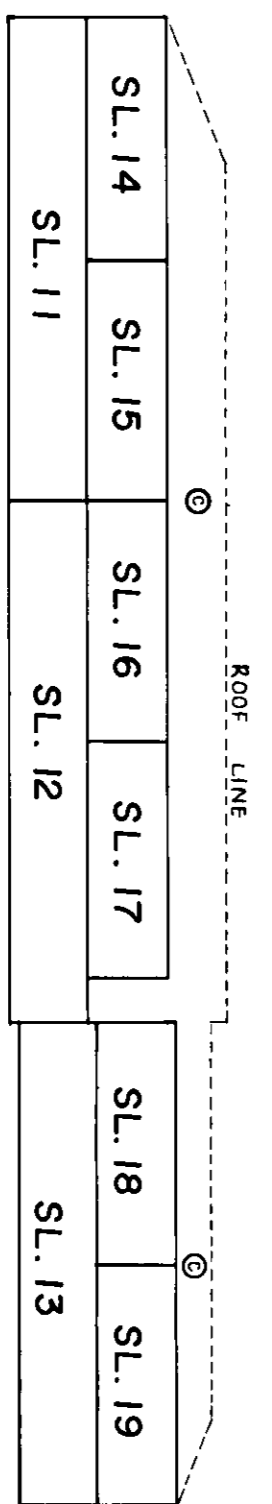
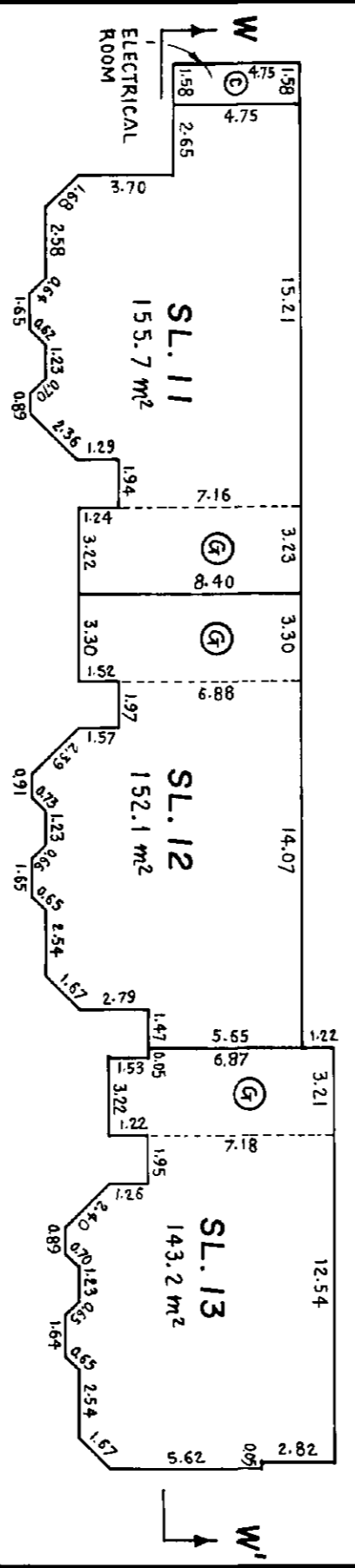
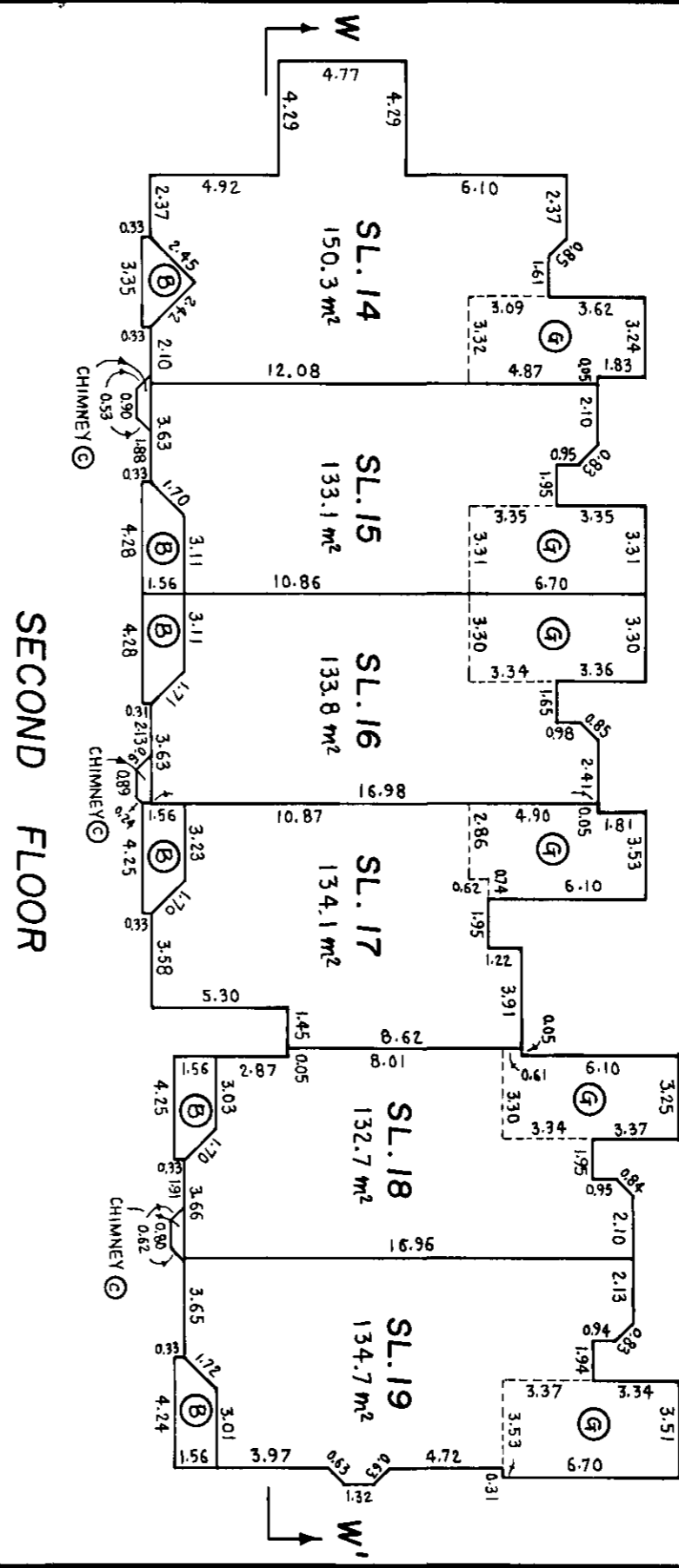
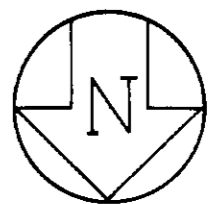
2548

PHASE 1



SCALE, 1:250

(ALL DISTANCES ARE IN METRES)



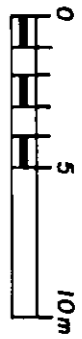
MARCH 5, 1987



BUILDING U STRATA PLAN

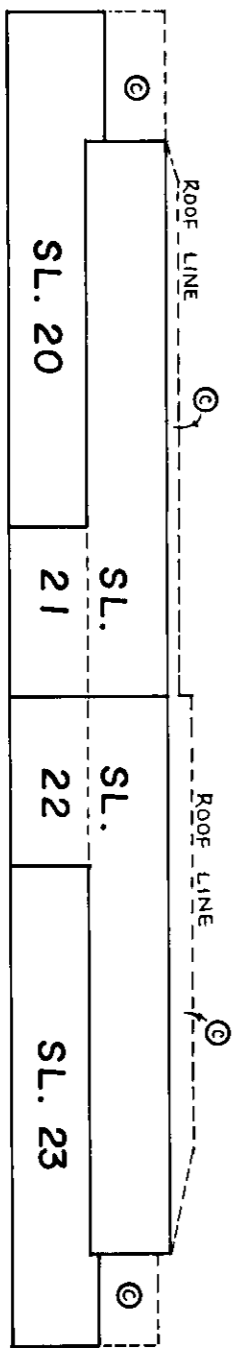
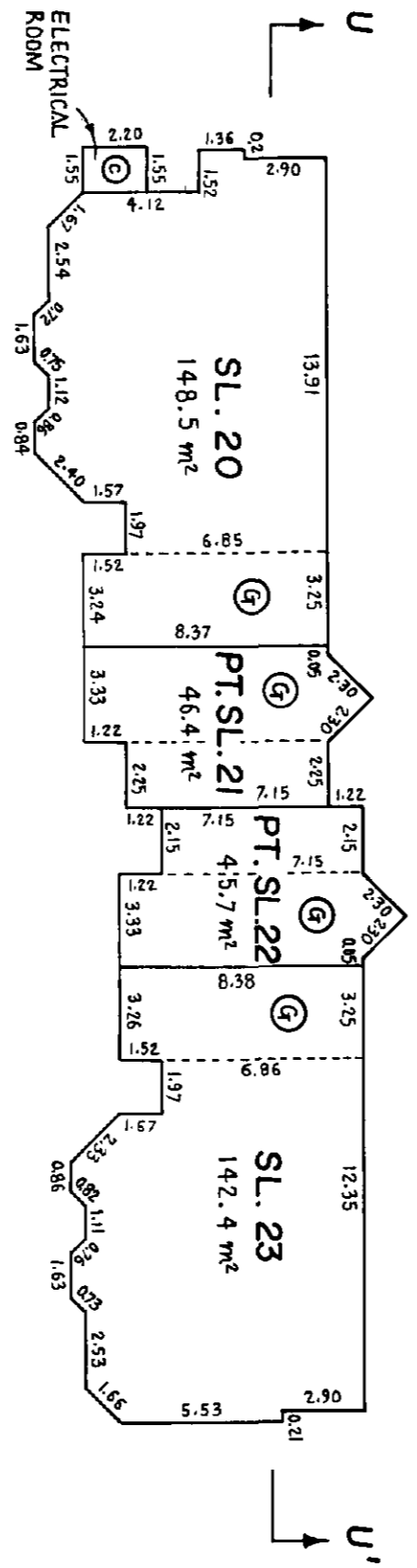
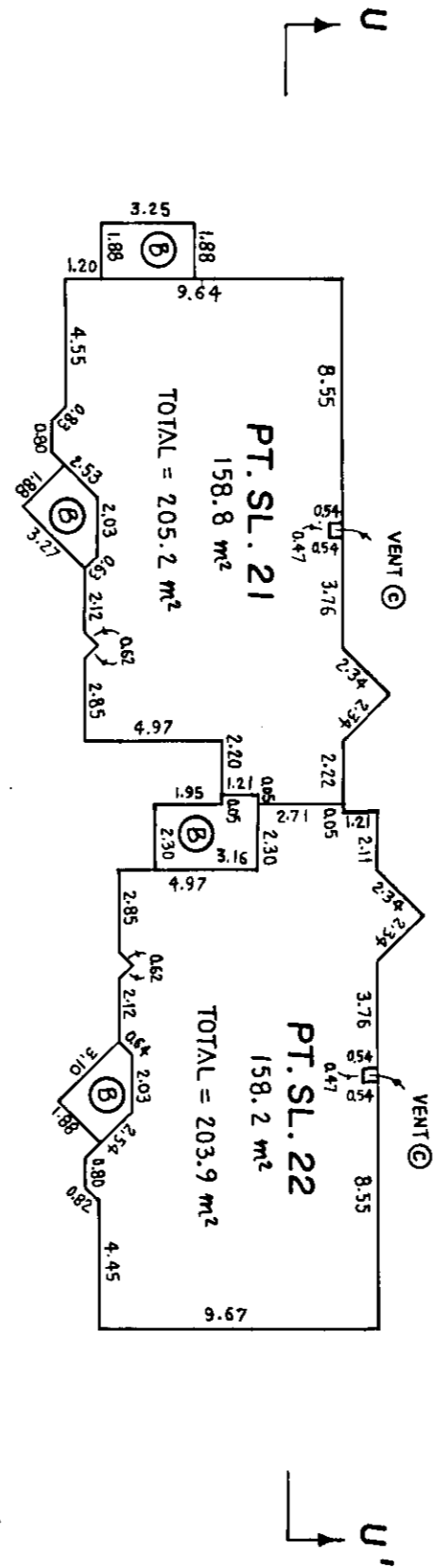
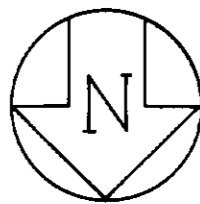
2548

PHASE 1



SCALE, 1:250 (metric)

(ALL DISTANCES ARE IN METRES)



MARCH 5, 1987



Property Sheet Closed
Search ALTOS2 or BC Online for
Current Information. BC Reg. 76/95

11/1/95

SHEET 9 OF 9 SHEETS

STRATA PLAN 2548
PHASE 1

Declarations AFFECTING THE COMMON PROPERTY

LINDA J OSTHEA, Registrar
Vancouver/New Westminster Land Title Districts

REGISTRATION NUMBER	DATE	DATE	DOCUMENT NATURE AND PARTICULARS
2167550	09.09.1986	01.11.17	MORTGAGE YORKSHIRE TRUST COMPANY (Reg. #707) INTER ALIA
	09.13.1989	23.02.1989	
2167551	09.09.1986	01.11.18	ASSIGNMENT OF RENTS YORKSHIRE TRUST COMPANY (Reg. #707) INTER ALIA
	09.13.1989	23.02.1989	
2168857	11.09.1986	01.11.51	MORTGAGE TERRAPIN MORTGAGE INVESTMENT CORP. (INC. #171844) INTER ALIA
	09.14.1987	22.06.1987	
2168858	11.09.1986	01.11.51	ASSIGNMENT OF RENTS TERRAPIN MORTGAGE INVESTMENT CORP. (INC. #171844) INTER ALIA
	09.14.1987	22.06.1987	
A88891	20.01.1987	01.13.48	STATUTORY RIGHT OF WAY BRITISH COLUMBIA HYDRO AND POWER AUTHORITY WITH PRIORITY OVER 2167550 AND 2168857 INTER ALIA
7101577	05.10.1981	01.15.16	COVENANT DISTRICT OF COQUITLAN K.T.A. SECTION 215 INTER ALIA
A857774	06.04.1987	01.14.46	STATUTORY RIGHT OF WAY DISTRICT OF COQUITLAN PLAN 74206 AUXILIARY RIGHTS INTER ALIA
A857775	06.04.1987	01.14.47	PRIORITY AGREEMENT GRANTING A857774 PRIORITY OVER 2168857 AND 2168858 INTER ALIA
	09.14.1987	23.02.1987	
A857776	06.04.1987	01.14.47	PRIORITY AGREEMENT GRANTING A857774 PRIORITY OVER 2167550 AND 2167557 INTER ALIA
	09.14.1987	23.02.1987	
A895710	31.05.1988	09.24.83	MORTGAGE HARVEY INVESTMENTS LTD (INC. NO. 298064) TRANSFER OF 2168857 DECY 11.09.1986 @ 11:51 SEE A8231404, A8451101 INTER ALIA
	12.11	25.11.1988	

Completed pg 9A.

MARCH 5, 1987

RT

STRATA PLAN NW 2548

PHASE 2

STRATA PLAN OF PART OF LOT A D.L. 346 GP. 1 N.W.D. PLAN 71291.

SCALE, 1 : 750



MUNICIPALITY OF COQUITLAM

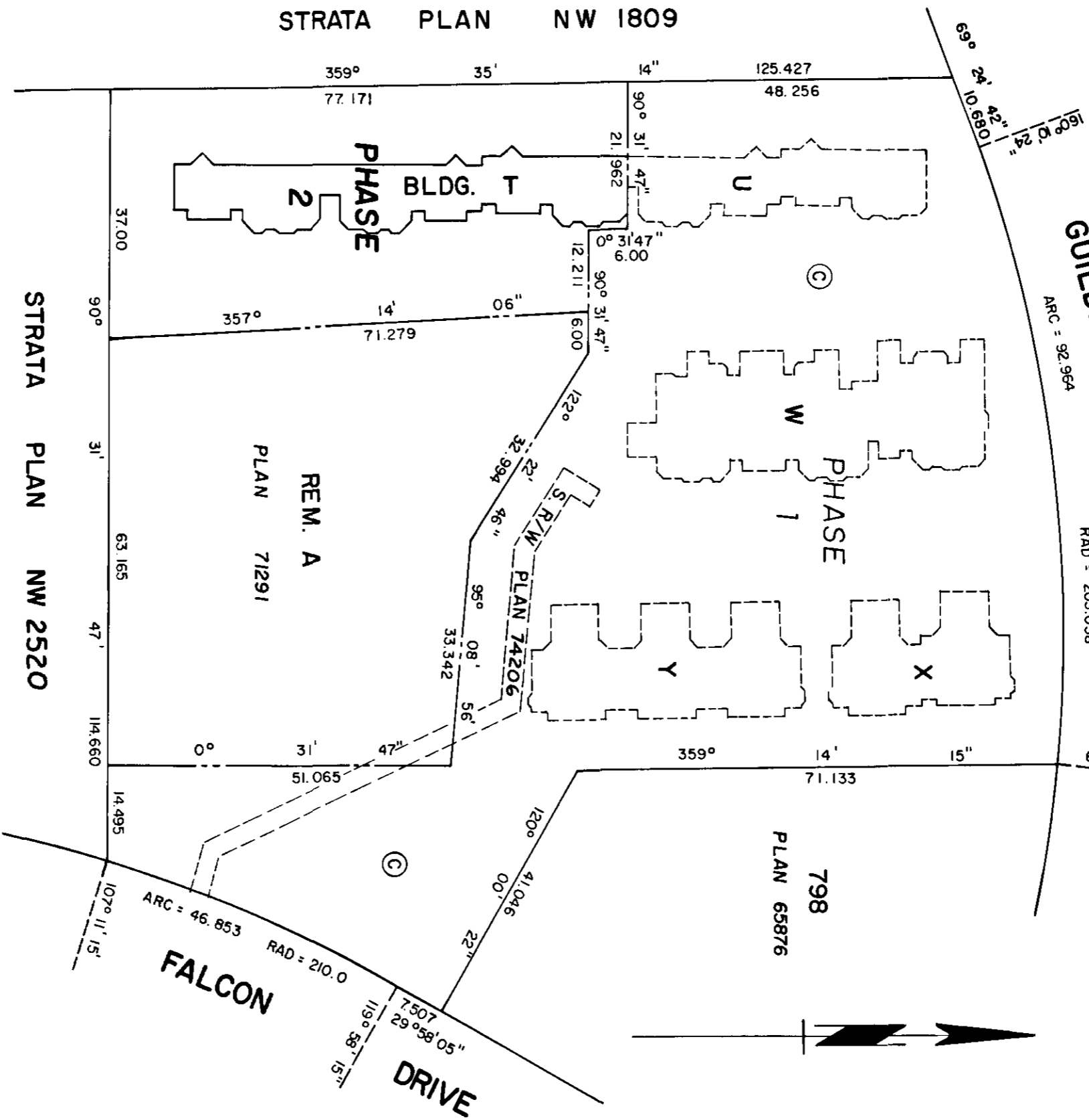
RESUBMITTED to 266421

REGISTRAR

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B. C. THIS 22ND DAY OF APRIL 1988.

FALCON TERRACE 1190 FALCON DRIVE COQUITLAM, B. C.

GULDFORD WAY
ARC = 92.964
RAD = 203.058



LEGEND

- SL. DENOTES STRATA LOT
- PT.SL. DENOTES PART OF STRATA LOT
- m² DENOTES SQUARE METRES
- Ⓚ DENOTES BALCONY
- Ⓛ DENOTES GARAGE
- Ⓞ DENOTES COMMON PROPERTY
- ALL BALCONIES ARE COMMON PROPERTY

I, W. PAPOVE OF COQUITLAM, B. C. BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS ERCTED ON THE PARCEL DESCRIBED ABOVE ARE WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL. DATED AT COQUITLAM, B. C. THIS 18th DAY OF FEBRUARY, 1988.

W. Papove, B. C. L. S.

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS :

THE OWNERS, STRATA PLAN NW 2548 SUITE 508, 1285 W. BROADWAY VANCOUVER, B. C. V6H 3X8

"THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT"

PAPOVE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
2664 SPARROW COURT
COQUITLAM, B. C. V3E 1G9
TEL. 464-3737

**STRATA PLAN NW 2548
PHASE 2**

CONDOMINIUM ACT

LOT NO.	SHEET NO.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
24	4	1722	1149	
25	4	1225	965	
26	4	1223	965	
27	4	1721	1149	
28	4	1722	1149	
29	4	1221	965	
AGGREGATE		8834	6342	
AGGREGATE PHASES 1 AND 2		44,037	29,853	

APPROVED AS PHASE 2 OF A 4 PHASE STRATA PLAN UNDER "CONDOMINIUM ACT" THIS 5 DAY OF APRIL, 1988.

[Signature]
APPROVING OFFICER FOR DISTRICT OF COQUITLAM

STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
 (1) I, THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF THE OWNER DEVELOPER.
 (2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE.
 I, MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH

DECLARED BEFORE ME AT Vancouver
 IN THE PROVINCE OF BRITISH COLUMBIA
 THIS 16 DAY OF MARCH, 1988.

[Signature]
Phillip D. Seligman
 BARRISTER & SOLICITOR
 1250-1176 W. Georgia St.,
 Vancouver, B.C. V6E 4A2
 WITHIN THE PROVINCE OF BRITISH COLUMBIA (604) 682-6181

ACCEPTED AS TO FORMS 1, 2 AND 3

[Signature]
 SUPERINTENDENT OF INCORPORATIONS
 THIS 20th DAY OF April, 1988.

OWNER DEVELOPER

NOMEN DEVELOPMENT CORPORATION

[Signature]
 AUTHORIZED SIGNATORY

 AUTHORIZED SIGNATORY

MORTGAGEES

AETNA TRUST COMPANY

[Signature]
 AUTHORIZED SIGNATORY

 AUTHORIZED SIGNATORY

TERRAPIN MORTGAGE INVESTMENT CORP.

[Signature]
 AUTHORIZED SIGNATORY

 AUTHORIZED SIGNATORY

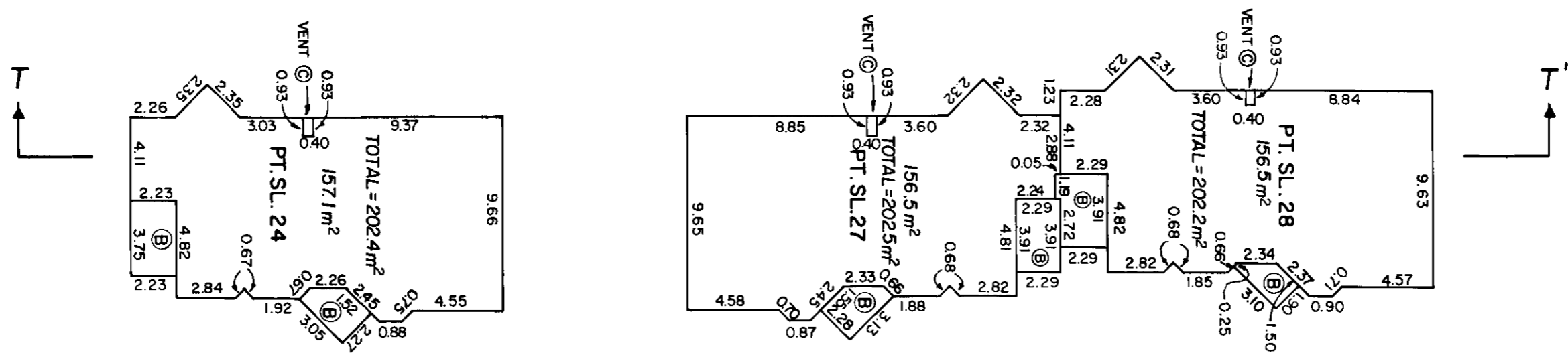
[Signature]
 MAGDALENNUS VERBRUGGE

 WITNESS

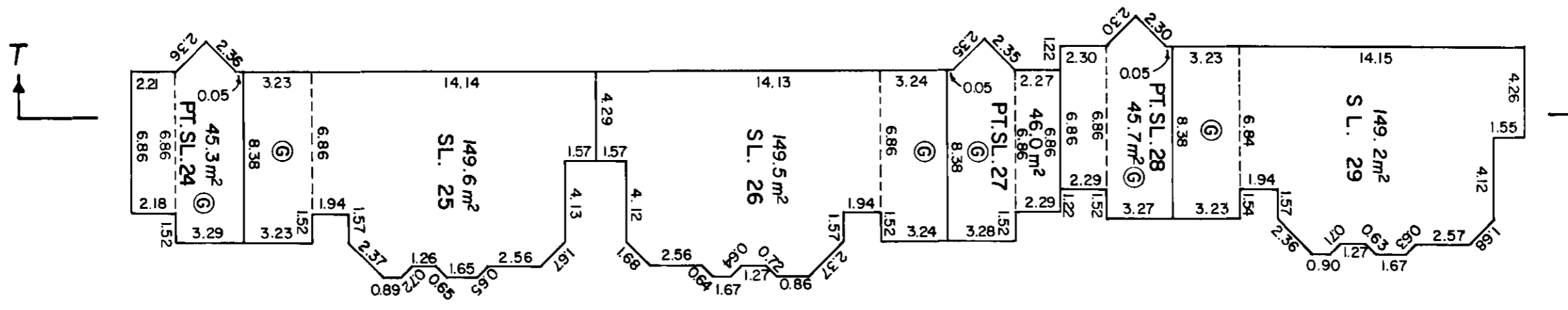
1890 S.W. MARINE DR. VANCOUVER, B.C.
 ADDRESS OF WITNESS

Developer
 OCCUPATION OF WITNESS

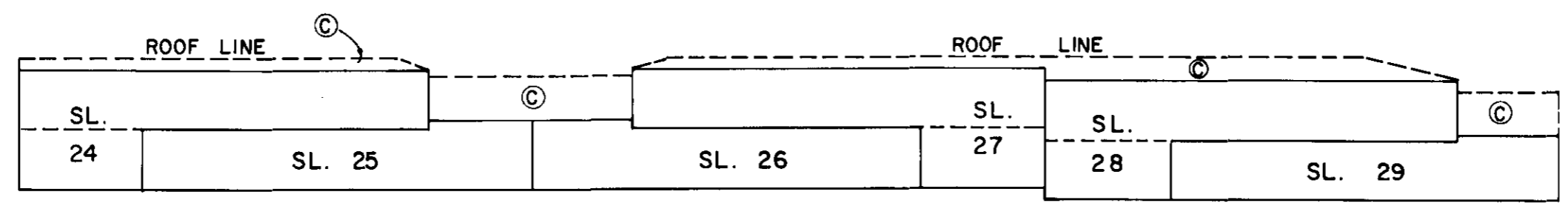
FEB. 18, 1988



SECOND FLOOR



FIRST FLOOR

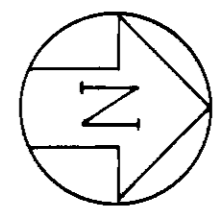


SECTION T - T'

BUILDING T

SCALE, 1:250 (metric)

ALL DISTANCES ARE IN METRES

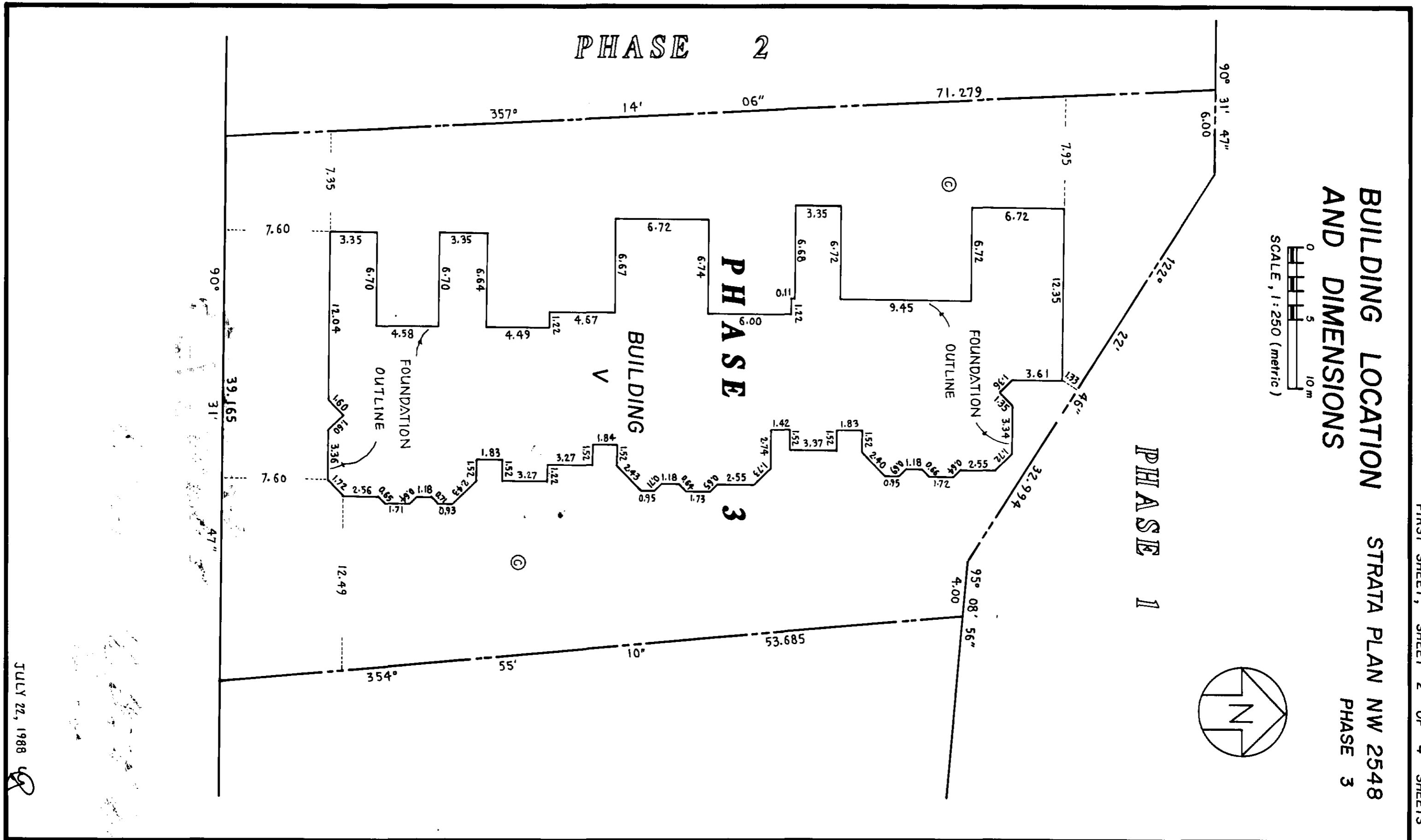


STRATA PLAN NW 2548

PHASE 2

SHEET 4 OF 4 SHEETS

FEB. 18, 1988

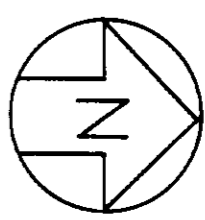


BUILDING LOCATION AND DIMENSIONS

STRATA PLAN NW 2548

PHASE 3

FIRST SHEET, SHEET 2 OF 4 SHEETS



JULY 22, 1988

CONDOMINIUM ACT STRATA PLAN NW 2548 PHASE 3

STRATA LOT	SHEET NO.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
30	4	1453	949	
31	4	1561	965	
32	4	1455	949	
33	4	1869	1099	
34	4	1871	1089	
35	4	1871	1089	
36	4	2015	1119	
37	4	1869	1089	
38	4	2210	1139	
AGGREGATE		16,174	9,487	
AGGREGATE, PHASES 1, 2 & 3		60,211	39,340	

OWNER - DEVELOPER
NOMEN DEVELOPMENT CORPORATION

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

MORTGAGEES :

AETNA TRUST COMPANY

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

HARVER INVESTMENTS LTD.

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

MAGDALENUS VERBRUGGE

WITNESS

ADDRESS OF WITNESS
OCCUPATION OF WITNESS

JULY 22, 1988

APPROVED AS PHASE 3 OF A 4 PHASE STRATA PLAN UNDER "CONDOMINIUM ACT" THIS 10th DAY OF AUGUST 1988

[Signature]
APPROVING OFFICER FOR THE DISTRICT OF COQUITLAM

STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
(1) I, THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF THE OWNER DEVELOPER.
(2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE.

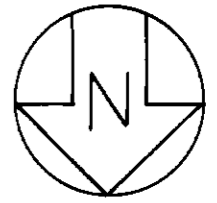
I, MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT Moncton, NB IN THE PROVINCE OF BRITISH COLUMBIA THIS 12 DAY OF August 1988

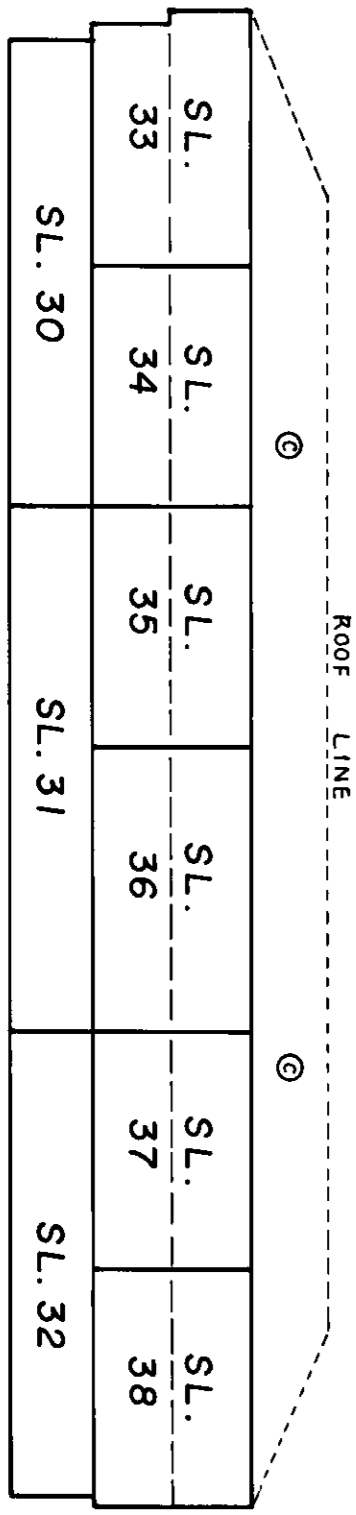
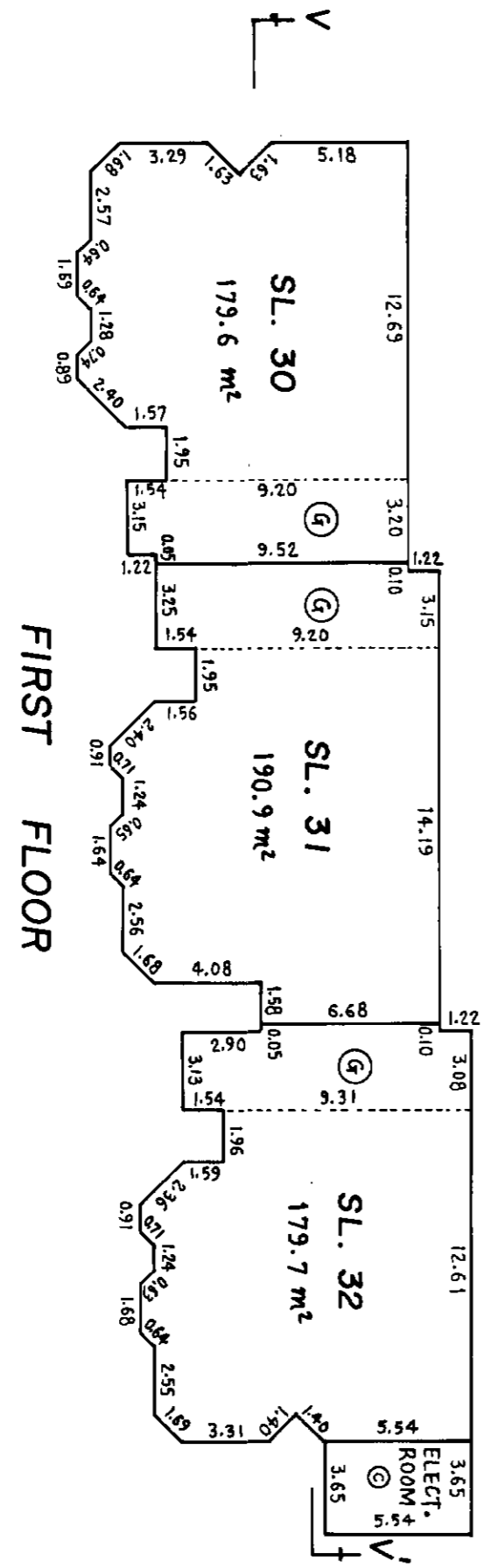
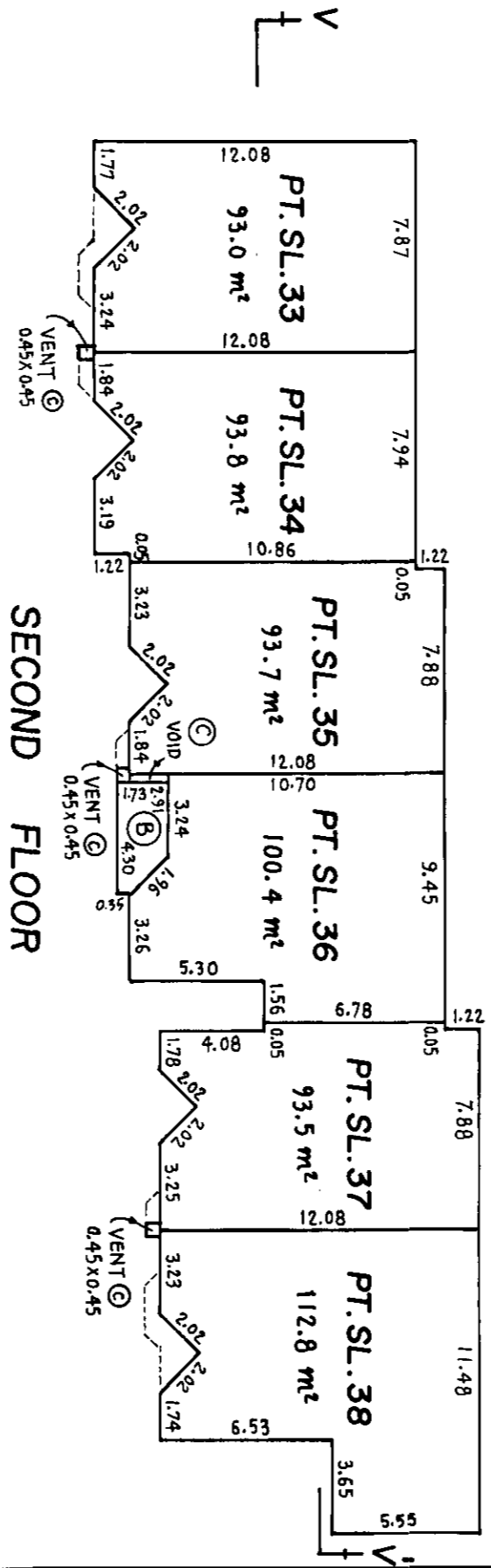
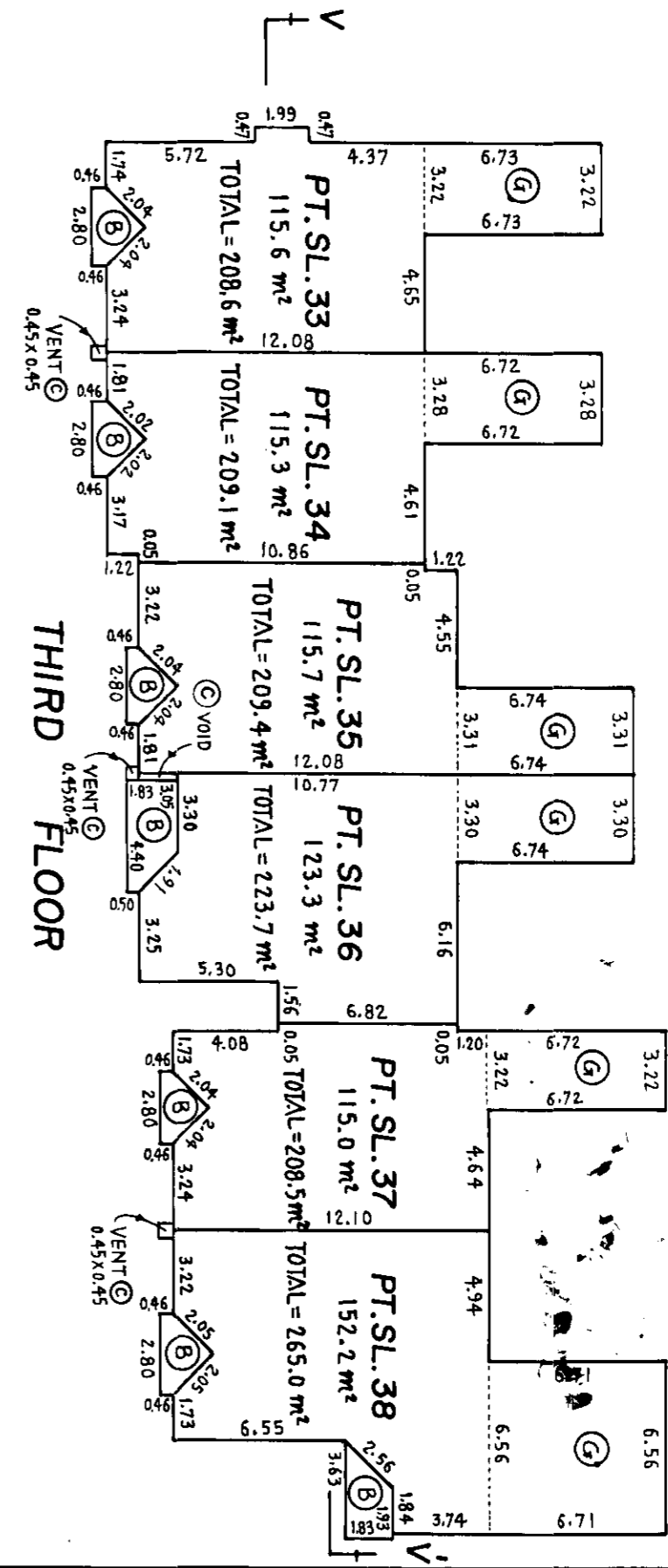
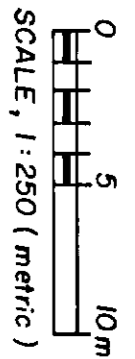
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA

ACCEPTED AS TO FORMS 1, 2 AND 3

SOBERINTENDENT OF Land Titles FOR British Columbia THIS 17th DAY OF August 1988



BUILDING V
STRATA PLAN NW 2548
PHASE 3



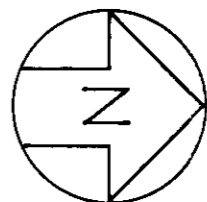
JULY 22, 1988

STRATA PLAN OF LOT A EXCEPT PHASES 1, 2 and 3 OF STRATA PLAN NW2548, D.L. 346, GP. 1, N.W.D. PLAN 71291

SCALE, 1 : 750



MUNICIPALITY OF COQUITLAM



STRATA PLAN NW 2548

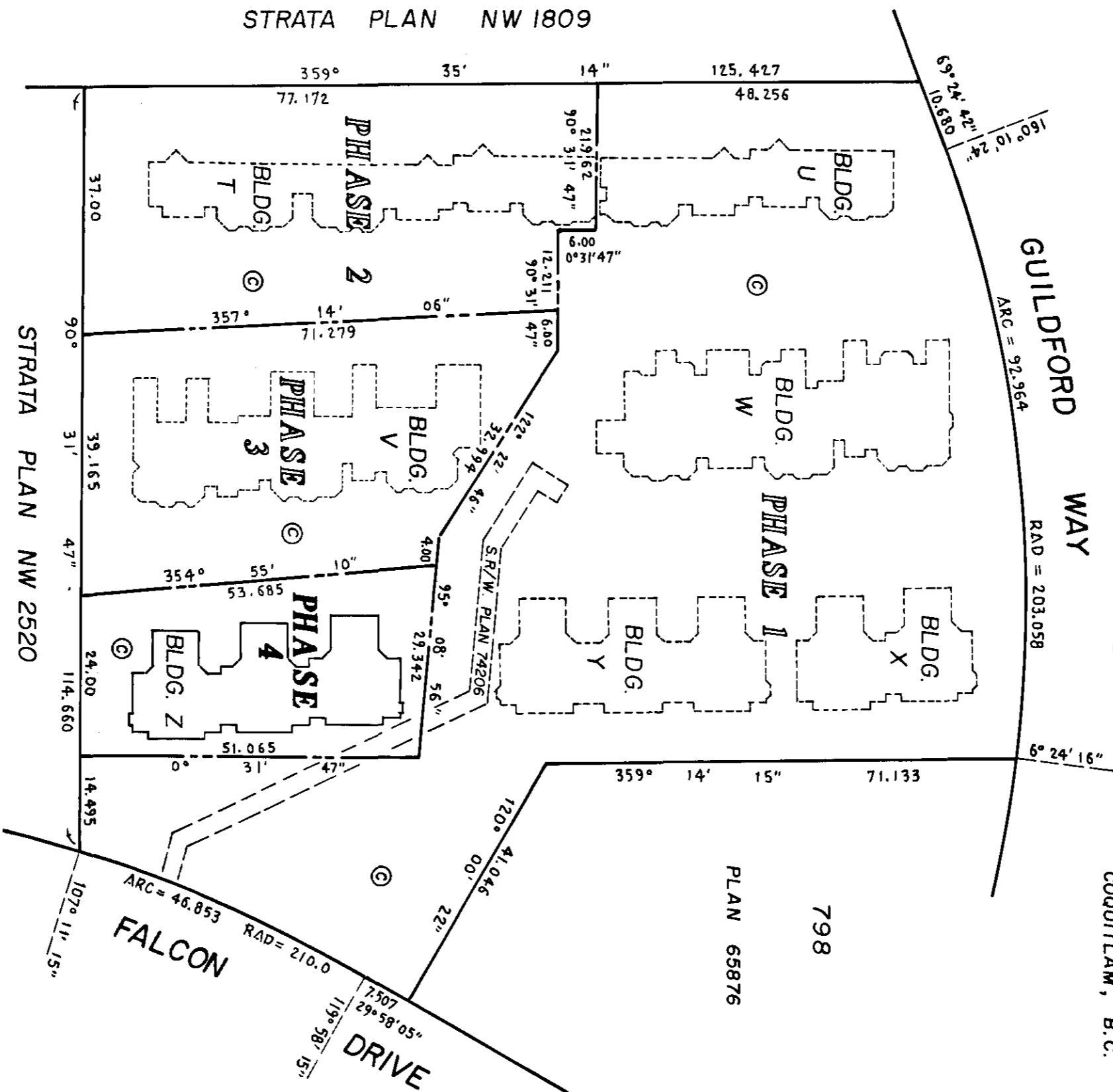
PHASE 4

By AB166990 to AB166995 DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.

THIS 29 DAY OF August 1988

D.J. Owen REGISTRAR

FALCON TERRACE
1190 FALCON DRIVE
COQUITLAM, B.C.



LEGEND

- S.L. DENOTES STRATA LOT
- - - PT.SL. DENOTES PART OF STRATA LOT
- m² DENOTES SQUARE METRES
- Ⓟ DENOTES BALCONY
- Ⓠ DENOTES GARAGE
- Ⓡ DENOTES COMMON PROPERTY
- Ⓢ DENOTES COMMON PROPERTY.

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS :

THE OWNERS, STRATA PLAN NW2548 SUITE 508, 1285 W. BROADWAY VANCOUVER, B.C. V6H 3X8

I, W. PAPOVE OF COQUITLAM, B.C., BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING ERRECTED ON THE PARCEL DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL.

DATED AT COQUITLAM, B.C., THIS 25th. DAY OF JULY, 1988

W. Papove

B.C.L.S.

PAPOVE AND ASSOCIATES
PROFESSIONAL LAND SURVEYORS
2664 SPARROW COURT
COQUITLAM, B.C. V3E 1G9
TEL. 464-3737

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

STRATA PLAN NW 2548
CONDOMINIUM ACT PHASE 4

STRATA LOT	SHEET NO.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
39	4	1885	1075	
40	4	1877	1059	
41	4	1877	1059	
42	4	1877	1059	
43	4	1877	1059	
44	4	1885	1075	
AGGREGATE		1,278	6,386	
AGGREGATE, PHASES 1, 2, 3 & 4		71,489	45,726	

OWNER - DEVELOPER
NOMEN DEVELOPMENT CORPORATION

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

MORTGAGEES :

AETNA TRUST COMPANY

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

HARVER INVESTMENTS LTD.

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

MASDALENUS VERBRUGGE

WITNESS

ADDRESS OF WITNESS
OCCUPATION OF WITNESS

APPROVED AS PHASE 4 OF A 4 PHASE STRATA PLAN UNDER "CONDOMINIUM ACT" THIS 10th DAY OF AUGUST 1988

APPROVING OFFICER FOR THE DISTRICT OF COQUITLAM

STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
(1) I, THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF THE OWNER DEVELOPER.
(2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE.

I, MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT VANCOUVER IN THE PROVINCE OF BRITISH COLUMBIA THIS 17th DAY OF August 1988

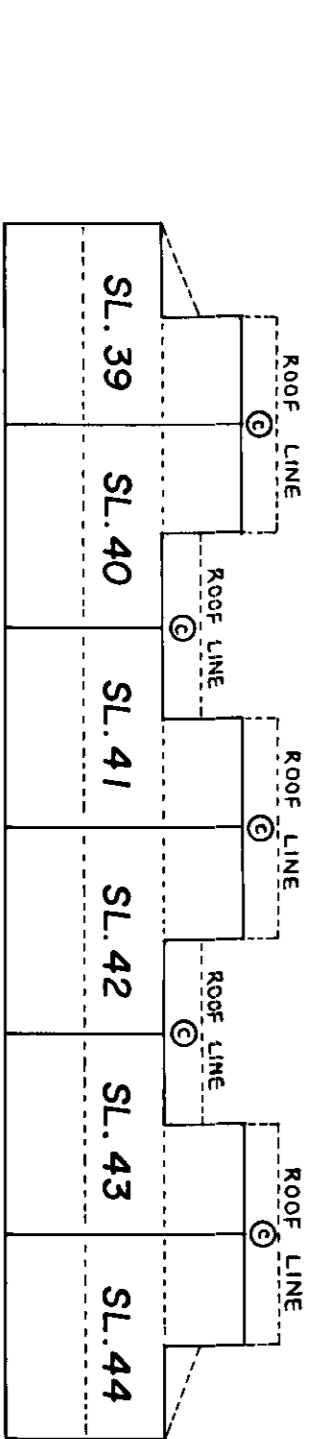
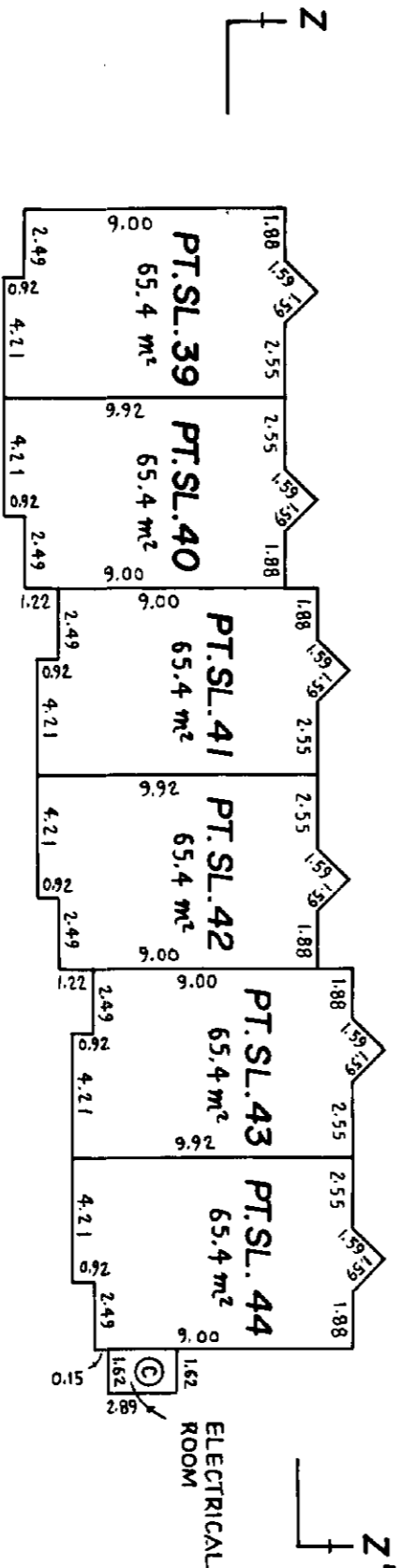
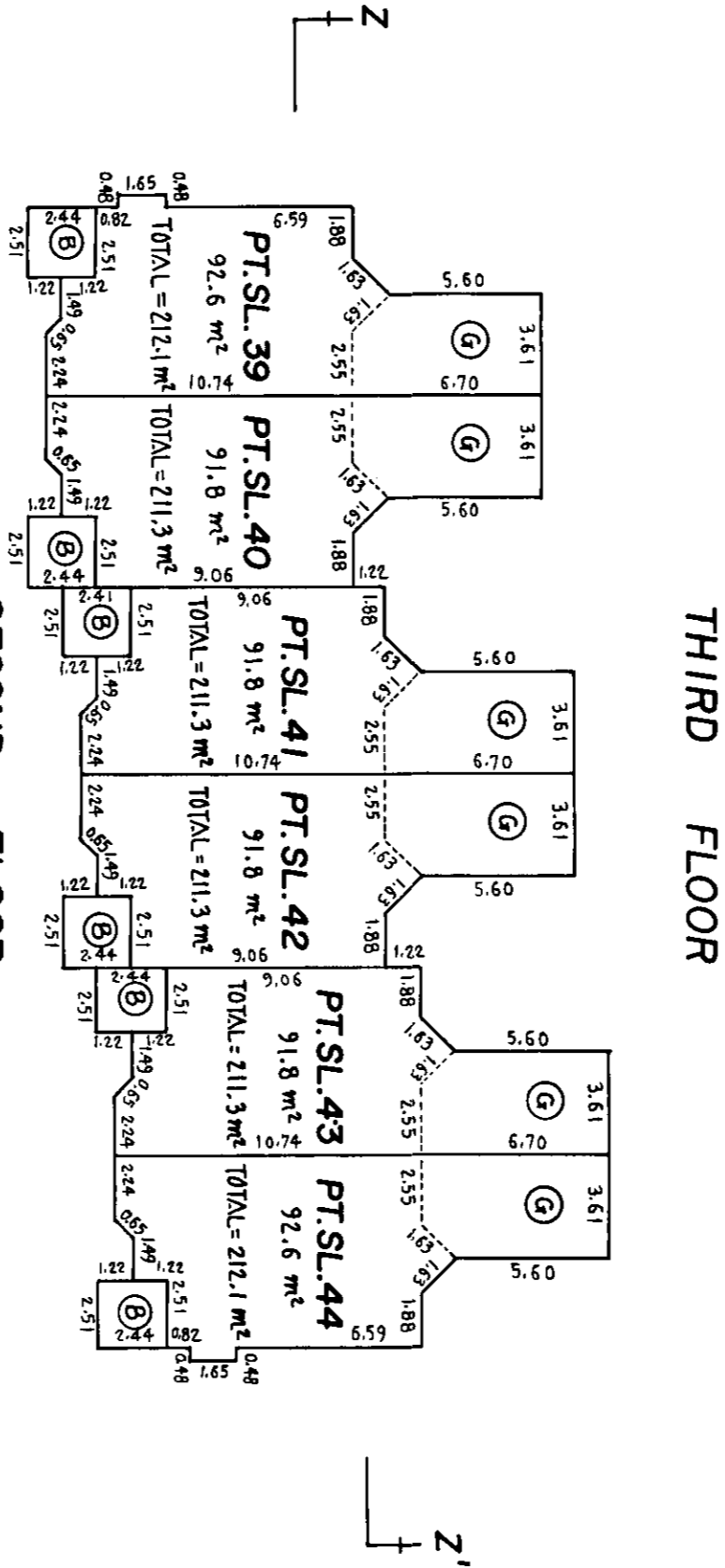
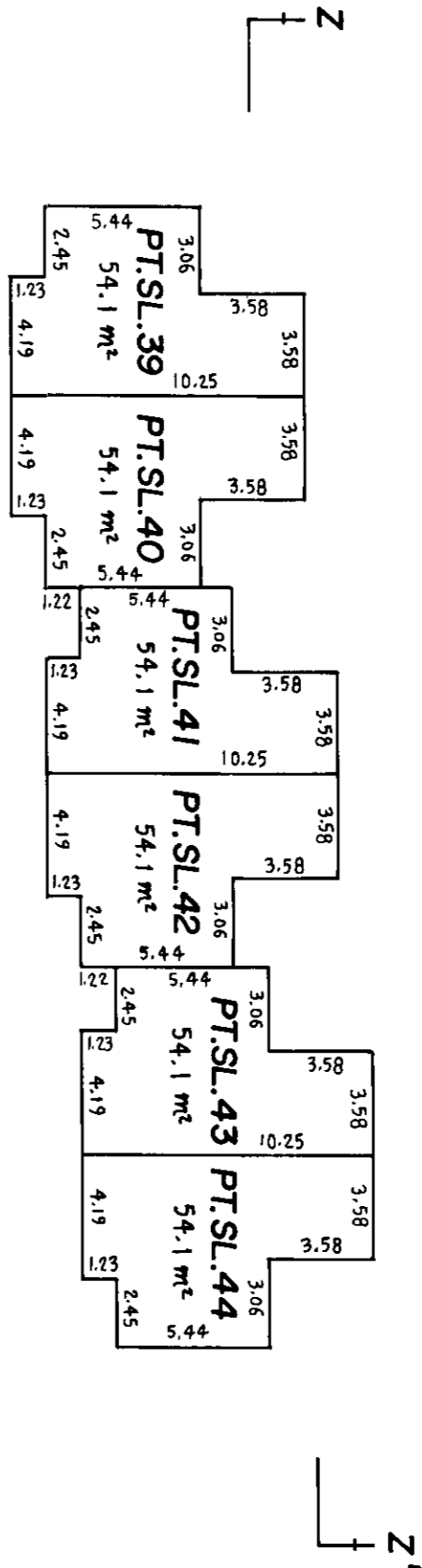
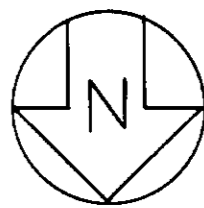
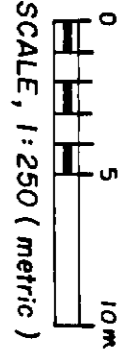
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA

ACCEPTED AS TO FORMS 1, 2 AND 3

SUBSTANTIAL WITNESS OF THIS 17th DAY OF August 1988

JULY 25, 1988

BUILDING Z STRATA PLAN NW 2548
PHASE 4



JULY 25, 1988



Spagnuolo & Company Real Estate Lawyers



Explanation of Statutory Right of Way Plan Registration Number NWP74206

This is a Statutory Right of Way Plan of part of Lot A of District Lot 346.

An SRW plan shows the location of a “statutory right of way” which is an area of lands over which a municipality, utility provider, or other statutory authority has rights of access and/or use. It will be necessary to refer to the registered SRW to determine the rights granted over this part of the lands.

With 25 years experience, 18 locations in British Columbia and a relentless focus on customer service, Spagnuolo and Co. is trusted by more clients for assistance with their purchase, sale or refinance of real estate than any other firm in British Columbia. If you decide to go ahead with your transaction, please give us a call.

Spagnuolo & Company
“we deliver peace of mind”

310-HOME (4663)

realestate@spagslaw.ca

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Spagnuolo & Company Real Estate Lawyers



General Explanation of a Notice of Permit

A Notice of Permit is a non-financial charge, meaning there is no money owing by the owner of the land to the charge holder. Also, this charge “runs with the land”, which means the charge will remain on title following registration of any transfer. On occasion, a permit will have an expiry date, but for the vast majority, they will remain as a note on title well beyond their period of relevance.

These charges are filed by the relevant issuing authority (Municipality or City), upon the issuance of a development or development variance permit, prior to construction. The charge registered against title does not include any information with respect to the permit.

To obtain specifics about the permit or permit application, one would have to make inquiries of the planning department of the relevant issuing authority (typically at Municipal or City Hall).

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Explanation of Statutory Right of Way Registration Number AA57774

Charge AA57774 is a Statutory Right of Way. A Statutory Right of Way usually gives the charge holder the right to cross over the property in accordance with the charge, and is typically in favour of the Crown, a city or municipality or a utility.

This Statutory Right of Way is a non-financial charge, meaning there is no money owing by the owner of the land to the charge holder. Also, this charge “runs with the land”, which means the charge will remain on title following registration of any transfer.

This charge grants the District of Coquitlam, a right to access and use of that portion of the land as shown on the Plan 74206 attached to construct watermains, culverts and manholes together with all ancillary fittings (“Works”) for the purpose of conveying, draining and metering sewage, liquid waste, electrical and communication services. The owner shall not permit any act nor excavate any obstruction over the right of way without written consent; trim or cut down any trees or hedge which might constitute a danger to the works. The District may carry out the work in a workmanlike manner and cause no damages or disturbance to the owner or to the right of way area; not to bury debris or rubbish and may remove temporary structure and maintain the land neat and clean condition and not to interfere with the drainage of the lands.

With 25 years experience, 18 locations in British Columbia and a relentless focus on customer service, Spagnuolo and Co. is trusted by more clients for assistance with their purchase, sale or refinance of real estate than any other firm in British Columbia. If you decide to go ahead with your transaction, please give us a call.

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AA057774

-6 APR 87 11:16

LAND TITLE OFFICE
NEW WESTMINSTER
FORM 17

Interest: CHARGE

True Value: Nominal

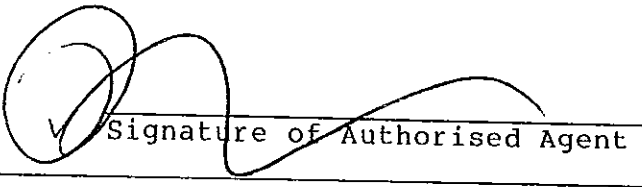
Nature of Charge: STATUTORY
RIGHT OF WAY WITH ANCILLARY
RIGHTS

Herewith Fees of \$10.00 ~~25~~

Full Name, Address, Telephone
number of person presenting
Application:

Address of person entitled to
be registered as owner, if
different than shown in
instrument:

PHILIP D. SELIGMAN, Esq.
c/o GOLDMAN & COMPANY
Barristers & Solicitors
1260-1176 West Georgia St.
Vancouver, B.C. V6E 4A2
(604) 682-6181


Signature of Authorised Agent

74206

2548

003-490-599
Z88353E

04/06/87 H7544 CHG NOM 25.00

THIS AGREEMENT made in triplicate and dated the 24 day
of March, A.D. 1987.

BETWEEN:

NOMEN DEVELOPMENT CORPORATION (Incorp. No: 152317)
1260-1176 West Georgia Street
Vancouver, B.C. V6E 4A2

(called herein the "Grantor")

OF THE FIRST PART

AND:

DISTRICT OF COQUITLAM
1111 Brunette Avenue
Coquitlam, British Columbia, V3K 1E9

(called herein the "District")

OF THE SECOND PART

LAND TITLE ACT
Form 1 (Section 36)
MEMORANDUM OF REGISTRATION
Registered on application received on
the day and at the time written hereon
Registrar
New Westminster Land Title Office

DEPOSITED

57774

- 2 -

WHEREAS the Grantor is the registered owner of ALL AND SINGULAR that certain parcel of land situate in the Municipality of Coquitlam, in the Province of British Columbia, which is more particularly known as:

Municipality of Coquitlam
Parcel Identifier 003-490-599
Lot A
District Lot 346
Group 1
New Westminster District
Plan 71291

(called herein the "Lands")

AND WHEREAS the District requires and the Grantor has agreed to grant to the District a Right-of-Way as herein provided for;

NOW THEREFORE in consideration of the premises, of the sum of One (\$1.00) Dollar receipt of which from the District is hereby acknowledged by the Grantor and other good and valuable consideration, THE PARTIES HEREBY COVENANT AND AGREE AS FOLLOWS:

1. The Grantor grants to the District the right at all times to:
 - (a) enter over, on, under, and through that portion of the Lands which is shown outlined on:
Plan Number 74206, a copy of which is attached (called herein "Right-of-Way")
and
 - (i) conduct services and examinations;
 - (ii) dig up and remove soil; and
 - (iii) construct, install, lay down, operate, maintain, cover with soil, alter, enlarge, repair, remove, relocate, renew, inspect and replace, watermains, culverts, sewers, drains, ditches, retaining walls, wing walls, manholes, or any of them, together with all ancillary attachments and fittings
(all of which are collectively called herein the "Works")

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- 3 -

for the purpose of conveying, draining, containing, protecting, metering, or disposing of water, gas, sewage, liquid waste, electrical energy, communication services, or any of them;

- (b) carry onto the Right-of-Way all materials and equipment required for any of the foregoing purposes;
- (c) remove from the Right-of-Way and all parts thereof anything which in the opinion of the District constitutes an obstruction to carrying out the Works;
- (d) cross over the Lands for reasonable access to the Right-of-Way and to make reasonable ancillary use of the Lands for the carrying out of the Works; and
- (e) do all acts which in the opinion of the District are incidental to the foregoing.

2. The Grantor shall:

- (a) not do or permit to be done any act or thing which in the opinion of the District might interfere with, injure, impair the operating efficiency of, or obstruct access to, the Works or any part thereof;
- (b) not excavate, drill, install, erect, maintain, or permit to be excavated, drilled, installed, erected or maintained, any obstruction, pit, well, foundation, materials, embankment, fill, pavement, buildings, or other structures, or improvements, upon, over, under or through, the Right-of-Way without first obtaining the written consent of the District;
- (c) execute all further documents and things whatsoever for the better assuring unto the District of the Right-of-Way hereby granted;
- (d) permit the District to peaceably hold and enjoy the rights hereby granted;
- (e) trim or, if necessary, cut down any tree or hedge on the Lands which in the opinion of the District constitutes or may constitute a danger to the Works or any part thereof.

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3. The District shall:
 - (a) carry out the Works in a good and workmanlike manner in order to cause no unnecessary damage or disturbance to the Grantor, the Lands or any improvement on the Lands;
 - (b) not bury, without the prior written consent of the Grantor debris or rubbish in excavations or backfill;
 - (c) remove shoring and like temporary structures as backfilling proceeds;
 - (d) rake up all rubbish and construction debris in order to leave the Right-of-Way in a reasonably neat and clean condition;
 - (e) insofar as it is practical, in the opinion of the District, carry out the Works so as not to interfere with the drainage of the Lands;
 - (f) not be unreasonable in its opinions herein.
4. THE GRANTOR DOTH HEREBY RELEASE AND FOREVER DISCHARGE THE DISTRICT from and against all manner of actions, cause of action, suits and demands whatsoever at law or at equity SAVE AND EXCEPT FOR NEGLIGENCE which the Grantor may at any time have by reason of the carrying out of the Works.
5. NOTWITHSTANDING ANYTHING HEREIN CONTAINED the District reserves all rights and powers of expropriation otherwise enjoyed by the District.
6. Wherever the singular or masculine is used in this Agreement the same shall be deemed to include the plural or the feminine or body politic or corporate as the context so requires or the parties so require; every reference to each party hereto shall be deemed to include the heirs, executors, administrators, successors, assigns, employees, agents, officers and invitees of such party wherever the context so requires or the parties so require.
7. Covenants herein contained run with the Lands.
8. This Agreement shall enure to the benefit of and be binding upon the parties hereto NOTWITHSTANDING any


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rule or law or equity to the contrary.

IN WITNESS WHEREOF the parties hereto have hereunto executed these presents the day and year first above written.

The Corporate Seal of)
NOMEN DEVELOPMENT CORPORATION)
was hereunto affixed in the)
presence of:)


_____)
Authorized Signatory)

C/S

_____)
Authorized Signatory)

The Corporate Seal of the)
DISTRICT OF COQUITLAM)
was hereunto affixed in the)
presence of:)


_____)
Authorized Signatory - Mayor)

C/S


_____)
Authorized Signatory - Clerk)

57774

PROOF OF EXECUTION BY CORPORATION

✓ I CERTIFY that on the 24 day of March, 1987, at the City of Vancouver, in the Province of British Columbia,

HARMEN VERBRUGGE

✓ who is personally known to me, appeared before me and acknowledged to me that he/they is/are the authorized signatory/ies of NOMEN DEVELOPMENT CORPORATION and that he/they is/are the person(s) who subscribed his/their name(s) and affixed the seal of the corporation to the instrument, that he/they was/were authorized to subscribe his/their name(s) and affix the seal to it, and that the corporation existed at the date the instrument was executed by the corporation.

✓ IN TESTIMONY of which I set my hand at the City of Vancouver, in the Province of British Columbia, this 24 day of March, 1987.

Matheson


✓ A Commissioner for taking Affidavits within British Columbia.

57774

LAND TITLE ACT

Form 6


PROOF OF EXECUTION BY CORPORATION

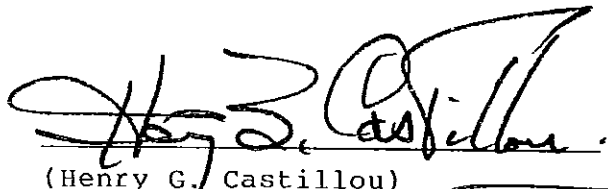
I CERTIFY that on the 24th day of March, 1987, at Coquitlam, 
in the Province of British Columbia,

Theodore Klassen, Municipal Clerk

of 2124 Knightswood Place, Burnaby, B.C.

who is personally known to me, appeared before me and acknowledged to me that he is the authorized signatory of District of Coquitlam and that he is the person who subscribed his name and affixed the seal of the corporation to the instrument, that he was authorized to subscribe his name and affix the seal to it, and that the corporation existed at the date the instrument was executed by the corporation.

IN TESTIMONY of which I set my hand and seal of office, at Coquitlam, in the Province of British Columbia, this 24th day of March, 1987. 


(Henry G. Castillou)

A Commissioner for taking Affidavits within British Columbia.

57774

DATED: 1987

BETWEEN:

NOMEN DEVELOPMENT CORPORATION

AND:

DISTRICT OF COQUITLAM

STATUTORY RIGHT OF WAY WITH
ANCILLARY RIGHTS

GOLDMAN & COMPANY
Barristers & Solicitors
1260 - 1176 West Georgia Street
Vancouver, B.C. V6E 4A2
682-6181

Per: PDS/mm File No: 392-12