

LAND TITLE ACT  
Form 17  
(Section 151, 152 (1), 220)  
APPLICATION

NOTE: Before submitting this application for interests under (1) and (2), applicants should check and satisfy themselves as to the tax position, including taxes of the Crown, Province, a Municipality and Improvement, Water and Irrigation Districts.

| NATURE OF INTEREST:                   |                                     | MARKET VALUE:    |
|---------------------------------------|-------------------------------------|------------------|
| (1) FEE SIMPLE                        | <input type="checkbox"/>            |                  |
| (2) CHARGE                            | <input checked="" type="checkbox"/> | TRUE VALUE: N/A  |
|                                       |                                     | Essment          |
| (3) CANCELLATION OF CHARGE            | <input type="checkbox"/>            | NATURE OF CHARGE |
| NATURE AND NUMBER OF CHARGE CANCELLED |                                     |                  |

HEREWITH FEES OF \$ 10.00

As to (1) and (2) ADDRESS of person entitled to be registered as owner, if different than shown in instrument

As to (3) FULL NAME of person entitled to cancellation who or on whose behalf the application is made:

LEGAL DESCRIPTION, if not shown in instrument being submitted with this application:

FULL NAME, ADDRESS, TELEPHONE NUMBER of person presenting application: Robert W. Stevenson, 1500-510 W. Hastings St., Vancouver B.C. V6Z 7M6 689-3281

Signature of Applicant or Solicitor or Agent

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WITH PRIORITY OVER T66932, T98347 AND U9088

5227 001000

LAND TITLE ACT  
Form 1 (Section 38)  
MEMORANDUM OF REGISTRATION  
This instrument is recorded on  
this day of 1983 by the  
Registrar of the Land Title Office

NEW WESTMINSTER  
L.R.O. (B.C.O.)  
AMOUNT PAID

- 3 JUN 83

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THIS AGREEMENT made the 31 day of May 1983.

BETWEEN:

BOSA BROS. CONSTRUCTION LTD., a Company incorporated under the laws of the Province of British Columbia, having its registered office at 1500 - 510 West Hastings Street, Vancouver, B.C. V6B 1M6 (Incorporation No. 67,774) (hereinafter called the "Grantor")

AND:

OF THE FIRST PART

BOSA BROS. CONSTRUCTION LTD., a Company incorporated under the laws of the Province of British Columbia, having its registered office at 1500 - 510 West Hastings Street, Vancouver, B.C. V6B 1M6 (Incorporation No. 67,774) (hereinafter called the "Grantee")

AND:

OF THE SECOND PART

DANCORP FINANCIAL LIMITED, a body corporate, duly incorporated under the laws of Canada and is a continuing corporation under the laws of the Province of British Columbia, and having its registered office at 2600 - 650 West Georgia Street, Vancouver, B.C.

- and -

WARDLEY REALTY LTD., a body corporate, duly incorporated under the laws of the Province of Ontario, registered extra-provincially in British Columbia, where its registered office is at 1818 - 200 Granville Street, Vancouver, B.C.

- and -

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NORTH SHORE COMMUNITY CREDIT UNION, a Company duly incorporated under the laws of the Province of British Columbia, having an office at Ste. 301 - 1112 Lonsdale Avenue, North Vancouver, B.C.

(hereinafter collectively called "Bancorp")

OF THE THIRD PART

AND:

CANADIAN COMMERCIAL BANK, a Canadian chartered bank having its chief place of business in British Columbia at 609 Granville Street, Vancouver, B.C.

(hereinafter called "CCB")

OF THE FOURTH PART

AND:

DISTRICT OF COQUITLAM, of 1111 Brunette Avenue, Coquitlam, B.C. V3K 1E8

(hereinafter called "Coquitlam")

OF THE FIFTH PART

WHEREAS:

A. The Grantor is the owner in fee simple of the lands and premises in the Municipality of Coquitlam, in the Province of British Columbia, known and described as:

Lot 69, D.L. 386, Group 1, Plan 65970, N.W.D. .

(herein referred to as "the Grantor's Lands").

B. The Grantor is the owner in fee simple of the lands and premises in the Municipality of Coquitlam, in the Province of British Columbia,

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known and described as:

Lot 68, D.L. 386, Group 1, Plan 65970, N.W.D.

(herein referred to as "the Grantee's Lands").

C. Bancorp and CCB are Mortgagees of the Grantor's Lands and join in this Easement Agreement to grant priority to the Easement over their interest as Mortgagees of the Grantor's Lands.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and the sum of One (\$1.00) Dollar now paid by the Grantee to the Grantor (the receipt of which is hereby acknowledged) and other good and valuable consideration, the parties covenant and agree as follows:

1. The Grantor grants unto the Grantee, its successors and assigns, an Easement over that portion of the Grantor's Lands as shown outlined on Reference Plan of Easement No. 66101 ~~a copy of which is attached~~ hereto (the "Easement").

2. The Grantor grants unto the Grantee in common with the Grantor the right, liberty and right of way to the Grantee, its servants, agents and invitees, to use the Easement solely for access and egress of persons and vehicles to and from the Grantee's Lands. The Grantor shall also be entitled to use the Easement for the same purposes for access and egress to and from the Grantor's Lands.

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3. The Easement herein is declared to be appurtenant to and for the benefit of the Grantee's Lands.
4. The Grantor covenants that it will not do or knowingly permit to be done any act or thing which may in any way whatsoever interfere with the Easement conferred herein.
5. It is mutually understood, agreed and declared by and between the parties that this Agreement shall be construed as running with the Grantor's Lands, that no part of the fee of the soil thereof shall pass to or be vested in the Grantee under or by virtue of these presents and that the Grantee may fully use and enjoy the Easement subject only to the rights and restrictions herein provided.
6. It is further mutually understood and agreed and declared by and between the parties that the charge created hereby shall not be varied or released or discharged in any manner without the express written consent of Coquitlam.
7. The Grantor and the Grantee do covenant and agree that the cost of maintenance and repairs of the Easement area for which this Easement is granted shall be borne by the owner from time to time of the Grantee's Lands.
8. Bancorp, for good and valuable consideration, hereby agrees and consents to the registration of the Easement herein granted in

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priority to its Mortgage and extension thereto registered under Nos. T66932 and T98347 respectively and in the same manner and to the same effect as if the said Easement had been dated, granted and registered prior to the said Mortgage and extension thereto.

8. CCB, for good and valuable consideration, hereby agrees and consents to the registration of the Easement herein granted in priority to its Mortgage registered under No. U9008 and in the same manner and to the same effect as if the said Easement had been dated, granted and registered prior to the said Mortgage.

9. This Easement shall be binding upon and enure to the benefit of the parties and their respective successors and permitted assigns.

10. Wherever the singular or the masculine is used herein, the same shall be construed as meaning the plural or feminine or the body politic or corporate, where the context so requires.


IN WITNESS WHEREOF the parties have hereunto set their hands

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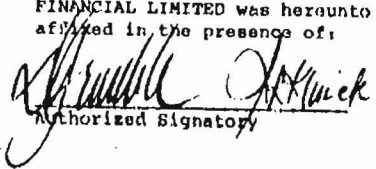
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and seals on the day and year first above written.

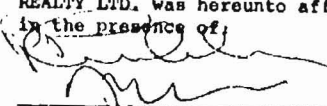
The Corporate Seal of BOSA BROS.  
CONSTRUCTION LTD. was hereunto  
affixed in the presence of:

  
Authorized Signatory

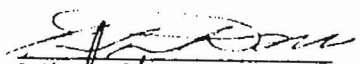
The Corporate Seal of BANCORP  
FINANCIAL LIMITED was hereunto  
affixed in the presence of:


  
Authorized Signatory

The Corporate Seal of WARDLEY  
REALTY LTD. was hereunto affixed  
in the presence of:

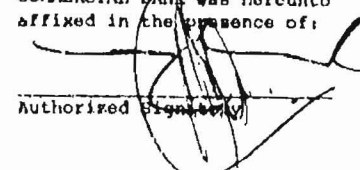
  
Authorized Signatory

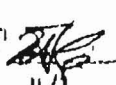
The Corporate Seal of NORTH SHORE  
COMMUNITY CREDIT UNION was here-  
unto affixed in the presence of:

  
Authorized Signatory **WILLIAM E. DAVID**

  
AUTHORIZED SIGNATORY **I. W. SORENBON**

The Corporate Seal of CANADIAN  
COMMERCIAL BANK was hereunto  
affixed in the presence of:

  
Authorized Signatory

APPROVED FOR  
EXECUTION BY 

DOCUMENT No. 

DISTRICT OF COLUMBIA  
PORT  
JUL 16 2005  
CLERK  
(JUL 16 2005)



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Maple Printers and Stationers Ltd. Vancouver, B.C.  
 Tax and Commercial Stationers Form No. 1 (F.A.S.)

## LAND TITLE ACT

FORM 4  
 (Section 46)

## PROOF OF EXECUTION BY CORPORATION

I CERTIFY that on the 31 day of May, 1983  
 at Vancouver In British Columbia,

(\*where identity has been proved by the evidence submitted) (Name, full name, address, and occupation)

John Oleksy  
 who is personally known to me, appeared before me and acknowledged to me that he/she is the authorized signatory of

BOSA BROS. CONSTRUCTION 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 Vancouver, B.C.  
 this 31 day of May, 1983

[Signature]  
 † A Commissioner for taking Affidavits within British Columbia.

\*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 reserve his discretion under the 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 ROBERT W. STEVENSON  
Barrister & Solicitor  
1500 510 W. HASTINGS ST.  
VANCOUVER, B.C. V6B 1M6  
PH. 689-3281

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Statutory and Municipal Notices Form No. 17A-B  
17A-B and 17A-C

LAND TITLE ACT

FORM 6  
(Section 46)

PROOF OF EXECUTION BY CORPORATION

I CERTIFY that on the

19

day of

May

Vancouver

at

(\* Where the entity has been proved by the evidence and is not

(Name full name, address, and occupation)

who is personally known to me, appeared before me and acknowledged to me that he/she is the authorized

signature of

BANCOUR FINANCIAL LIMITED

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, B.C.

day of

May

19 83

Where the person making the affidavit is personally known to the officer taking out the affidavit, the officer may, at his/her discretion, accept the affidavit as evidence of the execution of the instrument. If the affidavit is not accepted as evidence of the execution of the instrument, the officer shall, at his/her discretion, require the person making the affidavit to provide further evidence of the execution of the instrument. (Section 46, e.g., A Commissioner for Taking Affidavits for British Columbia.)

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Maple Printing and Stationery Ltd., Vancouver, B.C.  
 Tax and Company of Notaries - List No. 11A\*

## LAND TITLE ACT

FORM 6  
 (Section 46)

## PROOF OF EXECUTION BY CORPORATION

I CERTIFY that on the 27th day of May, 1983,  
 at Vancouver  
J. H. CLEAVE  
 (\* whose identity has been proved by the evidence submitted) (Name 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

WARDLEY REALTY 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 Vancouver, B.C.

this 27th day of May, 1983

Libby (CMY)  
 † A Commissioner for taking Affidavits within  
 British Columbia.

\*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 the section 16(3) not to call for further  
 evidence of the existence of the corporation.  
 ‡Write name and qualifications under section 46, e.g., A Commissioner for Taking Affidavits for British Columbia.

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MacKinnon and MacKinnon Ltd., Vancouver, B.C.  
Law and Commercial Notaries - Form No. 1 (A.B.)

## LAND TITLE ACT

FORM 8  
(Section 46)

## PROOF OF EXECUTION BY CORPORATION

I CERTIFY that on the 25<sup>th</sup> day of May, 19 83,  
at NORTH Vancouver in British Columbia,

*kd* (\*Where identity has been proved by the evidence on oath of... (Write full name, address, and occupation)

**RONALD E. DAVIES + J. W. SORENSON**

who is personally known to me, appeared before me and acknowledged to me that he/she is the authorized signatory of **NORTH SHORE COMMUNITY CREDIT UNION**

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 NORTH Vancouver, B.C.

this 25<sup>th</sup> day of May, 19 83.

*[Signature]*  
**MATTHEW R. SHRAGIE**  
A Commissioner for taking Affidavits  
for British Columbia  
A Commissioner for taking Affidavits within  
British Columbia.

\*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 the 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.

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Blank Proxies and Statutory Declaration, B.C.  
Land and Commercial Services Form No. 11A4

## LAND TITLE ACT

FORM 4  
(Section 46)

## PROOF OF EXECUTION BY CORPORATION

I CERTIFY that on the 30 day of Aug, 19 83,  
at Vancouver  
(Law Clerk)  
(whose identity has been ascertained by the evidence submitted) (Name, 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 CANADIAN COMMERCIAL BANK

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, B.C.  
this 30 day of Aug, 19 83.

Paul J. Smith  
A Commissioner for Taking Affidavits within  
British Columbia.

\*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 the 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.

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Attest: *Proctor and Notaries Ltd., Vancouver, B.C.*  
 Law and Conveyancing Notaries - Form No. 11A-B

## LAND TITLE ACT

FORM 6  
 (Section 46)

## PROOF OF EXECUTION BY CORPORATION

I CERTIFY that on the 1st day of June, 19 83,  
 at Coquitlam in British Columbia,  
 Theodore Klassen of #312 - 3420 Bell Avenue in the Municipality of Burnaby  
 (\*where identity has been proved by the evidence submitted) (State full name, address, and occupation)  
 in the Province of British Columbia

who is personally known to me, appeared before me and acknowledged to me that he/she is the authorized  
 signatory of

DISTRICT OF COQUITLAM

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

this 1st day of June, 19 83

*[Signature]*  
 A Commissioner for Taking Affidavits within  
 British Columbia.

\*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 the 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.