



Affidavit #1 of Veronica Heckel  
Made on December 10, 2024

No. S-247764  
Vancouver Registry

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

BETWEEN:

KINGSETT MORTGAGE CORPORATION

PETITIONER

AND:

6511 SUSSEX HEIGHTS DEVELOPMENT LTD., MINORU SQUARE  
DEVELOPMENT LIMITED PARTNERSHIP, and MINORU VIEW HOMES  
LTD.

RESPONDENTS

**AFFIDAVIT**

I, Veronica Heckel, paralegal, of 550 – 900 Howe Street in the City of Vancouver, in the  
Province of British Columbia, AFFIRM THAT:

1. I am a paralegal with Lesperance Mendes, counsel for The Owners, Strata Plan  
EPS 9599 (the “**Strata Corporation**”), and as such I have personal knowledge of  
the facts and matters hereinafter referred to save and except where the same are  
stated to be based upon information and belief and, whereso stated, I verily  
believe the same to be true.

The Lands

2. From December 2 – 7, 2024, I ordered and obtained from the Land Title and  
Survey Authority of British Columbia (the “**LTSA**”) website, state of title  
certificates for certain lands and premises legally described as:

1.	PID: 032-078-307  Legal Description: Strata Lot 1 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
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2.	<p>PID: 032-078-315</p> <p>Legal Description: Strata Lot 2 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
3.	<p>PID: 032-078-323</p> <p>Legal Description: Strata Lot 3 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
4.	<p>PID: 032-078-331</p> <p>Legal Description: Strata Lot 4 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
5.	<p>PID: 032-078-340</p> <p>Legal Description: Strata Lot 5 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
6.	<p>PID: 032-078-358</p> <p>Legal Description: Strata Lot 6 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
7.	<p>PID: 032-078-366</p> <p>Legal Description: Strata Lot 7 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>

8.	<p>PID: 032-078-374</p> <p>Legal Description: Strata Lot 8 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
9.	<p>PID: 032-078-382</p> <p>Legal Description: Strata Lot 9 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
10.	<p>PID: 032-078-498</p> <p>Legal Description: Strata Lot 20 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
11.	<p>PID: 032-079-451</p> <p>Legal Description: Strata Lot 116 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
12.	<p>PID: 032-079-630</p> <p>Legal Description: Strata Lot 134 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
13.	<p>PID: 032-079-664</p> <p>Legal Description: Strata Lot 137 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>

14.	<p>PID: 032-079-753</p> <p>Legal Description: Strata Lot 146 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
15.	<p>PID: 032-079-915</p> <p>Legal Description: Strata Lot 162 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
16.	<p>PID: 032-079-931</p> <p>Legal Description: Strata Lot 164 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form</p>
17.	<p>PID: 032-080-026</p> <p>Legal Description: Strata Lot 173 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
18.	<p>PID: 032-080-077</p> <p>Legal Description: Strata Lot 178 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
19.	<p>PID: 032-080-166</p> <p>Legal Description: Strata Lot 187 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>

20.	<p>PID: 032-080-255</p> <p>Legal Description: Strata Lot 196 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
21.	<p>PID: 032-080-271</p> <p>Legal Description: Strata Lot 198 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
22.	<p>PID: 032-080-344</p> <p>Legal Description: Strata Lot 205 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
23.	<p>PID: 032-080-361</p> <p>Legal Description: Strata Lot 207 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
24.	<p>PID: 032-080-395</p> <p>Legal Description: Strata Lot 210 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
25.	<p>PID: 032-080-450</p> <p>Legal Description: Strata Lot 216 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>

26.	<p>PID: 032-080-468</p> <p>Legal Description: Strata Lot 217 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
27.	<p>PID: 032-080-476</p> <p>Legal Description: Strata Lot 218 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
28.	<p>PID: 032-080-484</p> <p>Legal Description: Strata Lot 219 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
29.	<p>PID: 032-080-514</p> <p>Legal Description: Strata Lot 222 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
30.	<p>PID: 032-080-522</p> <p>Legal Description: Strata Lot 223 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
31.	<p>PID: 032-080-531</p> <p>Legal Description: Strata Lot 224 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>

32.	<p>PID: 032-080-549</p> <p>Legal Description: Strata Lot 225 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
33.	<p>PID: 032-080-573</p> <p>Legal Description: Strata Lot 228 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
34.	<p>PID: 032-080-603</p> <p>Legal Description: Strata Lot 231 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
35.	<p>PID: 032-080-611</p> <p>Legal Description: Strata Lot 232 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
36.	<p>PID: 032-080-620</p> <p>Legal Description: Strata Lot 233 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
37.	<p>PID: 032-080-638</p> <p>Legal Description: Strata Lot 234 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>

38.	<p>PID: 032-080-646</p> <p>Legal Description: Strata Lot 235 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
39.	<p>PID: 032-080-654</p> <p>Legal Description: Strata Lot 236 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
40.	<p>PID: 032-080-662</p> <p>Legal Description: Strata Lot 237 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
41.	<p>PID: 032-080-701</p> <p>Legal Description: Strata Lot 241 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
42.	<p>PID: 032-080-719</p> <p>Legal Description: Strata Lot 242 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
43.	<p>PID: 032-080-727</p> <p>Legal Description: Strata Lot 243 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>



44.	<p>PID: 032-080-735</p> <p>Legal Description: Strata Lot 244 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
45.	<p>PID: 032-080-743</p> <p>Legal Description: Strata Lot 245 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
46.	<p>PID: 032-080-751</p> <p>Legal Description: Strata Lot 246 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
47.	<p>PID: 032-080-778</p> <p>Legal Description: Strata Lot 248 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
48.	<p>PID: 032-080-786</p> <p>Legal Description: Strata Lot 249 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
49.	<p>PID: 032-080-794</p> <p>Legal Description: Strata Lot 250 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>

50.	<p>PID: 032-080-808</p> <p>Legal Description: Strata Lot 251 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
51.	<p>PID: 032-080-816</p> <p>Legal Description: Strata Lot 252 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
52.	<p>PID: 032-080-824</p> <p>Legal Description: Strata Lot 253 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
53.	<p>PID: 032-080-832</p> <p>Legal Description: Strata Lot 254 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
54.	<p>PID: 032-080-841</p> <p>Legal Description: Strata Lot 255 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
55.	<p>PID: 032-080-859</p> <p>Legal Description: Strata Lot 256 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>

56.	<p>PID: 032-080-867</p> <p>Legal Description: Strata Lot 257 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
57.	<p>PID: 032-080-875</p> <p>Legal Description: Strata Lot 258 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
58.	<p>PID: 032-080-883</p> <p>Legal Description: Strata Lot 259 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
59.	<p>PID: 032-080-891</p> <p>Legal Description: Strata Lot 260 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
60.	<p>PID: 032-080-905</p> <p>Legal Description: Strata Lot 261 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
61.	<p>PID: 032-080-930</p> <p>Legal Description: Strata Lot 264 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>

62.	<p>PID: 032-080-956</p> <p>Legal Description: Strata Lot 266 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
63.	<p>PID: 032-080-964</p> <p>Legal Description: Strata Lot 267 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
64.	<p>PID: 032-080-999</p> <p>Legal Description: Strata Lot 270 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V</p>
65.	<p>PID: 032-081-006</p> <p>Legal Description: Strata Lot 271 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
66.	<p>PID: 032-081-014</p> <p>Legal Description: Strata Lot 272 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
67.	<p>PID: 032-081-022</p> <p>Legal Description: Strata Lot 273 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>

68.	<p>PID: 032-081-031</p> <p>Legal Description: Strata Lot 274 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
69.	<p>PID: 032-081-049</p> <p>Legal Description: Strata Lot 275 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
70.	<p>PID: 032-081-057</p> <p>Legal Description: Strata Lot 276 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
71.	<p>PID: 032-081-065</p> <p>Legal Description: Strata Lot 277 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
72.	<p>PID: 032-081-073</p> <p>Legal Description: Strata Lot 278 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
73.	<p>PID: 032-081-081</p> <p>Legal Description: Strata Lot 279 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>

74.	<p>PID: 032-081-090</p> <p>Legal Description: Strata Lot 280 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
75.	<p>PID: 032-081-103</p> <p>Legal Description: Strata Lot 281 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
76.	<p>PID: 032-081-111</p> <p>Legal Description: Strata Lot 282 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
77.	<p>PID: 032-081-120</p> <p>Legal Description: Strata Lot 283 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
78.	<p>PID: 032-081-138</p> <p>Legal Description: Strata Lot 284 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
79.	<p>PID: 032-081-146</p> <p>Legal Description: Strata Lot 285 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>

80.	<p>PID: 032-081-154</p> <p>Legal Description: Strata Lot 286 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
81.	<p>PID: 032-081-162</p> <p>Legal Description: Strata Lot 287 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
82.	<p>PID: 032-081-171</p> <p>Legal Description: Strata Lot 288 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
83.	<p>PID: 032-081-201</p> <p>Legal Description: Strata Lot 291 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
84.	<p>PID: 032-081-235</p> <p>Legal Description: Strata Lot 294 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
85.	<p>PID: 032-081-251</p> <p>Legal Description: Strata Lot 296 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>

86.	<p>PID: 032-081-260</p> <p>Legal Description: Strata Lot 297 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
87.	<p>PID: 032-081-278</p> <p>Legal Description: Strata Lot 298 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
88.	<p>PID: 032-081-286</p> <p>Legal Description: Strata Lot 299 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
89.	<p>PID: 032-081-294</p> <p>Legal Description: Strata Lot 300 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form</p>
90.	<p>PID: 032-081-308</p> <p>Legal Description: Strata Lot 301 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form</p>
91.	<p>PID: 032-081-316</p> <p>Legal Description: Strata Lot 302 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>



92.	<p>PID: 032-081-324</p> <p>Legal Description: Strata Lot 303 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
93.	<p>PID: 032-081-332</p> <p>Legal Description: Strata Lot 304 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
94.	<p>PID: 032-081-341</p> <p>Legal Description: Strata Lot 305 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
95.	<p>PID: 032-081-359</p> <p>Legal Description: Strata Lot 306 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
96.	<p>PID: 032-081-367</p> <p>Legal Description: Strata Lot 307 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
97.	<p>PID: 032-081-375</p> <p>Legal Description: Strata Lot 308 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>

98.	<p>PID: 032-081-383</p> <p>Legal Description: Strata Lot 309 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
99.	<p>PID: 032-081-391</p> <p>Legal Description: Strata Lot 310 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V</p>
100.	<p>PID: 032-081-405</p> <p>Legal Description: Strata Lot 311 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form v</p>
101.	<p>PID: 032-081-413</p> <p>Legal Description: Strata Lot 312 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V</p>
102.	<p>PID: 032-081-421</p> <p>Legal Description: Strata Lot 313 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V</p>
103.	<p>PID: 032-081-430</p> <p>Legal Description: Strata Lot 314 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V</p>

104.	<p>PID: 032-081-448</p> <p>Legal Description: Strata Lot 315 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V</p>
105.	<p>PID: 032-081-456</p> <p>Legal Description: Strata Lot 316 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V</p>
106.	<p>PID: 032-081-464</p> <p>Legal Description: Strata Lot 317 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V</p>
107.	<p>PID: 032-081-472</p> <p>Legal Description: Strata Lot 318 District Lot 1 53 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V</p>
108.	<p>PID: 032-081-481</p> <p>Legal Description: Strata Lot 319 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V</p>
109.	<p>PID: 032-081-499</p> <p>Legal Description: Strata Lot 320 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V</p>

110.	<p>PID: 032-081-502</p> <p>Legal Description: Strata Lot 321 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V</p>
111.	<p>PID: 032-081-511</p> <p>Legal Description: Strata Lot 322 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V</p>
112.	<p>PID: 032-081-529</p> <p>Legal Description: Strata Lot 323 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V</p>
113.	<p>PID: 032-081-537</p> <p>Legal Description: Strata Lot 324 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V</p>
114.	<p>PID: 032-081-545</p> <p>Legal Description: Strata Lot 325 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common lot property as in proportion to the unit entitlement of the shown on form V</p>
115.	<p>PID: 032-081-553</p> <p>Legal Description: Strata Lot 326 District Lot 153 Group 1 New Westminster Common Strata Property Plan EPS9599 together with an interest in the strata lot as in proportion to the unit entitlement of the shown on form V</p>
116.	<p>PID: 032-081-561</p> <p>Legal Description: Strata Lot 327 District Lot 153 Group 1 New Westminster</p>

	Common Strata Property Plan EPS9599 together with an interest in the strata lot as in proportion to the unit entitlement of the shown on form V
117.	PID: 032-081-588  Legal Description: Strata Lot 329 District Lot 153 Group 1 New Westminster Common Strata Property Plan EPS9599 together with an interest in the strata lot as in proportion to the unit entitlement of the shown on form V
118.	PID: 032-081-600  Legal Description: Strata Lot 331 District Lot 153 Group 1 New Westminster Common Strata Property Plan EPS9599 together with an interest in the strata lot as in proportion to the unit entitlement of the shown on form V
119.	PID: 032-081-618  Legal Description: Strata Lot 332 District Lot 153 Group 1 New Westminster Common Strata Property Plan EPS9599 together with an interest in the strata lot as in proportion to the unit entitlement of the shown on form V

(collectively, the "**Lands**")

Attached and marked collectively as **Exhibit "A"** to this my affidavit are true copies of the state of title certificates of the Lands.

3. On December 5, 2024, I ordered and obtained from the BC Financial Services Authority ("**BCFSA**") certified copies of the disclosure statement and seven amended disclosure statements of the Strata Corporation. Attached and marked collectively as **Exhibit "B"** to this my affidavit are true copies of the disclosure statements that I obtained from the BCFSA.
4. On December 8, 2024, I ordered and obtained from the LTSA website certified copies of liens registered against the title of the Lands (the "**Liens**"). Attached and marked collectively as **Exhibit "C"** to this my affidavit are true copies of the Liens.
5. On December 8, 2024, I ordered and obtained from the LTSA a certified copy of the strata plan of the Strata Corporation. Attached and marked as **Exhibit "D"** to this my affidavit is a true copy of the strata plan.

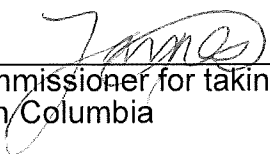
Air Space Parcel Agreement

6. On December 9, 2024, I ordered and obtained from the LTSA website a certified copy of a master air space parcel agreement dated October 13, 2023 under registration numbers CB956185 – CB956205. Attached and marked as **Exhibit “E”** to this my affidavit is a true copy of this agreement that I obtained from the LTSA.

Bylaws

7. On December 10, 2024, I ordered and obtained from the LTSA website a certified copy of the Strata Corporation’s registered bylaws. attached and marked as **Exhibit “F”** to this my affidavit is a true copy of the Strata Corporation’s bylaws that I obtained from the LTSA.

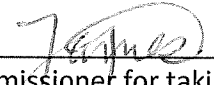
Affirm before me on December 10, 2024 at Vancouver, British Columbia )

  
\_\_\_\_\_  
A commissioner for taking oaths in  
British Columbia )

  
\_\_\_\_\_  
VERONICA HECKEL

**JAMES D. CHRISTIE**  
*Lawyer*  
**550-900 HOWE STREET**  
**VANCOUVER B.C. V6Z 2M4**  
**TEL: (604) 685-3567**

This is Exhibit "A" referred to in the  
Affidavit of Veronica Heckel, affirmed  
before me on December 10, 2024

  
\_\_\_\_\_  
A Commissioner for taking oaths in  
British Columbia

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4118852

File Reference: 5796-02

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 481912).

I certify this to be an accurate reproduction of title number **CB956264** at 09:36 this 2nd day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956264 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4118852

**Description of Land**

Parcel Identifier: 032-078-307

Legal Description:

STRATA LOT 1 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4118852

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4118852

Nature: EASEMENT  
Registration Number: CA8544983  
Registration Date and Time: 2020-11-03 11:37  
Remarks: INTER ALIA  
APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
Registration Number: CB949987  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CB949990  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CB950012  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: EASEMENT  
Registration Number: CB956185  
Registration Date and Time: 2023-10-13 16:36  
Remarks: INTER ALIA  
APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
EPP127626

Nature: EASEMENT  
Registration Number: CB956186  
Registration Date and Time: 2023-10-13 16:36  
Remarks: INTER ALIA  
APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
EPP127626

Nature: COVENANT  
Registration Number: CB956191  
Registration Date and Time: 2023-10-13 16:36  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4118852

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1470913  
 Registration Date and Time: 2024-07-26 15:49  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4118876

File Reference: 5796-03

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 310709).

I certify this to be an accurate reproduction of title number **CB956265** at 09:54 this 2nd day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956265 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4118876

**Description of Land**

Parcel Identifier: 032-078-315  
 Legal Description:  
 STRATA LOT 2 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4118876

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4118876

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1094719  
 Registration Date and Time: 2023-12-22 15:38  
 Registered Owner: 1364410 B.C. LTD.



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4118876

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1470918  
 Registration Date and Time: 2024-07-26 15:49  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

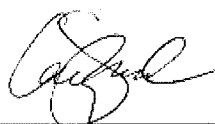
Certificate Number: STSR4119660

File Reference: 5796-04

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 341149).

I certify this to be an accurate reproduction of title number **CB956266** at 10:27 this 3rd day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956266 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119660

**Description of Land**

Parcel Identifier: 032-078-323  
 Legal Description:  
 STRATA LOT 3 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119660

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119660

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119660

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1471030  
 Registration Date and Time: 2024-07-26 16:08  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1574999  
 Registration Date and Time: 2024-09-04 16:22  
 Registered Owner: LION'S GATE BUILDING MAINTENANCE LTD.  
 INCORPORATION NO. BC1162497

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119665

File Reference: 5796-05

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 682978).

I certify this to be an accurate reproduction of title number **CB956267** at 10:30 this 3rd day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956267 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119665

**Description of Land**

Parcel Identifier: 032-078-331  
 Legal Description:  
 STRATA LOT 4 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119665

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119665

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119665

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1471031  
 Registration Date and Time: 2024-07-26 16:09  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

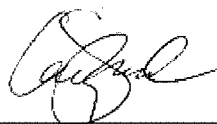
Certificate Number: STSR4119649

File Reference: 5796-06

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 397370).

I certify this to be an accurate reproduction of title number **CB956268** at 10:24 this 3rd day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956268 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119649

**Description of Land**

Parcel Identifier: 032-078-340  
 Legal Description:  
 STRATA LOT 5 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119649

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119649

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119649

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1471032  
 Registration Date and Time: 2024-07-26 16:09  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119668

File Reference: 5796-07

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 808702).

I certify this to be an accurate reproduction of title number **CB956269** at 10:30 this 3rd day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956269 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119668

**Description of Land**

Parcel Identifier: 032-078-358  
 Legal Description:  
 STRATA LOT 6 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119668

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119668

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119668

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1471034  
 Registration Date and Time: 2024-07-26 16:10  
 Registered Owner: THE OWNERS, STRATA PLAN EPS 9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119723

File Reference: 5796-08

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 308870).

I certify this to be an accurate reproduction of title number **CB956270** at 10:54 this 3rd day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956270 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119723

**Description of Land**

Parcel Identifier: 032-078-366

Legal Description:

STRATA LOT 7 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119723

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119723

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119723

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1471035  
 Registration Date and Time: 2024-07-26 16:10  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119729

File Reference: 5796-09

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 859748).

I certify this to be an accurate reproduction of title number **CB956271** at 10:57 this 3rd day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956271 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119729

**Description of Land**

Parcel Identifier: 032-078-374

Legal Description:

STRATA LOT 8 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119729

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119729

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119729

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1471037  
 Registration Date and Time: 2024-07-26 16:10  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119775

File Reference: 5796-11

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 629344).

I certify this to be an accurate reproduction of title number **CB956283** at 11:00 this 3rd day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956283 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119775

**Description of Land**

Parcel Identifier: 032-078-498

Legal Description:

STRATA LOT 20 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119775

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119775

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4119775

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1471039  
 Registration Date and Time: 2024-07-26 16:10  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120087

File Reference: 5796-16

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 899013).

I certify this to be an accurate reproduction of title number **CB956379** at 14:33 this 3rd day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956379 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120087

**Description of Land**

Parcel Identifier: 032-079-451

Legal Description:

STRATA LOT 116 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120087

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120087

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120087

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1471046  
 Registration Date and Time: 2024-07-26 16:12  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

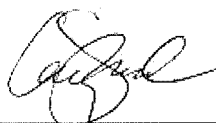
Certificate Number: STSR4120198

File Reference: 5796-19

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 967003).

I certify this to be an accurate reproduction of title number **CB956397** at 15:42 this 3rd day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956397 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120198

**Description of Land**

Parcel Identifier: 032-079-630

Legal Description:

STRATA LOT 134 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120198

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120198

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120198

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1471049  
 Registration Date and Time: 2024-07-26 16:12  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120202

File Reference: 5796-20

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 524979).

I certify this to be an accurate reproduction of title number **CB956400** at 15:42 this 3rd day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956400 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120202

**Description of Land**

Parcel Identifier: 032-079-664

Legal Description:

STRATA LOT 137 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120202

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120202

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120202

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1471179  
 Registration Date and Time: 2024-07-26 21:16  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120204

File Reference: 5796-21

ROBERT LESPERANCE, JOHN MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 388791).

I certify this to be an accurate reproduction of title number **CB956409** at 15:45 this 3rd day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956409 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120204

**Description of Land**

Parcel Identifier: 032-079-753

Legal Description:

STRATA LOT 146 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120204

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120204

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120204

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1471154  
 Registration Date and Time: 2024-07-26 18:54  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

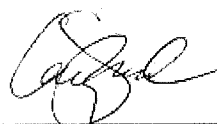
Certificate Number: STSR4120206

File Reference: 5796-22

ROBERT LESPERANCE, JOHN MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 985880).

I certify this to be an accurate reproduction of title number **CB956425** at 15:45 this 3rd day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956425 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120206

**Description of Land**

Parcel Identifier: 032-079-915

Legal Description:

STRATA LOT 162 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120206

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120206

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120206

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1471153  
 Registration Date and Time: 2024-07-26 18:53  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

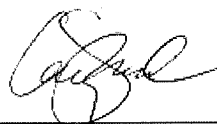
Certificate Number: STSR4120212

File Reference: 5796-23

ROBERT LESPERANCE, JOHN MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 428769).

I certify this to be an accurate reproduction of title number **CB956427** at 15:45 this 3rd day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956427 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120212

**Description of Land**

Parcel Identifier: 032-079-931

Legal Description:

STRATA LOT 164 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120212

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120212

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120212

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1471152  
 Registration Date and Time: 2024-07-26 18:53  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120213

File Reference: 5796-24

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 583065).

I certify this to be an accurate reproduction of title number **CB956436** at 15:48 this 3rd day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956436 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120213

**Description of Land**

Parcel Identifier: 032-080-026

Legal Description:

STRATA LOT 173 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120213

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120213

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120213

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1471151  
 Registration Date and Time: 2024-07-26 18:52  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120215

File Reference: 5796-25

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 562063).

I certify this to be an accurate reproduction of title number **CB956441** at 15:48 this 3rd day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956441 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120215

**Description of Land**

Parcel Identifier: 032-080-077

Legal Description:

STRATA LOT 178 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120215

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120215

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120215

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1471150  
 Registration Date and Time: 2024-07-26 18:52  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**


Certificate Number: STSR4120220

File Reference: 5796-27

ROBERT LESPERANCE, JOHN MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 460690).

I certify this to be an accurate reproduction of title number **CB956450** at 15:51 this 3rd day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956450 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120220

**Description of Land**

Parcel Identifier: 032-080-166  
 Legal Description:  
 STRATA LOT 187 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120220

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120220

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120220

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1471149  
 Registration Date and Time: 2024-07-26 18:51  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

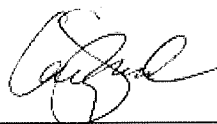
Certificate Number: STSR4120242

File Reference: 5796-30

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 402509).

I certify this to be an accurate reproduction of title number **CB956461** at 16:03 this 3rd day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956461 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120242

**Description of Land**

Parcel Identifier: 032-080-271  
 Legal Description:  
 STRATA LOT 198 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120242

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120242

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120242

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1477147  
 Registration Date and Time: 2024-07-30 15:51  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120244

File Reference: 5796-31

ROBERT LESPERANCE, JOHN MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 171847).

I certify this to be an accurate reproduction of title number **CB956468** at 16:03 this 3rd day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956468 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120244

**Description of Land**

Parcel Identifier: 032-080-344

Legal Description:

STRATA LOT 205 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120244

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120244

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120244

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1471144  
 Registration Date and Time: 2024-07-26 18:49  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120248

File Reference: 5796-32

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 969185).

I certify this to be an accurate reproduction of title number **CB956470** at 16:09 this 3rd day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956470 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120248

**Description of Land**

Parcel Identifier: 032-080-361

Legal Description:

STRATA LOT 207 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120248

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120248

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120248

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1471143  
 Registration Date and Time: 2024-07-26 18:49  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120251

File Reference: 5796-34

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 548875).

I certify this to be an accurate reproduction of title number **CB956473** at 16:12 this 3rd day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956473 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120251

**Description of Land**

Parcel Identifier: 032-080-395

Legal Description:

STRATA LOT 210 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120251

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120251

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120251

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1471141  
 Registration Date and Time: 2024-07-26 18:49  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120257

File Reference: 5796-37

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 604373).

I certify this to be an accurate reproduction of title number **CB956479** at 16:18 this 3rd day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956479 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120257

**Description of Land**

Parcel Identifier: 032-080-450

Legal Description:

STRATA LOT 216 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120257

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120257

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120257

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1471138  
 Registration Date and Time: 2024-07-26 18:47  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120260

File Reference: 5796-38

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 361263).

I certify this to be an accurate reproduction of title number **CB956480** at 16:18 this 3rd day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956480 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120260

**Description of Land**

Parcel Identifier: 032-080-468

Legal Description:

STRATA LOT 217 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120260

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120260

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120260

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1471137  
 Registration Date and Time: 2024-07-26 18:47  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

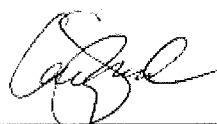
Certificate Number: STSR4120262

File Reference: 5796-39

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 888656).

I certify this to be an accurate reproduction of title number **CB956481** at 16:18 this 3rd day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956481 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120262

**Description of Land**

Parcel Identifier: 032-080-476

Legal Description:

STRATA LOT 218 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120262

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120262

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120262

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1472046  
 Registration Date and Time: 2024-07-29 10:59  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120308

File Reference: 5796-40

ROBERT LESPERANCE, JOHN MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 292437).

I certify this to be an accurate reproduction of title number **CB956482** at 16:48 this 3rd day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956482 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120308

**Description of Land**

Parcel Identifier: 032-080-484  
 Legal Description:  
 STRATA LOT 219 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120308

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120308

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120308

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1472492  
 Registration Date and Time: 2024-07-29 12:30  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120303

File Reference: 5796-43

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 909870).

I certify this to be an accurate reproduction of title number **CB956485** at 16:48 this 3rd day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956485 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120303

**Description of Land**

Parcel Identifier:

032-080-514

Legal Description:

STRATA LOT 222 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:

COVENANT

Registration Number:

CA7154281

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154284

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154287

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154289

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154291

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120303

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120303

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120303

Nature:	MORTGAGE
Registration Number:	CB1229018
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1229019
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CB1473276
Registration Date and Time:	2024-07-29 14:52
Registered Owner:	THE OWNERS, STRATA PLAN EPS9599

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CB1541681
Registration Date and Time:	2024-08-20 16:09
Registered Owner:	JAB CONTRACTING LTD.
Remarks:	INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**


Certificate Number: STSR4120316

File Reference: 5796-44

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 712781).

I certify this to be an accurate reproduction of title number **CB956486** at 16:51 this 3rd day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956486 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120316

**Description of Land**

Parcel Identifier:

032-080-522

Legal Description:

STRATA LOT 223 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:

COVENANT

Registration Number:

CA7154281

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154284

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154287

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154289

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154291

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120316

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120316

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120316

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500

Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500

Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1473277  
 Registration Date and Time: 2024-07-29 14:53  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120322

File Reference: 5796-45

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 431613).

I certify this to be an accurate reproduction of title number **CB956487** at 16:54 this 3rd day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956487 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120322

**Description of Land**

Parcel Identifier: 032-080-531

Legal Description:  
STRATA LOT 224 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
STRATA PLAN EPS9599  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
Registration Number: CA7154281  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA7154284  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA7154287  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA7154289  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA7154291  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120322

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120322

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120322

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500

Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500

Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1473284  
 Registration Date and Time: 2024-07-29 14:53  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120327

File Reference: 5796-46

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 122096).

I certify this to be an accurate reproduction of title number **CB956488** at 17:00 this 3rd day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956488 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120327

**Description of Land**

Parcel Identifier:

032-080-549

Legal Description:

STRATA LOT 225 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:

COVENANT

Registration Number:

CA7154281

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154284

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154287

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154289

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154291

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120327

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120327

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120327

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500

Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500

Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1473285  
 Registration Date and Time: 2024-07-29 14:53  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

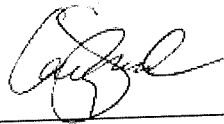
Certificate Number: STSR4120336

File Reference: 5796-49

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 250021).

I certify this to be an accurate reproduction of title number **CB956491** at 17:09 this 3rd day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956491 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120336

**Description of Land**

Parcel Identifier:

032-080-573

Legal Description:

STRATA LOT 228 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:

COVENANT

Registration Number:

CA7154281

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154284

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154287

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154289

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154291

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120336

Nature:	COVENANT
Registration Number:	CA7154294
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154296
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154299
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154302
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	EASEMENT
Registration Number:	CA7255352
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD PLAN 1566
Nature:	EASEMENT
Registration Number:	CA7255358
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN NWS1563
Nature:	EASEMENT
Registration Number:	CA7255362
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN NWS608



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120336

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120336

Nature:	MORTGAGE
Registration Number:	CB1229018
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA
Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1229019
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA
Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CB1473292
Registration Date and Time:	2024-07-29 14:54
Registered Owner:	THE OWNERS, STRATA PLAN EPS9599
Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CB1541681
Registration Date and Time:	2024-08-20 16:09
Registered Owner:	JAB CONTRACTING LTD.
Remarks:	INTER ALIA
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**


Certificate Number: STSR4120513

File Reference: 5796-51

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 752680).

I certify this to be an accurate reproduction of title number **CB956494** at 09:36 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956494 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120513

**Description of Land**

Parcel Identifier: 032-080-603

Legal Description:  
 STRATA LOT 231 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120513

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120513

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120513

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500

Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500

Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1474546  
 Registration Date and Time: 2024-07-30 08:50  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

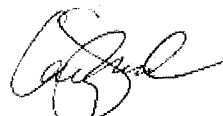
Certificate Number: STSR4120519

File Reference: 5796-52

LESPERANCE MENDES  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 594658).

I certify this to be an accurate reproduction of title number **CB956495** at 09:39 this 4th day of December, 2024.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956495 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120519

**Description of Land**

Parcel Identifier: 032-080-611

Legal Description:

STRATA LOT 232 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120519

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120519

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120519

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1473585  
 Registration Date and Time: 2024-07-29 16:17  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120522

File Reference: 5796-53

ROBERT LESPERANCE, JOHN MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 302221).

I certify this to be an accurate reproduction of title number **CB956496** at 09:39 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956496 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120522

**Description of Land**

Parcel Identifier: 032-080-620

Legal Description:

STRATA LOT 233 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120522

Nature:	COVENANT
Registration Number:	CA7154294
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154296
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154299
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154302
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	EASEMENT
Registration Number:	CA7255352
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD PLAN 1566
Nature:	EASEMENT
Registration Number:	CA7255358
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN NWS1563
Nature:	EASEMENT
Registration Number:	CA7255362
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120522

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120522

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1473586  
 Registration Date and Time: 2024-07-29 16:18  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

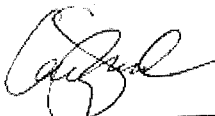
Certificate Number: STSR4120524

File Reference: 5796-54

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 664320).

I certify this to be an accurate reproduction of title number **CB956497** at 09:39 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956497 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120524

**Description of Land**

Parcel Identifier: 032-080-638

Legal Description:

STRATA LOT 234 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120524

Nature:	COVENANT
Registration Number:	CA7154294
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154296
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154299
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154302
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	EASEMENT
Registration Number:	CA7255352
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD PLAN 1566
Nature:	EASEMENT
Registration Number:	CA7255358
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN NWS1563
Nature:	EASEMENT
Registration Number:	CA7255362
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120524

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120524

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1473587  
 Registration Date and Time: 2024-07-29 16:18  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**


Certificate Number: STSR4120533

File Reference: 5796-55

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 692166).

I certify this to be an accurate reproduction of title number **CB956498** at 09:45 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956498 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120533

**Description of Land**

Parcel Identifier: 032-080-646

Legal Description:

STRATA LOT 235 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
STRATA PLAN EPS9599  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
Registration Number: CA7154281  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA7154284  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA7154287  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA7154289  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA7154291  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120533

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120533

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120533

<p>Nature:  Registration Number:  Registration Date and Time:  Registered Owner:    Remarks:</p>	<p>MORTGAGE  CB1229018  2024-03-26 14:49  KINGSETT MORTGAGE CORPORATION  INCORPORATION NO. A0081500  INTER ALIA</p>
<p>Nature:  Registration Number:  Registration Date and Time:  Registered Owner:    Remarks:</p>	<p>ASSIGNMENT OF RENTS  CB1229019  2024-03-26 14:49  KINGSETT MORTGAGE CORPORATION  INCORPORATION NO. A0081500  INTER ALIA</p>
<p>Nature:  Registration Number:  Registration Date and Time:  Registered Owner:</p>	<p>STRATA PROPERTY ACT LIEN  CB1473588  2024-07-29 16:18  THE OWNERS, STRATA PLAN EPS9599</p>
<p>Nature:  Registration Number:  Registration Date and Time:  Registered Owner:  Remarks:</p>	<p>CLAIM OF BUILDERS LIEN  CB1541681  2024-08-20 16:09  JAB CONTRACTING LTD.  INTER ALIA</p>
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act (R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120535

File Reference: 5796-56

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 716664).

I certify this to be an accurate reproduction of title number **CB956499** at 09:45 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956499 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120535

**Description of Land**

Parcel Identifier: 032-080-654

Legal Description:

STRATA LOT 236 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120535

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120535

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120535

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500

Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500

Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1473592  
 Registration Date and Time: 2024-07-29 16:19  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120537

File Reference: 5796-57

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 835975).

I certify this to be an accurate reproduction of title number **CB956500** at 09:45 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956500 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120537

**Description of Land**

Parcel Identifier: 032-080-662

Legal Description:

STRATA LOT 237 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120537

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120537

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120537

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500

Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500

Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1473594  
 Registration Date and Time: 2024-07-29 16:19  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

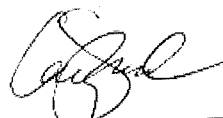
Certificate Number: STSR4120566

File Reference: 5796-61

ROBERT LESPERANCE, JOHN MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 615729).

I certify this to be an accurate reproduction of title number **CB956504** at 10:06 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956504 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120566

**Description of Land**

Parcel Identifier: 032-080-701  
 Legal Description:  
 STRATA LOT 241 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120566

Nature:	COVENANT
Registration Number:	CA7154294
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154296
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154299
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154302
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	EASEMENT
Registration Number:	CA7255352
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD PLAN 1566
Nature:	EASEMENT
Registration Number:	CA7255358
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN NWS1563
Nature:	EASEMENT
Registration Number:	CA7255362
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN NWS608



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120566

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120566

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1473604  
 Registration Date and Time: 2024-07-29 16:20  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING  
**Transfers** NONE  
**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**


Certificate Number: STSR4120568

File Reference: 5796-62

ROBERT LESPERANCE, JOHN MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 546517).

I certify this to be an accurate reproduction of title number **CB956505** at 10:06 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956505 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120568

**Description of Land**

Parcel Identifier: 032-080-719

Legal Description:  
STRATA LOT 242 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
STRATA PLAN EPS9599  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
Registration Number: CA7154281  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA7154284  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA7154287  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA7154289  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA7154291  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120568

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120568

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120568

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500

Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500

Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1473606  
 Registration Date and Time: 2024-07-29 16:20  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**


Certificate Number: STSR4120571

File Reference: 5796-63

ROBERT LESPERANCE, JOHN MENDES  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 230600).

I certify this to be an accurate reproduction of title number **CB956506** at 10:06 this 4th day of December, 2024.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956506 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120571

**Description of Land**

Parcel Identifier: 032-080-727

Legal Description:

STRATA LOT 243 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
STRATA PLAN EPS9599  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
Registration Number: CA7154281  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA7154284  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA7154287  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA7154289  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA7154291  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120571

Nature:	COVENANT
Registration Number:	CA7154294
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154296
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154299
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154302
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	EASEMENT
Registration Number:	CA7255352
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD PLAN 1566
Nature:	EASEMENT
Registration Number:	CA7255358
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN NWS1563
Nature:	EASEMENT
Registration Number:	CA7255362
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120571

Nature:	EASEMENT
Registration Number:	CA8544983
Registration Date and Time:	2020-11-03 11:37
Remarks:	INTER ALIA APPURTENANT TO LOT 28 PLAN 1566
Nature:	COVENANT
Registration Number:	CB949987
Registration Date and Time:	2023-10-12 16:12
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CB949990
Registration Date and Time:	2023-10-12 16:12
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CB950012
Registration Date and Time:	2023-10-12 16:12
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	EASEMENT
Registration Number:	CB956185
Registration Date and Time:	2023-10-13 16:36
Remarks:	INTER ALIA APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN EPP127626
Nature:	EASEMENT
Registration Number:	CB956186
Registration Date and Time:	2023-10-13 16:36
Remarks:	INTER ALIA APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN EPP127626
Nature:	COVENANT
Registration Number:	CB956191
Registration Date and Time:	2023-10-13 16:36
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120571

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500

Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500

Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1473610  
 Registration Date and Time: 2024-07-29 16:21  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

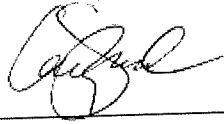
Certificate Number: STSR4120572

File Reference: 5796-64

LESPERANCE MENDES  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 436438).

I certify this to be an accurate reproduction of title number **CB956507** at 10:06 this 4th day of December, 2024.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956507 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120572

**Description of Land**

Parcel Identifier: 032-080-735

Legal Description:

STRATA LOT 244 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
STRATA PLAN EPS9599  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
Registration Number: CA7154281  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA7154284  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA7154287  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA7154289  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA7154291  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120572

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120572

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120572

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1473611  
 Registration Date and Time: 2024-07-29 16:21  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**


Certificate Number: STSR4120574

File Reference: 5796-65

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 270279).

I certify this to be an accurate reproduction of title number **CB956508** at 10:09 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956508 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120574

**Description of Land**

Parcel Identifier: 032-080-743

Legal Description:

STRATA LOT 245 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120574

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120574

Nature:	EASEMENT
Registration Number:	CA8544983
Registration Date and Time:	2020-11-03 11:37
Remarks:	INTER ALIA APPURTENANT TO LOT 28 PLAN 1566

Nature:	COVENANT
Registration Number:	CB949987
Registration Date and Time:	2023-10-12 16:12
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CB949990
Registration Date and Time:	2023-10-12 16:12
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CB950012
Registration Date and Time:	2023-10-12 16:12
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	EASEMENT
Registration Number:	CB956185
Registration Date and Time:	2023-10-13 16:36
Remarks:	INTER ALIA APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN EPP127626

Nature:	EASEMENT
Registration Number:	CB956186
Registration Date and Time:	2023-10-13 16:36
Remarks:	INTER ALIA APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN EPP127626

Nature:	COVENANT
Registration Number:	CB956191
Registration Date and Time:	2023-10-13 16:36
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120574

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500

Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500

Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1474786  
 Registration Date and Time: 2024-07-30 09:23  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**


Certificate Number: STSR4120579

File Reference: 5796-66

ROBERT LESPERANCE, JOHN MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 980979).

I certify this to be an accurate reproduction of title number **CB956509** at 10:09 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956509 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120579

**Description of Land**

Parcel Identifier: 032-080-751

Legal Description:  
STRATA LOT 246 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
STRATA PLAN EPS9599  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
Registration Number: CA7154281  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA7154284  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA7154287  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA7154289  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA7154291  
Registration Date and Time: 2018-10-26 17:09  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120579

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120579

Nature:	EASEMENT
Registration Number:	CA8544983
Registration Date and Time:	2020-11-03 11:37
Remarks:	INTER ALIA APPURTENANT TO LOT 28 PLAN 1566

Nature:	COVENANT
Registration Number:	CB949987
Registration Date and Time:	2023-10-12 16:12
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CB949990
Registration Date and Time:	2023-10-12 16:12
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CB950012
Registration Date and Time:	2023-10-12 16:12
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	EASEMENT
Registration Number:	CB956185
Registration Date and Time:	2023-10-13 16:36
Remarks:	INTER ALIA APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN EPP127626

Nature:	EASEMENT
Registration Number:	CB956186
Registration Date and Time:	2023-10-13 16:36
Remarks:	INTER ALIA APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN EPP127626

Nature:	COVENANT
Registration Number:	CB956191
Registration Date and Time:	2023-10-13 16:36
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120579

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500

Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500

Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1473662  
 Registration Date and Time: 2024-07-29 17:01  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**


Certificate Number: STSR4120598

File Reference: 5796-68

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 907617).

I certify this to be an accurate reproduction of title number **CB956511** at 10:15 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956511 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120598

**Description of Land**

Parcel Identifier: 032-080-778  
 Legal Description:  
 STRATA LOT 248 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120598

Nature:	COVENANT
Registration Number:	CA7154294
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154296
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154299
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154302
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	EASEMENT
Registration Number:	CA7255352
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD PLAN 1566
Nature:	EASEMENT
Registration Number:	CA7255358
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN NWS1563
Nature:	EASEMENT
Registration Number:	CA7255362
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120598

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120598

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1473667  
 Registration Date and Time: 2024-07-29 17:02  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**


Certificate Number: STSR4120601

File Reference: 5796-69

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 892394).

I certify this to be an accurate reproduction of title number **CB956512** at 10:18 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956512 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120601

**Description of Land**

Parcel Identifier:

032-080-786

Legal Description:

STRATA LOT 249 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:

COVENANT

Registration Number:

CA7154281

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154284

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154287

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154289

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154291

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120601

Nature:	COVENANT
Registration Number:	CA7154294
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154296
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154299
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154302
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	EASEMENT
Registration Number:	CA7255352
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD PLAN 1566
Nature:	EASEMENT
Registration Number:	CA7255358
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN NWS1563
Nature:	EASEMENT
Registration Number:	CA7255362
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120601

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120601

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1475354  
 Registration Date and Time: 2024-07-30 10:38  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120605

File Reference: 5796-70

LESPERANCE MENDES  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 512398).

I certify this to be an accurate reproduction of title number **CB956513** at 10:18 this 4th day of December, 2024.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956513 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120605

**Description of Land**

Parcel Identifier:

032-080-794

Legal Description:

STRATA LOT 250 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:

COVENANT

Registration Number:

CA7154281

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154284

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154287

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154289

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154291

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120605

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120605

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120605

Nature:	MORTGAGE
Registration Number:	CB1229018
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1229019
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CB1475356
Registration Date and Time:	2024-07-30 10:38
Registered Owner:	THE OWNERS, STRATA PLAN EPS9599

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CB1541681
Registration Date and Time:	2024-08-20 16:09
Registered Owner:	JAB CONTRACTING LTD.
Remarks:	INTER ALIA

<b>Duplicate Infeasible Title</b>	NONE OUTSTANDING
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<b>Transfers</b>	NONE
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<b>Pending Applications</b>	NONE
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*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

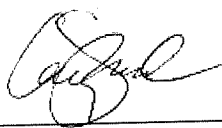
Certificate Number: STSR4120606

File Reference: 5796-71

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 797822).

I certify this to be an accurate reproduction of title number **CB956514** at 10:18 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956514 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120606

**Description of Land**

Parcel Identifier:

032-080-808

Legal Description:

STRATA LOT 251 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
STRATA PLAN EPS9599  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
PLAN EPP127626

**Charges, Liens and Interests**

Nature:

COVENANT

Registration Number:

CA7154281

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154284

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154287

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154289

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154291

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120606

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120606

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120606

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1475357  
 Registration Date and Time: 2024-07-30 10:38  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120614

File Reference: 5796-72

ROBERT LESPERANCE, JOHN MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 783886).

I certify this to be an accurate reproduction of title number **CB956515** at 10:24 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956515 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120614

**Description of Land**

Parcel Identifier: 032-080-816

## Legal Description:

STRATA LOT 252 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120614

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120614

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120614

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1475359  
 Registration Date and Time: 2024-07-30 10:39  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING  
**Transfers** NONE  
**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

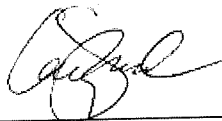
Certificate Number: STSR4120616

File Reference: 5796-73

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 167854).

I certify this to be an accurate reproduction of title number **CB956516** at 10:24 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956516 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120616

**Description of Land**

Parcel Identifier:

032-080-824

Legal Description:

STRATA LOT 253 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:

COVENANT

Registration Number:

CA7154281

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154284

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154287

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154289

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154291

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120616

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120616

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120616

Nature:	MORTGAGE
Registration Number:	CB1229018
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1229019
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CB1475364
Registration Date and Time:	2024-07-30 10:39
Registered Owner:	THE OWNERS, STRATA PLAN EPS9599

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CB1541681
Registration Date and Time:	2024-08-20 16:09
Registered Owner:	JAB CONTRACTING LTD.
Remarks:	INTER ALIA

<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
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<b>Transfers</b>	NONE
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<b>Pending Applications</b>	NONE
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*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

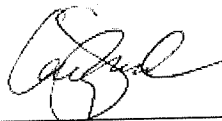
Certificate Number: STSR4120618

File Reference: 5796-74

ROBERT LESPERANCE, JOHN MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 402788).

I certify this to be an accurate reproduction of title number **CB956517** at 10:24 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956517 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120618

**Description of Land**

Parcel Identifier:

032-080-832

Legal Description:

STRATA LOT 254 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:

COVENANT

Registration Number:

CA7154281

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154284

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154287

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154289

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154291

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120618

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120618

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120618

Nature:	MORTGAGE
Registration Number:	CB1229018
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1229019
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CB1475365
Registration Date and Time:	2024-07-30 10:39
Registered Owner:	THE OWNERS, STRATA PLAN EPS9599

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CB1541681
Registration Date and Time:	2024-08-20 16:09
Registered Owner:	JAB CONTRACTING LTD.
Remarks:	INTER ALIA

<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
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<b>Transfers</b>	NONE
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<b>Pending Applications</b>	NONE
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*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120620

File Reference: 5796-75

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 960352).

I certify this to be an accurate reproduction of title number **CB956518** at 10:24 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956518 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120620

**Description of Land**

Parcel Identifier: 032-080-841

Legal Description:

STRATA LOT 255 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120620

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120620

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120620

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1475366  
 Registration Date and Time: 2024-07-30 10:39  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120624

File Reference: 5796-76

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 823748).

I certify this to be an accurate reproduction of title number **CB956519** at 10:27 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956519 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120624

**Description of Land**

Parcel Identifier: 032-080-859

Legal Description:

STRATA LOT 256 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120624

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120624

Nature:	EASEMENT
Registration Number:	CA8544983
Registration Date and Time:	2020-11-03 11:37
Remarks:	INTER ALIA APPURTENANT TO LOT 28 PLAN 1566

Nature:	COVENANT
Registration Number:	CB949987
Registration Date and Time:	2023-10-12 16:12
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CB949990
Registration Date and Time:	2023-10-12 16:12
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CB950012
Registration Date and Time:	2023-10-12 16:12
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	EASEMENT
Registration Number:	CB956185
Registration Date and Time:	2023-10-13 16:36
Remarks:	INTER ALIA APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN EPP127626

Nature:	EASEMENT
Registration Number:	CB956186
Registration Date and Time:	2023-10-13 16:36
Remarks:	INTER ALIA APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN EPP127626

Nature:	COVENANT
Registration Number:	CB956191
Registration Date and Time:	2023-10-13 16:36
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120624

Nature:	MORTGAGE
Registration Number:	CB1229018
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1229019
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CB1475369
Registration Date and Time:	2024-07-30 10:39
Registered Owner:	THE OWNERS, STRATA PLAN EPS9599

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CB1541681
Registration Date and Time:	2024-08-20 16:09
Registered Owner:	JAB CONTRACTING LTD.
Remarks:	INTER ALIA

<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
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<b>Transfers</b>	NONE
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<b>Pending Applications</b>	NONE
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*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**


Certificate Number: STSR4120643

File Reference: 5796-77

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 658743).

I certify this to be an accurate reproduction of title number **CB956520** at 10:36 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956520 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120643

**Description of Land**

Parcel Identifier: 032-080-867

Legal Description:

STRATA LOT 257 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120643

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120643

Nature:	EASEMENT
Registration Number:	CA8544983
Registration Date and Time:	2020-11-03 11:37
Remarks:	INTER ALIA APPURTENANT TO LOT 28 PLAN 1566

Nature:	COVENANT
Registration Number:	CB949987
Registration Date and Time:	2023-10-12 16:12
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CB949990
Registration Date and Time:	2023-10-12 16:12
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CB950012
Registration Date and Time:	2023-10-12 16:12
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	EASEMENT
Registration Number:	CB956185
Registration Date and Time:	2023-10-13 16:36
Remarks:	INTER ALIA APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN EPP127626

Nature:	EASEMENT
Registration Number:	CB956186
Registration Date and Time:	2023-10-13 16:36
Remarks:	INTER ALIA APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN EPP127626

Nature:	COVENANT
Registration Number:	CB956191
Registration Date and Time:	2023-10-13 16:36
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120643

Nature:	MORTGAGE
Registration Number:	CB1229018
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1229019
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CB1475370
Registration Date and Time:	2024-07-30 10:40
Registered Owner:	THE OWNERS, STRATA PLAN EPS9599

<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
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<b>Transfers</b>	NONE
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<b>Pending Applications</b>	NONE
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*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120646

File Reference: 5796-78

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 378188).

I certify this to be an accurate reproduction of title number **CB956521** at 10:39 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956521 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120646

**Description of Land**

Parcel Identifier: 032-080-875

Legal Description:

STRATA LOT 258 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120646

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120646

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120646

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1475373  
 Registration Date and Time: 2024-07-30 10:40  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120648

File Reference: 5796-79

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 690458).

I certify this to be an accurate reproduction of title number **CB956522** at 10:39 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956522 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120648

**Description of Land**

Parcel Identifier: 032-080-883

Legal Description:

STRATA LOT 259 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120648

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120648

Nature:	EASEMENT
Registration Number:	CA8544983
Registration Date and Time:	2020-11-03 11:37
Remarks:	INTER ALIA APPURTENANT TO LOT 28 PLAN 1566

Nature:	COVENANT
Registration Number:	CB949987
Registration Date and Time:	2023-10-12 16:12
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CB949990
Registration Date and Time:	2023-10-12 16:12
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CB950012
Registration Date and Time:	2023-10-12 16:12
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	EASEMENT
Registration Number:	CB956185
Registration Date and Time:	2023-10-13 16:36
Remarks:	INTER ALIA APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN EPP127626

Nature:	EASEMENT
Registration Number:	CB956186
Registration Date and Time:	2023-10-13 16:36
Remarks:	INTER ALIA APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN EPP127626

Nature:	COVENANT
Registration Number:	CB956191
Registration Date and Time:	2023-10-13 16:36
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120648

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1475374  
 Registration Date and Time: 2024-07-30 10:40  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120649

File Reference: 5796-80

ROBERT LESPERANCE, JOHN MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 496915).

I certify this to be an accurate reproduction of title number **CB956523** at 10:39 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956523 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120649

**Description of Land**

Parcel Identifier: 032-080-891  
 Legal Description:  
 STRATA LOT 260 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120649

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120649

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120649

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1477076  
 Registration Date and Time: 2024-07-30 15:36  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120650

File Reference: 5796-81

ROBERT LESPERANCE, JOHN MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 514451).

I certify this to be an accurate reproduction of title number **CB956524** at 10:42 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956524 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120650

**Description of Land**

Parcel Identifier: 032-080-905

Legal Description:

STRATA LOT 261 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120650

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120650

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120650

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 INTER ALIA

Remarks:

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 INTER ALIA

Remarks:

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1477077  
 Registration Date and Time: 2024-07-30 15:36  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120666

File Reference: 5796-84

LESPERANCE MENDES  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 566039).

I certify this to be an accurate reproduction of title number **CB956527** at 10:48 this 4th day of December, 2024.

REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956527 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120666

**Description of Land**

Parcel Identifier:

032-080-930

Legal Description:

STRATA LOT 264 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154281

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154284

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154287

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154289

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154291

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120666

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120666

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120666

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 INTER ALIA

Remarks:

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 INTER ALIA

Remarks:

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1477081  
 Registration Date and Time: 2024-07-30 15:37  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*


LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**  
 Certificate Number: STSR4120674

File Reference: 5796-85

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 948775).

I certify this to be an accurate reproduction of title number **CB956529** at 10:51 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956529 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**  
Certificate Number: STSR4120674

**Description of Land**

032-080-956

Parcel Identifier:

Legal Description:

STRATA LOT 266 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
STRATA PLAN EPS9599  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
PLAN EPP127626

**Charges, Liens and Interests**

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154281

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154284

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154287

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154289

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154291

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120674

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120674

Nature: EASEMENT  
Registration Number: CA8544983  
Registration Date and Time: 2020-11-03 11:37  
Remarks: INTER ALIA  
APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
Registration Number: CB949987  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CB949990  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CB950012  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: EASEMENT  
Registration Number: CB956185  
Registration Date and Time: 2023-10-13 16:36  
Remarks: INTER ALIA  
APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
EPP127626

Nature: EASEMENT  
Registration Number: CB956186  
Registration Date and Time: 2023-10-13 16:36  
Remarks: INTER ALIA  
APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
EPP127626

Nature: COVENANT  
Registration Number: CB956191  
Registration Date and Time: 2023-10-13 16:36  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120674

Nature: MORTGAGE  
Registration Number: CB1229018  
Registration Date and Time: 2024-03-26 14:49  
Registered Owner: KINGSETT MORTGAGE CORPORATION  
INCORPORATION NO. A0081500  
INTER ALIA

Remarks:

Nature: ASSIGNMENT OF RENTS  
Registration Number: CB1229019  
Registration Date and Time: 2024-03-26 14:49  
Registered Owner: KINGSETT MORTGAGE CORPORATION  
INCORPORATION NO. A0081500  
INTER ALIA

Remarks:

Nature: STRATA PROPERTY ACT LIEN  
Registration Number: CB1477082  
Registration Date and Time: 2024-07-30 15:37  
Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
Registration Number: CB1541681  
Registration Date and Time: 2024-08-20 16:09  
Registered Owner: JAB CONTRACTING LTD.  
Remarks: INTER ALIA

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*


LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**  
 Certificate Number: STSR4120679

File Reference: 5796-86

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 822391).

I certify this to be an accurate reproduction of title number **CB956530** at 10:51 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956530 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120679

**Description of Land**

032-080-964

Parcel Identifier:

Legal Description:

STRATA LOT 267 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
STRATA PLAN EPS9599  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
PLAN EPP127626

**Charges, Liens and Interests**

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT  
CA7154281  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT  
CA7154284  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT  
CA7154287  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT  
CA7154289  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT  
CA7154291  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120679

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120679

Nature: EASEMENT  
Registration Number: CA8544983  
Registration Date and Time: 2020-11-03 11:37  
Remarks: INTER ALIA  
APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
Registration Number: CB949987  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CB949990  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CB950012  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: EASEMENT  
Registration Number: CB956185  
Registration Date and Time: 2023-10-13 16:36  
Remarks: INTER ALIA  
APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
EPP127626

Nature: EASEMENT  
Registration Number: CB956186  
Registration Date and Time: 2023-10-13 16:36  
Remarks: INTER ALIA  
APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
EPP127626

Nature: COVENANT  
Registration Number: CB956191  
Registration Date and Time: 2023-10-13 16:36  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120679

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 INTER ALIA

Remarks:

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 INTER ALIA

Remarks:

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1477083  
 Registration Date and Time: 2024-07-30 15:38  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120688

File Reference: 5796-88

LESPERANCE MENDES  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 419125).

I certify this to be an accurate reproduction of title number **CB956533** at 11:00 this 4th day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956533 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120688

**Description of Land**

032-080-999

Parcel Identifier:

Legal Description:

STRATA LOT 270 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
STRATA PLAN EPS9599  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
PLAN EPP127626

**Charges, Liens and Interests**

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154281

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154284

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154287

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154289

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154291

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120688

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120688

Nature: EASEMENT  
Registration Number: CA8544983  
Registration Date and Time: 2020-11-03 11:37  
Remarks: INTER ALIA  
APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
Registration Number: CB949987  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CB949990  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CB950012  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: EASEMENT  
Registration Number: CB956185  
Registration Date and Time: 2023-10-13 16:36  
Remarks: INTER ALIA  
APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
EPP127626

Nature: EASEMENT  
Registration Number: CB956186  
Registration Date and Time: 2023-10-13 16:36  
Remarks: INTER ALIA  
APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
EPP127626

Nature: COVENANT  
Registration Number: CB956191  
Registration Date and Time: 2023-10-13 16:36  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120688

Nature: MORTGAGE  
Registration Number: CB1229018  
Registration Date and Time: 2024-03-26 14:49  
Registered Owner: KINGSETT MORTGAGE CORPORATION  
INCORPORATION NO. A0081500  
INTER ALIA

Remarks:

Nature: ASSIGNMENT OF RENTS  
Registration Number: CB1229019  
Registration Date and Time: 2024-03-26 14:49  
Registered Owner: KINGSETT MORTGAGE CORPORATION  
INCORPORATION NO. A0081500  
INTER ALIA

Remarks:

Nature: STRATA PROPERTY ACT LIEN  
Registration Number: CB1477098  
Registration Date and Time: 2024-07-30 15:44  
Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
Registration Number: CB1541681  
Registration Date and Time: 2024-08-20 16:09  
Registered Owner: JAB CONTRACTING LTD.  
Remarks: INTER ALIA

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120694

File Reference: 5796-89

LESPERANCE MENDES  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 271420).

I certify this to be an accurate reproduction of title number **CB956534** at 11:03 this 4th day of December, 2024.

REGISTRAR OF LAND TITLES



**Title Issued Under**

STRATA PROPERTY ACT (Section 249)

**Land Title District**  
Land Title Office

NEW WESTMINSTER  
NEW WESTMINSTER

**Title Number**  
From Title Number

CB956534  
JA3916

**Application Received**

2023-10-13

**Application Entered**

2023-10-27

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address:

6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO.  
BC1067371  
#700-4211 KINGSWAY  
BURNABY, BC  
V5H 1Z6

**Taxation Authority**

Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**  
Certificate Number: STSR4120694

**Description of Land**

032-081-006

Parcel Identifier:

Legal Description:

STRATA LOT 271 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
STRATA PLAN EPS9599  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
PLAN EPP127626

**Charges, Liens and Interests**

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT  
CA7154281  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT  
CA7154284  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT  
CA7154287  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT  
CA7154289  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT  
CA7154291  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120694

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120694

Nature: EASEMENT  
Registration Number: CA8544983  
Registration Date and Time: 2020-11-03 11:37  
Remarks: INTER ALIA  
APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
Registration Number: CB949987  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CB949990  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CB950012  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: EASEMENT  
Registration Number: CB956185  
Registration Date and Time: 2023-10-13 16:36  
Remarks: INTER ALIA  
APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
EPP127626

Nature: EASEMENT  
Registration Number: CB956186  
Registration Date and Time: 2023-10-13 16:36  
Remarks: INTER ALIA  
APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
EPP127626

Nature: COVENANT  
Registration Number: CB956191  
Registration Date and Time: 2023-10-13 16:36  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120694

Nature: MORTGAGE  
Registration Number: CB1229018  
Registration Date and Time: 2024-03-26 14:49  
Registered Owner: KINGSETT MORTGAGE CORPORATION  
INCORPORATION NO. A0081500  
INTER ALIA

Remarks:

Nature: ASSIGNMENT OF RENTS  
Registration Number: CB1229019  
Registration Date and Time: 2024-03-26 14:49  
Registered Owner: KINGSETT MORTGAGE CORPORATION  
INCORPORATION NO. A0081500  
INTER ALIA

Remarks:

Nature: STRATA PROPERTY ACT LIEN  
Registration Number: CB1477102  
Registration Date and Time: 2024-07-30 15:44  
Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
Registration Number: CB1541681  
Registration Date and Time: 2024-08-20 16:09  
Registered Owner: JAB CONTRACTING LTD.  
Remarks: INTER ALIA

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120696

File Reference: 5796-90

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 184601).

I certify this to be an accurate reproduction of title number **CB956535** at 11:06 this 4th day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956535 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**  
 Certificate Number: STSR4120696

**Description of Land**

Parcel Identifier:

032-081-014

Legal Description:

STRATA LOT 272 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:

COVENANT

Registration Number:

CA7154281

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154284

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154287

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154289

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154291

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**  
 Certificate Number: STSR4120696

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Registered Owner:  
 Remarks:

COVENANT  
 CA7154294  
 2018-10-26 17:09  
 CITY OF BURNABY  
 INTER ALIA

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Registered Owner:  
 Remarks:

COVENANT  
 CA7154296  
 2018-10-26 17:09  
 CITY OF BURNABY  
 INTER ALIA

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Registered Owner:  
 Remarks:

COVENANT  
 CA7154299  
 2018-10-26 17:09  
 CITY OF BURNABY  
 INTER ALIA

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Registered Owner:  
 Remarks:

COVENANT  
 CA7154302  
 2018-10-26 17:09  
 CITY OF BURNABY  
 INTER ALIA

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Remarks:

EASEMENT  
 CA7255352  
 2018-12-17 12:42  
 INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Remarks:

EASEMENT  
 CA7255358  
 2018-12-17 12:42  
 INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Remarks:

EASEMENT  
 CA7255362  
 2018-12-17 12:42  
 INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120696

Nature: EASEMENT  
Registration Number: CA8544983  
Registration Date and Time: 2020-11-03 11:37  
Remarks: INTER ALIA  
APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
Registration Number: CB949987  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CB949990  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CB950012  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: EASEMENT  
Registration Number: CB956185  
Registration Date and Time: 2023-10-13 16:36  
Remarks: INTER ALIA  
APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
EPP127626

Nature: EASEMENT  
Registration Number: CB956186  
Registration Date and Time: 2023-10-13 16:36  
Remarks: INTER ALIA  
APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
EPP127626

Nature: COVENANT  
Registration Number: CB956191  
Registration Date and Time: 2023-10-13 16:36  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120696

Nature: MORTGAGE  
Registration Number: CB1229018  
Registration Date and Time: 2024-03-26 14:49  
Registered Owner: KINGSETT MORTGAGE CORPORATION  
INCORPORATION NO. A0081500  
INTER ALIA

Remarks:

Nature: ASSIGNMENT OF RENTS  
Registration Number: CB1229019  
Registration Date and Time: 2024-03-26 14:49  
Registered Owner: KINGSETT MORTGAGE CORPORATION  
INCORPORATION NO. A0081500  
INTER ALIA

Remarks:

Nature: STRATA PROPERTY ACT LIEN  
Registration Number: CB1477105  
Registration Date and Time: 2024-07-30 15:45  
Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
Registration Number: CB1541681  
Registration Date and Time: 2024-08-20 16:09  
Registered Owner: JAB CONTRACTING LTD.  
Remarks: INTER ALIA

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**  
Certificate Number: STSR4120701

File Reference: 5796-91

LESPERANCE MENDES  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 990514).

I certify this to be an accurate reproduction of title number **CB956536** at 11:06 this 4th day of December, 2024.

REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956536 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**  
Certificate Number: STSR4120701

**Description of Land**

032-081-022

Parcel Identifier:

Legal Description:

STRATA LOT 273 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE PLAN EPP127626

**Charges, Liens and Interests**

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154281

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154284

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154287

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154289

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154291

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Title Number: CB956536

State of Title Certificate

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120701

Nature:  
Registration Number:  
Registration Date and Time:  
Registered Owner:  
Remarks:

COVENANT  
CA7154294  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

Nature:  
Registration Number:  
Registration Date and Time:  
Registered Owner:  
Remarks:

COVENANT  
CA7154296  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

Nature:  
Registration Number:  
Registration Date and Time:  
Registered Owner:  
Remarks:

COVENANT  
CA7154299  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

Nature:  
Registration Number:  
Registration Date and Time:  
Registered Owner:  
Remarks:

COVENANT  
CA7154302  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

Nature:  
Registration Number:  
Registration Date and Time:  
Remarks:

EASEMENT  
CA7255352  
2018-12-17 12:42  
INTER ALIA  
APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
PLAN 1566

Nature:  
Registration Number:  
Registration Date and Time:  
Remarks:

EASEMENT  
CA7255358  
2018-12-17 12:42  
INTER ALIA  
APPURTENANT TO THE COMMON PROPERTY,  
STRATA PLAN NWS1563

Nature:  
Registration Number:  
Registration Date and Time:  
Remarks:

EASEMENT  
CA7255362  
2018-12-17 12:42  
INTER ALIA  
APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120701

Nature: EASEMENT  
Registration Number: CA8544983  
Registration Date and Time: 2020-11-03 11:37  
Remarks: INTER ALIA  
APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
Registration Number: CB949987  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CB949990  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CB950012  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: EASEMENT  
Registration Number: CB956185  
Registration Date and Time: 2023-10-13 16:36  
Remarks: INTER ALIA  
APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
EPP127626

Nature: EASEMENT  
Registration Number: CB956186  
Registration Date and Time: 2023-10-13 16:36  
Remarks: INTER ALIA  
APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
EPP127626

Nature: COVENANT  
Registration Number: CB956191  
Registration Date and Time: 2023-10-13 16:36  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120701

Nature: MORTGAGE  
Registration Number: CB1229018  
Registration Date and Time: 2024-03-26 14:49  
Registered Owner: KINGSETT MORTGAGE CORPORATION  
INCORPORATION NO. A0081500  
INTER ALIA

Remarks:

Nature: ASSIGNMENT OF RENTS  
Registration Number: CB1229019  
Registration Date and Time: 2024-03-26 14:49  
Registered Owner: KINGSETT MORTGAGE CORPORATION  
INCORPORATION NO. A0081500  
INTER ALIA

Remarks:

Nature: STRATA PROPERTY ACT LIEN  
Registration Number: CB1477106  
Registration Date and Time: 2024-07-30 15:45  
Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
Registration Number: CB1541681  
Registration Date and Time: 2024-08-20 16:09  
Registered Owner: JAB CONTRACTING LTD.  
Remarks: INTER ALIA

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**


Certificate Number: STSR4120706

File Reference: 5796-92

LESPERANCE MENDES  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 880654).

I certify this to be an accurate reproduction of title number **CB956537** at 11:09 this 4th day of December, 2024.

  
REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956537 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**  
Certificate Number: STSR4120706

**Description of Land**

032-081-031

Parcel Identifier:

Legal Description:

STRATA LOT 274 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
STRATA PLAN EPS9599  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
PLAN EPP127626

**Charges, Liens and Interests**

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT  
CA7154281  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT  
CA7154284  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT  
CA7154287  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT  
CA7154289  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT  
CA7154291  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120706

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Registered Owner:  
 Remarks:

COVENANT  
 CA7154294  
 2018-10-26 17:09  
 CITY OF BURNABY  
 INTER ALIA

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Registered Owner:  
 Remarks:

COVENANT  
 CA7154296  
 2018-10-26 17:09  
 CITY OF BURNABY  
 INTER ALIA

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Registered Owner:  
 Remarks:

COVENANT  
 CA7154299  
 2018-10-26 17:09  
 CITY OF BURNABY  
 INTER ALIA

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Registered Owner:  
 Remarks:

COVENANT  
 CA7154302  
 2018-10-26 17:09  
 CITY OF BURNABY  
 INTER ALIA

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Remarks:

EASEMENT  
 CA7255352  
 2018-12-17 12:42  
 INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Remarks:

EASEMENT  
 CA7255358  
 2018-12-17 12:42  
 INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Remarks:

EASEMENT  
 CA7255362  
 2018-12-17 12:42  
 INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120706

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120706

Nature: MORTGAGE  
Registration Number: CB1229018  
Registration Date and Time: 2024-03-26 14:49  
Registered Owner: KINGSETT MORTGAGE CORPORATION  
INCORPORATION NO. A0081500  
INTER ALIA

Remarks:

Nature: ASSIGNMENT OF RENTS  
Registration Number: CB1229019  
Registration Date and Time: 2024-03-26 14:49  
Registered Owner: KINGSETT MORTGAGE CORPORATION  
INCORPORATION NO. A0081500  
INTER ALIA

Remarks:

Nature: STRATA PROPERTY ACT LIEN  
Registration Number: CB1477108  
Registration Date and Time: 2024-07-30 15:45  
Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
Registration Number: CB1541681  
Registration Date and Time: 2024-08-20 16:09  
Registered Owner: JAB CONTRACTING LTD.  
Remarks: INTER ALIA

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**  
Certificate Number: STSR4120709

File Reference: 5796-93

LESPERANCE MENDES  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 263479).

I certify this to be an accurate reproduction of title number **CB956538** at 11:09 this 4th day of December, 2024.

REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956538 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

Title Number: CB956538

State of Title Certificate

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**  
Certificate Number: STSR4120709

**Description of Land**

032-081-049

Parcel Identifier:

Legal Description:

STRATA LOT 275 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
STRATA PLAN EPS9599  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
PLAN EPP127626

**Charges, Liens and Interests**

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT  
CA7154281  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT  
CA7154284  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT  
CA7154287  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT  
CA7154289  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT  
CA7154291  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**  
 Certificate Number: STSR4120709

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Registered Owner:  
 Remarks:

COVENANT  
 CA7154294  
 2018-10-26 17:09  
 CITY OF BURNABY  
 INTER ALIA

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Registered Owner:  
 Remarks:

COVENANT  
 CA7154296  
 2018-10-26 17:09  
 CITY OF BURNABY  
 INTER ALIA

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Registered Owner:  
 Remarks:

COVENANT  
 CA7154299  
 2018-10-26 17:09  
 CITY OF BURNABY  
 INTER ALIA

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Registered Owner:  
 Remarks:

COVENANT  
 CA7154302  
 2018-10-26 17:09  
 CITY OF BURNABY  
 INTER ALIA

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Remarks:

EASEMENT  
 CA7255352  
 2018-12-17 12:42  
 INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Remarks:

EASEMENT  
 CA7255358  
 2018-12-17 12:42  
 INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Remarks:

EASEMENT  
 CA7255362  
 2018-12-17 12:42  
 INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120709

Nature: EASEMENT  
Registration Number: CA8544983  
Registration Date and Time: 2020-11-03 11:37  
Remarks: INTER ALIA  
APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
Registration Number: CB949987  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CB949990  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CB950012  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: EASEMENT  
Registration Number: CB956185  
Registration Date and Time: 2023-10-13 16:36  
Remarks: INTER ALIA  
APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
EPP127626

Nature: EASEMENT  
Registration Number: CB956186  
Registration Date and Time: 2023-10-13 16:36  
Remarks: INTER ALIA  
APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
EPP127626

Nature: COVENANT  
Registration Number: CB956191  
Registration Date and Time: 2023-10-13 16:36  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120709

Nature: MORTGAGE  
Registration Number: CB1229018  
Registration Date and Time: 2024-03-26 14:49  
Registered Owner: KINGSETT MORTGAGE CORPORATION  
INCORPORATION NO. A0081500  
INTER ALIA

Remarks: ASSIGNMENT OF RENTS  
Nature: CB1229019  
Registration Number: 2024-03-26 14:49  
Registration Date and Time: KINGSETT MORTGAGE CORPORATION  
Registered Owner: INCORPORATION NO. A0081500  
INTER ALIA

Remarks: STRATA PROPERTY ACT LIEN  
Nature: CB1477109  
Registration Number: 2024-07-30 15:45  
Registration Date and Time: THE OWNERS, STRATA PLAN EPS9599  
Registered Owner:

Nature: CLAIM OF BUILDERS LIEN  
Registration Number: CB1541681  
Registration Date and Time: 2024-08-20 16:09  
Registered Owner: JAB CONTRACTING LTD.  
Remarks: INTER ALIA

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**  
 Certificate Number: STSR4120711

File Reference: 5796-94

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 901362).

I certify this to be an accurate reproduction of title number **CB956539** at 11:09 this 4th day of December, 2024.



REGISTRAR OF LAND TITLES



**Title Issued Under**

STRATA PROPERTY ACT (Section 249)

**Land Title District**  
 Land Title Office

NEW WESTMINSTER  
 NEW WESTMINSTER

**Title Number**  
 From Title Number

CB956539  
 JA3916

**Application Received**

2023-10-13

**Application Entered**

2023-10-27

**Registered Owner in Fee Simple**  
 Registered Owner/Mailing Address:

6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO.  
 BC1067371  
 #700-4211 KINGSWAY  
 BURNABY, BC  
 V5H 1Z6

**Taxation Authority**

Burnaby, City of

Title Number: CB956539

State of Title Certificate

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120711

**Description of Land**

032-081-057

Parcel Identifier:

Legal Description:

STRATA LOT 276 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
STRATA PLAN EPS9599  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
PLAN EPP127626

**Charges, Liens and Interests**

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154281

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154284

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154287

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154289

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154291

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Title Number: CB956539

State of Title Certificate



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120711

Nature:	COVENANT
Registration Number:	CA7154294
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154296
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154299
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154302
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	EASEMENT
Registration Number:	CA7255352
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD PLAN 1566
Nature:	EASEMENT
Registration Number:	CA7255358
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN NWS1563
Nature:	EASEMENT
Registration Number:	CA7255362
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**  
 Certificate Number: STSR4120711

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Remarks:

EASEMENT  
 CA8544983  
 2020-11-03 11:37  
 INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Registered Owner:  
 Remarks:

COVENANT  
 CB949987  
 2023-10-12 16:12  
 CITY OF BURNABY  
 INTER ALIA

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Registered Owner:  
 Remarks:

COVENANT  
 CB949990  
 2023-10-12 16:12  
 CITY OF BURNABY  
 INTER ALIA

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Registered Owner:  
 Remarks:

COVENANT  
 CB950012  
 2023-10-12 16:12  
 CITY OF BURNABY  
 INTER ALIA

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Remarks:

EASEMENT  
 CB956185  
 2023-10-13 16:36  
 INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Remarks:

EASEMENT  
 CB956186  
 2023-10-13 16:36  
 INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Registered Owner:  
 Remarks:

COVENANT  
 CB956191  
 2023-10-13 16:36  
 CITY OF BURNABY  
 INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120711

Nature:	MORTGAGE
Registration Number:	CB1229018
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500 INTER ALIA

Remarks:

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1229019
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500 INTER ALIA

Remarks:

Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CB1477113
Registration Date and Time:	2024-07-30 15:45
Registered Owner:	THE OWNERS, STRATA PLAN EPS9599

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CB1541681
Registration Date and Time:	2024-08-20 16:09
Registered Owner:	JAB CONTRACTING LTD. INTER ALIA

Remarks:

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*


LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**  
 Certificate Number: STSR4120720

File Reference: 5796-95

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 662870).

I certify this to be an accurate reproduction of title number **CB956540** at 11:15 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956540 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

State of Title Certificate

Title Number: CB956540

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**  
Certificate Number: STSR4120720

**Description of Land**

032-081-065

Parcel Identifier:

Legal Description:

STRATA LOT 277 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
STRATA PLAN EPS9599  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
PLAN EPP127626

**Charges, Liens and Interests**

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT  
CA7154281  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT  
CA7154284  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT  
CA7154287  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT  
CA7154289  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT  
CA7154291  
2018-10-26 17:09  
CITY OF BURNABY  
INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120720

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Registered Owner:  
 Remarks:

COVENANT  
 CA7154294  
 2018-10-26 17:09  
 CITY OF BURNABY  
 INTER ALIA

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Registered Owner:  
 Remarks:

COVENANT  
 CA7154296  
 2018-10-26 17:09  
 CITY OF BURNABY  
 INTER ALIA

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Registered Owner:  
 Remarks:

COVENANT  
 CA7154299  
 2018-10-26 17:09  
 CITY OF BURNABY  
 INTER ALIA

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Registered Owner:  
 Remarks:

COVENANT  
 CA7154302  
 2018-10-26 17:09  
 CITY OF BURNABY  
 INTER ALIA

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Remarks:

EASEMENT  
 CA7255352  
 2018-12-17 12:42  
 INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Remarks:

EASEMENT  
 CA7255358  
 2018-12-17 12:42  
 INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature:  
 Registration Number:  
 Registration Date and Time:  
 Remarks:

EASEMENT  
 CA7255362  
 2018-12-17 12:42  
 INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120720

Nature: EASEMENT  
Registration Number: CA8544983  
Registration Date and Time: 2020-11-03 11:37  
Remarks: INTER ALIA  
APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
Registration Number: CB949987  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CB949990  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CB950012  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: EASEMENT  
Registration Number: CB956185  
Registration Date and Time: 2023-10-13 16:36  
Remarks: INTER ALIA  
APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
EPP127626

Nature: EASEMENT  
Registration Number: CB956186  
Registration Date and Time: 2023-10-13 16:36  
Remarks: INTER ALIA  
APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
EPP127626

Nature: COVENANT  
Registration Number: CB956191  
Registration Date and Time: 2023-10-13 16:36  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120720

Nature: MORTGAGE  
Registration Number: CB1229018  
Registration Date and Time: 2024-03-26 14:49  
Registered Owner: KINGSETT MORTGAGE CORPORATION  
INCORPORATION NO. A0081500  
INTER ALIA

Remarks:

Nature: ASSIGNMENT OF RENTS  
Registration Number: CB1229019  
Registration Date and Time: 2024-03-26 14:49  
Registered Owner: KINGSETT MORTGAGE CORPORATION  
INCORPORATION NO. A0081500  
INTER ALIA

Remarks:

Nature: STRATA PROPERTY ACT LIEN  
Registration Number: CB1477114  
Registration Date and Time: 2024-07-30 15:46  
Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
Registration Number: CB1541681  
Registration Date and Time: 2024-08-20 16:09  
Registered Owner: JAB CONTRACTING LTD.  
Remarks: INTER ALIA

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120723

File Reference: 5796-96

LESPERANCE MENDES  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 670092).

I certify this to be an accurate reproduction of title number **CB956541** at 11:18 this 4th day of December, 2024.

REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956541 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120723

**Description of Land**

032-081-073

Parcel Identifier:

Legal Description:

STRATA LOT 278 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
STRATA PLAN EPS9599  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
PLAN EPP127626

**Charges, Liens and Interests**

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154281

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154284

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154287

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154289

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

COVENANT

CA7154291

2018-10-26 17:09

CITY OF BURNABY

INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120723

Nature:	COVENANT
Registration Number:	CA7154294
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154296
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154299
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154302
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	EASEMENT
Registration Number:	CA7255352
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD PLAN 1566
Nature:	EASEMENT
Registration Number:	CA7255358
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN NWS1563
Nature:	EASEMENT
Registration Number:	CA7255362
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120723

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120723

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 INTER ALIA

Remarks:

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 INTER ALIA

Remarks:

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1477115  
 Registration Date and Time: 2024-07-30 15:46  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**


Certificate Number: STSR4120725

File Reference: 5796-97

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 829904).

I certify this to be an accurate reproduction of title number **CB956542** at 11:18 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956542 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

Title Number: CB956542

State of Title Certificate

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120725

**Description of Land**

Parcel Identifier:

032-081-081

Legal Description:

STRATA LOT 279 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:

COVENANT

Registration Number:

CA7154281

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154284

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154287

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154289

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154291

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120725

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120725

Nature: EASEMENT  
Registration Number: CA8544983  
Registration Date and Time: 2020-11-03 11:37  
Remarks: INTER ALIA  
APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
Registration Number: CB949987  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CB949990  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CB950012  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: EASEMENT  
Registration Number: CB956185  
Registration Date and Time: 2023-10-13 16:36  
Remarks: INTER ALIA  
APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
EPP127626

Nature: EASEMENT  
Registration Number: CB956186  
Registration Date and Time: 2023-10-13 16:36  
Remarks: INTER ALIA  
APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
EPP127626

Nature: COVENANT  
Registration Number: CB956191  
Registration Date and Time: 2023-10-13 16:36  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120725

Nature:	MORTGAGE
Registration Number:	CB1229018
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA
Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1229019
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA
Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CB1477116
Registration Date and Time:	2024-07-30 15:46
Registered Owner:	THE OWNERS, STRATA PLAN EPS9599
Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CB1541681
Registration Date and Time:	2024-08-20 16:09
Registered Owner:	JAB CONTRACTING LTD.
Remarks:	INTER ALIA
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**  
Certificate Number: STSR4120727

File Reference: 5796-98

LESPERANCE MENDES  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 564535).

I certify this to be an accurate reproduction of title number **CB956543** at 11:18 this 4th day of December, 2024.

REGISTRAR OF LAND TITLES



STRATA PROPERTY ACT (Section 249)

**Title Issued Under**

NEW WESTMINSTER  
NEW WESTMINSTER

**Land Title District**  
Land Title Office

CB956543  
JA3916

**Title Number**  
From Title Number

2023-10-13

**Application Received**

2023-10-27

**Application Entered**

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address:

6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO.  
BC1067371  
#700-4211 KINGSWAY  
BURNABY, BC  
V5H 1Z6

Burnaby, City of

**Taxation Authority**

State of Title Certificate

Title Number: CB956543

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120727

**Description of Land**

Parcel Identifier: 032-081-090  
 Legal Description:  
 STRATA LOT 280 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120727

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120727

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120727

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1477118  
 Registration Date and Time: 2024-07-30 15:46  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

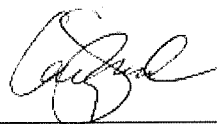
Certificate Number: STSR4120728

File Reference: 5796-99

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 176549).

I certify this to be an accurate reproduction of title number **CB956544** at 11:18 this 4th day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956544 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120728

**Description of Land**

Parcel Identifier: 032-081-103  
 Legal Description:  
 STRATA LOT 281 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120728

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120728

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120728

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1477119  
 Registration Date and Time: 2024-07-30 15:46  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

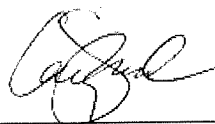
Certificate Number: STSR4120729

File Reference: 5796-100

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 772242).

I certify this to be an accurate reproduction of title number **CB956545** at 11:18 this 4th day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956545 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120729

**Description of Land**

Parcel Identifier: 032-081-111

Legal Description:

STRATA LOT 282 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120729

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120729

Nature: EASEMENT  
Registration Number: CA8544983  
Registration Date and Time: 2020-11-03 11:37  
Remarks: INTER ALIA  
APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
Registration Number: CB949987  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CB949990  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CB950012  
Registration Date and Time: 2023-10-12 16:12  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA

Nature: EASEMENT  
Registration Number: CB956185  
Registration Date and Time: 2023-10-13 16:36  
Remarks: INTER ALIA  
APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
EPP127626

Nature: EASEMENT  
Registration Number: CB956186  
Registration Date and Time: 2023-10-13 16:36  
Remarks: INTER ALIA  
APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
EPP127626

Nature: COVENANT  
Registration Number: CB956191  
Registration Date and Time: 2023-10-13 16:36  
Registered Owner: CITY OF BURNABY  
Remarks: INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120729

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1477133  
 Registration Date and Time: 2024-07-30 15:48  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120730

File Reference: 5796-101

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 398014).

I certify this to be an accurate reproduction of title number **CB956546** at 11:21 this 4th day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956546 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120730

**Description of Land**

Parcel Identifier: 032-081-120

Legal Description:

STRATA LOT 283 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120730

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120730

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120730

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1477122  
 Registration Date and Time: 2024-07-30 15:47  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120737

File Reference: 5796-102

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 662118).

I certify this to be an accurate reproduction of title number **CB956547** at 11:21 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956547 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120737

**Description of Land**

Parcel Identifier: 032-081-138  
 Legal Description:  
 STRATA LOT 284 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120737

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120737

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120737

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1477124  
 Registration Date and Time: 2024-07-30 15:47  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120738

File Reference: 5796-103

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 229332).

I certify this to be an accurate reproduction of title number **CB956548** at 11:21 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956548 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120738

**Description of Land**

Parcel Identifier: 032-081-146

Legal Description:

STRATA LOT 285 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120738

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120738

Nature:	EASEMENT
Registration Number:	CA8544983
Registration Date and Time:	2020-11-03 11:37
Remarks:	INTER ALIA APPURTENANT TO LOT 28 PLAN 1566

Nature:	COVENANT
Registration Number:	CB949987
Registration Date and Time:	2023-10-12 16:12
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CB949990
Registration Date and Time:	2023-10-12 16:12
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CB950012
Registration Date and Time:	2023-10-12 16:12
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	EASEMENT
Registration Number:	CB956185
Registration Date and Time:	2023-10-13 16:36
Remarks:	INTER ALIA APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN EPP127626

Nature:	EASEMENT
Registration Number:	CB956186
Registration Date and Time:	2023-10-13 16:36
Remarks:	INTER ALIA APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN EPP127626

Nature:	COVENANT
Registration Number:	CB956191
Registration Date and Time:	2023-10-13 16:36
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120738

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1477127  
 Registration Date and Time: 2024-07-30 15:47  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120772

File Reference: 5796-104

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 292347).

I certify this to be an accurate reproduction of title number **CB956549** at 11:39 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956549 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120772

**Description of Land**

Parcel Identifier: 032-081-154  
 Legal Description:  
 STRATA LOT 286 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120772

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120772

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120772

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1477130  
 Registration Date and Time: 2024-07-30 15:47  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**


Certificate Number: STSR4120773

File Reference: 5796-105

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 261863).

I certify this to be an accurate reproduction of title number **CB956550** at 11:39 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956550 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120773

**Description of Land**

Parcel Identifier: 032-081-162  
 Legal Description:  
 STRATA LOT 287 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120773

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120773

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120773

Nature:	MORTGAGE
Registration Number:	CB1229018
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA
Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1229019
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA
Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CB1477131
Registration Date and Time:	2024-07-30 15:48
Registered Owner:	THE OWNERS, STRATA PLAN EPS9599
Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CB1541681
Registration Date and Time:	2024-08-20 16:09
Registered Owner:	JAB CONTRACTING LTD.
Remarks:	INTER ALIA
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

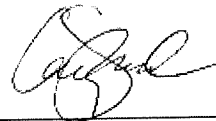
Certificate Number: STSR4120775

File Reference: 5796-106

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 852575).

I certify this to be an accurate reproduction of title number **CB956551** at 11:39 this 4th day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956551 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120775

**Description of Land**

Parcel Identifier: 032-081-171

Legal Description:

STRATA LOT 288 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120775

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120775

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120775

Nature:	MORTGAGE
Registration Number:	CB1229018
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1229019
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CB1480801
Registration Date and Time:	2024-07-31 14:07
Registered Owner:	THE OWNERS, STRATA PLAN EPS9599

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CB1541681
Registration Date and Time:	2024-08-20 16:09
Registered Owner:	JAB CONTRACTING LTD.
Remarks:	INTER ALIA

<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
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<b>Transfers</b>	NONE
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<b>Pending Applications</b>	NONE
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*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120777

File Reference: 5796-107

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 720448).

I certify this to be an accurate reproduction of title number **CB956554** at 11:42 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956554 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120777

**Description of Land**

Parcel Identifier: 032-081-201

Legal Description:

STRATA LOT 291 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120777

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120777

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120777

Nature:	MORTGAGE
Registration Number:	CB1229018
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1229019
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CB1480805
Registration Date and Time:	2024-07-31 14:07
Registered Owner:	THE OWNERS, STRATA PLAN EPS9599

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CB1541681
Registration Date and Time:	2024-08-20 16:09
Registered Owner:	JAB CONTRACTING LTD.
Remarks:	INTER ALIA

<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
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<b>Transfers</b>	NONE
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<b>Pending Applications</b>	NONE
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*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**


Certificate Number: STSR4120782

File Reference: 5796-109

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 587441).

I certify this to be an accurate reproduction of title number **CB956557** at 11:45 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956557 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120782

**Description of Land**

Parcel Identifier: 032-081-235

Legal Description:

STRATA LOT 294 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120782

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120782

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120782

Nature:	MORTGAGE
Registration Number:	CB1229018
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1229019
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CB1483354
Registration Date and Time:	2024-08-01 11:26
Registered Owner:	THE OWNERS, STRATA PLAN EPS9599

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CB1541681
Registration Date and Time:	2024-08-20 16:09
Registered Owner:	JAB CONTRACTING LTD.
Remarks:	INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120784

File Reference: 5796-10

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 694251).

I certify this to be an accurate reproduction of title number **CB956559** at 11:45 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956559 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120784

**Description of Land**

Parcel Identifier: 032-081-251

## Legal Description:

STRATA LOT 296 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120784

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120784

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120784

Nature:	MORTGAGE
Registration Number:	CB1229018
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1229019
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CB1483381
Registration Date and Time:	2024-08-01 11:30
Registered Owner:	THE OWNERS, STRATA PLAN EPS9599

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CB1541681
Registration Date and Time:	2024-08-20 16:09
Registered Owner:	JAB CONTRACTING LTD.
Remarks:	INTER ALIA

<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
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<b>Transfers</b>	NONE
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<b>Pending Applications</b>	NONE
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*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**


Certificate Number: STSR4120785

File Reference: 5796-111

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 165011).

I certify this to be an accurate reproduction of title number **CB956560** at 11:45 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956560 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120785

**Description of Land**

Parcel Identifier: 032-081-260

Legal Description:

STRATA LOT 297 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120785

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120785

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120785

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1480817  
 Registration Date and Time: 2024-07-31 14:09  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**


Certificate Number: STSR4120815

File Reference: 5796-112

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 947511).

I certify this to be an accurate reproduction of title number **CB956561** at 12:06 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956561 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120815

**Description of Land**

Parcel Identifier: 032-081-278

Legal Description:

STRATA LOT 298 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120815

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120815

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120815

Nature:	MORTGAGE
Registration Number:	CB1229018
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1229019
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CB1480823
Registration Date and Time:	2024-07-31 14:10
Registered Owner:	THE OWNERS, STRATA PLAN EPS9599

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CB1541681
Registration Date and Time:	2024-08-20 16:09
Registered Owner:	JAB CONTRACTING LTD.
Remarks:	INTER ALIA

<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
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<b>Transfers</b>	NONE
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<b>Pending Applications</b>	NONE
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*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

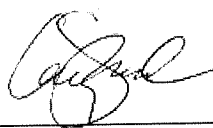
Certificate Number: STSR4120817

File Reference: 5796-113

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 526161).

I certify this to be an accurate reproduction of title number **CB956562** at 12:06 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956562 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120817

**Description of Land**

Parcel Identifier: 032-081-286

Legal Description:

STRATA LOT 299 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120817

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120817

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120817

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1480858  
 Registration Date and Time: 2024-07-31 14:13  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120947

File Reference: 5796-114

ROBERT LESPERANCE, JOHN MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 570175).

I certify this to be an accurate reproduction of title number **CB956563** at 13:42 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956563 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120947

**Description of Land**

Parcel Identifier: 032-081-294

Legal Description:

STRATA LOT 300 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120947

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120947

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120947

Nature:	MORTGAGE
Registration Number:	CB1229018
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1229019
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CB1480862
Registration Date and Time:	2024-07-31 14:13
Registered Owner:	THE OWNERS, STRATA PLAN EPS9599

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CB1541681
Registration Date and Time:	2024-08-20 16:09
Registered Owner:	JAB CONTRACTING LTD.
Remarks:	INTER ALIA

<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
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<b>Transfers</b>	NONE
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<b>Pending Applications</b>	NONE
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*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

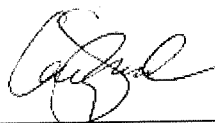
Certificate Number: STSR4120951

File Reference: 5796-115

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 763986).

I certify this to be an accurate reproduction of title number **CB956564** at 13:45 this 4th day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956564 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120951

**Description of Land**

Parcel Identifier: 032-081-308

Legal Description:

STRATA LOT 301 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120951

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120951

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120951

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1480866  
 Registration Date and Time: 2024-07-31 14:13  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120953

File Reference: 5796-116

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 987995).

I certify this to be an accurate reproduction of title number **CB956565** at 13:45 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956565 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120953

**Description of Land**

Parcel Identifier: 032-081-316

Legal Description:

STRATA LOT 302 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120953

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120953

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120953

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1482306  
 Registration Date and Time: 2024-08-01 08:57  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120954

File Reference: 5796-117

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 554300).

I certify this to be an accurate reproduction of title number **CB956566** at 13:45 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956566 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120954

**Description of Land**

Parcel Identifier: 032-081-324

Legal Description:

STRATA LOT 303 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120954

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120954

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120954

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1482307  
 Registration Date and Time: 2024-08-01 08:57  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120955

File Reference: 5796-118

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 150293).

I certify this to be an accurate reproduction of title number **CB956567** at 13:45 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956567 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120955

**Description of Land**

Parcel Identifier: 032-081-332

Legal Description:

STRATA LOT 304 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120955

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120955

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120955

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1483385  
 Registration Date and Time: 2024-08-01 11:31  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120956

File Reference: 5796-119

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 150624).

I certify this to be an accurate reproduction of title number **CB956568** at 13:45 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956568 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120956

**Description of Land**

Parcel Identifier: 032-081-341

Legal Description:

STRATA LOT 305 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120956

Nature:	COVENANT
Registration Number:	CA7154294
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154296
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154299
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA7154302
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA
Nature:	EASEMENT
Registration Number:	CA7255352
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD PLAN 1566
Nature:	EASEMENT
Registration Number:	CA7255358
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN NWS1563
Nature:	EASEMENT
Registration Number:	CA7255362
Registration Date and Time:	2018-12-17 12:42
Remarks:	INTER ALIA APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120956

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120956

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1483391  
 Registration Date and Time: 2024-08-01 11:31  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120957

File Reference: 5796-120

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 482586).

I certify this to be an accurate reproduction of title number **CB956569** at 13:48 this 4th day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956569 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120957

**Description of Land**

Parcel Identifier: 032-081-359

## Legal Description:

STRATA LOT 306 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120957

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120957

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120957

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1483398  
 Registration Date and Time: 2024-08-01 11:32  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120962

File Reference: 5796-121

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 378234).

I certify this to be an accurate reproduction of title number **CB956570** at 13:48 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956570 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120962

**Description of Land**

Parcel Identifier:

032-081-367

Legal Description:

STRATA LOT 307 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:

COVENANT

Registration Number:

CA7154281

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154284

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154287

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154289

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

CA7154291

Registration Date and Time:

2018-10-26 17:09

Registered Owner:

CITY OF BURNABY

Remarks:

INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120962

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120962

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120962

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1483403  
 Registration Date and Time: 2024-08-01 11:32  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120969

File Reference: 5796-122

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 497358).

I certify this to be an accurate reproduction of title number **CB956571** at 13:51 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956571 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120969

**Description of Land**

Parcel Identifier: 032-081-375

## Legal Description:

STRATA LOT 308 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120969

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120969

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120969

Nature:	MORTGAGE
Registration Number:	CB1229018
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1229019
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CB1483405
Registration Date and Time:	2024-08-01 11:32
Registered Owner:	THE OWNERS, STRATA PLAN EPS9599

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CB1541681
Registration Date and Time:	2024-08-20 16:09
Registered Owner:	JAB CONTRACTING LTD.
Remarks:	INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120975

File Reference: 5796-123

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 134159).

I certify this to be an accurate reproduction of title number **CB956572** at 13:54 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956572 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120975

**Description of Land**

Parcel Identifier: 032-081-383

**Legal Description:**

STRATA LOT 309 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120975

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120975

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120975

Nature:	MORTGAGE
Registration Number:	CB1229018
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1229019
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA

Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CB1483406
Registration Date and Time:	2024-08-01 11:32
Registered Owner:	THE OWNERS, STRATA PLAN EPS9599

Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CB1541681
Registration Date and Time:	2024-08-20 16:09
Registered Owner:	JAB CONTRACTING LTD.
Remarks:	INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120977

File Reference: 5796-124

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 890559).

I certify this to be an accurate reproduction of title number **CB956573** at 13:54 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956573 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120977

**Description of Land**

Parcel Identifier: 032-081-391

Legal Description:

STRATA LOT 310 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120977

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120977

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120977

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1483413  
 Registration Date and Time: 2024-08-01 11:33  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

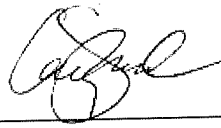
Certificate Number: STSR4120980

File Reference: 5796-125

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 883573).

I certify this to be an accurate reproduction of title number **CB956574** at 13:54 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956574 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120980

**Description of Land**

Parcel Identifier: 032-081-405

## Legal Description:

STRATA LOT 311 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120980

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120980

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120980

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1483414  
 Registration Date and Time: 2024-08-01 11:33  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120986

File Reference: 5796-126

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 178482).

I certify this to be an accurate reproduction of title number **CB956575** at 13:54 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956575 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120986

**Description of Land**

Parcel Identifier: 032-081-413

Legal Description:

STRATA LOT 312 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120986

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120986

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120986

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1483415  
 Registration Date and Time: 2024-08-01 11:33  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120988

File Reference: 5796-127

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 761189).

I certify this to be an accurate reproduction of title number **CB956576** at 13:57 this 4th day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956576 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120988

**Description of Land**

Parcel Identifier: 032-081-421

Legal Description:

STRATA LOT 313 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA7154281
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154284
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154287
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154289
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7154291
Registration Date and Time:	2018-10-26 17:09
Registered Owner:	CITY OF BURNABY
Remarks:	INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120988

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120988

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120988

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1484878  
 Registration Date and Time: 2024-08-01 15:16  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

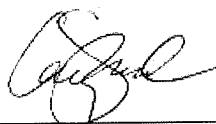
Certificate Number: STSR4120992

File Reference: 5796-128

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 180034).

I certify this to be an accurate reproduction of title number **CB956577** at 13:57 this 4th day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956577 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120992

**Description of Land**

Parcel Identifier: 032-081-430  
 Legal Description:  
 STRATA LOT 314 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120992

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120992

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120992

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1484879  
 Registration Date and Time: 2024-08-01 15:17  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

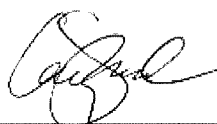
Certificate Number: STSR4120994

File Reference: 5796-129

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 367972).

I certify this to be an accurate reproduction of title number **CB956578** at 13:57 this 4th day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956578 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120994

**Description of Land**

Parcel Identifier: 032-081-448  
 Legal Description:  
 STRATA LOT 315 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120994

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120994

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120994

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1484881  
 Registration Date and Time: 2024-08-01 15:18  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120996

File Reference: 5796-130

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 281667).

I certify this to be an accurate reproduction of title number **CB956579** at 13:57 this 4th day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956579 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120996

**Description of Land**

Parcel Identifier: 032-081-456

Legal Description:

STRATA LOT 316 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120996

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120996

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120996

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1484887  
 Registration Date and Time: 2024-08-01 15:20  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120997

File Reference: 5796-131

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 873978).

I certify this to be an accurate reproduction of title number **CB956580** at 13:57 this 4th day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956580 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120997

**Description of Land**

Parcel Identifier: 032-081-464

Legal Description:

STRATA LOT 317 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120997

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120997

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4120997

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1484891  
 Registration Date and Time: 2024-08-01 15:21  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121001

File Reference: 5796-132

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 948211).

I certify this to be an accurate reproduction of title number **CB956581** at 13:57 this 4th day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956581 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121001

**Description of Land**

Parcel Identifier: 032-081-472  
 Legal Description:  
 STRATA LOT 318 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121001

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121001

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121001

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1484893  
 Registration Date and Time: 2024-08-01 15:21  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121012

File Reference: 5796-133

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 772110).

I certify this to be an accurate reproduction of title number **CB956582** at 14:03 this 4th day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956582 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121012

**Description of Land**

Parcel Identifier: 032-081-481  
 Legal Description:  
 STRATA LOT 319 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121012

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121012

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121012

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1484894  
 Registration Date and Time: 2024-08-01 15:22  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

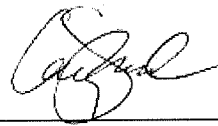
Certificate Number: STSR4121016

File Reference: 5796-134

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 505499).

I certify this to be an accurate reproduction of title number **CB956583** at 14:03 this 4th day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956583 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121016

**Description of Land**

Parcel Identifier: 032-081-499

Legal Description:

STRATA LOT 320 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121016

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121016

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121016

Nature:	MORTGAGE
Registration Number:	CB1229018
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA
Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1229019
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA
Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CB1484896
Registration Date and Time:	2024-08-01 15:22
Registered Owner:	THE OWNERS, STRATA PLAN EPS9599
Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CB1541681
Registration Date and Time:	2024-08-20 16:09
Registered Owner:	JAB CONTRACTING LTD.
Remarks:	INTER ALIA
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121018

File Reference: 5796-135

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 433013).

I certify this to be an accurate reproduction of title number **CB956584** at 14:03 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956584 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121018

**Description of Land**

Parcel Identifier: 032-081-502

Legal Description:

STRATA LOT 321 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121018

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121018

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121018

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1484901  
 Registration Date and Time: 2024-08-01 15:22  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

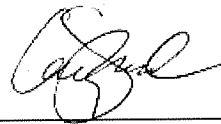
Certificate Number: STSR4121026

File Reference: 5796-136

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 602828).

I certify this to be an accurate reproduction of title number **CB956585** at 14:06 this 4th day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956585 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121026

**Description of Land**

Parcel Identifier: 032-081-511

Legal Description:

STRATA LOT 322 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121026

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121026

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121026

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1484908  
 Registration Date and Time: 2024-08-01 15:23  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121027

File Reference: 5796-137

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 315681).

I certify this to be an accurate reproduction of title number **CB956586** at 14:06 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956586 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121027

**Description of Land**

Parcel Identifier: 032-081-529  
 Legal Description:  
 STRATA LOT 323 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121027

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121027

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121027

Nature:	MORTGAGE
Registration Number:	CB1229018
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA
Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1229019
Registration Date and Time:	2024-03-26 14:49
Registered Owner:	KINGSETT MORTGAGE CORPORATION INCORPORATION NO. A0081500
Remarks:	INTER ALIA
Nature:	STRATA PROPERTY ACT LIEN
Registration Number:	CB1484912
Registration Date and Time:	2024-08-01 15:23
Registered Owner:	THE OWNERS, STRATA PLAN EPS9599
Nature:	CLAIM OF BUILDERS LIEN
Registration Number:	CB1541681
Registration Date and Time:	2024-08-20 16:09
Registered Owner:	JAB CONTRACTING LTD.
Remarks:	INTER ALIA
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

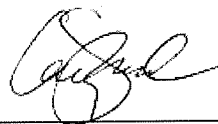
Certificate Number: STSR4121029

File Reference: 5796-138

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 371228).

I certify this to be an accurate reproduction of title number **CB956587** at 14:06 this 4th day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956587 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121029

**Description of Land**

Parcel Identifier: 032-081-537  
 Legal Description:  
 STRATA LOT 324 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121029

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121029

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121029

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1484930  
 Registration Date and Time: 2024-08-01 15:24  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121030

File Reference: 5796-139

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 163265).

I certify this to be an accurate reproduction of title number **CB956588** at 14:06 this 4th day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956588 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121030

**Description of Land**

Parcel Identifier: 032-081-545

## Legal Description:

STRATA LOT 325 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121030

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121030

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121030

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1484931  
 Registration Date and Time: 2024-08-01 15:25  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121033

File Reference: 5796-140

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 182349).

I certify this to be an accurate reproduction of title number **CB956589** at 14:06 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956589 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121033

**Description of Land**

Parcel Identifier: 032-081-553  
 Legal Description:  
 STRATA LOT 326 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121033

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121033

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121033

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1484934  
 Registration Date and Time: 2024-08-01 15:26  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121034

File Reference: 5796-141

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 167717).

I certify this to be an accurate reproduction of title number **CB956590** at 14:09 this 4th day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956590 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121034

**Description of Land**

Parcel Identifier: 032-081-561

Legal Description:

STRATA LOT 327 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121034

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121034

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121034

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1484935  
 Registration Date and Time: 2024-08-01 15:26  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121041

File Reference: 5796-143

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 858687).

I certify this to be an accurate reproduction of title number **CB956592** at 14:09 this 4th day of December, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956592 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121041

**Description of Land**

Parcel Identifier: 032-081-588

Legal Description:

STRATA LOT 329 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121041

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121041

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121041

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1484937  
 Registration Date and Time: 2024-08-01 15:26  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

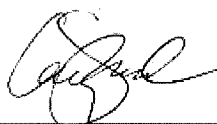
Certificate Number: STSR4121047

File Reference: 5796-145

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 597622).

I certify this to be an accurate reproduction of title number **CB956594** at 14:12 this 4th day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956594 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121047

**Description of Land**

Parcel Identifier: 032-081-600  
 Legal Description:  
 STRATA LOT 331 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121047

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121047

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL A AIR SPACE PLAN  
 EPP127626

Nature: EASEMENT  
 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
 EPP127626

Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121047

Nature: MORTGAGE  
 Registration Number: CB1229018  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1484940  
 Registration Date and Time: 2024-08-01 15:27  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121048

File Reference: 5796-146

LESPERANCE MENDES  
 550-900 HOWE STREET  
 VANCOUVER BC V6Z 2M4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 489074).

I certify this to be an accurate reproduction of title number **CB956595** at 14:12 this 4th day of December, 2024.



REGISTRAR OF LAND TITLES



<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB956595 JA3916
<b>Application Received</b>	2023-10-13
<b>Application Entered</b>	2023-10-27
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	6511 SUSSEX HEIGHTS DEVELOPMENT LTD., INC.NO. BC1067371 #700-4211 KINGSWAY BURNABY, BC V5H 1Z6
<b>Taxation Authority</b>	Burnaby, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121048

**Description of Land**

Parcel Identifier: 032-081-618  
 Legal Description:  
 STRATA LOT 332 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT  
 STRATA PLAN EPS9599  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**

HERETO IS ANNEXED EASEMENT CB950008 OVER THAT PART OF LOT 3 PLAN  
 EPP86315 SHOWN ON PLAN EPP86623

HERETO IS ANNEXED EASEMENT CB956187 OVER AIR SPACE PARCEL A AIR SPACE  
 PLAN EPP127626

HERETO IS ANNEXED EASEMENT CB956189 OVER AIR SPACE PARCEL B AIR SPACE  
 PLAN EPP127626

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: CA7154281  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154284  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154287  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154289  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154291  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121048

Nature: COVENANT  
 Registration Number: CA7154294  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154296  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154299  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA7154302  
 Registration Date and Time: 2018-10-26 17:09  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CA7255352  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 5 DISTRICT LOT 153 NWD  
 PLAN 1566

Nature: EASEMENT  
 Registration Number: CA7255358  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY,  
 STRATA PLAN NWS1563

Nature: EASEMENT  
 Registration Number: CA7255362  
 Registration Date and Time: 2018-12-17 12:42  
 Remarks: INTER ALIA  
 APPURTENANT TO THE COMMON PROPERTY, STRATA PLAN  
 NWS608

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4121048

Nature: EASEMENT  
 Registration Number: CA8544983  
 Registration Date and Time: 2020-11-03 11:37  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 28 PLAN 1566

Nature: COVENANT  
 Registration Number: CB949987  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB949990  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CB950012  
 Registration Date and Time: 2023-10-12 16:12  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

Nature: EASEMENT  
 Registration Number: CB956185  
 Registration Date and Time: 2023-10-13 16:36  
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 Registration Number: CB956186  
 Registration Date and Time: 2023-10-13 16:36  
 Remarks: INTER ALIA  
 APPURTENANT TO AIR SPACE PARCEL B AIR SPACE PLAN  
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Nature: COVENANT  
 Registration Number: CB956191  
 Registration Date and Time: 2023-10-13 16:36  
 Registered Owner: CITY OF BURNABY  
 Remarks: INTER ALIA

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Nature: MORTGAGE  
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 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB1229019  
 Registration Date and Time: 2024-03-26 14:49  
 Registered Owner: KINGSETT MORTGAGE CORPORATION  
 INCORPORATION NO. A0081500  
 Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN  
 Registration Number: CB1484945  
 Registration Date and Time: 2024-08-01 15:28  
 Registered Owner: THE OWNERS, STRATA PLAN EPS9599

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CB1541681  
 Registration Date and Time: 2024-08-20 16:09  
 Registered Owner: JAB CONTRACTING LTD.  
 Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING


**Transfers** NONE

**Pending Applications** NONE

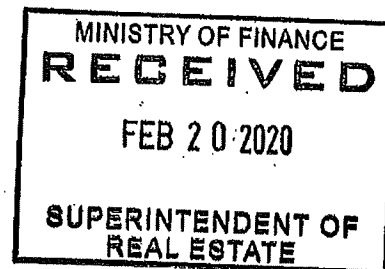
*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*



This is Exhibit "B" referred to in the  
Affidavit of Veronica Heckel, affirmed  
before me on December 10, 2024

  
\_\_\_\_\_  
A Commissioner for taking oaths in  
British Columbia

February 20, 2020

**HIGHLINE****DISCLOSURE STATEMENT**  
*REAL ESTATE DEVELOPMENT MARKETING ACT (BRITISH COLUMBIA)***DEVELOPER:**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.  
(Inc. No. BC1067371)**Address for Service:**700 - 401 West Georgia Street,  
Vancouver, BC V6B 5A1**Business Address:**700 - 4211 Kingsway  
Burnaby, BC V5H 1Z6**REAL ESTATE BROKERAGE:**Rennie Marketing Systems  
51 East Pender Street,  
Vancouver, BC V6A 1S9

The Developer reserves the right to appoint additional or replacement brokerage(s), and reserves the right to allow the brokerage to assign the brokers rights with respect to the marketing and sale of the Development to an affiliate or related party of the brokerage(s).

This Disclosure Statement has been filed with the Superintendent of Real Estate, but neither the Superintendent, nor any other authority of the government of the Province of British Columbia, has determined the merits of any statement contained in the Disclosure Statement, or whether the Disclosure Statement contains a misrepresentation or otherwise fails to comply with the requirements of the *Real Estate Development Marketing Act*. It is the responsibility of the Developer to disclose plainly all material facts, without misrepresentation.

This Disclosure Statement relates to a development property that is not yet completed. Please refer to Section 7.2 for information on the purchase agreement. That information has been drawn to the attention of:

---

**[NAME(S) OF PURCHASERS]**

who has confirmed that fact by initialling in the space provided here:

Initials	Initials

**RIGHT OF RESCISSION**

**UNDER SECTION 21 OF THE REAL ESTATE DEVELOPMENT MARKETING ACT THE PURCHASER OR LESSEE OF A DEVELOPMENT UNIT MAY RESCIND (CANCEL) THE CONTRACT OF PURCHASE AND SALE OR CONTRACT TO LEASE BY SERVING WRITTEN NOTICE ON THE DEVELOPER OR THE DEVELOPER'S BROKERAGE, WITHIN 7 DAYS AFTER THE LATER OF THE DATE THE CONTRACT WAS ENTERED INTO OR THE DATE THE PURCHASER OR LESSEE RECEIVED A COPY OF THE DISCLOSURE STATEMENT.**

**A PURCHASER MAY SERVE NOTICE OF RESCISSION DELIVERING A SIGNED COPY OF THE NOTICE IN PERSON OR BY REGISTERED MAIL TO**

- A. THE DEVELOPER AT THE ADDRESS SHOWN IN THE DISCLOSURE STATEMENT RECEIVED BY THE PURCHASER,**
- B. THE DEVELOPER AT THE ADDRESS SHOWN IN THE PURCHASER'S PURCHASE AGREEMENT,**
- C. THE DEVELOPER'S BROKERAGE, IF ANY, AT THE ADDRESS SHOWN IN THE DISCLOSURE STATEMENT RECEIVED BY THE PURCHASER, OR**
- D. THE DEVELOPER'S BROKERAGE, IF ANY, AT THE ADDRESS SHOWN IN THE PURCHASER'S PURCHASE AGREEMENT.**

**THE DEVELOPER MUST PROMPTLY PLACE PURCHASERS' DEPOSITS WITH A BROKERAGE, LAWYER OR NOTARY PUBLIC WHO MUST PLACE THE DEPOSITS IN A TRUST ACCOUNT IN A SAVINGS INSTITUTION IN BRITISH COLUMBIA. IF A PURCHASER RESCINDS THEIR PURCHASE AGREEMENT IN ACCORDANCE WITH THE ACT AND REGULATIONS, THE DEVELOPER OR THE DEVELOPER'S TRUSTEE MUST PROMPTLY RETURN THE DEPOSIT TO THE PURCHASER.**

**SALE OF STRATA LOTS PRIOR TO OBTAINING A FINANCING COMMITMENT****NOTICE TO PURCHASERS****UNDER POLICY STATEMENT 6  
OF THE REAL ESTATE DEVELOPMENT MARKETING ACT (BRITISH COLUMBIA)**

Pursuant to Policy Statement No. 6 issued by the Superintendent of Real Estate, if the developer has not obtained a satisfactory financing commitment, the Developer may market the development units, but only on complying with the following terms and conditions:

- (a) The estimated date for obtaining a satisfactory financing commitment, as disclosed in the disclosure statement is 9 months or less from the date the developer filed the disclosure statement with the superintendent;
- (b) The developer markets the proposed development units under the disclosure statement, for a period of no more than 9 months from the date the disclosure statement was filed with the superintendent, unless an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment is filed with the superintendent during that period. The developer must also either:
  - (i) Prior to the expiry of the 9 month period, file with the superintendent an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment; or
  - (ii) Upon expiry of the 9 month period, immediately cease marketing the development and confirm in a written undertaking to the superintendent that all marketing of the development has ceased and will not resume until after the necessary amendment has been filed, failing which a cease marketing or other order may be issued by the superintendent to the developer without further notice.

Additionally, the developer must provide written notice without delay to the superintendent if, during the 9 month period, all units in the development property being marketed under this Policy Statement are sold or the Developer has decided not to proceed with the development.

- (c) Any purchase agreement used by the developer, with respect to any development unit offered for sale or lease before the purchaser's receipt of an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment, contains the following terms:
  - (i) If an amendment to the disclosure statement that set out particulars of a satisfactory financing commitment is not received by the purchaser within 12 months after the initial disclosure statement was filed, the purchaser may at his or her option cancel the purchase agreement at any time after the end of that 12 month period until the required amendment is received by the purchaser;

- (ii) **The amount of the deposit to be paid by a purchaser who has not yet received an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment is no more than 10% of the purchase price; and**
- (iii) **All deposits paid by a purchaser, including interest earned if applicable, will be returned promptly to the purchaser upon notice of cancellation from the purchaser.**

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## 1. DEVELOPER

### 1.1 Jurisdiction and Incorporation Information

The Developer is incorporated under the laws of the Province of British Columbia with incorporation particulars as follows:

NAME:	Jurisdiction of Incorporation:	Date of Incorporation:
6511 SUSSEX HEIGHTS DEVELOPMENT LTD. (Inc. No. BC1067371)	British Columbia	March 7, 2016

### 1.2 Purpose and Assets

The Developer is a single purpose entity and was formed specifically for the purpose of developing the Development. Other than the proposed Development (including the development Lands, as defined below in Section 4.1) the Developer does not have any other assets.

### 1.3 Registered and Record Office Address

The corporate registered and records office address of the Developer is as follows:

NAME:	Registered Office	Records Office
6511 SUSSEX HEIGHTS DEVELOPMENT LTD. (Inc. No. BC1067371)	Suite 2388 Metrotower II 4720 Kingsway Burnaby, BC V5H 4N2	Suite 2388 Metrotower II 4720 Kingsway Burnaby, BC V5H 4N2

### 1.4 Directors Names and Addresses

The directors of the Developer are as follows:

Developer:	Director	Director's Address for Service
6511 SUSSEX HEIGHTS DEVELOPMENT LTD. (Inc. No. BC1067371)	Daljit Thind	700 - 401 West Georgia Street, Vancouver, BC V6B 5A1
	Junyi Liu	Suite 1530 - 1200 West 73 <sup>rd</sup> Avenue, Airport Square Burnaby, BC V6P 6G5

### 1.5 Developer's Background

- (a) The Developer was formed specifically for the purpose set out in Section 1.2 and does not and has not developed any other properties. One of the directors of the Developer, Daljit Thind, has over 25 years of experience developing mixed use multi-unit residential and multi-unit commercial properties in Metro Vancouver. The other director, Junyi Liu, has experience in three other large residential development projects.
- (b) To the best of the Developer's knowledge, the Developer, and any principal holder of the Developer, and any director or officer of the Developer or principal



holder has not within the date ten years before the date of this Developer's Declaration attached to this Disclosure Statement, been subject to any penalties or sanctions imposed by a court or regulatory authority, relating to the sale, lease, promotion, or management of real estate or securities, or to lending money secured by a mortgage of land, or to arranging, administering or dealing in mortgages of land, or to theft or fraud.

- (c) To the best of the Developer's knowledge, the Developer, and any principal holder of the Developer, and any director or officer of the Developer or principal holder has not within the date five years before the date of this Developer's Declaration attached to this Disclosure Statement, been declared bankrupt or made a voluntary assignment in bankruptcy, or made a proposal under any legislation relating to bankruptcy or insolvency or has been subject to or instituted any proceedings, arrangement, or compromise with creditors or had a receiver, receiver manager or trustee appointed to hold the assets of that person.
- (d) To the best of the Developer's knowledge, no director, officer or principal holder of the Developer, has within the date five years before the date of this Developer's Declaration attached to this Disclosure Statement, been a director, officer or principal holder of any other developer that, while that person was acting in that capacity, that other developer:
  - (i) was subject to penalties or sanction imposed by a court or regulatory authority relating to the sale, lease, promotion, or management of real estate or securities, or to lending money secured by a mortgage of land, or to arranging, administering or dealing in mortgages of land, or to theft or fraud;
  - (ii) was declared bankrupt or made a voluntary assignment in bankruptcy, made a proposal under any legislation relating to bankruptcy or insolvency or has been subject to or instituted any proceedings, arrangement, or compromise with creditors or had a receiver, receiver manager or trustee appointed to hold its assets.

#### 1.6 Conflicts of Interest

To the best of the Developer's knowledge there are no existing or potential conflicts of interest among the Developer, manager, any of the directors, officers and principal holders of the Developer and manager, any directors and officers of the principal holders, and any person providing goods or services to the Developer, manager or holders of the development units in connection with the Development which could reasonably be expected to affect the purchaser's purchase decision except the following:

##### (a) Parking Tenant

With respect to the Parking Stall Lease, which is described in detail in Section 3.6, the Parking Tenant under the Parking Stall Lease is intended to be a company incorporated by the Developer to hold, as lessee and tenant a parking and storage lease agreement with the Developer for the purpose of the Developer's allocation of the parking stalls and storage lockers being offered for sale in this offering, as more particularly discussed in Section 3.6, and in a form attached to this Disclosure Statement as **Exhibit "F"**.

The Parking Tenant reserves the right to retain and assign or sublet all available parking stalls and storage lockers for a fee without compensation to the owners of the Strata Lots or the Strata Corporation and disburse same to the Developer. The Developer intends at some future time to assign all of its interest in the Parking Stall Lease to the Strata Corporation.

(b) Office Development

The Developer is also the developer of the Office Development (as defined in subsection 2.1(b)(iii)). The Developer may sell or otherwise transfer the Office Development to a third party(ies) prior to, or upon, completion of the Building, or elect to own and operate the Office Development upon completion of the Building.

(c) Retail Development

The Developer is also the developer of the Retail Development (as defined in subsection 2.1(b)(ii)). The Developer may sell or otherwise transfer the Retail Development to a third party(ies) prior to, or upon, completion of the Building, or elect to own and operate the Retail Development upon completion of the Building.

## 2. GENERAL DESCRIPTION

### 2.1 General Description of the Development

The Developer is marketing under this Disclosure Statement a residential strata lot development containing underground parking (the "**Development**"), which will include 327 residential strata lots, all of which are being offered for sale by the Developer pursuant to this Disclosure Statement.

The Development will be contained within a building constructed on the Lands having the components described below, each of which will be constructed and owned by the Developer (the "**Building**").

(a) The Development

The Development will be a residential development containing 327 strata lots (each a "**Strata Lot**" or collectively, the "**Strata Lots**") as follows:

- (i) 309 Strata Lots within a 49 storey multi-use tower (the "**Tower**");
- (ii) 18 Strata Lots within a 4-storey portion of the Building (the "**Podium**");  
and
- (iii) a parkade (the "**Parkade**") on levels P1-P8;

to be constructed on the Lands (as defined in Section 4.1).

(b) Integrated Project

The Building is intended to be comprised of the following components as an integrated development:

- (i) the Development (levels 1-49) and Parkade (levels P1-P8) located within the Development Parcel (as defined in Section 4.1);

- (ii) a retail strata development (the "**Retail Development**") currently planned to contain 8 retail Strata Lots on the ground level of the Building located within a separate Retail Air Space Parcel (as defined in Section 4.1); and
- (iii) An office strata development (the "**Office Development**") on levels 1-10 currently planned to contain 8 Strata Lots comprising approximately 125,000 square feet in total, located within a separate Office Air Space Parcel (as defined in Section 4.1).

It is intended that a non-market rental housing building (the "**Non-Market Housing**") will be located adjacent to the Development on the property known as 6631 Sussex Avenue, Burnaby BC, and legally described as:

PID: 030-616-913

Lot 3 District Lot 153 Group 1 New Westminster District Plan EPP86315

(the "**Non-Market Housing Lot**")

As part of the rezoning application for the Lands, the Non-Market Housing Lot was transferred to the City of Burnaby (the "**City**") and additional density from the Non-Market Housing Lot was transferred to the Lands (as defined in Section 4.1). The Non-Market Housing is intended to be a 14-storey, 125 unit building operated by the New Vista Society.

The Non-Market Housing, the Retail Development and the Office Development are not part of the Development and this Disclosure Statement relates solely to the marketing of Strata Lots in the Development and the allocation of Parking Stalls within the Parkade.

The Lands are intended to be subdivided by way of Air Space Parcels (as outlined in Section 4.1). The Retail Development, the Office Development and the Non-Market Housing will not be part of the Strata Corporation (defined in subsection 2.1(e)).

An Air Space Parcel is defined in Section 138 of the *Land Title Act* as "a volumetric parcel, whether or not occupied in whole or in part by a building or other structure, shown as such in an air space plan". An air space plan shows defined upper and lower limits and side boundaries that are marked on the air space plan when filed in the Land Title Office and may create a legal title in air space above the ground. The Retail Development and Office Development will be created in such an air space above the ground and the Development will be located within the Development Parcel (all as more particularly described in Section 4.1).

It is intended that the Development, the Retail Development and the Office Development will each rely upon the other for structural support and will share various areas, including portions of the Parkade and associated corridors, elevators, equipment, mechanical and electrical systems, telecommunications, facilities and certain other items located within the Development and/or the Retail Development and/or the Office Development (individually a "**Shared Area**" and collectively, the "**Shared Areas**").

The relationship between the Development, the Retail Development and the Office Development will not be governed not by the *Strata Property Act*, but by an airspace agreement (the "**Airspace Agreement**") registered against titles to the Strata Lots, Common Property, the Retail Development and the Office Development, and any other registered or unregistered agreements which the City or the Developer requires in its

sole discretion, which Airspace Agreement, and other agreements if applicable, may contain provisions, covenants, easements and/or equitable charges regarding support, access and use of shared areas, management, maintenance, cost-sharing and/or insurance requirements. For further details regarding the shared use of the Parkade, see subsection 3.6(b) and Section 4.4.

Notwithstanding any intention to the contrary expressed in this subsection 2.1(b), the Developer reserves the right in its sole discretion to implement any other method or arrangement that will govern the relationship between the Development, the Retail Development and the Office Development including how the Parkade will be accessed and/or shared which method or arrangement may be based on easements, covenants, equitable charges and other registered agreements and/or unregistered agreements including licenses and cost sharing agreements. For further details, see Sections 3.3, 3.6, 4.4 and 7.4.

(c) Street Address/Civic Location

The current civic address for the Lands is 6511 Sussex Avenue, Burnaby, British Columbia.

Once the Development is completed, the street address for the Development may be changed by the City of Burnaby.

Please refer to Section 4.1 for the legal description of the Lands.

(d) General Description of the Development, the Strata Lots and the Offering for Sale

The Development will be contained within the Tower and the Podium as follows:

- (i) 309 Strata Lots on levels 12 - 47 of the Tower (a concrete structure, with glass and concrete exterior), with the following mix of condominium residential strata lot styles:
  - (1) 66 (P11ei) small one-bedroom;
  - (2) 33 one-bedroom;
  - (3) 54 one-bedroom plus den;
  - (4) 90 two-bedroom;
  - (5) 33 two-bedroom plus den; and
  - (6) 33 three-bedroom.
- (ii) 18 Strata Lots within the Podium, with the following mix of residential strata lot styles consisting of:
  - (A) 9 condominium-style Strata Lots comprised of the following:
    - (1) 7 one-bedroom plus den;
    - (2) 2 two-bedroom; and

- (B) 9 two-level 3-bedroom townhome-style Strata Lots, having their main floor at ground level.

The Developer reserves the right, in its sole discretion, to sell all or any number of the Strata Lots and may retain some for rental or own use purposes. However, currently it is the Developer's intention to sell all of the Strata Lots.

*Parkade*

Parking within the Development will be located in the Parkade, which will consist of 8 underground levels, covering the area beneath the Building.

The Parkade will contain parking spaces and bike lockers for residents and visitors, storage lockers for residents, and mechanical and common use rooms/areas/passageways.

For a detailed description of the parking spaces, bike lockers and storage lockers, including the numbers and types of spaces, location and the allocation of same, purchasers are strongly encouraged to review Section 3.6.

*Recreational Facilities*

The Development will contain the following recreational facilities to be allocated as Common Property (as defined in Section 3.3):

- (i) lounge;
- (ii) music room;
- (iii) study room;
- (iv) meeting room;
- (v) gym and fitness amenity room;
- (vi) women's/men's spa lounge; and
- (vii) 2 guest suites.

all as shown on the Preliminary Strata Plan (as defined in Section 2.1(e) and attached as **Exhibit "A"**).

The Developer will provide the following chattels as needed: dining room table and chairs, kitchen appliances including an oven, stove, refrigerator and dishwasher, patio seating, barbeques and playground equipment.

For more information about the Common Property, purchasers are strongly encouraged to review Section 3.3.

- (e) Strata Plan

**Exhibit "A"** is a preliminary form of the strata plans (the "**Preliminary Strata Plan**") showing the proposed layout, dimensions and location of the Development, including the Strata Lots, Common Property (as defined in Section 3.3) and Limited Common Property

(as defined in Section 3.4) and the Developer will construct and complete the Development, including the Strata Lots, Common Property and Limited Common substantially in accordance with the Preliminary Strata Plan subject to any changes required by the City and subject to minor modifications which, in the opinion of the Developer or its architect, are desirable or necessary.

The actual layout, dimensions and location of the Development, including the Strata Lots, Common Property and Limited Common Property, as constructed will be shown on the Final Strata Plan (as defined below) for the Development and may vary from what is depicted on the Preliminary Strata Plan, which is based on architectural drawings and designs. The area of the Strata Lots, Common Property and Limited Common Property on the Final Strata Plan may vary from what is shown on the Preliminary Strata Plan due to construction variations and different measurement methods used.

The proposed layout, dimensions, areas, lot lines, configuration and location of the Development and its components shown on the Preliminary Strata Plan, and in any sales brochures, drawings, renderings, plans or other materials regarding the Development are provided for information purposes only, are subject to revision by the Developer in its sole discretion, and are not represented as being the actual final layout, areas, lot lines, dimensions, configuration or location of the Development and its components.

The Developer also reserves the right to amend the size, number and type of units, parking spaces, bike lockers storage lockers for the Development, to combine two or more Strata Lots into a single Strata Lot, to subdivide single Strata Lots into two Strata Lots, to renumber the Strata Lots, parking spaces, bike lockers and storage lockers or to renumber the unit numbers assigned to the Strata Lots, and to amend the location and size of any Common Property and Limited Common Property prior to filing the Final Strata Plan.

Once the Development is constructed a final, surveyed, strata plan for the Development (the "**Final Strata Plan**") will be prepared and filed with the Land Title Office, which will cause the subdivision of the Lands into the Strata Lots and Common Property (including the Limited Common Property) (see Section 4 for further details).

The filing of the Final Strata Plan also creates the strata corporation (the "**Strata Corporation**"), which is the owner of all Common Property (including Limited Common Property) in the Development.

Strata Lots will be owned individually and will include their respective proportionate share of the Common Property owned by the Strata Corporation, for the benefit of Strata Lot owners.

Purchasers are strongly encouraged to review Section 3 and Section 4 of this Disclosure Statement regarding Strata Information, and Title and Legal Matters for additional information.

## 2.2 Permitted Use

The Lands were rezoned on October 29, 2018 pursuant to Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 13814 (the "**Zoning Bylaw**") to "CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM3 Multiple Family Residential

District, C2 Community Commercial District and Metrotown Town Centre Development Plan as guidelines)", which allows for a single high-rise residential apartment building with a low-rise residential, office and commercial podium, and a mid-rise BC Housing non-market rental housing building. A copy of the Zoning Bylaw is attached as **Exhibit "I"**.

The Development is intended for mixed-use, which is in compliance with the Zoning Bylaw. The Strata Lots may not be used for commercial or other purposes not ancillary to residential purposes. The Development will comply with all building restrictions, zoning regulations and other restrictions governing the use and development of the Development and any Strata Lot therein.

There may be other permissible uses of the Lands beyond those intended by the Developer. More information on zoning may be obtained from the City at Burnaby City Hall second floor, 4949 Canada Way, Burnaby, Tel 604-294-7130.

There are no restrictions on the use of a Strata Lot except as imposed under the proposed Bylaws of the Strata Corporation as amended by the Developer (see Section 3.5 below), existing and proposed encumbrances described in Sections 4.3 and 4.4, and applicable laws of general application, including the Zoning Bylaw and City zoning and other bylaws. Purchasers should familiarize themselves with the foregoing.

### 2.3 Phasing

The Development will not be a phased development.

## 3. STRATA INFORMATION

### 3.1 Unit Entitlement

The unit entitlement figures for the Strata Lots indicate the share of each Strata Lot in the Common Property, and are the figures by which the proportionate contributions of Strata Lot owners to the expenses of the Strata Corporation are determined.

The unit entitlement of a Strata Lot is generally based on the habitable area of the Strata Lot in square metres, rounded to the nearest whole number. "Habitable area" is defined in Section 246 of the *Strata Property Act* by reference to Section 14.2 of the *Strata Property Regulation* as "the area of a residential strata lot which can be lived in, but does not include patios, balconies, garages, parking stalls, or storage areas other than closet space".

The draft Form V Schedule of Proposed Unit Entitlement for the Strata Lots is attached hereto as **Exhibit "B"** and is based on the habitable area of each Strata Lot calculated in square meters, as determined by a British Columbia Land Surveyor, rounded to the nearest whole number, pursuant to the Preliminary Strata Plan (see **Exhibit "A"**). The Developer notes that the calculation of Unit Entitlement set out in **Exhibit "B"** is based on architectural drawings and will vary somewhat when calculated on the basis of the Final Strata Plan for the Development.

### 3.2 Voting Rights

Voting rights refers to the number of votes allotted to each Strata Lot. Each Residential Strata Lot will be entitled to one vote.

### 3.3 Common Property and Facilities

#### (a) General Description

Each of the owners of the Strata Lots will be tenants-in-common with all other owners of a proportionate share of the common property, common facilities and other assets of the Strata Corporation (the "**Common Property**") shown on the Final Strata Plan as filed in the Land Title Office. The proportionate share of each owner of a Strata Lot of the Common Property shall be based on the proportionate unit entitlement of the Strata Lot as described above in Section 3.1. The Common Property of the Development shall include all of the areas designated as Limited Common Property on the Final Strata Plan.

It is intended that the Common Property will include an exterior lounge, an exterior gym patio, an interior social lounge, a yoga and dance studio, a gym and fitness amenity room, a spa lounge, a sauna, a steam room, roofs, external walls, certain stairwells, corridors, elevators, elevator shafts, elevator lobbies, open grounds, open areas and yard, parking areas including visitor parkade, residential parkade, co-op car parking and parkade areas, car wash areas, residential and visitor bike rooms (some of which will contain storage lockers), ramps, parking passageways, solid waste and recycling room, waste bay, driveways, electrical, elevator and mechanical equipment, water lines, entrances, internal walk ways, vents, among other mechanical and common use rooms/areas as more particularly described in the Preliminary Strata Plan attached as **Exhibit "A"** and related equipment and supplies, and such areas deemed to be Common Property pursuant to the *Strata Property Act*.

The use and enjoyment of the owners of the Strata Lots in the Common Property is subject to the Bylaws, any designations of Common Property as Limited Common Property, and any licenses, easements, leases, rights of way, equitable charges, covenants or any other encumbrances or charges described in this Disclosure Statement or that are granted by the Developer prior to the registration of the Final Strata Plan or by the Strata Corporation once the Final Strata Plan is registered in the Land Title Office and the Strata Corporation is formed.

The Strata Corporation is responsible for maintaining Common Property that has not been designated as Limited Common Property, and may enter into agreements with the Developer, entities related to the Developer and others in that regard. Pursuant to the *Strata Property Act*, the Strata Corporation may, by bylaw, make owners responsible for the repair and maintenance of Limited Common Property which they use. The owner of each Strata Lot that has allocated to it Limited Common Property will be responsible for maintaining and repairing that Limited Common Property pursuant to the Bylaws as more fully described in Section 3.4. Notwithstanding an individual owner's responsibilities, the Strata Corporation remains responsible for certain repair and maintenance of Limited Common Property pursuant to the Bylaws as more fully described in Section 3.4.

The actual cost of operating and maintaining those portions of the Common Property will be shared by the owners and included in their Monthly Strata Fees (as defined in Section 3.8) or if an extraordinary non-budgeted expense through special levies passed by resolution of the Strata Corporation, and both are paid by the owners of the Strata Lots to the Strata Corporation. The costs expected to be incurred during the initial



operating year are included in the interim budget of the Strata Corporation attached hereto as **Exhibit "E"**.

(b) Shared Areas

As outlined in subsection 2.1(b) the Development, Retail Development and the Office Development will have certain Shared Areas. Unless otherwise provided in this Disclosure Statement, the owner of the applicable Shared Area will manage the Shared Area. The right of the Development, Retail Development and the Office Development, as may be applicable, to use and access the Shared Areas will be secured by way of easements registered in the Land Title Office which will encumber the applicable Shared Areas. The Strata Corporation, the Retail Development and the Office Development will be responsible for contributing to the costs of the management, operation, cleaning, maintenance, repair, fixturing, furnishing and replacement of the Shared Areas in the manner set forth in Sections 2.1, 3.6 and 4.4.

(c) Shared Systems and Facilities

Given the integrated nature of the Building, the Development, Retail Development and the Office Development, will be sharing a number of systems and facilities within the Building (the "**Shared Systems and Facilities**") which may include, but are not limited to:

- (i) a damper and fire suppression system located within the Development at the top of the Tower, which includes a water tank. The Strata Corporation will be obliged to maintain, service, repair and replace this damper and fire suppression system on the understanding that the Retail Development and Office Development will be responsible for a portion of the costs and expenses incurred in this regard;
- (ii) an exhaust and supply air system for the Parkade which will be operated, maintained, serviced, repaired and replaced by the Strata Corporation; on the understanding that the Retail Development and Office Development will be responsible for a portion of the costs and expenses incurred in this regard;
- (iii) below grade pressurization facilities which will be operated, maintained, serviced, repaired and replaced by the Strata Corporation, on the understanding that the Retail Development and Office Development will be responsible for a portion of the costs and expenses incurred in this regard;
- (iv) a fire alarm system and elements of a protection system which will be operated, maintained, serviced, repaired and replaced by the Strata Corporation, on the understanding that the Retail Development and Office Development will be responsible for a portion of the costs and expenses incurred in this regard; and
- (v) storm and sanitary pumps and oil interceptors located on the lowest level of the Parkade which will be operated, maintained, serviced, repaired and replaced by the Strata Corporation, on the understanding that the

Retail Development and Office Development will be responsible for a portion of the costs and expenses incurred in this regard.

The right of the Development, Retail Development and the Office Development, as the case may be, to use and access such Shared Systems and Facilities shall be secured by way of the Airspace Agreement and/or one or more easement agreements registered in the Land Title Office.

### 3.4 Limited Common Property

Limited common property (the "**Limited Common Property**") is an area within the Common Property that is designated for the exclusive use of one or more Strata Lots.

The Developer will cause patios, decks, planters and balconies adjacent to individual Strata Lots to be designated as Limited Common Property for the exclusive use of the adjacent individual Strata Lots by filing the Final Strata Plan at the Land Title Office. Such designations are all as shown on the Preliminary Strata Plan attached as **Exhibit "A"**. Such designation on the Strata Plan may only be removed by unanimous resolution of the members of the Strata Corporation. The Developer does not, at this time, intend to designate any other area of the Development as Limited Common Property but in the event that any other Common Property is designated as Limited Common Property in the future such designation may only be removed by unanimous resolution of the members of the Strata Corporation.

The Developer reserves the right to expand or reduce any areas designated as Limited Common Property for the exclusive use of one of the Strata Lots or change any designation from Limited Common Property to Common Property, or *vice versa*, from that shown on the Preliminary Strata Plan.

The Bylaws will provide that owners of the Strata Lots who have the use of Limited Common Property are responsible for maintaining and repairing it, except for repair and maintenance that is the responsibility of the Strata Corporation. The Bylaws will also provide that expenses attributable to the Limited Common Property which would not have been expended if the area had not been designated as Limited Common Property shall be borne equally by the owners of the Strata Lots entitled to use the Limited Common Property.

In accordance with the Bylaws, the Strata Corporation is obliged to repair and maintain the following with respect to Limited Common Property:

- (a) such portions of the Limited Common Property that in the ordinary course of events require repair and maintenance less than once a year; and
- (b) the following, no matter how often the repair or maintenance ordinarily occurs:
  - (i) The structure of a building;
  - (ii) The exterior of a building;
  - (iii) Chimneys, stairs, balconies and other things attached to the exterior of a building;
  - (iv) Doors, windows and skylights on the exterior of a building or that front on the Common Property; and

- (v) Fences, railings and similar structures that enclose patios, balconies and yards.

Payment of costs for the repair and maintenance of Limited Common Property will be either paid directly by the owner of a Strata Lot, or either included in the Monthly Strata Fees or collected by special levy and allocated among those responsible for such repair and maintenance in accordance with the Bylaws.

### 3.5 Bylaws

The bylaws for the Strata Corporation (the "**Bylaws**") will be those contained in the proposed Form Y Owner Developers' Notice of Different Bylaws ("**Form Y**") attached hereto as **Exhibit "D"**. The Developer intends to register the Form Y at the time the Final Strata Plan is filed at the Land Title Office, although the content of the filed Form Y may vary from that set out in **Exhibit "D"**.

Purchasers are cautioned that they should review the Bylaws, as those Bylaws set out rules and restrictions on various matters regarding the Development and the Strata Lots and the use thereof.

There are no Bylaws that impose restrictions on the age of occupants, pets, rentals, or the use or re-sale of Strata Lots, save and except for those sections of the Bylaws reproduced below which provide:

#### *"2.3 Use of property.*

- (1) *An owner, tenant, occupant, employee or visitor must not use a strata lot, the common property or common assets in a way that*
  - (a) *causes a nuisance, disturbance or hazard to another person,*
  - (b) *causes unreasonable or repetitive noise,*
  - (c) *unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,*
  - (d) *is illegal, or*
  - (e) *is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.*
- (2) *An owner, tenant, occupant, employee or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under the Strata Property Act.*
- (3) *When the purpose for which a residential strata lot is intended to be used is shown expressly or by necessary implication on or by the registered strata plan, an owner shall not use his strata lot for any other purpose, or permit it to be so used.*

- (4) *An owner of a residential strata lot who has or installs hard floor surfaces such as hardwood floors or tile in his or her strata lot must take all reasonable steps to satisfy noise complaints from neighbours, including without limitation, ensuring that no less than 60% of such hard floor surfaces, excepting only kitchens, bathrooms and entry areas, are covered with area rugs or carpet and avoiding walking on such flooring with hard shoes.*

2.5 *Obtain approval before altering a strata lot.*

- (1) *An owner must obtain the written approval of the strata corporation before making an alteration to a strata lot that involves any of the following:*
- (a) *the structure of a building;*
  - (b) *the exterior of a building;*
  - (c) *chimneys, stairs, balconies or other things attached to the exterior of a building;*
  - (d) *doors, windows or skylights on the exterior of a building, or that front on the common property (ie. including, for example, adding security devices to the entrance door to a strata lot);*
  - (e) *fences, railings or similar structures that enclose a patio, balcony or yard;*
  - (f) *common property located within the boundaries of a strata lot;*
  - (g) *parts of the strata lot which the strata corporation must insure under the Strata Property Act including, without limitation, fixtures installed by the owner developer as part of the original construction of a strata lot (e.g. the original wall to wall carpeting).*
- (2) *The strata corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.*
- (3) *An owner must not do, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to do, any act, nor alter, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to alter, his strata lot, in any manner, which in the opinion of the strata council will alter the exterior appearance of the building.*

2.6 *Obtain approval before altering common property.*

- (1) *An owner must obtain the written approval of the strata corporation before making an alteration to common property, including limited common property, or common assets.*
- (2) *The strata corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration and to provide, at the request of the strata corporation, evidence of appropriate insurance coverage relating to the alteration.*

## 2.7 Permit entry to strata lot.

- (1) An owner, tenant, occupant or visitor must allow a person authorized by the strata corporation to enter the strata lot
  - (a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and
  - (b) at a reasonable time, on 48 hours' written notice,
  - (c) to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws or insure under the Act, and
  - (d) to ensure compliance with the Act and the bylaws.
- (2) The notice referred to in subsection (1)(b) must include the date and approximate time of entry, and the reason for entry.
- (3) In exercising its rights under this bylaw, the strata corporation will not unreasonably interfere with the lawful use and enjoyment of any occupant of a residential strata lot.

## 2.9 Pets.

- (1) An owner or occupant of a residential strata lot shall not be allowed to have any caged or non-caged animal unless such animal is a dog, cat, fish or bird and at no time shall an owner have more than two non-caged animals, being a combination of two cats or two dogs or one cat and one dog, in his strata lot, either permanently or temporarily, and the owner or occupant shall register such pet(s) with the strata council by providing to the strata council a written notice, signed by the owner setting out the name, breed and colour of the pet, the strata lot number of the strata lot in which the pet is kept, the name and telephone number of the owner of the pet and the licence number of the pet (when the pet is required to be licensed), and shall only keep a pet in his strata lot in compliance with these bylaws.
- (2) An owner, tenant, occupant, employee or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.
- (3) No owner or occupant of a strata lot shall permit his pet to urinate or defecate on the common property or on any limited common property, and if any pet does urinate or defecate on the common property or on any limited common property, the owner or occupant shall immediately and completely remove all of his pet's waste from the common property or limited common property, as the case may be, and dispose of it in a waste container or by some other sanitary means and if, in the reasonable opinion of the strata corporation, any special cleaning is required as a result of the pet urinating or defecating, the owner or occupant shall pay all costs of such special cleaning.
- (4) An owner of a strata lot whose guest, employee or invitee brings an animal or pet onto the common property or any limited common property shall be responsible

*to ensure that the guest or invitee complies with all requirements of these bylaws as they relate to pets and shall perform all of the duties and obligations with respect to that animal as set out in these bylaws as if the animal were one kept by the owner or occupant in his strata lot.*

- (5) *The strata corporation may require removal by an owner or occupier of any residential strata lot of any pet or other animal kept by the owner or occupier in a strata lot if such pet or animal, in the opinion of the strata council, constitutes a nuisance to any owner or occupier of a strata lot, or causes danger or damage to any owner or occupier of a strata lot or to any property of the strata corporation or an owner or occupier of a strata lot.*

7.1 *Use of property.*

- (1) *An owner of a residential strata lot shall not:*

- (a) *use, or permit any occupant of his strata lot to use, his strata lot for any purpose which involves undue traffic or noise in or about the strata lot or common property between the hours of 10:30 p.m. and 7:00 a.m. or that encourages loitering by persons in or about the strata lot or common property;*
- (b) *make, cause or produce or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to make, cause or produce, undue noise, smell, vibration or glare in or about any strata lot or common property or to do anything which will interfere unreasonably with any other owner or occupant;*
- (c) *use, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to use, any musical instrument, amplifier, sound reproduction equipment or other device within or about any strata lot or, the common property or any limited common property such that it causes a disturbance or interferes with the comfort of any other owner or occupant;*
- (d) *obstruct or use, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to obstruct or use, the sidewalks, walkways, passages and driveways of the common property for any purpose other than ingress or egress from the strata lots or parking areas within the common property of the strata plan;*
- (e) *leave, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to leave, on the common property or any limited common property, any shopping cart or any other item designated from time to time by the strata council;*
- (f) *use, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to use, a barbecue, hibachi or other like cooking device on a balcony, deck or patio unless such barbecue, hibachi or cooking device is powered by propane or electricity and such propane or electricity powered barbecues, hibachis and other*

*light cooking devices shall not be used except in accordance with rules and regulations made by the strata corporation from time to time;*

- (g) *shake, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to shake, any mops or dusters of any kind, nor throw, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to throw, any refuse, out of the windows or doors or from the balcony of a strata lot;*
- (h) *do, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to do, anything that will increase the risk of fire or the rate of insurance on the building or any part thereof;*
- (i) *permit a condition to exist within his strata lot which will result in the waste or excessive consumption of the building's domestic water supply or heated water;*
- (j) *allow his strata lot to become unsanitary or a source of odour;*
- (k) *feed, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to feed, pigeons, gulls or other birds, squirrels, rodents or other animals from the strata lot or anywhere on or in close proximity to the common property or any limited common property, but this shall not apply to a pet permitted to be kept in his strata lot pursuant to these bylaws and the rules and regulations made hereunder, which pet shall be fed only in his strata lot;*
- (l) *install, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to install, any window coverings, visible from the exterior of his strata lot which are different in size or colour from those of the original building specifications;*
- (m) *hang or display, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to hang or display, any laundry, washing, clothing, bedding or other articles from windows, balconies or other parts of the building so that they are visible from the outside of the building;*
- (n) *use or install, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant use or install, in or about the strata lot any shades, awnings, window or balcony guards or screens, ventilators, supplementary heating or air conditioning devices, except those installations approved in writing by the strata council;*
- (o) *erect on or fasten to, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to erect on or fasten to, the strata lot, the common property or any limited common property any television or radio antenna, satellite dish or similar structure or appurtenance thereto;*
- (p) *place, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to place, any signs, billboards,*

notices or other advertising matter of any kind on, or visible from, the exterior of a strata lot;

- (q) place, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to place any indoor-outdoor carpeting on any deck, patio or balcony, or place any items on any deck, patio or the balcony except free-standing, self-contained planter boxes, summer furniture and accessories (subject to bylaw 7.2) nor install, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to install, any a hanging plants or baskets or other hanging items within three feet of a balcony railing line; and
- (r) give, or permit any occupant of his strata lot to give, any keys, combinations, security cards or other means of access to the building, the parking garage or common areas to any person other than an employee, contractor, occupant or guest of the strata lot permitted by these bylaws.

#### 7.2 Use of limited common property.

- (1) Owners of residential strata lots which do not have enclosed balconies shall not place planters or other such items or equipment within any part of the limited common property designated on the strata plan exclusively for the use of such owner unless, in the opinion of the strata council, such planters, items or equipment are in keeping with the balance of the development in terms of design, quality, proportion and colour. Any such planters, items or equipment will be maintained in good and tidy condition on an ongoing basis and the responsibility for such maintenance will be solely for the account of the owner of the strata lot entitled to the use of the limited common property on which they are placed.

#### 7.4 Bicycles, storage and parking.

- (1) Bicycles are not permitted in elevators, hallways or any other common areas. No bicycles are to be kept on the balconies or patios; instead, they shall be stored within the bicycle rooms located in the underground parking facility or such other area as may be prescribed by the strata council. All bicycles must enter or exit the building by way of the vehicle entry to the parking garage only.
- (2) Any owner, tenant, occupant of a strata lot or guest, employee, agent or invitee of any owner or occupant, that leaves any item anywhere on or in the common property or on any limited common property does so at his own risk, subject to any claim that may properly be made under any insurance policy maintained by the strata corporation by anyone that is an insured under that policy.
- (3) An owner, tenant or occupant of a residential strata lot must use parking stalls only for the parking of licensed and insured motor vehicles, trailers, motorcycles or bicycles, and not for the parking of any other type of vehicle or the storage of any other item, unless otherwise approved in writing by the strata council.
- (4) An owner of a residential strata lot shall not:
  - (a) use, or permit any occupant of his strata lot to use, any parking space in the building or on the common property or on any limited common property, except the parking space which has been specifically assigned



to his strata lot, a parking space leased by the owner or, when specifically agreed with another owner, the parking space assigned to the strata lot of that other owner;

- (b) carry out, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to carry out, any oil changes, major repairs or adjustments to motor vehicles or other mechanical equipment on common property or on any limited common property, except in the case of emergency;
  - (c) rent or lease the parking space assigned by the strata corporation to his strata lot to or otherwise permit that parking space to be regularly used by anyone that is not a resident of the building;
  - (d) park, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to park any vehicle, in a manner which will reduce the width of the garage roadway or ramp or any roadway on the common property or on any limited common property; and
  - (e) use, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to use, any part of the common property (other than established storage rooms or lockers) for storage, without the written consent of the strata council.
- (5) An owner, tenant or occupant of a residential strata lot must promptly and at its own expense clean up any oil or other substance which spills or leaks onto the common property as a result of any activity prohibited by bylaw 7.4(4)(b).

#### 7.6 Rentals.

- (1) Before a tenant may move into any strata lot, the owner shall deliver or cause to be delivered to the strata corporation a "Form K - Notice of Tenant's Responsibilities" in the form set out in the Act, signed by the tenant.
- (2) An owner shall advise the strata council in writing of the time and date that any tenant intends to move in or out of the strata lot, at least seven (7) days in advance and shall make arrangements with the manager of the building to co-ordinate any such move in accordance with bylaw 7.5.

#### 7.7 Residential Short-Term Rentals (STR)

- (1) For the purposes of this bylaw, a "short-term rental" is a home, or a room in a home, that is rented for less than 6 weeks at a time.
- (2) Subject to uses permitted by bylaw 2.3, a resident must not use, or permit to be used, a residential strata lot except as a private residential dwelling home. Specifically, a residential strata lot is not to be used or occupied for transient, commercial or hotel purposes under a contract, licence arrangement or any other form of agreement for transient, short-term rentals or short-term occupancy or accommodation of any kind, such as commercial hotel or hotel-like accommodation, a boarding house, house letting or house sitting, a bed and breakfast or for any other short term accommodations, including without limitation, short-term accommodation advertised under the names "VRBO",

*"Airbnb", "Home Away" or monikers advertising, by newspaper, Craigslist, internet or otherwise, short-term occupancy or accommodation of any kind and unless granted prior written approval by the council.*

#### 7.8 Selling of strata lots.

- (1) *An owner of a residential strata lot, when selling his strata lot, will not permit "For Sale" signs to be placed on or about the common property except on the signage board located adjacent to the entrance to the building which is designated for such purpose.*
- (2) *An owner of a residential strata lot, when selling his strata lot, will not hold or permit to be held, any public open house except in the matter prescribed by the strata council. One open house for agents will be allowed per listing. Unless the strata council otherwise prescribes, all showings must be by appointment only."*

### 3.6 Parking and Storage Lockers

#### (a) Parking Stalls and Storage Lockers

The Building will include 478 parking stalls (the "**Parking Stalls**") in the Parkade (as defined in subsection 2.1(a)(iii)). The number of Parking Stalls is in compliance with the requirements of the City.

Of the 478 Parking Stalls, 10 Parking Stalls will be allocated for the exclusive use of the Retail Development and 93 will be allocated for the exclusive use of the Office Development. The remaining 375 Parking Stalls will be allocated for the use of the Development.

The remaining 375 Parking Stalls are allocated as follows:

- (i) 342 parking spaces for the use of residents (the "**Resident Parking Stalls**") in the "Residential Parkade" areas located behind a security gate, which include:
  - (A) 33 electrical vehicle parking spaces with pre-wiring for charging stations;
  - (B) 1 parking space for use of an electric vehicle co-op/car share car;
  - (C) 4 car wash parking spaces;
  - (D) 48 small car parking spaces;
- (ii) 33 visitor parking spaces ("**Visitor Parking Stalls**") in the "Visitor Parkade" areas, which include 9 small car parking spaces.

The Parkade will also contain bike rooms for both residents and visitors, which will contain lockers that can be used for bike or regular storage as follows:

- (i) 654 bicycles storage lockers for use by residents (the "**Storage Lockers**") in the "Residential Bike Room" areas; and

- (ii) 66 bicycle lockers for visitors (the "**Visitor Bike Lockers**") in the "Visitor Bike Room" areas.

The "Residential Parkade", "Visitor Parkade", "Residential Bike Room" and "Visitor Bike Room" areas are located among the main floor and underground parking levels of the building and intended to be designated as Common Property.

At the time of deposit of the Final Strata Plan, the Developer currently plans to enter into a lease or leases substantially in the form attached as **Exhibit "F"** to this Disclosure Statement (the "**Parking Stall Lease**") with an entity (the "**Parking Tenant**") selected or incorporated by the Developer, the Developer being the landlord thereunder. The Parking Stall Lease will cover all of the Resident Parking Stalls and the Storage Lockers. The form and content of the Parking Stall Lease is subject to amendment at the discretion of the Developer. At the Developer's sole option the Parking Stall Lease or a document securing or evidencing the Parking Stall Lease, including without limitation, an option to lease, may be registered against title to the Lands and Common Property, or both (the "**Parking Lease Encumbrance**"). Although the Strata Plan has designated the Resident Parking Stalls and Storage Lockers as Common Property this designation will be subject to the Parking Stall Lease and, if applicable, the Parking Lease Encumbrance. Accordingly, the owners and occupants of the Strata Lots will not have any right to use the Resident Parking Stalls and Storage Lockers except as set out below.

The Developer will cause the Parking Tenant to partially assign to any purchaser, who pursuant to a purchase contract is receiving a Resident Parking Stall and/or Storage Locker, the Parking Tenant's interest in the Parking Stall Lease as to that Resident Parking Stall and/or Storage Locker.

Purchasers are advised to review the Parking Stall Lease attached as **Exhibit "F"** to this Disclosure Statement and the Bylaws attached as **Exhibit "D"** because they contain further information with respect to rights and responsibilities regarding parking and the use of the Resident Parking Stalls and Storage Lockers.

The Developer or the Parking Tenant, as the case may be, reserves the right to grant partial assignments of the right to the sole use of any available Resident Parking Stalls and/or Storage Lockers to the owners and occupants of the Strata Lots while any are available on the terms established from time to time by the Developer or the Parking Tenant, as the case may be. Once the Resident Parking Stalls and Storage Lockers have been assigned to purchasers the Developer will cause its interest in the Parking Stall Lease to be sold or assigned to the Strata Corporation.

If the Developer deems it more appropriate, at its option, the Developer may grant to the owners of the Strata Lots rights of use to the Resident Parking Stalls and/or Storage Lockers substantially similar to the rights granted to them through the partial assignments of the Parking Stall Lease as set out above, by the implementation of a different legal structure, including a different form of lease or licence.

- (b) Shared Use of Parkade

As noted in subsection 2.1(b), it is intended the Development, Retail Development and Office Development will share portions of the Parkade. The parking areas of the

Development, Retail Development and Office Development are intended to be separated by electrical gates.

It is further intended that the use of the Parkade and other Shared Areas by the owners and guests of the Development, Retail Development and the Office Development will be secured by way of easement(s) registered against the each parcel, in favour of the other parcels (the "**Parking Easement**") as described further subsection 4.4(g), which Parking Easement may be contained within the Airspace Agreement. The Developer reserves the right, in its sole discretion to, to secure the use of the Parkade and other Shared Areas by any other means available to the Developer and to allocate the exclusive use or shared use, of any other areas within the Development, Retail Development and the Office Development.

### 3.7 Furnishings and Equipment

Each of the Strata Lots will be equipped with the following furnishings and equipment:

- (a) Electric oven;
- (b) Gas cooktop;
- (c) Dishwasher;
- (d) hood fan;
- (e) Refrigerator;
- (f) Steam oven;
- (g) Clothes washer and gas clothes dryer;
- (h) Window coverings;
- (i) Enterphone/intercom system through the phone line; and
- (j) Heat pump to provide air conditioning and heat.

There will be roughed in wiring for a security system which system will not be supplied.

Hot water will be supplied to each Strata Lot from a common gas fired hot water boiler. The Developer reserves the right within the contract of purchase and sale to provide an upgraded package of items.

Any sales tax payable in respect of such equipment will, if applicable, be for the account of each purchaser of a Strata Lot.

The Developer will also supply those chattels set out in subsection 2.1(d) of this Disclosure Statement with respect to the recreational facilities.

### 3.8 Budget

- (a) Interim Budget and Monthly Strata Fees:

The estimated interim budget of the Strata Corporation for the 12-month period commencing on the first day of the month following the date of the first conveyance of a Strata Lot to a purchaser is attached as **Exhibit "E"**.

Based on the Unit Entitlement of each Strata Lot and the estimated interim budget, **Exhibit "E"** also sets out the estimated monthly assessments (the "**Monthly Strata Fees**") for each of the Strata Lots during the initial 12-month period. The actual Monthly Strata Fees will be calculated upon the finalization of the unit entitlement as described in Section 3.1 above. They may also be adjusted when the Strata Corporation approves a new budget at the first annual general meeting.

(b) Contingency Reserve Fund

The Developer will establish a contingency reserve fund by making a minimum contribution to that fund at the time of the first conveyance of a Strata Lot to a purchaser. It is expected that the first conveyance of a Strata Lot to a purchaser will occur no later than one year after the deposit of the Strata Plan, in which case the minimum contribution by the Developer to the fund will be 5% of the estimated operating expenses as set out in the interim budget attached as **Exhibit "E"**. If the first conveyance of a Strata Lot to a purchaser occurs later than one year after the deposit of the Strata Plan, then the minimum contribution will be the lesser of 5% of the estimated operating expenses as set out in the interim budget multiplied by the number of years or partial years since the deposit of the Strata Plan, or 25% of the estimated operating expense as set out in the interim budget.

The interim budget includes a contingency reserve fund of 5% of the estimated operating expense (in addition to the 5% contributed by the Developer). However, the contingency reserve fund will increase to 10% of the estimated operating expenses after the first annual general meeting of the Strata Corporation and is required to remain at 10% each year until the contingency reserve fund is at least equal to 25% of the estimated operating expenses at which time the Strata Corporation can approve a different amount.

(c) Budget Shortfall

The Developer must pay the Strata Corporation's expenses up to the end of the month in which the first conveyance of a Strata Lot to a purchaser occurs. After that month and before the first annual general budget takes effect, if the Strata Corporation's actual expenses exceed the estimated expenses set out in the interim budget, the Developer must pay the shortfall to the Strata Corporation within eight weeks after the first annual general meeting. In addition to paying the amount of the shortfall, where those excess expenses are more than 10% (but less than 20%) or more than 20% of the amounts estimated in the interim budget, Section 3.1(1) of the Regulations to the *Strata Property Act* requires the Developer to pay to the Strata Corporation a further amount equal to two or three times respectively multiplied by the amount of the excess, as the case may be.

(d) Payment of utilities and other services

Certain utilities and services are being provided and paid by the Strata Corporation and the cost will be prorated to the owners of the Strata Lots and included in the Monthly

Strata Fees for the operating budget. These utilities and services are set out in the Interim Budget attached as **Exhibit "E"** and will include:

- (i) Electricity and gas charges on the Common Property;
- (ii) Janitorial service and expenses for cleaning of Common Property and related equipment and supplies;
- (iii) An allowance for repair and maintenance - Common Property and Limited Common Property, parking lot maintenance, supplies and maintenance on the elevators;
- (iv) Common waste removal and recycling for the Development;
- (v) Generator costs, HVAC - boiler and mechanical costs common area and Limited Common Property areas;
- (vi) Landscaping maintenance, snow and ice removal on Common Property, pest control supplies and window cleaning;
- (vii) Strata property management, professional costs - audit, corporate filing, WCB, bank charges, bank fee-on-line and administration;
- (viii) Alarm monitoring and fire monitoring, fire alarm testing and fire alarm testing common area;
- (ix) Insurance and appraisal on the building and Common Property;
- (x) Maintenance of phone line and intercom;
- (xi) Amenity and fitness equipment maintenance;
- (xii) Common Area amenities;
- (xiii) Concierge and security services; and
- (xiv) Such other services that the Strata Corporation may from time to time provide.

With the exception of those utilities and services set out in the Budget **Exhibit "E"** and those listed above in this subsection, all other utilities will be separately metered or assessed to each Strata Lot and will be the responsibility of each Strata Lot owner, which includes electricity, gas and any telecom services for each Strata Lot.

Each Strata Lot owner will also be responsible for real property taxes for his/her/their Strata Lot, such taxes to include those portions of any utilities charged by the City to the individual Strata Lots. Real property taxes are levied by and payable to the City. Currently, the Developer understands that water and sewer will be billed by the City charged on each Strata Lot either according a flat fee or unit entitlement. However, the City may determine a separate manner for billing water and sewer which could include individual meters or one meter for the whole Development.

### 3.9 Utilities and Services

The City will provide the following services to the Development: water, sewer, fire protection, sidewalk and access to the Development.

BC Hydro will provide electricity and FortisBC will provide gas service. Telus and/or Shaw Communications and/or Novus will provide one or more of telephone, cable vision and internet services.

On or before the date on which the Strata Plan for the Development is accepted for registration in the Land Title Office, the Developer may enter into agreements with any or all of the City, BC Hydro, FortisBC, Shaw Communications and Telus who may require the Developer to execute a statutory right of way to allow them to enter onto the Development and work on their equipment and installations. The Developer may also cause the Strata Corporation to enter into contracts such as a lease and/or service contract with respect to enterphone/intercom, security access system, landscaping, mechanical systems, garbage collection and security (including fire) monitoring.

### 3.10 Strata Management Contracts

The Developer has not yet entered into a management contract; however, the Developer confirms its intention to cause the Strata Corporation to enter into a management agreement with respect to the control, management and administration of the Common Property. Under Section 24 of the *Strata Property Act*, such management agreement will terminate automatically four weeks after the date of the second annual general meeting of the Strata Corporation unless the Strata Corporation, by majority vote at the second annual general meeting, resolves to continue the contract. The management agreement may also be terminated at any time on two months' notice by (i) the Strata Corporation if the cancellation is approved by a 3/4 vote at a meeting of the Strata Corporation, and (ii) by the manager. It is not contemplated that the manager will be a relative of the Developer nor will the Developer have any financial or other interest in the manager.

The Developer may enter into or cause the Strata Corporation to enter into or assume other material contracts for the maintenance of the Development, as set out in Section 7.4.

### 3.11 Insurance

The Developer will have course of construction and commercial general liability insurance coverage in place with respect to the Development prior to commencement of construction.

Upon the filing of the Final Strata Plan, the Developer will place the following insurance coverage, as required under Sections 149 and 150 of the *Strata Property Act*, in the name of the Strata Corporation with respect to the Development:

- (a) Full replacement cost insurance on the Common Property, common assets, buildings and fixtures, built or installed on the Strata Lots by the Developer as part of the original construction. As used herein, "fixtures" means items attached to the building, including floor and wall coverings and electrical and plumbing fixtures, but excluding, if they can be removed without damaging the building, chattels such as refrigerators, stoves, dishwashers, microwaves, washers, dryers or other similar items; and
- (b) Liability insurance for property damage and bodily injury in an amount not less than \$5,000,000.00.

The items described above will be insured against major perils, including fire, lightning, smoke, windstorm, hail, explosion, water escape, strikes, riots or civil commotion, impact by aircraft and vehicles, vandalism and malicious acts.

Each purchaser will be responsible for insuring personal property on his own Strata Lot when the sale from the Developer is completed. Purchasers should also obtain their own liability insurance coverage for their Strata Lots and must also obtain their own insurance with respect to fixtures or customization that they (and not the Developer as part of the original construction of the Strata Lot) cause to be built or installed in a Strata Lot.

### 3.12 Rental Disclosure Statement

Under Section 139 of the *Strata Property Act*, the Developer must disclose to any purchaser the intention to lease Strata Lots in order to preserve the right of the Developer and the first purchaser from the Developer of each Strata Lot to lease the Strata Lot in the future.

The Developer intends to file a Form J Rental Disclosure Statement with respect to all Strata Lots in the form attached as **Exhibit "C"** with the Superintendent of Real Estate. The Developer intends to sell all of the Strata Lots but will, in the Form J Rental Disclosure Statement, reserve the right to rent all of the Strata Lots.

## 4. TITLE AND LEGAL MATTERS

### 4.1 Legal Description

The current legal description of the Lands is:

PID: 030-616-735  
Lot 2 District Lot 153 Group 1 New Westminster District Plan EPP86315

(the "**Lands**").

It is expected the Lands will be further subdivided into air-space parcels as follows:

PID: TBD  
Air Space Parcel 1 District Lot 153 Group 1 New Westminster District Air Space Parcel  
Plan \_\_\_\_\_

(the "**Office Air Space Parcel**");

PID: TBD  
Air Space Parcel 2 District Lot 153 Group 1 New Westminster District Air Space Parcel  
Plan \_\_\_\_\_

(the "**Retail Air Space Parcel**"); and

PID: TBD  
Remainder of Lot 2 District Lot 153 Group 1 New Westminster District Plan EPP86315

(the "**Development Parcel**").



It is expected that upon completion of construction of the Development the Development Parcel will be subdivided by registration of the Final Strata Plan in the Land Title Office, and it is expected the legal description of the Strata Lots will be:

PIDs: \_\_\_\_\_ [various]  
 Strata Lots 1 to 332 inclusive  
 District Lot 153  
 Strata Plan EPS \_\_\_\_\_

The PID numbers for the Strata Lots and the Strata Plan number will be assigned by the Land Title Office when the Final Strata Plan is registered.

#### 4.2 Ownership

The registered owner of the Lands is the Developer, 6511 Sussex Heights Development Ltd., and it holds both the legal and beneficial interest in the Lands.

#### 4.3 Existing Encumbrances and Legal Notations

The following encumbrances and legal notations are currently registered against title to the Lands.

Concise descriptions of the encumbrances and legal notations are listed below, and copies of certain encumbrances are attached in **Exhibit "J"**.

Purchasers who wish to obtain a copy of any other encumbrance or legal notation may obtain it from the Developer.

##### (a) Financial Encumbrances

- (i) Mortgage CA6967122 ("**Kingsett Mortgage**") and Assignment of Rents CA6967123 ("**Kingsett Assignment of Rents**") in favour of Kingsett Mortgage Corporation ("**Kingsett**").
- (ii) Mortgage CA7444822 ("**Kingsett Second Mortgage**") and Assignment of Rents CA7444823 ("**Kingsett Second Assignment of Rents**") in favour of Kingsett.

The Kingsett Mortgage, Kingsett Second Mortgage, Kingsett Assignment of Rents and Kingsett Second Assignment of Rents secure financing in respect of the Lands and the Building (collectively referred to as the "**Existing Financial Charges**").

As the Strata Lots are sold to purchasers, the sales proceeds will be used to obtain partial discharges of the Existing Financial Charges and any other financial encumbrances registered by the Developer against title to the Strata Lots from the particular Strata Lot(s) being sold. The Developer will ensure that no purchaser will take title to a Strata Lot unless the Existing Financial Charges and any other financial encumbrances are discharged or undertakings are in place to permit such discharge.

##### (b) Non-Financial Encumbrances

- (i) Covenant CA7154281 - a covenant in favour of the City to ensure that no portion of any surface driveway access on or to the Lands will be restricted;
- (ii) Priority Agreement CA7154282 granting the Covenant in subsection 4.3(b)(i) priority over the Existing Financial Charges;
- (iii) Covenant CA7154284 a covenant in favour of the City to ensure that open balconies, porches and decks are provided and maintained as an outdoor amenity of the Development;
- (iv) Priority Agreement CA7154285 granting the Covenant in subsection 4.3(b)(iii) priority over the Existing Financial Charges;
- (v) Covenant CA7154287 - a covenant in favour of the City to ensure that the Development will include 2 residential guest suites for use by the residents and not converted to a rental or privately-owned units;
- (vi) Priority Agreement CA7154288 granting the Covenant in subsection 4.3(b)(v) priority over the Existing Financial Charges;
- (vii) Covenant CA7154289 - a covenant allocating density from the adjacent Non-Market Housing Lot to the Lands;
- (viii) Priority Agreement CA7154290 granting the Covenant in subsection 4.3(b)(vii) priority over the Existing Financial Charges;
- (ix) Covenant CA7154291 - a covenant in favour of the City to guarantee the provision, utilization, maintenance and three-year monitoring of the Storm and Ground Water Management System at the Building;
- (x) Priority Agreement CA7154292 granting the Covenant in subsection 4.3(b)(ix) priority over the Existing Financial Charges;
- (xi) Covenant CA7154294 - a covenant in favour of the City to guarantee compliance with the acoustical evaluation report attached to the Covenant and incorporate Noise Reduction Recommendations;
- (xii) Priority Agreement CA7154295 granting the Covenant in subsection 4.3(b)(xi) priority over the Existing Financial Charges;
- (xiii) Covenant CA7154296 - a covenant in favour of the City to guarantee the provision of disabled persons parking spaces that will remain as common property and will not be allocated to any strata unit;
- (xiv) Priority Agreement CA7154297 granting the Covenant in subsection 4.3(b)(xiii) priority over the Existing Financial Charges;
- (xv) Covenant CA7154299 - a covenant in favour of the City to guarantee compliance with an accepted Energy and Environmental design standard;

- (xvi) Priority Agreement CA7154300 granting the Covenant in subsection 4.3(b)(xv) priority over the Existing Financial Charges;
- (xvii) Covenant CA7154302 - a covenant in favour of the City to guarantee the provision of alternative transportation provisions for the Development;
- (xviii) Priority Agreement CA7154303 granting the Covenant in subsection 4.3(b)(xvii) priority over the Existing Financial Charges;
- (xix) Covenant CA7154305 - a covenant in favour of the City to guarantee the provision Public Art at the Development;
- (xx) Priority Agreement CA7154306 granting the Covenant in subsection 4.3(b)(xix) priority over the Existing Financial Charges;
- (xxi) Covenant CA7154307 - a covenant in favour of the City to ensure that the Building will include "End-of-Trip Facilities", including showers, change rooms, lockers and bicycle storage rooms, to be allocated to commercial tenants within the Building at no cost;
- (xxii) Priority Agreement CA7154308 granting the Covenant in subsection 4.3(b)(xxi) priority over the Existing Financial Charges;
- (xxiii) Covenant CA7154309 - a covenant in favour of the City to permit the encroachment of steel and glass canopies, together with permitted signs onto City owned adjacent lands;
- (xxiv) Priority Agreement CA7154310 granting the Covenant in subsection 4.3(b)(xxiii) priority over the Existing Financial Charges;
- (xxv) Covenant CA7154312, Statutory Right of Way CA7154314 and Easement CA7154316 - a combined statutory right of way, easement and covenant in favour of the City and the neighbouring owner of the Non-Market Housing Lot to guarantee the provision of public access to a walkway over a portion of the Lands and to provide that the owner/future Strata Corporation will be responsible for the costs associated with maintenance, repairs and replacement of the walkway;
- (xxvi) Priority Agreements CA7154313, CA7154315 and CA7154317 granting the Covenant, Statutory Right of Way and Easement in subsection 4.3(b)(xxv) priority over the Existing Financial Charges;
- (xxvii) Easement CA7255352 - a reciprocal easement to allow each of the Developer and the neighbouring owner access to each other's lands for the purpose of shoring and construction activities. The easement includes the ability to have the boom of any construction crane used in construction to pass through the air space above lands adjacent to the Lands and above the Lands when the neighbouring owner constructs a development on the adjacent lands;
- (xxviii) Priority Agreement CA7255354 granting the easement in subsection 4.3(b)(xxvii) priority over the Existing Financial Charges;

- (xxix) Easement CA7255358 - a reciprocal easement to allow each of the Developer and the owners of the neighbouring Strata Corporation (Strata Plan NWS1563) access to each other's lands for the purpose of shoring and construction activities. The easement includes the ability to have the boom of any construction crane used in construction to pass through the air space above lands adjacent to the Lands and above the Lands when the neighbouring owner constructs a development on the adjacent lands;
- (xxx) Priority Agreement CA7255360 granting the easement in subsection 4.3(b)(xxix) priority over the Existing Financial Charges;
- (xxxi) Easement CA7255362 - a reciprocal easement to allow each of the Developer and the owners of the neighbouring Strata Corporation (Strata Plan NWS608) access to each other's lands for the purpose of shoring and construction activities. The easement includes the ability to have the boom of any construction crane used in construction to pass through the air space above lands adjacent to the Lands and above the Lands when the neighbouring owner constructs a development on the adjacent lands;
- (xxxii) Priority Agreement CA7255364 granting the easement in subsection 4.3(b)(xxxi) priority over the Existing Financial Charges;

(c) Legal Notations

- (i) Easement CA7154318 - an easement granting the Lands the benefit of an easement over the neighbouring Non-Market Housing Lot for the purposes of access and to add, maintain, keep, remove, enlarge, renew, repair and replace the lanes sidewalks, walkways, curbs, gutters and other improvements within the easement area.
- (ii) Easement CA7166306 - an easement in favour of the Developer to allow access to the neighbouring owner's lands for the purpose of shoring and construction activities. The easement includes the ability to have the boom of any construction crane used in construction to pass through the air space above the neighbouring lands. This easement does not include any reciprocal rights in favour of the neighbouring owner;
- (iii) Easement CA7255353 - this notation represents the reciprocal portion of the easement in favour of the Developer, described in further detail at subsection 4.3(b)(xxvii) above;
- (iv) Easement CA7255359 - this notation represents the reciprocal portion of the easement in favour of the Developer, described in further detail at subsection 4.3(b)(xxix) above;
- (v) Easement CA7255363 - this notation represents the reciprocal portion of the easement in favour of the Developer, described in further detail at subsection 4.3(b)(xxxi) above;

- (d) The duplicate certificate of indefeasible title is not issued and is not outstanding.

#### 4.4 Proposed Encumbrances

The Developer may, at its sole option, file the Parking Lease Encumbrance as detailed in Section 3.6 with respect to the Parking Stall Lease.

The developer also intends to obtain the Construction Financing and in connection with same, grant the Construction Financing Charges to the Construction Lender, which may be registered against title to the Lands (all as defined and further explained in Section 6.2).

In addition to the Construction Financing, the Developer may also obtain deposit protection insurance by entering into a Deposit Protection Contract with the Deposit Protection Insurer with respect to the deposits paid by purchasers of Strata Lots, and grant the Deposit Protection Charges in favour of the Deposit Protection Insurer, which may be registered against title to the Lands (all as defined and described in more detail in Section 7.1).

Other than as set out above in this Section 4.4, and those encumbrances such as any rights of way, easements, restrictive covenants, dedications and other rights or restrictions which may be required by the City, Telus, Shaw Communications or some other cable or television provider such as a satellite dish provider, Fortis BC, BC Hydro or any other applicable government authority or public utility or such person or entity deemed necessary or advisable by the Developer in connection with the Development, there are no encumbrances or proposed encumbrances arranged or to be arranged by the Developer which will charge title to a Strata Lot.

Other than those encumbrances set out above, there are no encumbrances or proposed encumbrances arranged or to be arranged by the Developer which would charge or affect title to the Development Land, the Strata Lots, or the Common Property, except for:

- (a) one or more mortgages and assignments of rents that secure the construction financing to be obtained by the Development to complete the construction of the Building, including without limitation charges in connection with a deposit protection insurance facility (which security will be discharged in respect of any Strata Lot within a reasonable period of time after the completion of the sale thereof);
- (b) one or more easements as legal notations to provide the benefit of access to neighbouring properties for the purpose of the Developer's shoring and construction activities for the Building, including the ability to have the boom of any construction crane used in the construction of the Development pass through the air space above lands adjacent to the Lands. In connection with its negotiations to secure the benefit of such easements, the Developer may grant reciprocal easement rights to neighbouring properties to permit their future development;
- (c) any and all such rights of way, easements, restrictive covenants, dedications and other rights or restrictions required by the City, BC Hydro, Telus, Shaw, or any other applicable governmental authority or public or private utility or deemed necessary or advisable by the Developer in connection with the Development;
- (d) all encumbrances required or deemed necessary by the City or Her Majesty the Queen in Right of the Province of British Columbia to be registered

against title to the Lands in order to approve all development, building, and occupancy permits in respect of the Building;

- (e) the Airspace Agreement (see subsection 2.1(b)) which will appear on titles to the Strata Lots, the Common Property, the Retail Development and the Office Development as a number of encumbrances, including but not limited to easements in favour of the both the Common Property, the Retail Development and the Office Development and covenants in favour of the City as are required by the City and/or are otherwise necessary to file any Airspace Plan and/or as are otherwise reasonable and desirable for reasons of efficiency or convenience as between the proposed Development, the Retail Development and the Office Development with respect to matters including, for example, structural support, utilities, installation and maintenance of physical elements such as the roof tops, plumbing stacks and vents, and access through the Common Property for maintenance and repair of any portion of the Retail Development or the Office Development, such as windows and landscaping. In addition, the Airspace Agreement will provide a method of allocating between the Development, Retail Development and the Office Development, the common costs, including the cost of operating, maintaining, repairing and replacing the Shared Areas and Shared Facilities and other areas and services located on or relating to either the Development, the Retail Development or the Office Development. Without limiting the foregoing, the Airspace Agreement may also contain the Parking Easement;
- (f) an equitable charge in connection with the Airspace Agreement to secure the payment of the costs payable by the Strata Corporation for the Development under the Airspace Agreement;
- (g) the Parking Easement (see subsection 3.6(b)) which will either be a part of the Airspace Agreement or will be a separate agreement and which will encumber the Strata Lots, Common Property, the Retail Development and/or the Office Development providing for the right of occupants and guests to access and use the Shared Areas as more particularly described in subsection 3.6(b). The Parking Easement may contain agreements among the owners of the Strata Lots, the owner of the Retail Development and the owner of the Office Development as to:
  - (i) the management of, and the sharing of costs and expenses incurred in respect of the management of the Parkade and the maintenance and replacement of and repairs to the Shared Areas and the Shared Facilities within such areas;
  - (ii) easements that permit occupants and guests to access and use the Shared Areas; and
  - (iii) a charge to be registered against the Strata Lots and/or Common Property to secure the obligations of the Strata Corporation under the Parking Easement.

The Strata Corporation's share of the costs described in subsection 4.4(g) will be substantially in accordance with a formula to be established by the Developer in its sole discretion.

The Parking Easement may also contain an equitable charge to secure payment of the costs payable by the Strata Corporation under the Parking Easement and/or a covenant under Section 219 of the *Land Title Act* in favour of the City restricting the discharge and modification of the Parking Easement.

- (h) any and all such statutory rights of way, easements, restrictive covenants or other agreements, whether or not of the types described above, as may be deemed necessary by the Developer in connection with the Development; and
- (i) easements which may be granted in favour of and agreements with adjacent property owners regarding pedestrian and vehicular access across the Lands,

The Developer will ensure that no purchaser will take title to a Strata Lot unless the Existing Financial Charges, the Construction Financing Charges, the Deposit Protection Charges and any other financing charges, if applicable, are discharged from title to the Strata Lots or undertakings are in place to permit such discharge.

Any additional charges will be referred to in an amendment to this Disclosure Statement.

#### 4.5 Outstanding or Contingent Litigation or Liabilities

To the best of the Developer's knowledge, there are no outstanding or contingent litigation or liabilities in respect of the Development, the Lands or against the Developer that may affect the Strata Corporation or the Strata Lot owners except for the following:

- (a) Outstanding liabilities in respect of the Development incurred in the ordinary course of construction of the Development, which liabilities will be paid or satisfied by the Developer in due course; and
- (b) Ongoing obligations or requirements in connection with encumbrances granted to the City as set out in Section 4 that will be satisfied by the Developer in due course and/or assumed by the Strata Corporation as applicable.

#### 4.6 Environmental Matters

The Developer is not aware of any dangers connected with the Development. The Developer is not aware of any dangers in the condition of the soil or subsoil or any requirements imposed by the City or any other governmental authority in relation to the environmental matters of the Development other than those requirements of general application to owners of similar properties in the City.

### 5. CONSTRUCTION AND WARRANTIES

#### 5.1 Construction Dates

Construction of the Development commenced in March 2019.

Completion of the Development is estimated to be between September 1, 2023 and November 30, 2023.

The above dates are estimates of the Developer, and the Developer reserves the right to change these dates. The dates should not be relied upon by purchasers of the Strata Lots in any way. It is anticipated that the owners of some Strata Lots will take possession and occupy

Strata Lots while construction continues on the remaining Strata Lots. Residents of the Strata Lots should expect noise, dust, disruption of services, and other such inconveniences normally associated with construction during construction working hours until the completion of the Development.

The Developer may revise the estimated completion date when construction commences, and will advise purchasers of such amended anticipated completion date in an amendment to this Disclosure Statement.

Depending on market conditions and other factors, the Developer may advance or defer the estimated dates for the commencement and completion of construction.

Purchasers should also review Section 7.2 and the Purchase Agreement for more information on the anticipated completion date, and extensions thereof, and related terms set out in the Purchase Agreement.

## 5.2 Warranties

The Developer's builder is registered under new home warranty builder number Third Properties 120004 and the Development has new home warranty insurance coverage from WBI Home Warranty Ltd. (the "**Home Warranty**"). The Developer has registered the Development and each Strata Lot will have the Home Warranty. Each of the Strata Lots will be assigned new home warranty numbers.

The Home Warranty will provide the mandatory warranty provisions contained in the *Homeowner Protection Act*. The Developer's Home Warranty insurance coverage will be sufficient to satisfy the requirements of the *Homeowner Protection Act* and covers:

- (a) Defects in materials and labour, for a period of two years from the date the warranty commences;
- (b) Defects in the building envelope, including defects resulting in water penetration, for a period of five years from the date on which the warranty commences; and
- (c) Structural defects for a period of ten years after the date on which the warranty commences.

Except for the Home Warranty to be provided and any warranty which may be provided by the manufacturer of any equipment found in a Strata Lot and which equipment warranty is capable of being assigned to the Purchaser by the Developer, there are no other warranties.

## 5.3 Previously Occupied Building

This is new construction and is not a previously occupied building.

# 6. APPROVAL AND FINANCES

## 6.1 Development Approval

The Developer received approval in principle for the Development by way of a "**Preliminary Plan Approval**" from the City dated March 14, 2018. The Preliminary Plan Approval is confirmation that the Development has received preliminary approval for permission to develop. A copy of the Preliminary Plan Approval is attached **Exhibit "G"**. The Developer confirms that



the Development as proposed conforms with the applicable zoning bylaws and the community plan guidelines and all development conditions are within the control of the Developer to fulfill.

A Building Permit was issued by the City on February 6, 2019, a copy of the Building Permit is attached as **Exhibit "K"**.

## 6.2 Construction Financing

The Developer has not yet received a satisfactory financing commitment from a lender (the "**Construction Lender**") for the cost of construction and completion of the Development, including the installation of all utilities and other services associated with the Development (the "**Construction Financing**").

The estimated date for obtaining a satisfactory financing commitment for the Construction Financing is on or before October 1, 2020, and in any case not more than 9 months from the date of filing of this Disclosure Statement.

In connection with the Construction Financing the Developer intends to grant additional charges such as mortgages and assignments of rents against title to the Lands to the lender to secure the Construction Financing (the "**Construction Financing Charges**").

The Developer also intends to obtain deposit protection insurance from the Deposit Protection Insurer, and will grant the Deposit Protection Charges against title to the Lands in favour of the Deposit Protection Insurer (all as defined and described in more detail in Section 7.1).

The Developer will ensure that no purchaser will take title to a Strata Lot unless the Existing Financial Charges, the Construction Financing Charges and the Deposit Protection Charges are discharged or undertakings are in place to permit such discharge.

The Superintendent requires that the wording below, taken from Policy Statement 6, be included in this Disclosure Statement, to confirm that the Developer may begin marketing on complying with the following terms and conditions, which the Developer hereby confirms:

- (a) **The estimated date for obtaining a satisfactory financing commitment, as disclosed in the disclosure statement, is 9 months or less from the date the developer filed the disclosure statement with the superintendent;**
- (b) **The developer markets the proposed development units under the disclosure statement for a period of no more than 9 months from the date the disclosure statement was filed with the superintendent, unless an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment is filed with the superintendent during that period. The developer must also either:**
  - (i) **prior to the expiry of the 9 month period, file with the superintendent an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment; or**
  - (ii) **upon the expiry of the 9 month period, immediately cease marketing the development and confirm in a written undertaking to the superintendent that all marketing of the development has ceased and will not resume until after the necessary amendment has been**

filed, failing which a cease marketing or other order may be issued by the superintendent to the developer without further notice.

Additionally, the developer must provide written notice without delay to the superintendent if, during the 9 month period, all units in the development property being marketed under this Policy Statement are sold or the Developer has decided not to proceed with the development.

- (c) Any purchase agreement used by the developer, with respect to any development unit offered for sale or lease before the purchaser's receipt of an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment, contains the following terms:
- (i) If an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment is not received by the purchaser within 12 months after the initial disclosure statement was filed, the purchaser may at his or her option cancel the purchase agreement at any time after the end of that 12 month period until the required amendment is received by the purchaser;
  - (ii) The amount of the deposit to be paid by a purchaser who has not yet received an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment is no more than 10% of the purchase price; and
  - (iii) All deposits paid by a purchaser, including interest earned if applicable, will be returned promptly to the purchaser upon notice of cancellation from the purchaser.

This offering is being made under the terms of Policy Statement 6 and the Developer confirms that the conditions set out above form part of the terms and conditions of this Disclosure Statement, and the rescission rights set out at the beginning of this Disclosure Statement apply to this offering.

## 7. MISCELLANEOUS

### 7.1 Deposits

Subject to the following paragraphs in this Section regarding deposit protection insurance, and subject to remedies in respect of defaults under the Purchase Agreement (as defined in Section 7.2 below) all deposits and other money received from a purchaser of a Strata Lot shall be held in trust by Richards Buell Sutton LLP or such other lawyer, real estate brokerage or notary public as the Developer may choose in its sole discretion (the "**Deposit Trustee**"), in the manner required by the *Real Estate Development Marketing Act* until such time as:

- (a) the Final Strata Plan is deposited in the Land Title Office;
- (b) the premises purchased are capable of being occupied; and
- (c) an instrument evidencing the interest of the purchaser in the Strata Lot has been accepted for registration in the Land Title Office.

### *Deposit Protection Insurance*

The Developer may elect to enter into a deposit protection insurance contract (the "**Deposit Protection Contract**") with a deposit protection insurer (the "**Deposit Protection Insurer**"); pursuant to which the Deposit Protection Insurer may, upon satisfaction of the terms and conditions of the Deposit Protection Contract and the related deposit protection insurance facility, including any security granted to the Deposit Protection Insurer in connection therewith, including but not limited to mortgages and assignments of rents registered against title to the Lands (the "**Deposit Protection Charges**") by the Developer and any other parties as required by the Deposit Protection Insurer; issue additional deposit protection contracts to the Developer and the Deposit Trustee as permitted under Section 19 of the *Real Estate Development Marketing Act*. Under the terms of any such deposit protection contract, upon the issuance of a deposit protection contract by the Deposit Protection Insurer for a deposit held in respect of a Strata Lot, the Deposit Trustee will pay the insured deposit directly to the Developer, to be used by the Developer for the Developer's own purposes, being purposes related to the Development including, without limitation, the construction and marketing of the Development.

Following issuance of each deposit protection contracts, the applicable insured deposit paid by the purchaser of the Strata Lot will be released by the Deposit Trustee from trust, effective on the date of issue of the applicable deposit protection contracts for that deposit, and the insured coverage will be in an amount not less than the purchaser's deposit released from trust.

If the Developer enters into the Deposit Protection Contract in connection with the Development, the Developer will file an amendment to this Disclosure Statement setting out the required details, including a copy of the Deposit Protection Contract.

## 7.2 Purchase Agreement

A copy of the Contract of Purchase and Sale that the Developer proposes to use in connection with the sale of the Strata Lots is attached to this Disclosure Statement as **Exhibit "H"**, and is referred to as the "**Purchase Agreement**" in this Disclosure Statement.

Pursuant to Policy Statement 14, the Superintendent of Real Estate requires the Developer to describe certain provisions in the Purchase Agreement related to termination, extension, assignment and interest on deposits. Also pursuant to Policy Statement 14 the Purchaser is to acknowledge having the information below drawn to their attention by initialing the first page of this Disclosure Statement in the applicable spot.

**The Developer in this Section 7.2 is referred to as the "Vendor" to be consistent with the terms in the Purchase Agreement.**

**The form of the Purchase Agreement may be modified from time to time by the Developer and may be modified by agreement between any purchaser and the Developer.**

**Unless otherwise defined in this Disclosure Statement, each capitalized term used in this Section 7.2 will have the meaning given to it in the Purchase Agreement.**

**The information set out in this Section 7.2 is a summary of provisions contained in the Purchase Agreement as required by Policy Statement 14. Purchasers are cautioned that, as the below is a description only, Purchasers should refer to the Purchase Agreement in Exhibit "H" for the full details. If there is any discrepancy between the description in this Section 7.2 and Exhibit "H", the terms of Exhibit "H" will govern.**

(a) Termination

Pursuant to the terms of the Purchase Agreement, the Vendor may terminate the Purchase Agreement if:

- (i) all payments on account of the Purchase Price and any other amounts payable by the Purchaser under the Purchase Agreement are not paid when due, as such due date may be extended pursuant to paragraph 9.1 of Addendum "A" of the Purchase Agreement;
- (ii) the Purchaser's notice of satisfaction or waiver of the Purchaser's conditions is not received within the time required by the Vendor pursuant to paragraph 9.2 of Addendum "A" of the Purchase Agreement; or
- (iii) the Vendor's notice of non-satisfaction or non-waiver of the Vendor's conditions is received within the time required by the Vendor pursuant to paragraph 9.3 of Addendum "A" of the Purchase Agreement.

Pursuant to the terms of paragraph 9.6 of Addendum "A" of the Purchase Agreement:

- (i) if an Amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment is not received by the Purchaser within 12 months after the initial Disclosure Statement was filed, the Purchaser may at his or her option cancel the purchase agreement at any time after the end of that 12 month period until the required Amendment is received by the Purchaser.

Pursuant to the terms of paragraph 5.1 of Addendum "A" of the Purchase Agreement, if the Completion Date has not occurred by September 1, 2025 (the "**Outside Date**") and the parties have not agreed to an extension, then the Purchase Agreement shall be terminated, subject to any extensions of the Outside Date in accordance with paragraph 5.1 of Addendum "A" of the Purchase Agreement.

(b) Extension

Pursuant to the terms of the Purchase Agreement, the time for completing the sale of a Strata Lot may be extended:

- (i) if the Strata Lot is not "Ready to be Occupied" or if title is not issued by the Land Title Office on or before the estimated Completion Date in accordance with paragraph 5.2 of Addendum "A" of the Purchase Agreement;
- (ii) if the Vendor elects to extend the Outside Date for 250 days in accordance with paragraph 5.1(b) of Addendum "A" of the Purchase Agreement;
- (iii) where the Vendor elected to extend the Outside Date for 250 days in accordance with paragraph 5.1(b) of Addendum "A" of the Purchase Agreement, the Vendor may elect to further extend the Outside Date for a

further 110 days in accordance with paragraph 5.1(c) of Addendum "A" of the Purchase Agreement;

- (iv) if the Vendor is delayed from completing the construction of a Strata Lot or satisfying any other conditions of closing as a result of any event of any nature whatsoever beyond the control of the Vendor in accordance with either paragraph 5.2(a) or paragraph 5.3 of Addendum "A" of the Purchase Agreement; or
- (v) at the Vendor's option if all payments on account of the Purchase Price and any other monies payable by the Purchaser under the Purchase Agreement are not paid when due in accordance with paragraph 9.1 of Addendum "A" of the Purchase Agreement.

(c) Assignment

Without the Vendor's prior consent, any assignment of a Purchase Agreement is prohibited.

An assignment under the *Real Estate Development Marketing Act* is a transfer of some or all of the rights, obligations and benefits under a Purchase Agreement made in respect of a strata lot in a development property, whether the transfer is made by the Purchaser under the purchase agreement to another person or is a subsequent transfer.

Each proposed party to an assignment agreement would have to provide the Vendor with the information and records required under the *Real Estate Development Marketing Act* and Regulations.

The Vendor must not consent to an assignment of a Purchase Agreement unless the Vendor first collects, from each proposed party to the assignment agreement, all of the information and records, including personal information, specified under the *Real Estate Development Marketing Act* and Regulations.

Information and records collected by the Vendor must be disclosed by the Vendor to the administrator designated under the *Property Transfer Tax Act*. The administrator may use or share the disclosed information for tax purposes and other purposes allowed under the *Real Estate Development Marketing Act* and Regulations.

Pursuant to the terms of the Purchase Agreement, the Purchaser can only assign its interest in the Strata Lot or Purchase Agreement as follows:

- (i) Pursuant to paragraph 8.1 of Addendum "A" of the Purchase Agreement, the Purchaser can only assign its interest in the Strata Lot or Purchase Agreement with the Vendor's written consent. The Vendor will not consider assignment requests within 24 months of the date the Purchase Agreement was accepted by the Vendor or 3 months prior to the anticipated completion date. As a condition for agreeing to an assignment and for any associated legal and administrative costs the Purchaser must pay an administration fee equal to 4% of the greater of the purchase price under the Purchase Agreement and the purchase price paid by the assignee (plus GST) except that the administration fee will be a flat fee of \$1,000.00 (plus GST) if the assignee is the

Purchaser's spouse, parent, child, sibling, grandparent, grandchild or a company beneficial owned and controlled by the Purchaser.

The Vendor in its sole discretion can sell, assign or otherwise transfer its right, title and interest in the Purchase Agreement without the consent of the Purchaser.

(d) Deposit Interest

- (i) If the Purchaser completes the purchase of the Strata Lot on the terms and conditions of the Purchase Agreement, then the Deposit shall form part of and be applied to the Purchase Price and be paid by the Stakeholder to the Vendor. Any interest earned on the Deposit shall be paid to the Vendor;
- (ii) If the Purchaser fails to complete the purchase of the Strata Lot or fails to pay any part of the Deposit on the terms and conditions on the terms and conditions of the Purchase Agreement, then the Deposit together with interest accrued thereon shall be paid by the Stakeholder to the Vendor forthwith;
- (iii) If the Purchase Agreement is terminated pursuant to paragraph 5.1 of Addendum "A" of the Purchase Agreement or if the Purchaser fails to provide notice of waiver or satisfaction of the Purchaser's conditions pursuant to paragraph 9.2 of Addendum "A" of the Purchase Agreement, or if the Vendor provides notice to the Purchaser that the Vendor's conditions are not waived or satisfied pursuant to paragraph 9.3 of Addendum "A" of the Purchase Agreement, then the Deposit together with all interest accrued thereon shall be paid by the Stakeholder to the Purchaser and the Purchaser shall have no further claims against the Vendor; and
- (iv) If the Vendor fails to complete the sale of the Strata Lot on the terms and conditions of the Purchase Agreement, then the Deposit together with all interest accrued thereon shall be paid by the Stakeholder to the Purchaser and the Purchaser shall have no further claims against the Vendor.

(e) Use of Deposit

Pursuant to paragraph 4.5 of Addendum "A" to the Purchase Agreement the Vendor can enter into a deposit insurance agreement and pursuant to same use the Deposit for the Vendor's own purposes, meaning purposes related to the development Lands and including construction and marketing of the Development.

7.3 Developer's commitments

The Developer does not now have any commitments which will be met after completion of the sale of the Strata Lots except for the following:

- (a) Sale/assignment of the Parking Stall Lease to the Strata Corporation as described in Section 3.6;

- (b) easements and other agreements in relation to the Shared Areas, Shared Facilities and any other shared items, including without limitation, the Parking Easement as defined in subsection 3.6(b) and outlined in subsection 4.4(g);
- (c) Ongoing obligations or requirements in connection with encumbrances granted to the City as set out in Section 4 that will be assumed by the Strata Corporation;
- (d) the Airspace Agreement; and
- (e) cost sharing agreements, including easements, with the Strata Corporation and/or the Retail Development and/or the Office Development setting out contributions towards a portion of the costs and expenses to be incurred in connection with the management, operation, maintenance, repair and replacement of shared amenities (if any) and the Parkade and costs and expenses to be incurred in connection with future maintenance, cleaning and repair of any common or shared features.

#### 7.4 Other Material Facts

##### (a) Caretaker's Suite

There will not be a caretaker's suite; however, there will be a concierge office for Strata Lot owners and visitors to the Development.

##### (b) Continuing Sales and Marketing Program

Following the deposit of the Strata Plan at the Land Title Office, the Developer will continue to carry out, for such period as the Developer determines to be necessary or desirable in connection with the marketing of the Development marketing and sales activities within the Common Property and within various Strata Lots owned or leased by the Developer in the Development, including but not limited to maintaining display suites, other display areas and a sales office. The Developer also intends to display signage on the Common Property and in other areas of the Development as part of its marketing and sales activities, for such period of time as the Developer determines to be necessary or desirable. In addition, the Developer intends to conduct tours of the Development from time to time with prospective purchasers in connection with its marketing and sales activities. The Developer will act reasonably in exercising these rights and will use reasonable efforts to minimize any interference with the use or enjoyment of the Common Property by existing owners.

##### (c) Shared Features

As outlined in this Disclosure Statement, there are many features to be shared, including the Parkade, amongst the Development, the Retail Development and the Office Development. In order to facilitate this, the owner(s) of the Retail Development, the Office Development and the Strata Corporation may be required to fulfill certain obligations and may be entitled to exercise certain rights under several agreements, whether registered or unregistered, in relation to those shared features, and whether or not, and the manner in which, the above noted entities fulfil such obligations and exercise such rights, may have an effect on the value, price or use of one or more of the Strata Lots and/or the Development.

(d) Cost Sharing

Upon the deposit of the Final Strata Plan at the Land Title Office, the Developer may cause the Strata Corporation to enter into or assume from the Developer one or more cost-sharing agreements, which agreements will require each party to contribute a proportionate share of the cost of operating, maintaining, repairing and replacing the shared spaces, utilities and other areas and services, as described more particularly in this Disclosure Statement. The formula for sharing such costs will be set out in such cost-sharing agreements and determined by the Developer in its sole discretion.

(e) Other Material Contracts

The Developer may enter into or cause the Strata Corporation to enter into or assume contracts for the maintenance of the Development and such contracts may include the following equipment and services effecting the Development:

- (i) Garbage collection and compaction;
- (ii) Security system and patrols;
- (iii) Janitorial and landscaping;
- (iv) Landscape maintenance;
- (v) General maintenance;
- (vi) Mechanical system maintenance;
- (vii) Window washing;
- (viii) Insurance contract;
- (ix) Strata management;
- (x) Lease for gym equipment;
- (xi) Public art maintenance;
- (xii) Contracts as required by the City; and
- (xiii) Such other servicing and maintenance contracts as may be required which relate to the facilities and equipment which form part of the Development.

If at the time of entering into such contracts the Strata Corporation is in existence, the Developer will enter into such contracts on behalf of the Strata Corporation. If at the time of entering into such contracts the Strata Corporation does not exist, the Developer will assign such contracts to, and the obligations of the Developer thereunder will be assumed by the Strata Corporation.



**DEEMED RELIANCE**


**SECTION 22 OF THE REAL ESTATE DEVELOPMENT MARKETING ACT PROVIDES THAT EVERY PURCHASER WHO IS ENTITLED TO RECEIVE THIS DISCLOSURE STATEMENT IS DEEMED TO HAVE RELIED ON ANY FALSE OR MISLEADING STATEMENT OF A MATERIAL FACT CONTAINED IN THIS DISCLOSURE STATEMENT, IF ANY, AND ANY OMISSION TO STATE A MATERIAL FACT. THE DEVELOPER, ITS DIRECTORS AND ANY PERSON WHO HAS SIGNED OR AUTHORIZED THE FILING OF THIS DISCLOSURE STATEMENT ARE LIABLE TO COMPENSATE THE PURCHASER FOR ANY MISREPRESENTATION, SUBJECT TO ANY DEFENCES AVAILABLE UNDER SECTION 22 OF THE ACT.**

**DECLARATION**

**The foregoing statements disclose, without misrepresentation, all material facts relating to the Development referred to above, as required by the *Real Estate Development Marketing Act* of British Columbia, as of February 20, 2020.**

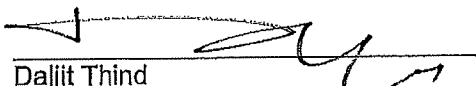
**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**

by its authorized signatory(ies):

By:   
Daljit Thind

By:   
Junyi Liu

**This Disclosure Statement is executed by all of the Directors of 6511 SUSSEX HEIGHTS DEVELOPMENT LTD., on February 20, 2020 in their personal capacity:**

By:   
Daljit Thind

By:   
Junyi Liu

**Exhibit "A"**  
**Preliminary Strata Plan**

**PRELIMINARY STRATA PLAN OF LOT 2  
DISTRICT LOT 153 GROUP 1  
NEW WESTMINSTER DISTRICT PLAN EPP86315**

SHEET 1 OF 51 SHEETS

BCGS 92G.025  
SCALE 1:750

0 10 20 30  
ALL DIMENSIONS ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:750  
INTEGRATED SURVEY AREA NO. 25, BURNABY, BC, NAD83 (CSRS) 4.0.0.BC.1.MVRD.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 87H3251 AND 87H3252 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 87H3251 AND 87H3252

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995819 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 87H3251 AND 87H3252

**LEGEND**

- ⊙ INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES LEAD PLUG FOUND
- ⊕ INDICATES COMMON PROPERTY
- B INDICATES BALCONY
- E INDICATES ELECTRICAL SHAFT (COMMON PROPERTY)
- G INDICATES GAS SHAFT (COMMON PROPERTY)
- M INDICATES MECHANICAL SHAFT (COMMON PROPERTY)
- P INDICATES PATIO
- V INDICATES VENT (COMMON PROPERTY)
- SL INDICATES STRATA LOT
- ASP INDICATES AIR SPACE PARCEL

**STRATA PLAN EPS**

THIS PRELIMINARY STRATA PLAN IS BASED ON ARCHITECTURAL PLAN RECEIVED: 2018-08-08

REVISION 1: 2019-09-20  
(HOTEL TO REPLACE OFFICE)

REVISION 2: 2020-02-11  
(OFFICE TO REPLACE HOTEL)  
(PVR CLOSET ADDED)

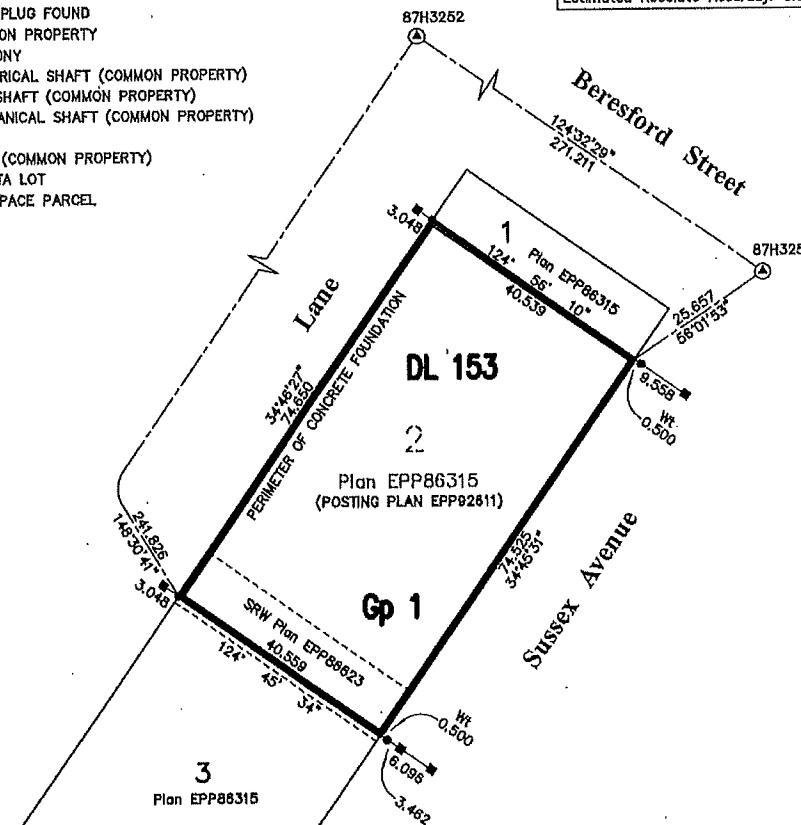
**PRELIMINARY**



**CIVIC ADDRESS:**  
6505 SUSSEX AVENUE  
BURNABY, BC

87H3251  
UTM Zone 10 coordinates  
Datum: NAD83(CSRS) 4.0.0.BC.1.MVRD.  
UTM northing: 6452438.538  
UTM easting: 498845.959  
Point combined factor: 0.9995819  
Estimated Absolute Accuracy: 0.02m

87H3252  
UTM Zone 10 coordinates  
Datum: NAD83(CSRS) 4.0.0.BC.1.MVRD.  
UTM northing: 6452592.251  
UTM easting: 498622.852  
Point combined factor: 0.9995824  
Estimated Absolute Accuracy: 0.02m



PATIO, BALCONY AREAS ARE LIMITED COMMON PROPERTIES FOR THE USE OF THE STRATA LOT INDICATED (eg: P-1, B-1)

**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1816  
File: 174824\_PG1\_REV2.DWG

BALCONY AND PATIO AREAS ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR ABOVE OR ITS EXTENSIONS, OR WHERE THERE IS NO FLOOR ABOVE BY THE AVERAGE HEIGHT OF STRATA LOTS WITHIN THE SAME BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT MEASUREMENTS ARE 90° OR 45° UNLESS NOTED OTHERWISE.  
STRATA LOT DIMENSIONS ARE MEASURED TO:  
- OUTSIDE OF EXTERIOR WALLS (STRUCTURAL PORTION)  
- CENTERLINE OF PARTY WALLS

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT - CITY OF BURNABY

THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT BEEN PREVIOUSLY OCCUPIED.

THE BUILDING SHOWN ON THIS STRATA PLAN IS WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020  
GU GORDON YU, BCLS #808

**UNDERGROUND PARKING**

SCALE 1:250



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

SHEET 2 OF 51 SHEETS

**STRATA PLAN EPS**

UNDERGROUND PARKING UNDER DESIGN

**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1816  
File: 174824\_UC.DWG

GU GORDON YU, BCLS #808  
DATE:

# GROUND FLOOR

SCALE 1:250



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

----- PERIMETER OF FLOOR BELOW

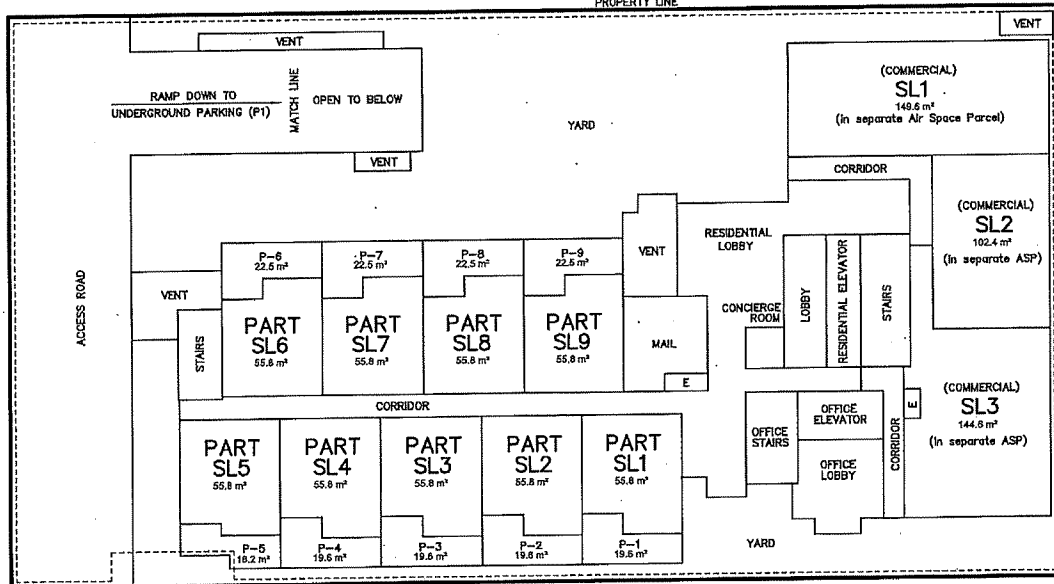
ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

# STRATA PLAN EPS

SHEET 3 OF 51 SHEETS

Lane

PROPERTY LINE



H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.  
200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174824\_1.DWG

Sussex Avenue

Beresford Street

GU GORDON YU, BCLS #808  
DATE:

### 2nd FLOOR

SCALE 1:200



All distances are in metres.

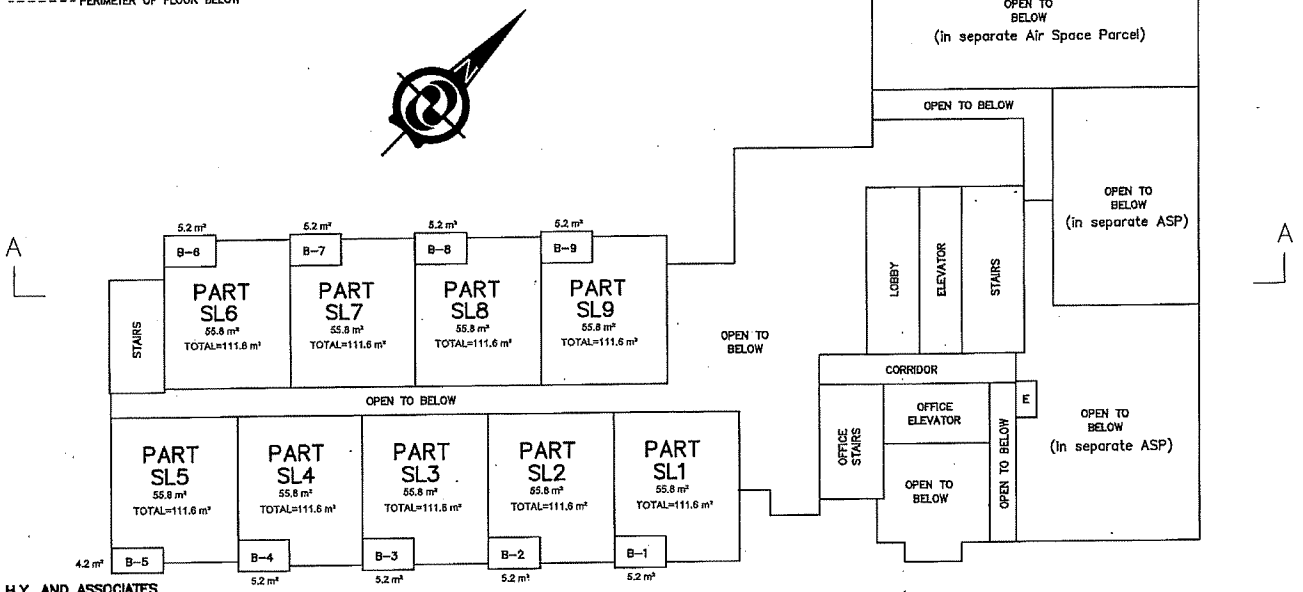
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

SHEET 4 OF 51 SHEETS

### STRATA PLAN EPS

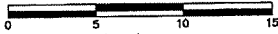


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SURREY, B.C.  
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File: 174824\_2.DWG

GU GORDON YU, BCLS #808  
DATE:

### 3rd FLOOR

SCALE 1:200



All distances are in metres.

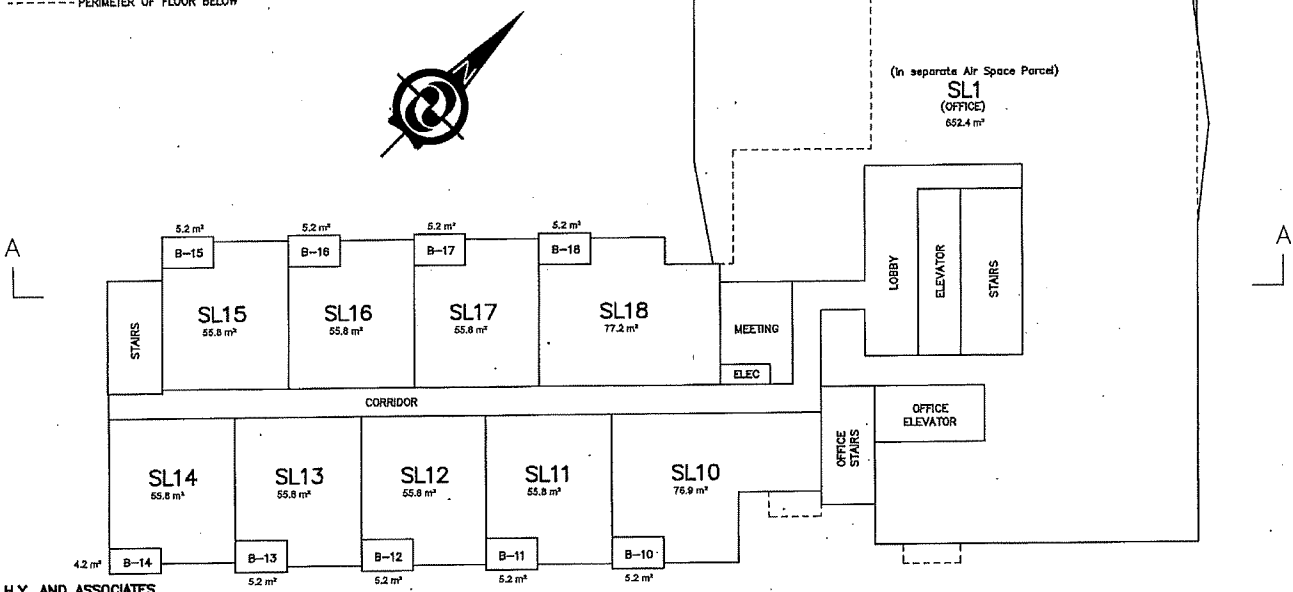
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

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### STRATA PLAN EPS

SHEET 5 OF 51 SHEETS



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GU GORDON YU, BCLS #808  
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### 4th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

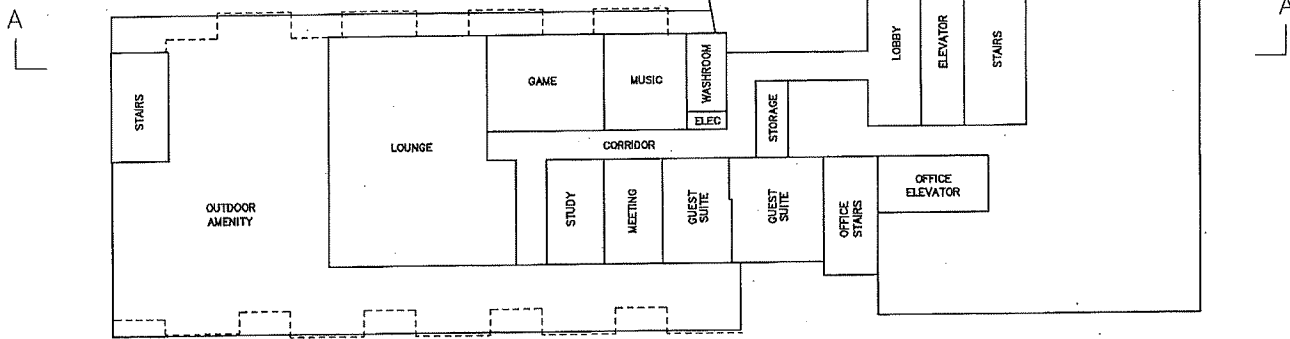
----- PERIMETER OF FLOOR BELOW

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### STRATA PLAN EPS



(in separate Air Space Parcel)  
**SL2**  
(OFFICE)  
660.2 m<sup>2</sup>



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# 5th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

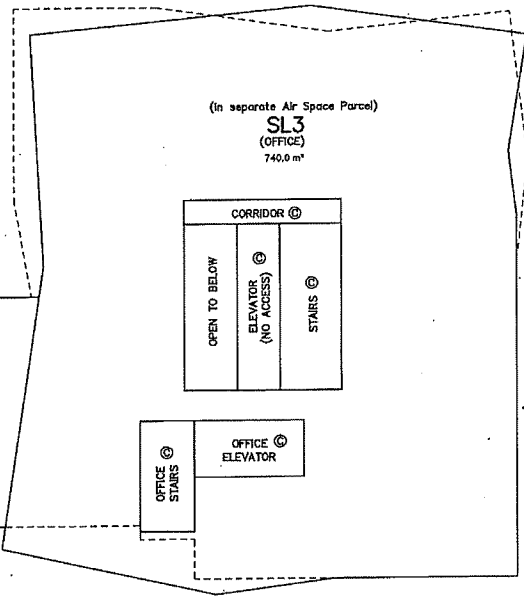
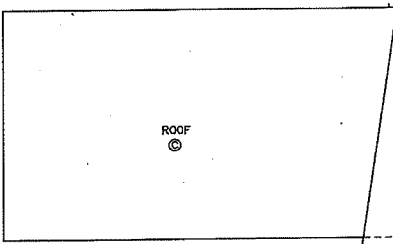
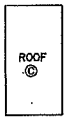
ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



## STRATA PLAN EPS

SHEET 7 OF 51 SHEETS

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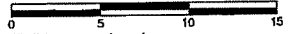
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 DATE:

### 6th FLOOR

SCALE 1:200



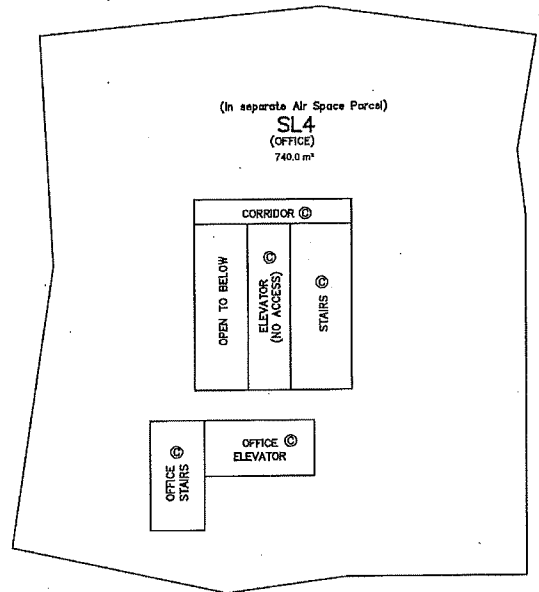
All distances are in metres.  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200  
 ----- PERIMETER OF FLOOR BELOW

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 AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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### STRATA PLAN EPS

SHEET 8 OF 51 SHEETS

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### 7th FLOOR

SCALE 1:200



All distances are in metres.

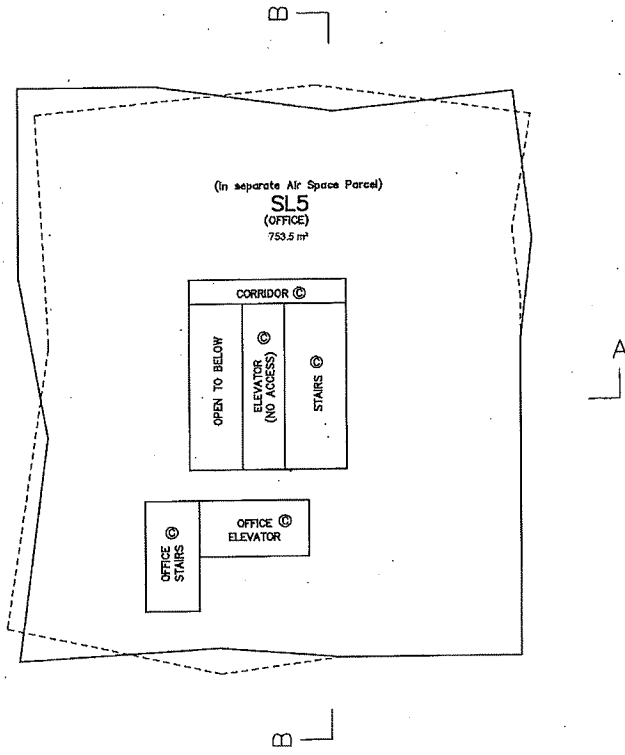
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



### STRATA PLAN EPS

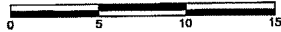


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### 8th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

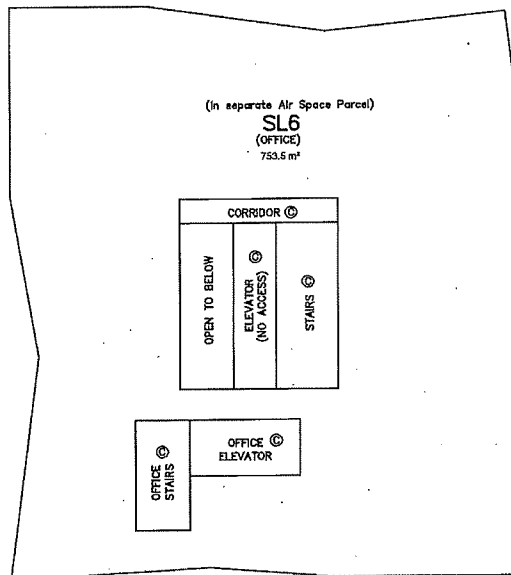
----- PERIMETER OF FLOOR BELOW

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### STRATA PLAN EPS

SHEET 10 OF 51 SHEETS

### 9th FLOOR

SCALE 1:200



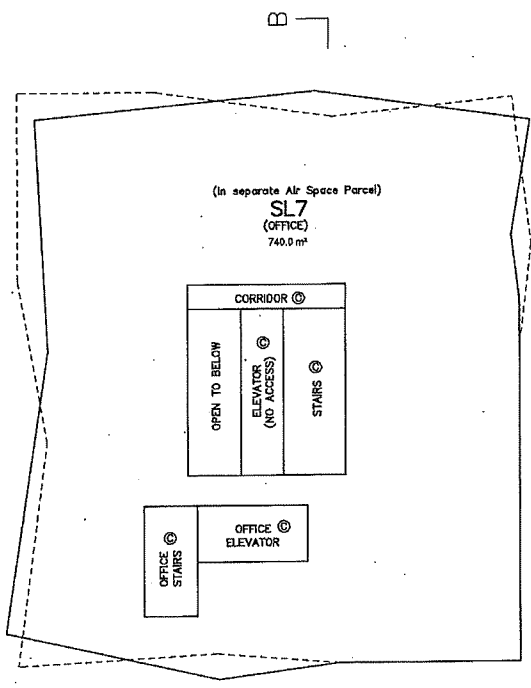
All distances are in metres.  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200  
 ----- PERIMETER OF FLOOR BELOW

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### STRATA PLAN EPS

SHEET 11 OF 51 SHEETS

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### 10th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

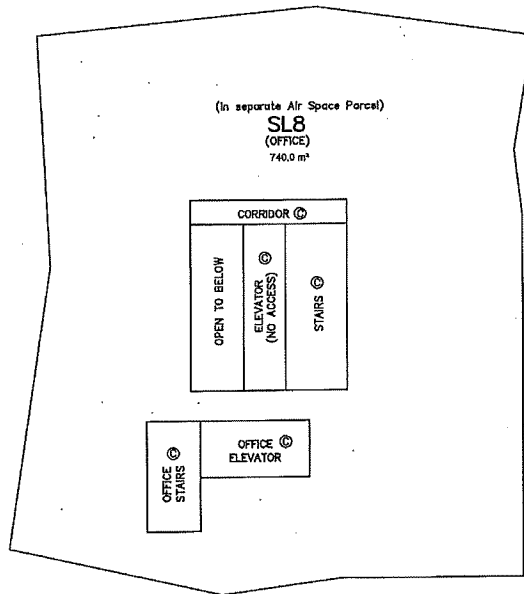
----- PERIMETER OF FLOOR BELOW

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File: 174824\_10.DWG

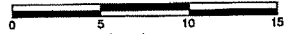
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### STRATA PLAN EPS

SHEET 12 OF 51 SHEETS

# 11th FLOOR

SCALE 1:200



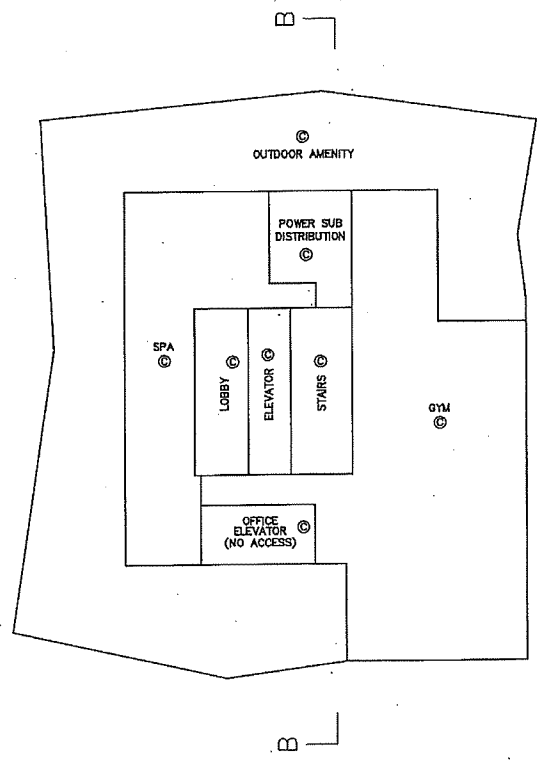
All distances are in metres.  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200  
 ----- PERIMETER OF FLOOR BELOW

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## STRATA PLAN EPS.

SHEET 13 OF 51 SHEETS

# 12th FLOOR

SCALE 1:200



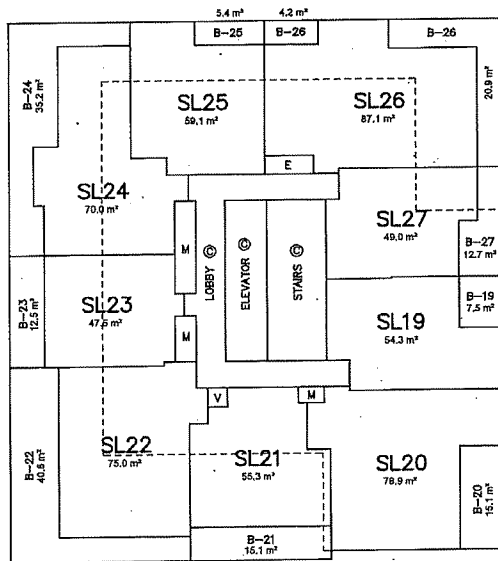
All distances are in metres.  
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200  
----- PERIMETER OF FLOOR BELOW

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SHEET 14 OF 51 SHEETS

## STRATA PLAN EPS

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 File: 174824\_12.DWG

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13th FLOOR

SCALE 1:200



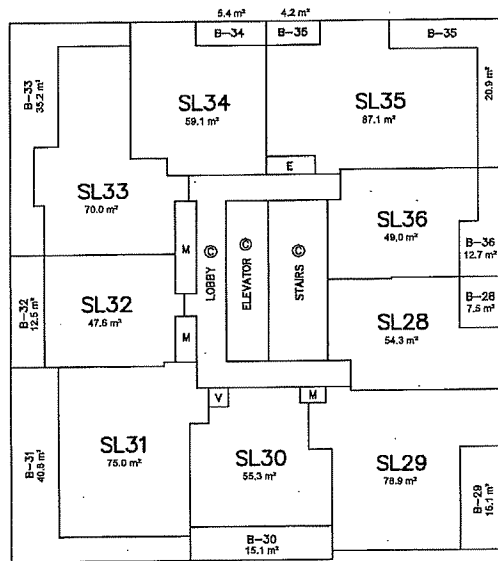
All distances are in metres.  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200  
 ----- PERIMETER OF FLOOR BELOW

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STRATA PLAN EPS

SHEET 15 OF 51 SHEETS

### STRATA PLAN EPS

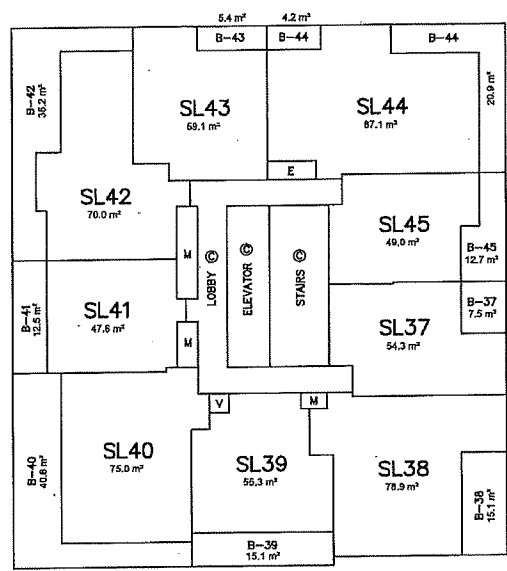
### 14th FLOOR

SCALE 1:200



All distances are in metres.  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200  
 ----- PERIMETER OF FLOOR BELOW

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# 15th FLOOR

SCALE 1:200



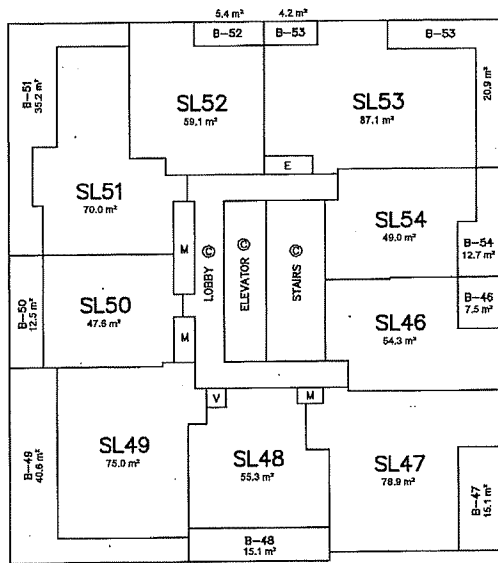
All distances are in metres.  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200  
 ----- PERIMETER OF FLOOR BELOW

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 AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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# STRATA PLAN EPS

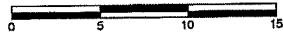
SHEET 17 OF 51 SHEETS

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 File: 174824\_15.DWG

GU GORDON YU, BCLS #808  
 DATE:

### 16th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

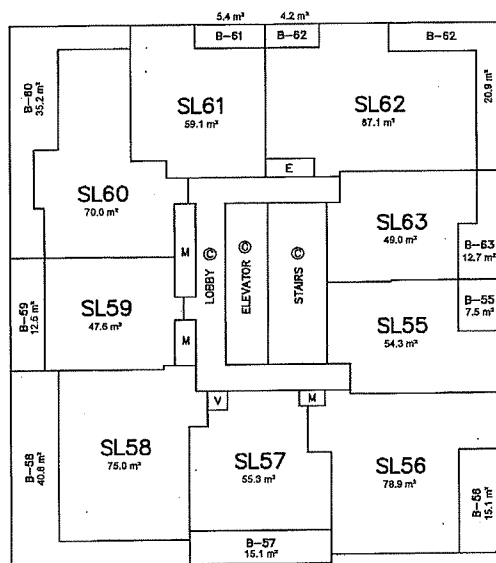
ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

### STRATA PLAN EPS



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 SURREY, B.C.  
 V3R 4E7  
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 File: 174824\_16.DWG

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### 17th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

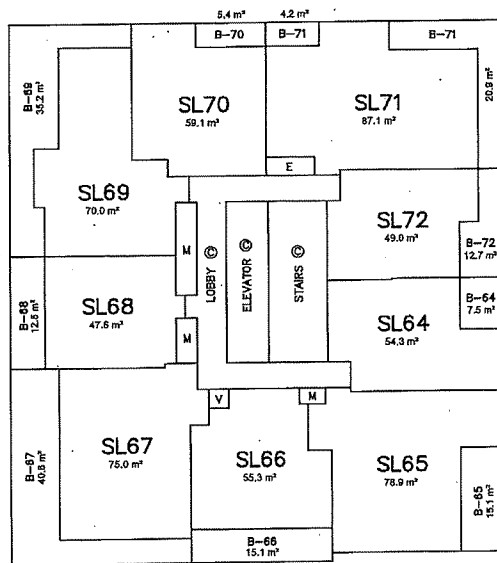
ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

### STRATA PLAN EPS



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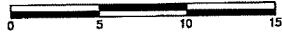


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### 18th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

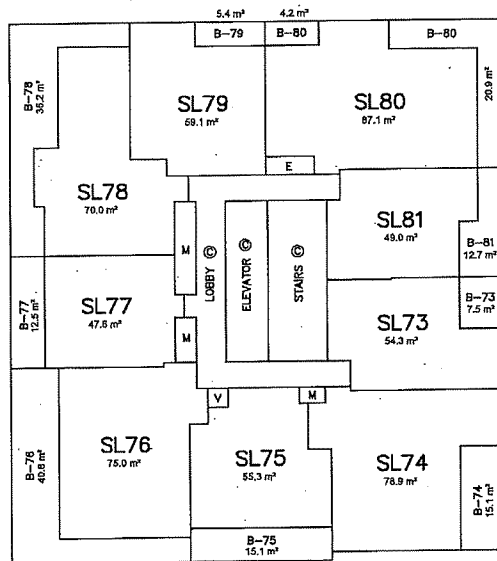
ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

### STRATA PLAN EPS



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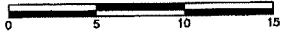


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 V3R 4E7  
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 File: 174824\_18.DWG

GJ GORDON YU, BCLS #808  
 DATE:

# 19th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

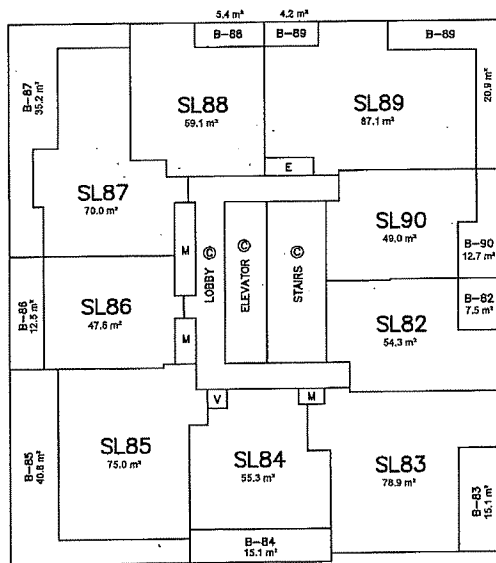
----- PERIMETER OF FLOOR BELOW

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GU GORDON YU, BCLS #808  
DATE:

## STRATA PLAN EPS

SHEET 21 OF 51 SHEETS

### 20th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

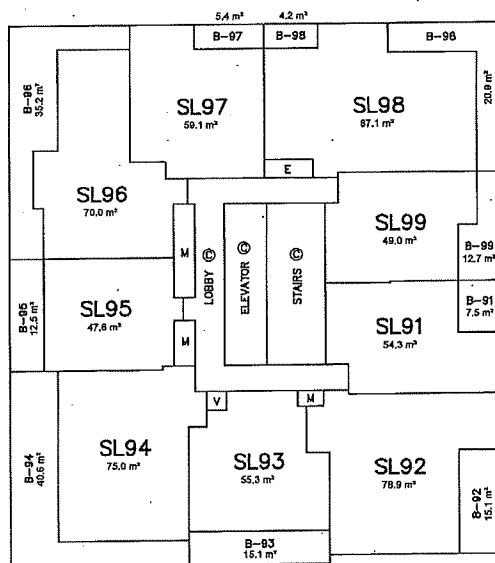
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AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

### STRATA PLAN EPS



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### 21st FLOOR

SCALE 1:200



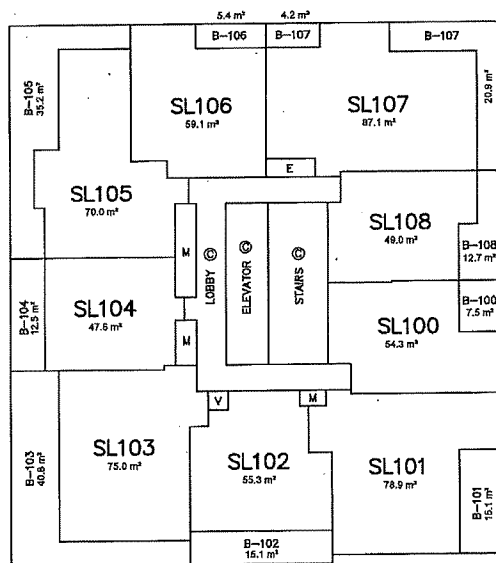
All distances are in metres.  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200  
 ----- PERIMETER OF FLOOR BELOW

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 AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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 File: 174824\_21.DWG

GU GORDON YU, BCLS #808  
 DATE:

SHEET 23 OF 51 SHEETS  
 STRATA PLAN EPS

### 22nd FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

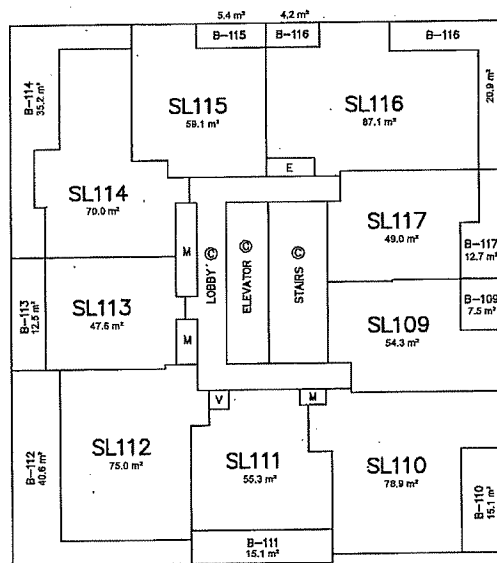
ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

### STRATA PLAN EPS



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 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_22.DWG

CU GORDON YU, BCLS #808  
 DATE:

### 23rd FLOOR

SCALE 1:200



All distances are in metres.  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200  
 ----- PERIMETER OF FLOOR BELOW

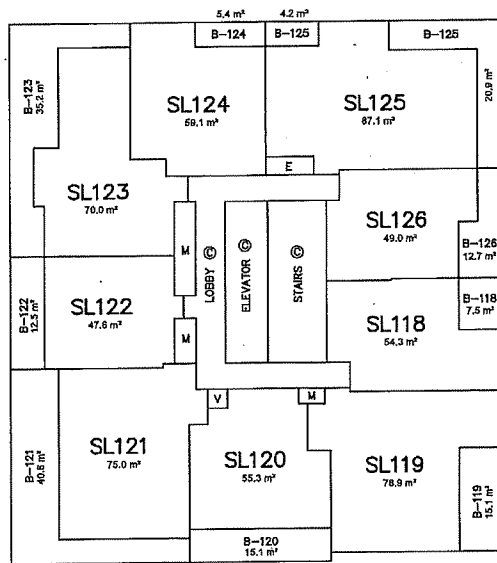
ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
 AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

### STRATA PLAN EPS



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 V3R 4E7  
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 File: 174824\_23.DWG

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 DATE:

24th FLOOR

SCALE 1:200



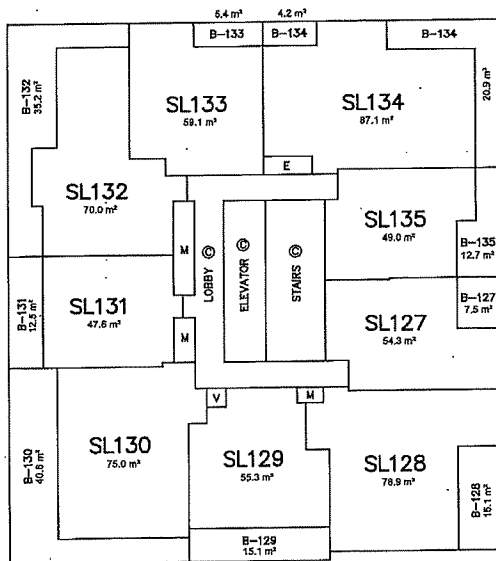
All distances are in metres.  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200  
 ----- PERIMETER OF FLOOR BELOW

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 AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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 LAND SURVEYING LTD.  
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 File: 174824\_24.DWG

GU GORDON YU, BCLS #808  
 DATE:

STRATA PLAN EPS

SHEET 26 OF 51 SHEETS

25th FLOOR

SCALE 1:200



All distances are in metres.  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

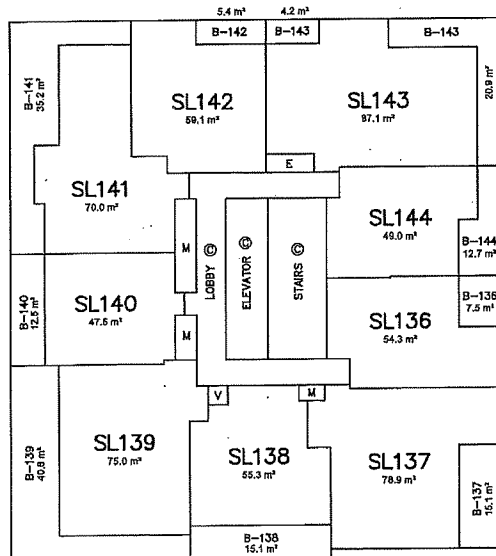
ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
 AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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STRATA PLAN EPS

SHEET 27 OF 51 SHEETS



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H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1818  
 File: 174824\_25.DWG

GU GORDON YU, BCLS #808  
 DATE:

### 26th FLOOR

SCALE 1:200



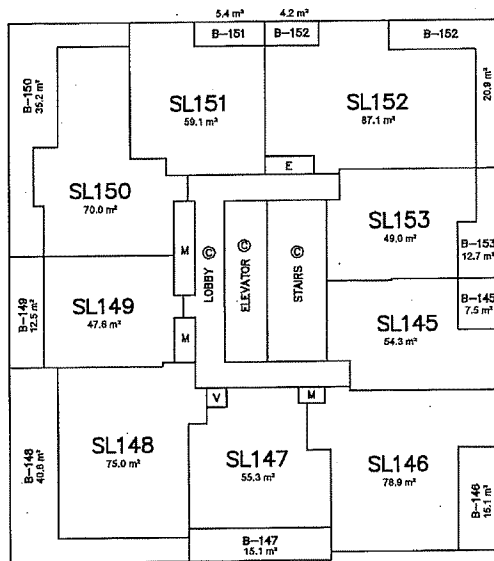
All distances are in metres.  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200  
 ----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
 AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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### STRATA PLAN EPS

SHEET 28 OF 51 SHEETS

H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 912B - 182nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 883-1616  
 File: 174824\_26.DWG

GU GORDON YU, BCLS #808  
 DATE:

### 27th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

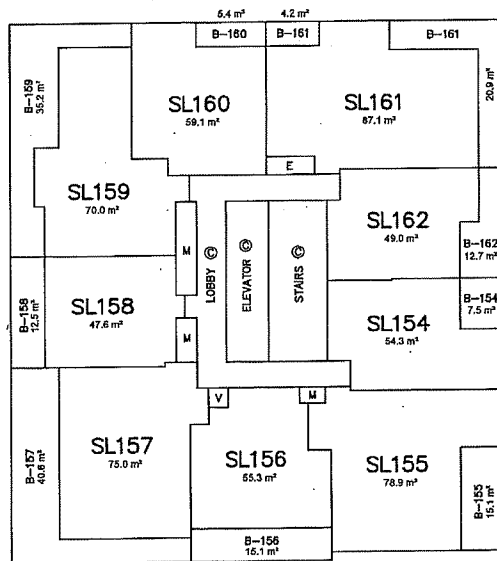
ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

### STRATA PLAN EPS



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 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1618  
 File: 174924\_27.DWG

GU GORDON YU, BCLS #608  
 DATE:

28th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

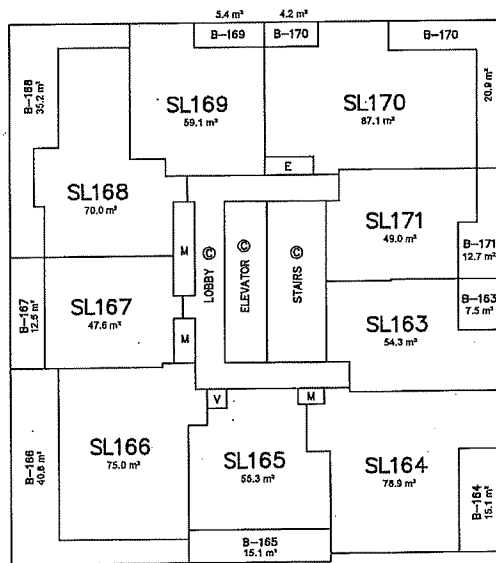
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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STRATA PLAN EPS

SHEET 30 OF 51 SHEETS

H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.  
200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1618  
File: 174824\_28.DWG

GU GORDON YU, BCLS #608  
DATE:



### 29th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

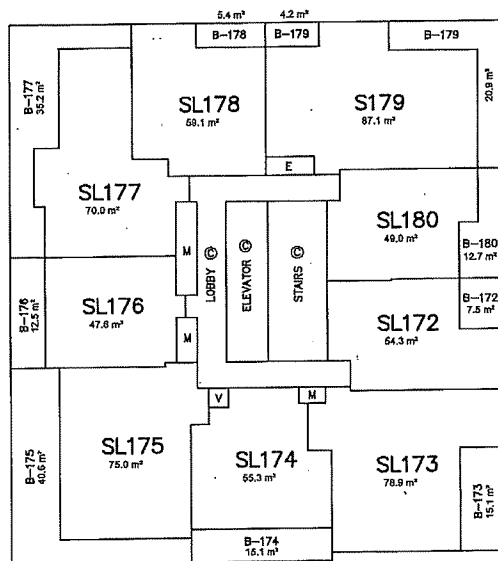
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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### STRATA PLAN EPS

SHEET 31 OF 51 SHEETS

H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1618  
 File: 174824\_29.DWG

CU GORDON YU, BCLS #808  
 DATE:

### 30th FLOOR

SCALE 1:200



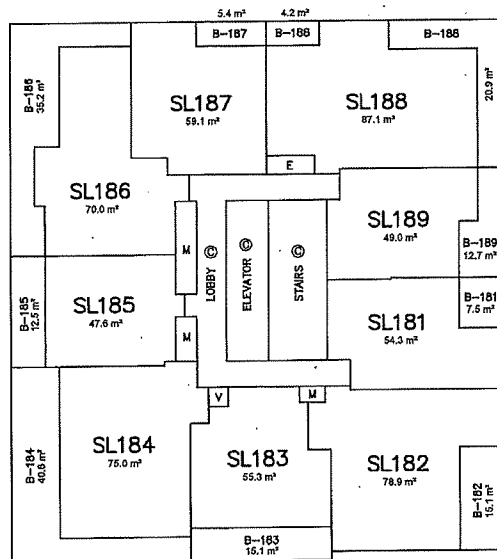
All distances are in metres.  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200  
 ----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
 AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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### STRATA PLAN EPS

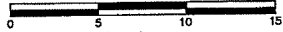
SHEET 32 OF 51 SHEETS

H.Y. AND ASSOCIATES  
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 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_30.DWG

GU GORDON YU, BCLS #808  
 DATE:

### 31st FLOOR

SCALE 1:200



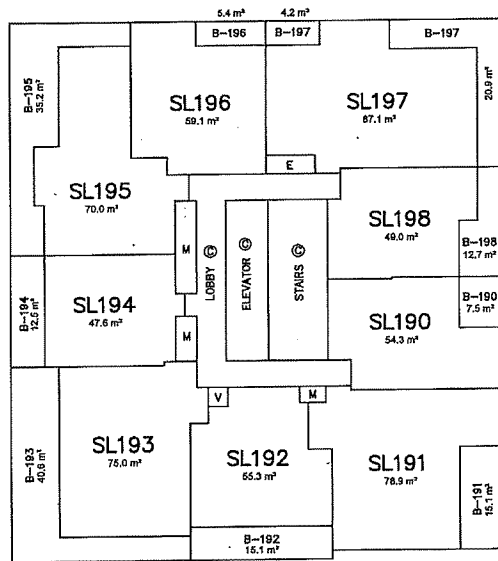
All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

### STRATA PLAN EPS



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 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_31.DWG

GU GORDON YU, BCLS #908  
 DATE:

### 32nd FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

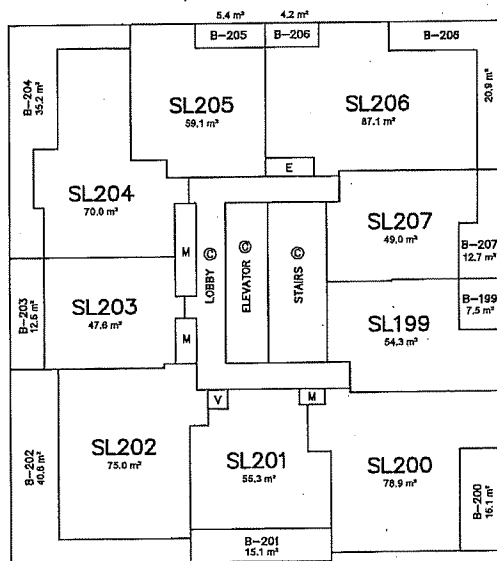
----- PERIMETER OF FLOOR BELOW

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AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
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 File: 174824\_32.DWG

CU GORDON YU, BCLS #908  
 DATE:

SHEET 34 OF 51 SHEETS  
 STRATA PLAN EPS

33rd FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

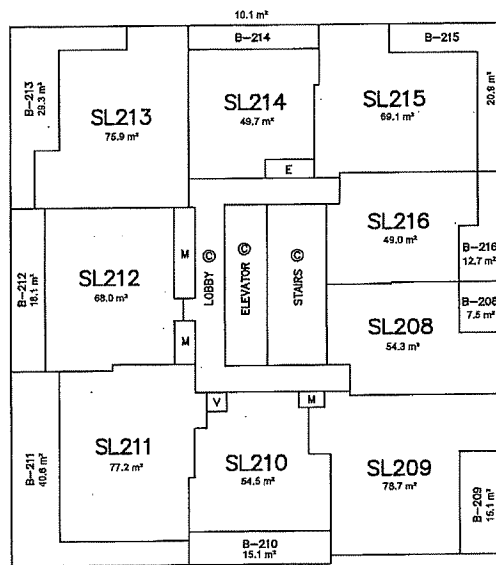
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

200, 9128 - 152nd STREET  
SURREY, B.C.

V3R 4E7  
(ph) 583-1616

File: 174824\_33.DWG

CU GORDON YU, BCLS #608  
DATE:

STRATA PLAN EPS

SHEET 35 OF 51 SHEETS

### 34th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

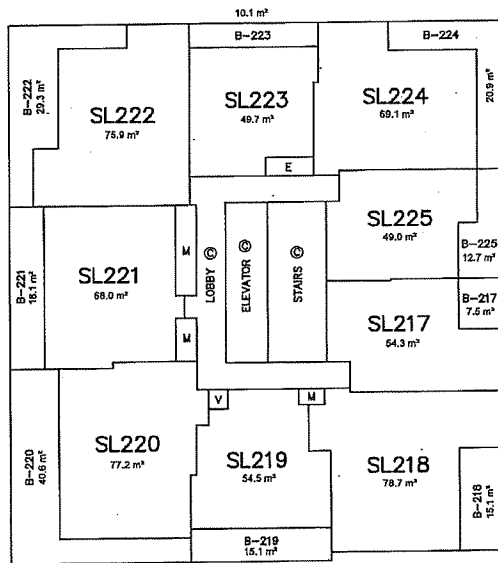
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_34.DWG

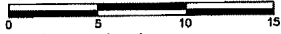
GU GORDON YU, BCLS #908  
 DATE:

### STRATA PLAN EPS

SHEET 36 OF 51 SHEETS

### 35th FLOOR

SCALE 1:200



All distances are in metres.  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200  
 ----- PERIMETER OF FLOOR BELOW

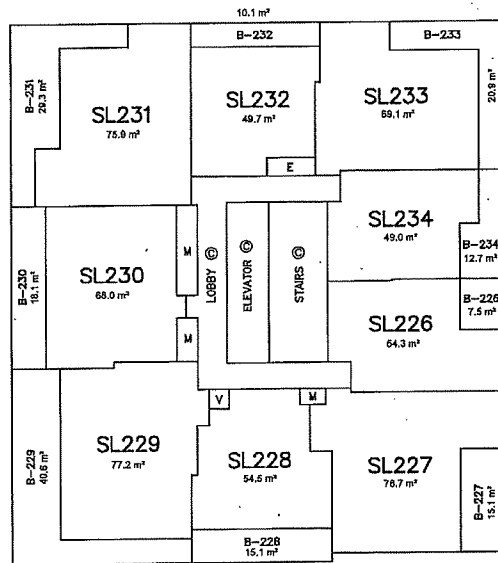
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 AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

### STRATA PLAN EPS



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 SURREY, B.C.  
 V3R 4E7  
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 File: 174824\_35.DWG

GU GORDON YU, BCLS #808  
 DATE:

### 36th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

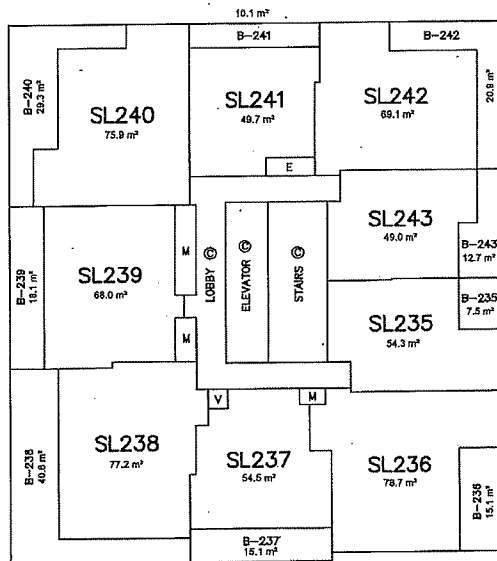
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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### STRATA PLAN EPS

SHEET 38 OF 51 SHEETS

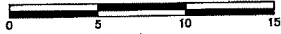
H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 593-1618  
 File: 174824\_36.DWG

GU GORDON YU, BCLS #808  
 DATE:



### 37th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

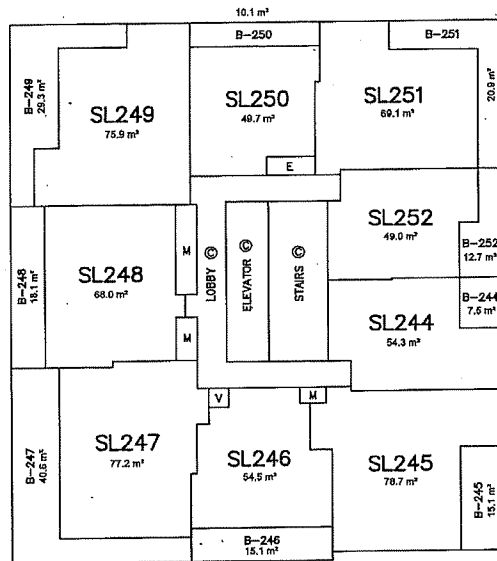
----- PERIMETER OF FLOOR BELOW

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AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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 200, 9128 - 152nd STREET  
 SURREY, B.C.  
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 File: 174824\_37.DWG

GU GORDON YU, BCLS #608  
 DATE:

### STRATA PLAN EPS

SHEET 39 OF 51 SHEETS

### 38th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

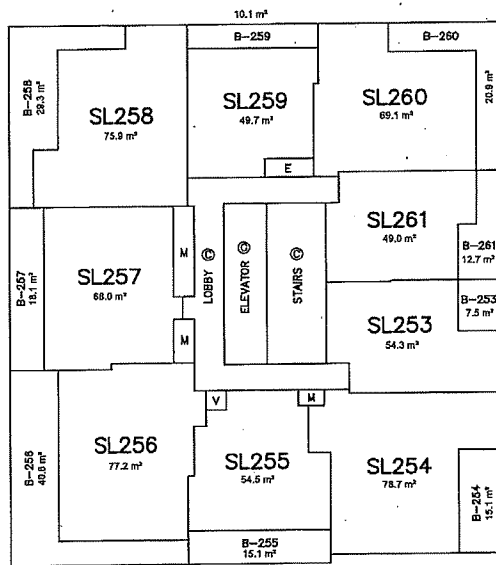
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 883-1616  
 File: 174824\_38.DWG

GU GORDON YU, BCLS #808  
 DATE:

### STRATA PLAN EPS

SHEET 40 OF 51 SHEETS

### 39th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

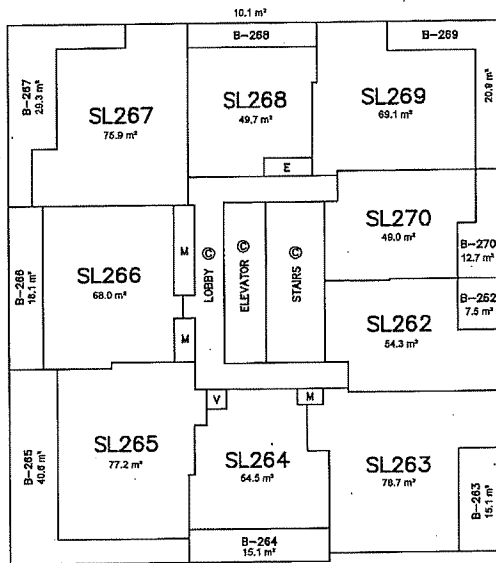
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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**LAND SURVEYING LTD.**  
 200, 912B - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_39.DWG

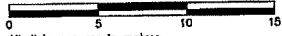
GU GORDON YU, BCLS #808  
 DATE:

### STRATA PLAN EPS

SHEET 41 OF 51 SHEETS

40th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

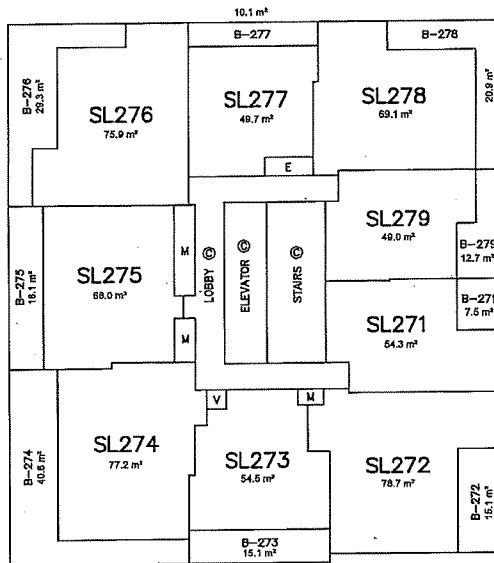
----- PERIMETER OF FLOOR BELOW

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File: 174824\_40.DWG

GU GORDON YU, BCLS #808  
DATE:

SHEET 42 OF 51 SHEETS  
STRATA PLAN EPS

### 41st FLOOR

SCALE 1:200

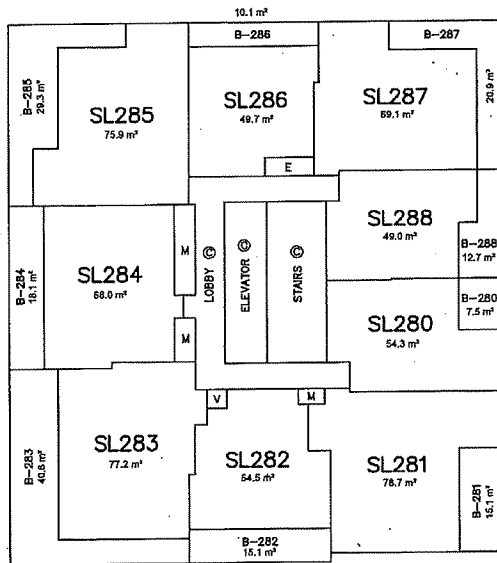


All distances are in metres.  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200  
 ----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
 AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



SHEET 43 OF 51 SHEETS  
**STRATA PLAN EPS**



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 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
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 File: 174824\_41.DWG

GU GORDON YU, ECLS #808  
 DATE:

**42nd FLOOR**

SCALE 1:200



All distances are in metres.  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

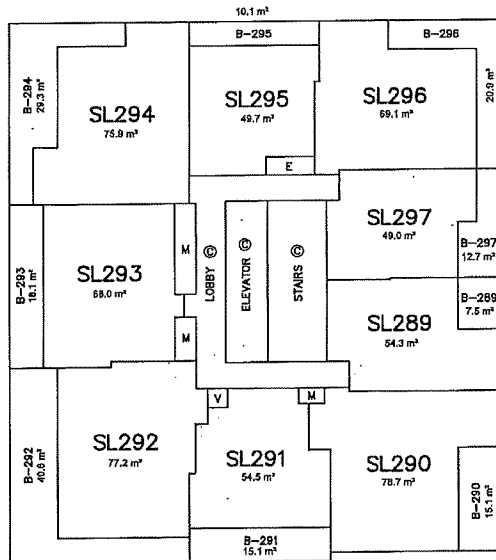
----- PERIMETER OF FLOOR BELOW

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 AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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 V3R 4E7  
 (ph) 583-1816  
 File: 174824\_42.DWG

GU GORDON YU, BCLS #808  
 DATE:

SHEET 44 OF 51 SHEETS  
**STRATA PLAN EPS**

43rd FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

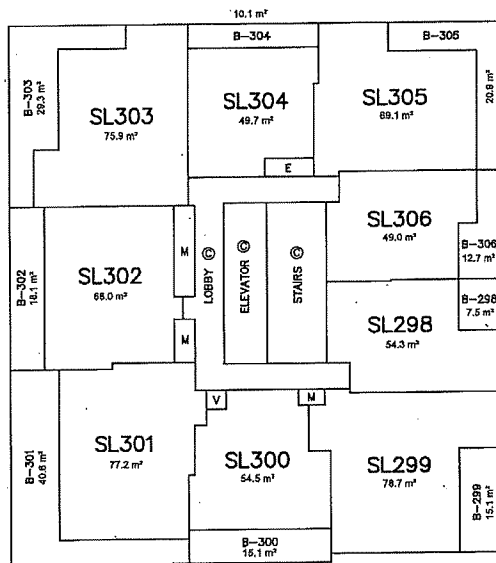
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AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

STRATA PLAN EPS



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H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.  
200, 912B - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1618  
File: 174824\_43.DWG

GU GORDON YU, BCLS #808  
DATE:

### 44th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

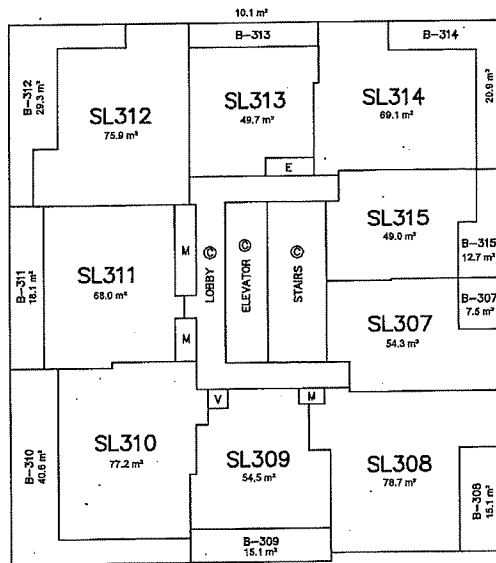
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_44.DWG

GU GORDON YU, BCLS #808  
 DATE:

### STRATA PLAN EPS

SHEET 46 OF 51 SHEETS



### 45th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

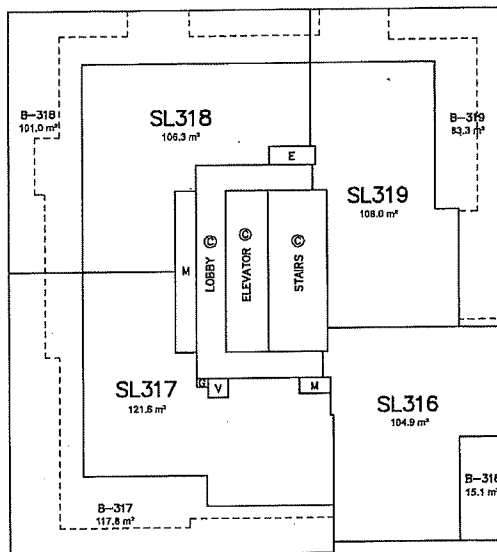
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

200, 912B - 152nd STREET  
SURREY, B.C.

V3R 4E7  
(ph) 583-1616

File: 174824\_45.DWG

GU GORDON YU, BCLS #908  
DATE:

### 46th FLOOR

SCALE 1:200



All distances are in metres.  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200  
 ----- PERIMETER OF FLOOR BELOW

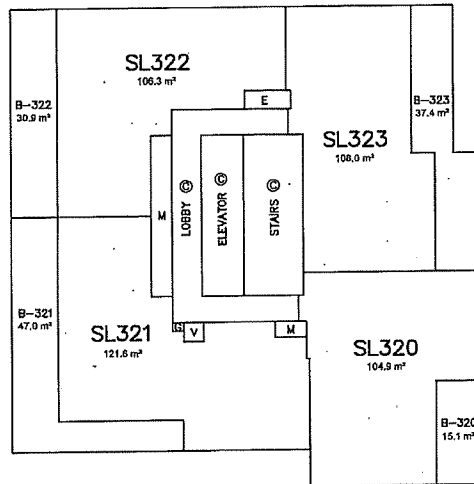
ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
 AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

### STRATA PLAN EPS



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H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128<sup>th</sup> - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_48.DWG

GU GORDON YU, BCLS #808  
 DATE:

### 47th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

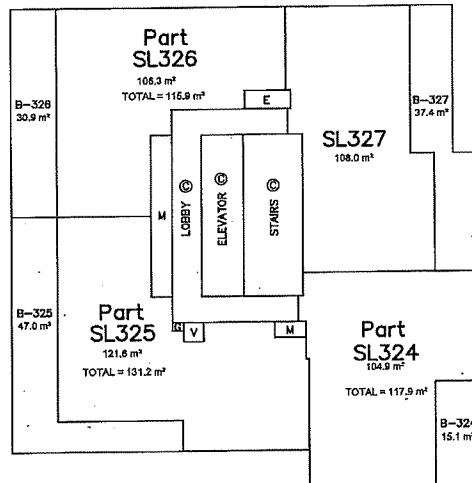
ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED.

### STRATA PLAN EPS



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 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1618  
 File: 174824\_47.DWG

GU GORDON YU, BCLS #808  
 DATE:

### 48th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

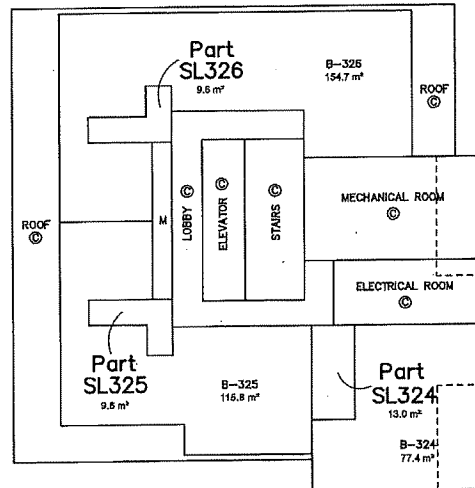
ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

SHEET 50 OF 51 SHEETS

### STRATA PLAN EPS



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 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1618  
 File: 174824\_48.DWG

GU GORDON YU, BCLS #808  
 DATE:

### 49th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

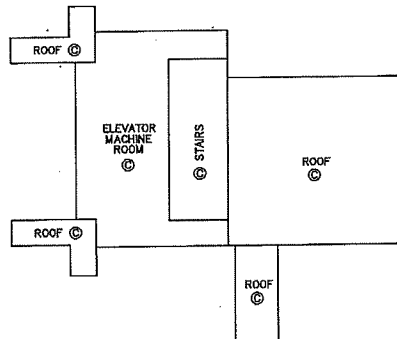
ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

### STRATA PLAN EPS

SHEET 51 OF 51 SHEETS



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H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174824\_49.DWG

GU GORDON YU, BCLS #808  
DATE:

**Exhibit "B"**

**Form V Schedule of Proposed Unit Entitlement**

**Strata Property Act**  
**Form V**  
**Schedule of Unit Entitlement**  
*(Sections 245 (a), 246, 264)*

Re: Strata Plan EPS \_\_\_\_\_ being strata plan of

030-616-735

Lot2 District Lot 153 Group 1 New Westminster District Plan EPP86315  
Except Air Space Parcels \_ and \_ Air Space Plan EPP \_\_\_\_\_

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**STRATA PLAN CONSISTING ENTIRELY OF RESIDENTIAL STRATA LOTS**

The unit entitlement for each residential strata lot is one of the following, [*check appropriate box*] as set out in the following table:

- (a) the habitable area of the strata lot, in square metres, rounded to the nearest whole number as determined by a British Columbia land surveyor as set out in section 246 (3) (a) (i) of the *Strata Property Act*.

**Certificate of British Columbia Land Surveyor**

I, Gu Gordon Yu, a British Columbia land surveyor, certify that the following table reflects the habitable area of each residential strata lot.

Date:

.....  
Signature

**OR**

- (b) a whole number that is the same for all of the residential strata lots as set out in section 246 (3) (a) (ii) of the *Strata Property Act*.

**OR**

- (c) a number that is approved by the Superintendent of Real Estate in accordance with section 246 (3) (a) (iii) of the *Strata Property Act*.

.....  
Signature of Superintendent of Real Estate

Strata Lot No.	Sheet No.	Habitable Area in m <sup>2</sup>	Unit Entitlement	%* of Total Unit Entitlement**
1	3,4	111.6	112	0.511
2	3,4	111.6	112	0.511
3	3,4	111.6	112	0.511
4	3,4	111.6	112	0.511
5	3,4	111.6	112	0.511
6	3,4	111.6	112	0.511
7	3,4	111.6	112	0.511
8	3,4	111.6	112	0.511
9	3,4	111.6	112	0.511
10	5	76.9	77	0.351
11	5	55.8	56	0.255
12	5	55.8	56	0.255
13	5	55.8	56	0.255
14	5	55.8	56	0.255
15	5	55.8	56	0.255
16	5	55.8	56	0.255
17	5	55.8	56	0.255
18	5	77.2	77	0.351
19	14	54.3	54	0.246
20	14	78.9	79	0.360
21	14	55.3	55	0.251
22	14	75.0	75	0.342
23	14	47.6	48	0.219
24	14	70.0	70	0.319
25	14	59.1	59	0.269
26	14	87.1	87	0.397
27	14	49.0	49	0.223
28	15	54.3	54	0.246
29	15	78.9	79	0.360
30	15	55.3	55	0.251
31	15	75.0	75	0.342
32	15	47.6	48	0.219
33	15	70.0	70	0.319
34	15	59.1	59	0.269
35	15	87.1	87	0.397
36	15	49.0	49	0.223
37	16	54.3	54	0.246
38	16	78.9	79	0.360
39	16	55.3	55	0.251
40	16	75.0	75	0.342
41	16	47.6	48	0.219



42	16	70.0	70	0.319
43	16	59.1	59	0.269
44	16	87.1	87	0.397
45	16	49.0	49	0.223
46	17	54.3	54	0.246
47	17	78.9	79	0.360
48	17	55.3	55	0.251
49	17	75.0	75	0.342
50	17	47.6	48	0.219
51	17	70.0	70	0.319
52	17	59.1	59	0.269
53	17	87.1	87	0.397
54	17	49.0	49	0.223
55	18	54.3	54	0.246
56	18	78.9	79	0.360
57	18	55.3	55	0.251
58	18	75.0	75	0.342
59	18	47.6	48	0.219
60	18	70.0	70	0.319
61	18	59.1	59	0.269
62	18	87.1	87	0.397
63	18	49.0	49	0.223
64	19	54.3	54	0.246
65	19	78.9	79	0.360
66	19	55.3	55	0.251
67	19	75.0	75	0.342
68	19	47.6	48	0.219
69	19	70.0	70	0.319
70	19	59.1	59	0.269
71	19	87.1	87	0.397
72	19	49.0	49	0.223
73	20	54.3	54	0.246
74	20	78.9	79	0.360
75	20	55.3	55	0.251
76	20	75.0	75	0.342
77	20	47.6	48	0.219
78	20	70.0	70	0.319
79	20	59.1	59	0.269
80	20	87.1	87	0.397
81	20	49.0	49	0.223
82	21	54.3	54	0.246
83	21	78.9	79	0.360
84	21	55.3	55	0.251
85	21	75.0	75	0.342
86	21	47.6	48	0.219

87	21	70.0	70	0.319
88	21	59.1	59	0.269
89	21	87.1	87	0.397
90	21	49.0	49	0.223
91	22	54.3	54	0.246
92	22	78.9	79	0.360
93	22	55.3	55	0.251
94	22	75.0	75	0.342
95	22	47.6	48	0.219
96	22	70.0	70	0.319
97	22	59.1	59	0.269
98	22	87.1	87	0.397
99	22	49.0	49	0.223
100	23	54.3	54	0.246
101	23	78.9	79	0.360
102	23	55.3	55	0.251
103	23	75.0	75	0.342
104	23	47.6	48	0.219
105	23	70.0	70	0.319
106	23	59.1	59	0.269
107	23	87.1	87	0.397
108	23	49.0	49	0.223
109	24	54.3	54	0.246
110	24	78.9	79	0.360
111	24	55.3	55	0.251
112	24	75.0	75	0.342
113	24	47.6	48	0.219
114	24	70.0	70	0.319
115	24	59.1	59	0.269
116	24	87.1	87	0.397
117	24	49.0	49	0.223
118	25	54.3	54	0.246
119	25	78.9	79	0.360
120	25	55.3	55	0.251
121	25	75.0	75	0.342
122	25	47.6	48	0.219
123	25	70.0	70	0.319
124	25	59.1	59	0.269
125	25	87.1	87	0.397
126	25	49.0	49	0.223
127	26	54.3	54	0.246
128	26	78.9	79	0.360
129	26	55.3	55	0.251
130	26	75.0	75	0.342
131	26	47.6	48	0.219

132	26	70.0	70	0.319
133	26	59.1	59	0.269
134	26	87.1	87	0.397
135	26	49.0	49	0.223
136	27	54.3	54	0.246
137	27	78.9	79	0.360
138	27	55.3	55	0.251
139	27	75.0	75	0.342
140	27	47.6	48	0.219
141	27	70.0	70	0.319
142	27	59.1	59	0.269
143	27	87.1	87	0.397
144	27	49.0	49	0.223
145	28	54.3	54	0.246
146	28	78.9	79	0.360
147	28	55.3	55	0.251
148	28	75.0	75	0.342
149	28	47.6	48	0.219
150	28	70.0	70	0.319
151	28	59.1	59	0.269
152	28	87.1	87	0.397
153	28	49.0	49	0.223
154	29	54.3	54	0.246
155	29	78.9	79	0.360
156	29	55.3	55	0.251
157	29	75.0	75	0.342
158	29	47.6	48	0.219
159	29	70.0	70	0.319
160	29	59.1	59	0.269
161	29	87.1	87	0.397
162	29	49.0	49	0.223
163	30	54.3	54	0.246
164	30	78.9	79	0.360
165	30	55.3	55	0.251
166	30	75.0	75	0.342
167	30	47.6	48	0.219
168	30	70.0	70	0.319
169	30	59.1	59	0.269
170	30	87.1	87	0.397
171	30	49.0	49	0.223
172	31	54.3	54	0.246
173	31	78.9	79	0.360
174	31	55.3	55	0.251
175	31	75.0	75	0.342
176	31	47.6	48	0.219

177	31	70.0	70	0.319
178	31	59.1	59	0.269
179	31	87.1	87	0.397
180	31	49.0	49	0.223
181	32	54.3	54	0.246
182	32	78.9	79	0.360
183	32	55.3	55	0.251
184	32	75.0	75	0.342
185	32	47.6	48	0.219
186	32	70.0	70	0.319
187	32	59.1	59	0.269
188	32	87.1	87	0.397
189	32	49.0	49	0.223
190	33	54.3	54	0.246
191	33	78.9	79	0.360
192	33	55.3	55	0.251
193	33	75.0	75	0.342
194	33	47.6	48	0.219
195	33	70.0	70	0.319
196	33	59.1	59	0.269
197	33	87.1	87	0.397
198	33	49.0	49	0.223
199	34	54.3	54	0.246
200	34	78.9	79	0.360
201	34	55.3	55	0.251
202	34	75.0	75	0.342
203	34	47.6	48	0.219
204	34	70.0	70	0.319
205	34	59.1	59	0.269
206	34	87.1	87	0.397
207	34	49.0	49	0.223
208	35	54.3	54	0.246
209	35	78.7	79	0.360
210	35	54.5	55	0.251
211	35	77.2	77	0.351
212	35	68.0	68	0.310
213	35	75.9	76	0.347
214	35	49.7	50	0.228
215	35	69.1	69	0.315
216	35	49.0	49	0.223
217	36	54.3	54	0.246
218	36	78.7	79	0.360
219	36	54.5	55	0.251
220	36	77.2	77	0.351
221	36	68.0	68	0.310

222	36	75.9	76	0.347
223	36	49.7	50	0.228
224	36	69.1	69	0.315
225	36	49.0	49	0.223
226	37	54.3	54	0.246
227	37	78.7	79	0.360
228	37	54.5	55	0.251
229	37	77.2	77	0.351
230	37	68.0	68	0.310
231	37	75.9	76	0.347
232	37	49.7	50	0.228
233	37	69.1	69	0.315
234	37	49.0	49	0.223
235	38	54.3	54	0.246
236	38	78.7	79	0.360
237	38	54.5	55	0.251
238	38	77.2	77	0.351
239	38	68.0	68	0.310
240	38	75.9	76	0.347
241	38	49.7	50	0.228
242	38	69.1	69	0.315
243	38	49.0	49	0.223
244	39	54.3	54	0.246
245	39	78.7	79	0.360
246	39	54.5	55	0.251
247	39	77.2	77	0.351
248	39	68.0	68	0.310
249	39	75.9	76	0.347
250	39	49.7	50	0.228
251	39	69.1	69	0.315
252	39	49.0	49	0.223
253	40	54.3	54	0.246
254	40	78.7	79	0.360
255	40	54.5	55	0.251
256	40	77.2	77	0.351
257	40	68.0	68	0.310
258	40	75.9	76	0.347
259	40	49.7	50	0.228
260	40	69.1	69	0.315
261	40	49.0	49	0.223
262	41	54.3	54	0.246
263	41	78.7	79	0.360
264	41	54.5	55	0.251
265	41	77.2	77	0.351
266	41	68.0	68	0.310

267	41	75.9	76	0.347
268	41	49.7	50	0.228
269	41	69.1	69	0.315
270	41	49.0	49	0.223
271	42	54.3	54	0.246
272	42	78.7	79	0.360
273	42	54.5	55	0.251
274	42	77.2	77	0.351
275	42	68.0	68	0.310
276	42	75.9	76	0.347
277	42	49.7	50	0.228
278	42	69.1	69	0.315
279	42	49.0	49	0.223
280	43	54.3	54	0.246
281	43	78.7	79	0.360
282	43	54.5	55	0.251
283	43	77.2	77	0.351
284	43	68.0	68	0.310
285	43	75.9	76	0.347
286	43	49.7	50	0.228
287	43	69.1	69	0.315
288	43	49.0	49	0.223
289	44	54.3	54	0.246
290	44	78.7	79	0.360
291	44	54.5	55	0.251
292	44	77.2	77	0.351
293	44	68.0	68	0.310
294	44	75.9	76	0.347
295	44	49.7	50	0.228
296	44	69.1	69	0.315
297	44	49.0	49	0.223
298	45	54.3	54	0.246
299	45	78.7	79	0.360
300	45	54.5	55	0.251
301	45	77.2	77	0.351
302	45	68.0	68	0.310
303	45	75.9	76	0.347
304	45	49.7	50	0.228
305	45	69.1	69	0.315
306	45	49.0	49	0.223
307	46	54.3	54	0.246
308	46	78.7	79	0.360
309	46	54.5	55	0.251
310	46	77.2	77	0.351
311	46	68.0	68	0.310

312	46	75.9	76	0.347
313	46	49.7	50	0.228
314	46	69.1	69	0.315
315	46	49.0	49	0.223
316	47	104.9	105	0.479
317	47	121.6	122	0.556
318	47	106.3	106	0.483
319	47	108.0	108	0.492
320	48	104.9	105	0.479
321	48	121.6	122	0.556
322	48	106.3	106	0.483
323	48	108.0	108	0.492
324	49,50	117.9	118	0.538
325	49,50	131.2	131	0.597
326	49,50	115.9	116	0.529
327	49	108.0	108	0.492
Total number of lots: <b>327</b>			Total unit entitlement: <b>21929</b>	

- \* expression of percentage is for information purposes only and has no legal effect  
 \*\* not required for a phase of a phased strata plan

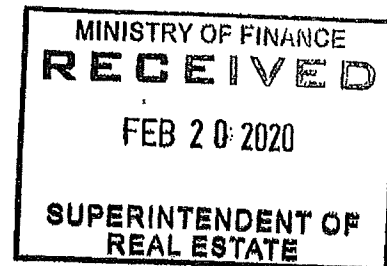
Date: ..... [month day, year]

.....  
 Signature of Owner Developer

**Exhibit "C"**  
**Form J Rental Disclosure Statement**



*Strata Property Act*  
**Form J**  
**RENTAL DISCLOSURE STATEMENT**  
*(Sections 139)*



Re: City of Burnaby

Strata Plan EPS\_\_\_\_\_, to be created upon subdivision of the lands currently legally described as PID: 030-616-735 Lot 2 District Lot 153 Group 1 New Westminster District Plan EPP86315.

This Rental Disclosure Statement is:

The first Rental Disclosure Statement filed in relation to the above-noted strata plan

A changed Rental disclosure Statement filed under section 139(4) of the *Strata Property Act*, and the original Rental Disclosure Statement filed in relation to the above-noted strata plan was filed on \_\_\_\_\_.

- 1) The development described above includes 327 residential strata lots.
- 2) The residential strata lots described below are rented out by the owner developer as of the date of this statement and the owner developer intends to rent out each strata lot until the date set out opposite its description.

*[Describe all strata lots rented out by owner developer as of the date of this statement.]*

Description of Strata Lot <i>[strata lot number as shown on the strata plan]</i>	Date Rental Period Expires
N/A	N/A

\*Section 143(2) of the *Strata Property Act* provides that, if this Rental Disclosure Statement is filed after December 31, 2009, a bylaw that prohibits or limits rentals will not apply to a strata lot described in this table until the date set out in the table opposite the description of the strata lot, whether or not the strata lot is conveyed before that date.

- 3) In addition to the number of residential strata lots rented out by the owner developer as of the date of this statement, the owner developer reserves the right to rent out a further 327 residential strata lots, as described below, until the date set out opposite each strata lot's description.

*[Describe all strata lots intended to be rented out by the owner developer.]*

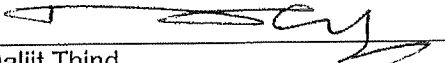
Description of Strata Lot <i>[strata lot number as shown on the strata plan]</i>	Date Rental Period Expires
Strata Lots 1 to 327 Inclusive	December 31, 2110

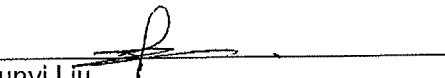
\*Section 143(2) of the *Strata Property Act* provides that, if this Rental Disclosure Statement is filed after December 31, 2009, a bylaw that prohibits or limits rentals will not apply to a strata lot described in this table until the date set out in the table opposite the description of the strata lot, whether or not the strata lot is conveyed before that date.

4) There is no bylaw of the strata corporation that restricts the rental of strata lots.

Date: February 20, 2020

**SUSSEX HEIGHTS DEVELOPMENT LTD.**  
by its authorized signatory(ies):

By:   
Daljit Thind

By:   
Junyi Liu

**Exhibit "D"**

**Bylaws**

*Strata Property Act*  
**Form Y**  
**OWNER DEVELOPERS' NOTICE OF DIFFERENT BYLAWS**  
*(Section 245(d), Regulation section 14.6(2))*

Re: Strata Plan \_\_\_\_\_, being a strata plan of:

PID: TBD  
 Remainder of Lot 2 District Lot 153 Group 1 New Westminster District Plan  
 EPP86315

The following or attached bylaws differ from the Standard Bylaws to the *Strata Property Act*, as permitted by section 120 of the Act:

**The *Strata Property Act* Schedule of Standard Bylaws is hereby replaced in its entirety by new Bylaws as follows:**

**BYLAWS**

**PART I - Funds, Budget and Annual General Meeting**

**1.1 Payment and collection of fees**

- (1) The strata corporation shall establish its own operating fund and contingency reserve fund for common expenses, including expenses relating to the limited common property designated for the exclusive use of all of the strata lots.
- (2) The strata corporation will prepare an annual budget of expenses for approval at annual general meetings. The strata fees payable by the owners will include the fees owing to the strata corporation.
- (3) Upon receipt each month of strata fees from the owners, the strata corporation will deposit into separate accounts that portion of such fees which is applicable to the strata corporation operating fund and the strata corporation contingency reserve fund.
- (4) Only authorized signatories for the strata corporation will be entitled to withdraw funds from the operating fund and the contingency reserve fund.
- (5) Special levies approved by the owners at a special meeting or annual general meeting of the strata corporation will be payable by the owners into the operating fund or the contingency reserve of the strata corporation, as requested by the strata corporation.
- (6) The strata corporation may register a lien against an owner's strata lot if fees have not been paid to the strata corporation as part of such owner's strata fees or if an approved special levy has not been paid by such owner.

**PART II - Duties of Owners of all Strata Lots, Tenants, Occupants and Visitors****2.1 Payment of strata fees.**

- (1) An owner must pay strata fees to the strata corporation on or before the first day of the month to which the strata fees relate. The strata fees will be made up of the fees owing to the strata corporation.
- (2) If an owner is late in paying his or her strata fees, the owner must pay to the strata corporation interest on the late payment in the amount of 10% per annum compounded annually.

**2.2 Repair and maintenance of property by owner.**

- (1) An owner must repair and maintain the owner's strata lot, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.
- (2) An owner who has the use of limited common property must repair and maintain it, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

**2.3 Use of property.**

- (1) An owner, tenant, occupant, employee or visitor must not use a strata lot, the common property or common assets in a way that
  - (a) causes a nuisance, disturbance or hazard to another person,
  - (b) causes unreasonable or repetitive noise,
  - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
  - (d) is illegal, or
  - (e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.
- (2) An owner, tenant, occupant, employee or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under the Act.
- (3) When the purpose for which a residential strata lot is intended to be used is shown expressly or by necessary implication on or by the registered strata plan, an owner shall not use his strata lot for any other purpose, or permit it to be so used.
- (4) An owner of a residential strata lot who has or installs hard floor surfaces such as hardwood floors or tile in his or her strata lot must take all reasonable steps to satisfy noise complaints from neighbours, including without limitation, ensuring

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that no less than 60% of such hard floor surfaces, excepting only kitchens, bathrooms and entry areas, are covered with area rugs or carpet and avoiding walking on such flooring with hard shoes.

#### **2.4 Inform Strata Corporation.**

- (1) Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.
- (2) On request by the strata corporation, a tenant must inform the strata corporation of his or her name.

#### **2.5 Obtain approval before altering a strata lot.**

- (1) An owner must obtain the written approval of the strata corporation before making an alteration to a strata lot that involves any of the following:
  - (a) the structure of a building;
  - (b) the exterior of a building;
  - (c) chimneys, stairs, balconies or other things attached to the exterior of a building;
  - (d) doors, windows or skylights on the exterior of a building, or that front on the common property (ie. including, for example, adding security devices to the entrance door to a strata lot);
  - (e) fences, railings or similar structures that enclose a patio, balcony or yard;
  - (f) common property located within the boundaries of a strata lot;
  - (g) parts of the strata lot which the strata corporation must insure under the Strata Property Act including, without limitation, fixtures installed by the owner developer as part of the original construction of a strata lot (e.g. the original wall to wall carpeting).
- (2) The strata corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.
- (3) An owner must not do, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to do, any act, nor alter, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to alter, his strata lot, in any manner, which in the opinion of the strata council will alter the exterior appearance of the building.

#### **2.6 Obtain approval before altering common property.**

- (1) An owner must obtain the written approval of the strata corporation before making an alteration to common property, including limited common property, or common assets.

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- (2) The strata corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration and to provide, at the request of the strata corporation, evidence of appropriate insurance coverage relating to the alteration.

## **2.7 Permit entry to strata lot.**

- (1) An owner, tenant, occupant or visitor must allow a person authorized by the strata corporation to enter the strata lot
- (a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and
  - (b) at a reasonable time, on 48 hours' written notice,
  - (c) to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws or insure under the Act, and
  - (d) to ensure compliance with the Act and the bylaws.
- (2) The notice referred to in subsection (1)(b) must include the date and approximate time of entry, and the reason for entry.
- (3) In exercising its rights under this bylaw, the strata corporation will not unreasonably interfere with the lawful use and enjoyment of any occupant of a residential strata lot.

## **2.8 Compliance with bylaws.**

- (1) An owner, tenant, occupant, employee or visitor must comply strictly with these bylaws and with any rules adopted by the strata corporation applicable to such owner from time to time.

## **2.9 Pets.**

- (1) An owner or occupant of a residential strata lot shall not be allowed to have any caged or non-caged animal unless such animal is a dog, cat, fish or bird and at no time shall an owner have more than two non-caged animals, being a combination of two cats or two dogs or one cat and one dog, in his strata lot, either permanently or temporarily, and the owner or occupant shall register such pet(s) with the strata council by providing to the strata council a written notice, signed by the owner setting out the name, breed and colour of the pet, the strata lot number of the strata lot in which the pet is kept, the name and telephone number of the owner of the pet and the licence number of the pet (when the pet is required to be licensed), and shall only keep a pet in his strata lot in compliance with these bylaws.
- (2) An owner, tenant, occupant, employee or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.

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- (3) No owner or occupant of a strata lot shall permit his pet to urinate or defecate on the common property or on any limited common property, and if any pet does urinate or defecate on the common property or on any limited common property, the owner or occupant shall immediately and completely remove all of his pet's waste from the common property or limited common property, as the case may be, and dispose of it in a waste container or by some other sanitary means and if, in the reasonable opinion of the strata corporation, any special cleaning is required as a result of the pet urinating or defecating, the owner or occupant shall pay all costs of such special cleaning.
- (4) An owner of a strata lot whose guest, employee or invitee brings an animal or pet onto the common property or any limited common property shall be responsible to ensure that the guest or invitee complies with all requirements of these bylaws as they relate to pets and shall perform all of the duties and obligations with respect to that animal as set out in these bylaws as if the animal were one kept by the owner or occupant in his strata lot.
- (5) The strata corporation may require removal by an owner or occupier of any residential strata lot of any pet or other animal kept by the owner or occupier in a strata lot if such pet or animal, in the opinion of the strata council, constitutes a nuisance to any owner or occupier of a strata lot, or causes danger or damage to any owner or occupier of a strata lot or to any property of the strata corporation or an owner or occupier of a strata lot.

## 2.10

### Claims on Insurance Policies.

- (1) An owner, tenant or occupant must not do, or omit to do, whether deliberately or accidentally, any act which would result in a claim being made on the insurance policy of the strata corporation.

## PART III - Powers and Duties of Strata Corporation and Council

### 3.1

#### Repair and maintenance of property by Strata Corporation.

- (1) The strata corporation must repair and maintain all of the following:
- (a) common assets of the strata corporation;
  - (b) common property that has not been designated as limited common property;
  - (c) limited common property but the duty to repair and maintain it is restricted to:
    - (i) repair and maintenance that in the ordinary course of events occurs less often than once a year, and
    - (ii) the following, no matter how often the repair or maintenance ordinarily occurs:
      - the structure of a building;
      - the exterior of a building;



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- chimneys, stairs, balconies and other things attached to the exterior of a building;
  - doors, windows and skylights on the exterior of a building or that front on the common property;
  - fences, railings and similar structures that enclose patios, balconies and yards;
- (d) a strata lot in a strata plan that is not a bare land strata plan, but the duty to repair and maintain it is restricted to:
- (i) the structure of a building,
  - (ii) the exterior of a building,
  - (iii) chimneys, stairs, balconies and other things attached to the exterior of a building,
  - (iv) doors, windows and skylights on the exterior of a building or that front on the common property, and
  - (v) fences, railings and similar structures that enclose patios, balconies and yards.

### **3.2 Council size.**

- (1) The council must have at least 3 and not more than 7 members.

### **3.3 Council members' terms.**

- (1) The term of office of a council member ends at the end of the annual general meeting at which the new council is elected.
- (2) A person whose term as council member is ending is eligible for re-election.

### **3.4 Removing council member.**

- (1) Unless all the owners are on the council, the strata corporation may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more council members.
- (2) After removing a council member, the strata corporation must hold an election at the same annual or special general meeting to replace the council member for the remainder of the term.
- (3) No person may stand for council or continue to be on council with respect to a strata lot if the strata corporation is entitled to register a lien against that strata lot under the Act.

**3.5 Replacing council member.**

- (1) If a council member resigns or is unwilling or unable to act for a period of 2 or more months, the remaining members of the council may appoint a replacement council member for the remainder of the term.
- (2) A replacement council member may be appointed from any person eligible to sit on the council.
- (3) The council may appoint a council member under this section even if the absence of the member being replaced leaves the council without a quorum.
- (4) If all the members of the council resign or are unwilling or unable to act for a period of 2 or more months, persons holding at least 25% of the strata corporation's votes may hold a special general meeting to elect a new council by complying with the provisions of the Act, the regulations and the bylaws respecting the calling and holding of meetings.

**3.6 Officers.**

- (1) At the first meeting of the council held after each annual general meeting of the strata corporation, the council must elect, from among its members, a president and a vice president, and may elect a secretary and a treasurer.
- (2) A person may hold more than one office at a time, other than the offices of president and vice president.
- (3) The vice president has the powers and duties of the president
  - (a) while the president is absent or is unwilling or unable to act, or
  - (b) for the remainder of the president's term if the president ceases to hold office.
- (4) If an officer other than the president is unwilling or unable to act for a period of 2 or more months, the council members may appoint a replacement officer from among themselves for the remainder of the term.

**3.7 Calling council meetings.**

- (1) Any council member may call a council meeting by giving the other council members at least one week's notice of the meeting, specifying the reason for calling the meeting.
- (2) The notice does not have to be in writing.
- (3) A council meeting may be held on less than one week's notice if
  - (a) all council members consent in advance of the meeting, or
  - (b) the meeting is required to deal with an emergency situation, and all council members either
    - (i) consent in advance of the meeting, or

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- (ii) are unavailable to provide consent after reasonable attempts to contact them.

### **3.8 Requisition of council hearing.**

- (1) By application in writing, stating the reason for the request, an owner or tenant may request a hearing at a council meeting.
- (2) If a hearing is requested under subsection (1), the council must hold a meeting to hear the applicant within one month of the request.
- (3) If the purpose of the hearing is to seek a decision of the council, the council must give the applicant a written decision within one week of the hearing.

### **3.9 Quorum of council.**

- (1) A quorum of the council is
  - (a) 1, if the council consists of one member,
  - (b) 2, if the council consists of 2, 3 or 4 members,
  - (c) 3, if the council consists of 5 or 6 members, and
  - (d) 4, if the council consists of 7 members.
- (2) Council members must be present in person at the council meeting to be counted in establishing quorum.

### **3.10 Council meetings.**

- (1) At the option of the council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.
- (2) If a council meeting is held by electronic means, council members are deemed to be present in person.
- (3) Owners may not attend council meetings as observers unless council, in its sole discretion, agrees to permit members to attend.
- (4) Despite subsection (3), no observers may attend those portions of council meetings that deal with any of the following:
  - (a) bylaw contravention hearings;
  - (b) rental restriction bylaw exemption hearings;
  - (c) any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

**3.11 Voting at council meetings.**

- (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.
- (2) Unless there are only 2 strata lots in the strata plan, if there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.
- (3) The results of all votes at a council meeting must be recorded in the council meeting minutes.

**3.12 Council to inform owners of minutes.**

- (1) The council must inform owners of the minutes of all council meetings within 2 weeks of the meeting, whether or not the minutes have been approved.

**3.13 Delegation of council's powers and duties.**

- (1) Subject to subsections (2) to (4), the council may delegate some or all of its powers and duties to one or more council members or persons who are not members of the council, and may revoke the delegation.
- (2) The council may delegate its spending powers or duties, but only by a resolution that
  - (a) delegates the authority to make an expenditure of a specific amount for a specific purpose, or
  - (b) delegates the general authority to make expenditures in accordance with subsection (3).
- (3) A delegation of a general authority to make expenditures must
  - (a) set a maximum amount that may be spent, and
  - (b) indicate the purposes for which, or the conditions under which, the money may be spent.
- (4) The council may not delegate its powers to determine, based on the facts of a particular case,
  - (a) whether a person has contravened a bylaw or rule,
  - (b) whether a person should be fined, and the amount of the fine, or
  - (c) whether a person should be denied access to a recreational facility.

**3.14 Spending restrictions.**

- (1) A person may not spend the strata corporation's money unless the person has been delegated the power to do so in accordance with these bylaws.

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- (2) Despite subsection (1), a council member may spend the strata corporation's money to repair or replace common property or common assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.

### **3.15 Limitation on liability of council member.**

- (1) A council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the council.
- (2) Subsection (1) does not affect a council member's liability, as an owner, for a judgment against the strata corporation.

### **3.16 Consents.**

- (1) Any consent, approval or permission given under these bylaws by the strata council shall be revocable at any time upon reasonable notice.
- (2) Notwithstanding any provision of the Act, the strata corporation may proceed under the *Small Claims Act* (British Columbia) against an owner or other person to collect money owing to the strata corporation, including money owing as a fine, without requiring authorization by a resolution passed by a 3/4 vote.

## **PART IV - Enforcement of Bylaws and Rules**

### **4.1 Maximum fine.**

- (1) The strata corporation with respect to any bylaw or rule, may fine an owner or tenant a maximum of
- (a) \$200 for each contravention of a bylaw, and
  - (b) \$50 for each contravention of a rule.
- (2) Each owner is responsible for payment, without invoice, of any money (other than strata fees, but including special levies) owing to the strata corporation, as the case may be, as provided for in the Act or these bylaws and if the owner fails to pay any money so owing
- (3) Within 15 days after the date such money becomes due, the owner will, after having been given written notice of the default and been provided with a reasonable opportunity to answer the complaint (including a hearing if requested), be assessed and pay a fine of \$10.00, and if such default continues for a further 15 days, an additional fine of \$25.00 will be levied against and paid by the owner and for each additional month such default continues, an additional fine of \$25.00 will be levied against and paid by the owner.
- (4) Additional assessments, fines authorized by these bylaws, banking charges, filing costs, legal expenses, interest charges and any other expenses incurred by the strata corporation to enforce these bylaws, as they may be amended from time to time, or any rule or regulation which may be established from time to time by the strata council pursuant to the Act or these bylaws, shall become part of

the assessment of the owner responsible and shall become due and payable on the first day of the month next following, except that any amount owing in respect of a fine or the cost of remedying the contravention of a bylaw will be calculated as a separate component of such assessment and the strata corporation may not register a lien against such separate component.

#### **4.2 Continuing contravention.**

- (1) If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.

### **PART V - Annual and Special General Meetings**

#### **5.1 Person to chair meeting.**

- (1) Annual and special general meetings must be chaired by the president of the council.
- (2) If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.
- (3) If neither the president nor the vice president of the council chairs the meeting, a chair must be elected by the eligible voters present in person or by proxy from among those persons who are present at the meeting.

#### **5.2 Participation by other than eligible voters.**

- (1) Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.
- (2) Persons who are not eligible to vote, including tenants and occupants, may participate in the discussion at the meeting, but only if permitted to do so by the chair of the meeting.
- (3) Persons who are not eligible to vote, including tenants and occupants, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

#### **5.3 Voting.**

- (1) At an annual or special general meeting, voting cards must be issued to eligible voters.
- (2) At an annual or special general meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.
- (3) If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other method.
- (4) The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.

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- (5) If there is a tie vote at an annual or special general meeting, the president, or, if the president is absent or unable or unwilling to vote, the vice president may break the tie by casting a second, deciding vote.
- (6) If there are only 2 strata lots in the strata plan, subsection (5) does not apply.
- (7) Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.
- (8) An owner who is otherwise an eligible voter may not exercise his or her vote for a strata lot, except on matters requiring an unanimous vote, if the strata corporation is entitled to register a lien against that strata lot.

#### **5.4 Order of business.**

- (1) The order of business at annual and special general meetings is as follows:
  - (a) certify proxies and corporate representatives and issue voting cards;
  - (b) determine that there is a quorum;
  - (c) elect a person to chair the meeting, if necessary;
  - (d) present to the meeting proof of notice of meeting or waiver of notice;
  - (e) approve the agenda;
  - (f) approve minutes from the last annual or special general meeting;
  - (g) deal with unfinished business;
  - (h) receive reports of council activities and decisions since the previous annual general meeting, including reports of committees, if the meeting is an annual general meeting;
  - (i) ratify any new rules made by the strata corporation;
  - (j) report on insurance coverage, if the meeting is an annual general meeting;
  - (k) approve the budget for the coming year, if the meeting is an annual general meeting;
  - (l) deal with new business, including any matters about which notice has been given;
  - (m) elect a council, if the meeting is an annual general meeting;
  - (n) terminate the meeting.

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**5.5 Electronic Attendance at Meetings.**

- (1) Attendance by persons at an annual or special general meeting may be by telephone or other electronic method if such method permits all persons participating in the meeting to communicate with each other during the meeting.

**PART VI - Common Expenses****6.1 Strata fees.**

- (1) The strata lot owners' contributions to the common expenses of the Strata Corporation shall be levied in accordance with this bylaw.

**6.2 Apportionment of common expenses.**

- (1) Common expenses shall be apportioned between the strata lots and to individual strata lots in the following manner:
- (a) common expenses, shall be for the account of the strata corporation and shall be allocated to all strata lots and shall be borne by the owners in proportion to the unit entitlement of their strata lot or as otherwise set out in the current budget of the strata corporation; and
  - (b) common expenses attributable to any one strata lot shall be allocated to such strata lot.

**6.3 Expenses attributable to limited common property.**

- (1) Where the strata plan includes limited common property, expenses attributable to the limited common property which would not have been expended if the area had not been designated as limited common property shall be borne equally by the owners of the strata lots entitled to use the limited common property.

**PART VII - Bylaws Applicable to Residential Strata Lots****7.1 Use of property.**

- (1) An owner of a residential strata lot shall not:
- (a) use, or permit any occupant of his strata lot to use, his strata lot for any purpose which involves undue traffic or noise in or about the strata lot or common property between the hours of 10:30 p.m. and 7:00 a.m. or that encourages loitering by persons in or about the strata lot or common property;
  - (b) make, cause or produce or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to make, cause or produce, undue noise, smell, vibration or glare in or about any strata lot or common property or to do anything which will interfere unreasonably with any other owner or occupant;
  - (c) use, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to use, any musical instrument,



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amplifier, sound reproduction equipment or other device within or about any strata lot or, the common property or any limited common property such that it causes a disturbance or interferes with the comfort of any other owner or occupant;

- (d) obstruct or use, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to obstruct or use, the sidewalks, walkways, passages and driveways of the common property for any purpose other than ingress or egress from the strata lots or parking areas within the common property of the strata plan;
- (e) leave, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to leave, on the common property or any limited common property, any shopping cart or any other item designated from time to time by the strata council;
- (f) use, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to use, a barbecue, hibachi or other like cooking device on a balcony, deck or patio unless such barbecue, hibachi or cooking device is powered by propane or electricity and such propane or electricity powered barbecues, hibachis and other light cooking devices shall not be used except in accordance with rules and regulations made by the strata corporation from time to time;
- (g) shake, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to shake, any mops or dusters of any kind, nor throw, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to throw, any refuse, out of the windows or doors or from the balcony of a strata lot;
- (h) do, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to do, anything that will increase the risk of fire or the rate of insurance on the building or any part thereof;
- (i) permit a condition to exist within his strata lot which will result in the waste or excessive consumption of the building's domestic water supply or heated water;
- (j) allow his strata lot to become unsanitary or a source of odour;
- (k) feed, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to feed, pigeons, gulls or other birds, squirrels, rodents or other animals from the strata lot or anywhere on or in close proximity to the common property or any limited common property, but this shall not apply to a pet permitted to be kept in his strata lot pursuant to these bylaws and the rules and regulations made hereunder, which pet shall be fed only in his strata lot;
- (l) install, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to install, any window coverings, visible from the exterior of his strata lot which are different in size or colour from those of the original building specifications;

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- (m) hang or display, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to hang or display, any laundry, washing, clothing, bedding or other articles from windows, balconies or other parts of the building so that they are visible from the outside of the building;
- (n) use or install, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant use or install, in or about the strata lot any shades, awnings, window or balcony guards or screens, ventilators, supplementary heating or air conditioning devices, except those installations approved in writing by the strata council;
- (o) erect on or fasten to, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to erect on or fasten to, the strata lot, the common property or any limited common property any television or radio antenna, satellite dish or similar structure or appurtenance thereto;
- (p) place, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to place, any signs, billboards, notices or other advertising matter of any kind on, or visible from, the exterior of a strata lot;
- (q) place, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to place any indoor-outdoor carpeting on any deck, patio or balcony, or place any items on any deck, patio or the balcony except free-standing, self-contained planter boxes, summer furniture and accessories (subject to bylaw 7.2) nor install, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to install, any a hanging plants or baskets or other hanging items within three feet of a balcony railing line; and
- (r) give, or permit any occupant of his strata lot to give, any keys, combinations, security cards or other means of access to the building, the parking garage or common areas to any person other than an employee, contractor, occupant or guest of the strata lot permitted by these bylaws.

## **7.2 Use of limited common property.**

- (1) Owners of residential strata lots which do not have enclosed balconies shall not place planters or other such items or equipment within any part of the limited common property designated on the strata plan exclusively for the use of such owner unless, in the opinion of the strata council, such planters, items or equipment are in keeping with the balance of the development in terms of design, quality, proportion and colour. Any such planters, items or equipment will be maintained in good and tidy condition on an ongoing basis and the responsibility for such maintenance will be solely for the account of the owner of the strata lot entitled to the use of the limited common property on which they are placed.

**7.3 Garbage disposal.**

- (1) An owner of a residential strata lot shall remove ordinary household compostable materials, refuse, recyclables and garbage from his strata lot and deposit it in the containers provided by the strata corporation for that purpose; all garbage shall be bagged and tied before so depositing and the owner shall remove any materials other than ordinary household compostable material, refuse, recyclables and garbage from the strata plan property at his expense.

**7.4 Bicycles, storage and parking.**

- (1) Bicycles are not permitted in elevators, hallways or any other common areas. No bicycles are to be kept on the balconies or patios; instead, they shall be stored within the bicycle rooms located in the underground parking facility or such other area as may be prescribed by the strata council. All bicycles must enter or exit the building by way of the vehicle entry to the parking garage only.
- (2) Any owner, tenant, occupant of a strata lot or guest, employee, agent or invitee of any owner or occupant, that leaves any item anywhere on or in the common property or on any limited common property does so at his own risk, subject to any claim that may properly be made under any insurance policy maintained by the strata corporation by anyone that is an insured under that policy.
- (3) An owner, tenant or occupant of a residential strata lot must use parking stalls only for the parking of licensed and insured motor vehicles, trailers, motorcycles or bicycles, and not for the parking of any other type of vehicle or the storage of any other item, unless otherwise approved in writing by the strata council.
- (4) An owner of a residential strata lot shall not:
  - (a) use, or permit any occupant of his strata lot to use, any parking space in the building or on the common property or on any limited common property, except the parking space which has been specifically assigned to his strata lot, a parking space leased by the owner or, when specifically agreed with another owner, the parking space assigned to the strata lot of that other owner;
  - (b) carry out, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to carry out, any oil changes, major repairs or adjustments to motor vehicles or other mechanical equipment on common property or on any limited common property, except in the case of emergency;
  - (c) rent or lease the parking space assigned by the strata corporation to his strata lot to or otherwise permit that parking space to be regularly used by anyone that is not a resident of the building;
  - (d) park, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to park any vehicle, in a manner which will reduce the width of the garage roadway or ramp or any roadway on the common property or on any limited common property; and

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- (e) use, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to use, any part of the common property (other than established storage rooms or lockers) for storage, without the written consent of the strata council.
- (5) An owner, tenant or occupant of a residential strata lot must promptly and at its own expense clean up any oil or other substance which spills or leaks onto the common property as a result of any activity prohibited by bylaw 7.4(4)(b).

**7.5****Move in/move out:**

- (1) The strata corporation may regulate the times and manner in which any moves into or out of residential strata lots may be made and require that such moves be co-ordinated with the manager of the building at least 7 days in advance of such moves, or such lesser period as the strata council may, in its sole discretion, permit, provided that if an owner carries out, or permits any tenant or occupant, or any guest, employee, agent or invitee of the owner or his tenant or an occupant of the strata lot, to carry out, any move into or out of his strata lot otherwise than in accordance with such prior arrangements made with the manager of the building, the owner will be subject to a fine of \$100.00, such fine to be paid on or before the due date of the next monthly assessment payable by such owner.
- (2) An owner of a residential strata lot must notify the strata corporation in advance of the date and time that the owner or an occupant of his or her strata lot will be moving into or out of the strata lot.

**7.6****Rentals.**

- (1) Before a tenant may move into any strata lot, the owner shall deliver or cause to be delivered to the strata corporation a "Form K - Notice of Tenant's Responsibilities" in the form set out in the Act, signed by the tenant.
- (2) An owner shall advise the strata council in writing of the time and date that any tenant intends to move in or out of the strata lot, at least seven (7) days in advance and shall make arrangements with the manager of the building to co-ordinate any such move in accordance with bylaw 7.5.

**7.7****Residential Short-Term Rentals (STR)**

- (1) For the purposes of this Bylaw, a "short-term rental" is a home, or a room in a home, that is rented for less than 6 weeks at a time.
- (2) Subject to uses permitted by bylaw 2.3, a resident must not use, or permit to be used, a residential strata lot except as a private residential dwelling home. Specifically, a residential strata lot is not to be used or occupied for transient, commercial or hotel purposes under a contract, licence arrangement or any other form of agreement for transient, short-term rentals or short-term occupancy or accommodation of any kind, such as commercial hotel or hotel-like accommodation, a boarding house, house letting or house sitting, a bed and breakfast or for any other short term accommodations, including without limitation, short-term accommodation advertised under the names "VRBO", "Airbnb", "Home Away" or monikers advertising, by newspaper, Craigslist,

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internet or otherwise, short-term occupancy or accommodation of any kind and unless granted prior written approval by the council.

#### **7.8 Selling of strata lots.**

- (1) An owner of a residential strata lot, when selling his strata lot, will not permit "For Sale" signs to be placed on or about the common property except on the signage board located adjacent to the entrance to the building which is designated for such purpose.
- (2) An owner of a residential strata lot, when selling his strata lot, will not hold or permit to be held, any public open house except in the matter prescribed by the strata council. One open house for agents will be allowed per listing. Unless the strata council otherwise prescribes, all showings must be by appointment only.

### **PART VIII - Voluntary Dispute Resolution**

#### **8.1 Voluntary dispute resolution.**

- (1) A dispute among owners, tenant, the strata corporation or any combination of them may be referred to a dispute resolution committee by a party to the dispute if
  - (a) all the parties to the dispute consent, and
  - (b) the dispute involves the Act, the regulations, the bylaws or the rules.
- (2) A dispute resolution committee consists of
  - (a) one owner or tenant of the strata corporation nominated by each of the disputing parties and one owner or tenant chosen to chair the committee by the persons nominated by the disputing parties, or
  - (b) any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties.
- (3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

### **PART IX - Marketing Activities by Owner Developer Display Lot**

#### **9.1 Marketing activities.**

- (1) During the time that the owner developer of the strata corporation is a first owner of any units, it shall have the right to maintain any unit or units, whether owned or leased by it, as a display unit or units, and to carry on sales functions, including, without limitation, placing and displaying of signs, the advertising and holding of special promotions and open houses and other marketing events, it considers necessary in order to enable it to sell the units.
- (2) An owner developer may use any strata lots that the owner developer owns or rents as display lots for the sale of other strata lots in the strata plan.

Dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

,6511 SUSSEX HEIGHTS DEVELOPMENT  
LTD., by its authorized signatory:

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Daljit Singh Thind  
Director of Owner/Developer

**Exhibit "E"**

**Interim Budget & Estimated Monthly Strata Fees**

**HIGHLINE RESIDENTIAL  
PROPOSED INTERIM BUDGET**

ACCOUNT TITLE	INTERIM	RETAIL RECOVERY	OFFICE RECOVERY
<b>REVENUE</b>			
Maintenance Fee Revenue	\$ 1,290,059.22		
Utilities Recovery	0		
Income Recovery - Airstpace Parcel 1 (Commercial/Office)	148,688.33		
Income Recovery - Airstpace Parcel 2 (Retail)	9,413.44		
Move In Fees	0		
Access Card	0		
Interest Income	0		
<b>TOTAL REVENUE</b>	<b>\$ 1,448,161.00</b>		
<b>EXPENSES</b>			
<b>Administration</b>			
Accounting and Audit Fees	1,250.00		
Bank Charges	420.00		
Communications (Internet/Cable)	4,250.00		
Insurance	360,000.00	4,700.52	69,584.40
Insurance Appraisal	1,500.00	19.59	289.94
Management Fees	90,090.00		
Miscellaneous	6,000.00		
Office Supplies	2,250.00		
Photocopy / Postage / Courier/Administration	4,000.00		
<b>Total Administration</b>	<b>469,760.00</b>	<b>4,720.11</b>	<b>69,874.34</b>
<b>Building</b>			
Elevator	32,000.00		
Emergency Generator	3,000.00	39.17	579.87
Fire Alarm Monitoring	3,300.00		637.86
Fire Equipment Maintenance	15,000.00		2,899.35
Garage Door	4,350.00	56.80	840.81
HVAC	30,000.00	391.71	5,798.70
Janitorial	88,500.00		
Conclergé	207,000.00		
Caretaker	48,500.00		
Pest Control	1,750.00	22.85	338.26
R&M - General	10,000.00		
Window Cleaning	30,000.00		5,798.70
Carpet Cleaning	5,500.00		
Supplies	600.00	7.83	115.97
Intercom/Security Lease	45,000.00	587.57	8,698.05
<b>Total Building</b>	<b>524,500.00</b>	<b>1,105.93</b>	<b>25,707.57</b>
<b>Utilities</b>			
Electricity	92,500.00	1,207.77	17,879.33
Garbage & Recycling	36,000.00		
Gas	42,500.00	554.92	8,214.83
Water & Sewage	93,500.00	1,220.83	18,072.62
Compactor Lease	9,000.00		
<b>Total Utilities</b>	<b>273,500.00</b>	<b>2,983.52</b>	<b>44,166.77</b>
<b>Grounds Maintenance</b>			
Irrigation	1,250.00	16.32	241.61
Landscaping	41,500.00	541.87	8,021.54
Snow Removal	3,500.00	45.70	676.52
<b>Total Grounds Maintenance</b>	<b>46,250.00</b>	<b>603.89</b>	<b>8,939.66</b>
<b>Recreation Area</b>			
Fitness Room - Quarterly Maintenance Visits	2,500.00		
Equipment Lease	28,500.00		
Amenity Area Cable and Internet	2,500.00		
<b>Total Recreation Area</b>	<b>2,500.00</b>		
<b>TOTAL EXPENSES</b>	<b>\$ 1,316,510.00</b>	<b>9,413.44</b>	<b>148,688.33</b>
Transfer to CRF	131,651.00		
<b>TOTAL EXPENSES &amp; TRANSFERS</b>	<b>\$ 1,448,161.00</b>		



**HIGHLINE RESIDENTIAL  
INTERIM FEE SCHEDULE**

S.L.	UNIT	U/E	OPERATING FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL MONTHLY FEES DUE
1		112	493.04	56.03	549.07
2		112	493.04	56.03	549.07
3		112	493.04	56.03	549.07
4		112	493.04	56.03	549.07
5		112	493.04	56.03	549.07
6		112	493.04	56.03	549.07
7		112	493.04	56.03	549.07
8		112	493.04	56.03	549.07
9		112	493.04	56.03	549.07
10		77	338.97	38.52	377.49
11		56	246.51	28.02	274.53
12		56	246.51	28.02	274.53
13		56	246.51	28.02	274.53
14		56	246.51	28.02	274.53
15		56	246.51	28.02	274.53
16		56	246.51	28.02	274.53
17		56	246.51	28.02	274.53
18		77	338.97	38.52	377.49
19		54	237.71	27.02	264.73
20		79	347.77	39.52	387.29
21		55	242.11	27.52	269.63
22		75	330.16	37.52	367.68
23		48	211.31	24.01	235.32
24		70	308.15	35.02	343.17
25		59	259.72	29.52	289.24
26		87	382.98	43.53	426.51
27		49	215.71	24.51	240.22
28		54	237.71	27.02	264.73
29		79	347.77	39.52	387.29
30		55	242.11	27.52	269.63
31		75	330.16	37.52	367.68
32		48	211.31	24.01	235.32
33		70	308.15	35.02	343.17
34		59	259.72	29.52	289.24
35		87	382.98	43.53	426.51
36		49	215.71	24.51	240.22
37		54	237.71	27.02	264.73
38		79	347.77	39.52	387.29
39		55	242.11	27.52	269.63
40		75	330.16	37.52	367.68
41		48	211.31	24.01	235.32
42		70	308.15	35.02	343.17
43		59	259.72	29.52	289.24
44		87	382.98	43.53	426.51
45		49	215.71	24.51	240.22
46		54	237.71	27.02	264.73
47		79	347.77	39.52	387.29
48		55	242.11	27.52	269.63
49		75	330.16	37.52	367.68
50		48	211.31	24.01	235.32

**HIGHLINE RESIDENTIAL  
INTERIM FEE SCHEDULE**

S.L.	UNIT	U/E	OPERATING FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL MONTHLY FEES DUE
51		70	308.15	35.02	343.17
52		59	259.72	29.52	289.24
53		87	382.98	43.53	426.51
54		49	215.71	24.51	240.22
55		54	237.71	27.02	264.73
56		79	347.77	39.52	387.29
57		55	242.11	27.52	269.63
58		75	330.16	37.52	367.68
59		48	211.31	24.01	235.32
60		70	308.15	35.02	343.17
61		59	259.72	29.52	289.24
62		87	382.98	43.53	426.51
63		49	215.71	24.51	240.22
64		54	237.71	27.02	264.73
65		79	347.77	39.52	387.29
66		55	242.11	27.52	269.63
67		75	330.16	37.52	367.68
68		48	211.31	24.01	235.32
69		70	308.15	35.02	343.17
70		59	259.72	29.52	289.24
71		87	382.98	43.53	426.51
72		49	215.71	24.51	240.22
73		54	237.71	27.02	264.73
74		79	347.77	39.52	387.29
75		55	242.11	27.52	269.63
76		75	330.16	37.52	367.68
77		48	211.31	24.01	235.32
78		70	308.15	35.02	343.17
79		59	259.72	29.52	289.24
80		87	382.98	43.53	426.51
81		49	215.71	24.51	240.22
82		54	237.71	27.02	264.73
83		79	347.77	39.52	387.29
84		55	242.11	27.52	269.63
85		75	330.16	37.52	367.68
86		48	211.31	24.01	235.32
87		70	308.15	35.02	343.17
88		59	259.72	29.52	289.24
89		87	382.98	43.53	426.51
90		49	215.71	24.51	240.22
91		54	237.71	27.02	264.73
92		79	347.77	39.52	387.29
93		55	242.11	27.52	269.63
94		75	330.16	37.52	367.68
95		48	211.31	24.01	235.32
96		70	308.15	35.02	343.17
97		59	259.72	29.52	289.24
98		87	382.98	43.53	426.51
99		49	215.71	24.51	240.22
100		54	237.71	27.02	264.73

**HIGHLINE RESIDENTIAL  
INTERIM FEE SCHEDULE**

S.L.	UNIT	U/E	OPERATING FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL MONTHLY FEES DUE
101		79	347.77	39.52	387.29
102		55	242.11	27.52	269.63
103		75	330.16	37.52	367.68
104		48	211.31	24.01	235.32
105		70	308.15	35.02	343.17
106		59	259.72	29.52	289.24
107		87	382.98	43.53	426.51
108		49	215.71	24.51	240.22
109		54	237.71	27.02	264.73
110		79	347.77	39.52	387.29
111		55	242.11	27.52	269.63
112		75	330.16	37.52	367.68
113		48	211.31	24.01	235.32
114		70	308.15	35.02	343.17
115		59	259.72	29.52	289.24
116		87	382.98	43.53	426.51
117		49	215.71	24.51	240.22
118		54	237.71	27.02	264.73
119		79	347.77	39.52	387.29
120		55	242.11	27.52	269.63
121		75	330.16	37.52	367.68
122		48	211.31	24.01	235.32
123		70	308.15	35.02	343.17
124		59	259.72	29.52	289.24
125		87	382.98	43.53	426.51
126		49	215.71	24.51	240.22
127		54	237.71	27.02	264.73
128		79	347.77	39.52	387.29
129		55	242.11	27.52	269.63
130		75	330.16	37.52	367.68
131		48	211.31	24.01	235.32
132		70	308.15	35.02	343.17
133		59	259.72	29.52	289.24
134		87	382.98	43.53	426.51
135		49	215.71	24.51	240.22
136		54	237.71	27.02	264.73
137		79	347.77	39.52	387.29
138		55	242.11	27.52	269.63
139		75	330.16	37.52	367.68
140		48	211.31	24.01	235.32
141		70	308.15	35.02	343.17
142		59	259.72	29.52	289.24
143		87	382.98	43.53	426.51
144		49	215.71	24.51	240.22
145		54	237.71	27.02	264.73
146		79	347.77	39.52	387.29
147		55	242.11	27.52	269.63
148		75	330.16	37.52	367.68
149		48	211.31	24.01	235.32
150		70	308.15	35.02	343.17

**HIGHLINE RESIDENTIAL  
INTERIM FEE SCHEDULE**

S.L.	UNIT	U/E	OPERATING FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL MONTHLY FEES DUE
151		59	259.72	29.52	289.24
152		87	382.98	43.53	426.51
153		49	215.71	24.51	240.22
154		54	237.71	27.02	264.73
155		79	347.77	39.52	387.29
156		55	242.11	27.52	269.63
157		75	330.16	37.52	367.68
158		48	211.31	24.01	235.32
159		70	308.15	35.02	343.17
160		59	259.72	29.52	289.24
161		87	382.98	43.53	426.51
162		49	215.71	24.51	240.22
163		54	237.71	27.02	264.73
164		79	347.77	39.52	387.29
165		55	242.11	27.52	269.63
166		75	330.16	37.52	367.68
167		48	211.31	24.01	235.32
168		70	308.15	35.02	343.17
169		59	259.72	29.52	289.24
170		87	382.98	43.53	426.51
171		49	215.71	24.51	240.22
172		54	237.71	27.02	264.73
173		79	347.77	39.52	387.29
174		55	242.11	27.52	269.63
175		75	330.16	37.52	367.68
176		48	211.31	24.01	235.32
177		70	308.15	35.02	343.17
178		59	259.72	29.52	289.24
179		87	382.98	43.53	426.51
180		49	215.71	24.51	240.22
181		54	237.71	27.02	264.73
182		79	347.77	39.52	387.29
183		55	242.11	27.52	269.63
184		75	330.16	37.52	367.68
185		48	211.31	24.01	235.32
186		70	308.15	35.02	343.17
187		59	259.72	29.52	289.24
188		87	382.98	43.53	426.51
189		49	215.71	24.51	240.22
190		54	237.71	27.02	264.73
191		79	347.77	39.52	387.29
192		55	242.11	27.52	269.63
193		75	330.16	37.52	367.68
194		48	211.31	24.01	235.32
195		70	308.15	35.02	343.17
196		59	259.72	29.52	289.24
197		87	382.98	43.53	426.51
198		49	215.71	24.51	240.22
199		54	237.71	27.02	264.73
200		79	347.77	39.52	387.29

**HIGHLINE RESIDENTIAL  
INTERIM FEE SCHEDULE**

S.L.	UNIT	U/E	OPERATING FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL MONTHLY FEES DUE
201		55	242.11	27.52	269.63
202		75	330.16	37.52	367.68
203		48	211.31	24.01	235.32
204		70	308.15	35.02	343.17
205		59	259.72	29.52	289.24
206		87	382.98	43.53	426.51
207		49	215.71	24.51	240.22
208		54	237.71	27.02	264.73
209		79	347.77	39.52	387.29
210		55	242.11	27.52	269.63
211		77	338.97	38.52	377.49
212		68	299.34	34.02	333.36
213		76	334.56	38.02	372.58
214		50	220.11	25.01	245.12
215		69	303.75	34.52	338.27
216		49	215.71	24.51	240.22
217		54	237.71	27.02	264.73
218		79	347.77	39.52	387.29
219		55	242.11	27.52	269.63
220		77	338.97	38.52	377.49
221		68	299.34	34.02	333.36
222		76	334.56	38.02	372.58
223		50	220.11	25.01	245.12
224		69	303.75	34.52	338.27
225		49	215.71	24.51	240.22
226		54	237.71	27.02	264.73
227		79	347.77	39.52	387.29
228		55	242.11	27.52	269.63
229		77	338.97	38.52	377.49
230		68	299.34	34.02	333.36
231		76	334.56	38.02	372.58
232		50	220.11	25.01	245.12
233		69	303.75	34.52	338.27
234		49	215.71	24.51	240.22
235		54	237.71	27.02	264.73
236		79	347.77	39.52	387.29
237		55	242.11	27.52	269.63
238		77	338.97	38.52	377.49
239		68	299.34	34.02	333.36
240		76	334.56	38.02	372.58
241		50	220.11	25.01	245.12
242		69	303.75	34.52	338.27
243		49	215.71	24.51	240.22
244		54	237.71	27.02	264.73
245		79	347.77	39.52	387.29
246		55	242.11	27.52	269.63
247		77	338.97	38.52	377.49
248		68	299.34	34.02	333.36
249		76	334.56	38.02	372.58
250		50	220.11	25.01	245.12

**HIGHLINE RESIDENTIAL  
INTERIM FEE SCHEDULE**

S.L.	UNIT	U/E	OPERATING FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL MONTHLY FEES DUE
251		69	303.75	34.52	338.27
252		49	215.71	24.51	240.22
253		54	237.71	27.02	264.73
254		79	347.77	39.52	387.29
255		55	242.11	27.52	269.63
256		77	338.97	38.52	377.49
257		68	299.34	34.02	333.36
258		76	334.56	38.02	372.58
259		50	220.11	25.01	245.12
260		69	303.75	34.52	338.27
261		49	215.71	24.51	240.22
262		54	237.71	27.02	264.73
263		79	347.77	39.52	387.29
264		55	242.11	27.52	269.63
265		77	338.97	38.52	377.49
266		68	299.34	34.02	333.36
267		76	334.56	38.02	372.58
268		50	220.11	25.01	245.12
269		69	303.75	34.52	338.27
270		49	215.71	24.51	240.22
271		54	237.71	27.02	264.73
272		79	347.77	39.52	387.29
273		55	242.11	27.52	269.63
274		77	338.97	38.52	377.49
275		68	299.34	34.02	333.36
276		76	334.56	38.02	372.58
277		50	220.11	25.01	245.12
278		69	303.75	34.52	338.27
279		49	215.71	24.51	240.22
280		54	237.71	27.02	264.73
281		79	347.77	39.52	387.29
282		55	242.11	27.52	269.63
283		77	338.97	38.52	377.49
284		68	299.34	34.02	333.36
285		76	334.56	38.02	372.58
286		50	220.11	25.01	245.12
287		69	303.75	34.52	338.27
288		49	215.71	24.51	240.22
289		54	237.71	27.02	264.73
290		79	347.77	39.52	387.29
291		55	242.11	27.52	269.63
292		77	338.97	38.52	377.49
293		68	299.34	34.02	333.36
294		76	334.56	38.02	372.58
295		50	220.11	25.01	245.12
296		69	303.75	34.52	338.27
297		49	215.71	24.51	240.22
298		54	237.71	27.02	264.73
299		79	347.77	39.52	387.29
300		55	242.11	27.52	269.63

**HIGHLINE RESIDENTIAL  
INTERIM FEE SCHEDULE**

S.L.	UNIT	U/E	OPERATING FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL MONTHLY FEES DUE
301		77	338.97	38.52	377.49
302		68	299.34	34.02	333.36
303		76	334.56	38.02	372.58
304		50	220.11	25.01	245.12
305		69	303.75	34.52	338.27
306		49	215.71	24.51	240.22
307		54	237.71	27.02	264.73
308		79	347.77	39.52	387.29
309		55	242.11	27.52	269.63
310		77	338.97	38.52	377.49
311		68	299.34	34.02	333.36
312		76	334.56	38.02	372.58
313		50	220.11	25.01	245.12
314		69	303.75	34.52	338.27
315		49	215.71	24.51	240.22
316		105	462.22	52.53	514.75
317		122	537.05	61.04	598.09
318		106	466.63	53.03	519.66
319		108	475.43	54.03	529.46
320		105	462.22	52.53	514.75
321		122	537.05	61.04	598.09
322		106	466.63	53.03	519.66
323		108	475.43	54.03	529.46
324		118	519.45	59.03	578.48
325		131	576.68	65.54	642.22
326		116	510.65	58.03	568.68
327		108	475.43	54.03	529.46
<b>TOTAL U/E</b>		21,929	96,534.12	10,970.83	107,504.95
			x 12	x 12	x 12
			<b>1,158,409.44</b>	<b>131,649.96</b>	<b>1,290,059.40</b>

**Exhibit "F"**  
**Parking Stall Lease**



## PARKING FACILITY AND STORAGE LEASE

THIS AGREEMENT made as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BETWEEN:

**6511 Sussex Heights Development Ltd.** (Inc. No. BC1067371) a British Columbia company having an office at 700 - 4211 Kingsway, Burnaby, BC VSP 1Z6

(the "Owner")

AND:

**[Parking Tenant Co.]** (Inc. No BC \_\_\_\_\_) a British Columbia company having an office at 700-4211 Kingsway, Burnaby, BC VSP 1Z6

(the "Tenant")

WHEREAS:

- A. The Owner is the registered owner or is entitled to become the registered owner of certain lands and premises located in the City of Burnaby, British Columbia legally described as:

PID: 030-616-735

Lot 2 District Lot 153 Group 1 New Westminster District Plan  
EPP86315

(the "Lands").

- B. The Owner has agreed to Lease to the Tenant:

- (i) All of the parking stalls (herein collectively the "**Stalls**" and individually a "**Stall**") in the underground parking facility; and
- (ii) All of the lockers in storage areas (herein collectively the "**Storage**" and individually a "**Locker**").

to be located on, inter alia, the Lands and denoted by the letter "<@> \_\_\_\_\_", with respect to the Stalls, and as "<@> \_\_\_\_\_" or "<@> \_\_\_\_\_", with respect to the Storage, on sheets \_\_\_\_\_ and sheet \_\_\_\_\_ (the "Plan") of strata plan EPS \_\_\_\_\_ prepared by \_\_\_\_\_, Professional Land Surveyors, a reduced copy of which Plan sheets are attached hereto as Schedule "A" as may be amended by such surveyor from time to time, all on the terms and conditions set out in this Lease and with the right of Tenant to grant partial assignment of this Lease pertaining to a particular Stall and Locker.

- C. After entering into this Lease, Owner proposes to subdivide the Property by means of strata plan EPS \_\_\_\_\_ (the "**Strata Plan**") pursuant to the *Strata Property Act* (British Columbia) to create a strata development (the "**Strata Development**").

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- D. The Strata Plan will designate the Stalls and Storage as common property of the strata corporation (the "**Strata Corporation**") formed upon the deposit for registration of the Strata Plan in the appropriate Land Title Office.
- E. Each of the parties to this Lease agrees that title to the common property of the Strata Corporation will be encumbered by the Lease.

NOW THEREFORE this Lease witnesses that, in consideration of the premises and the sum of \$10.00 of lawful money of Canada now paid by the Tenant to the Owner, the receipt and sufficiency of which is hereby acknowledged by the Owner, and in consideration of the mutual promises and agreements set forth in the Lease, the parties agree each with the other as follows:

## ARTICLE 1 GRANT AND TERM

### 1.1 Grant

Owner hereby leases to the Tenant for the Term (as defined in Section 1.2) all of the Stalls and Storage. The Owner and the Tenant agree that the Owner may cause to be prepared a more detailed plan of the Stalls and the Storage in which event such more detailed plan will be substituted for the Plan and all references herein to the "**Plan**" will be references to such more detailed plan.

### 1.2 Term

The term (the "**Term**") of this Lease shall commence on the day the Owner becomes the registered owner of the lands and terminate on the earlier of:

- (a) The 31st day of December, 2120;
- (b) The date the Strata Corporation is dissolved; and
- (c) The date the Strata Corporation files a notice of destruction in prescribed form with the Registrar of the appropriate Land Title Office following the destruction or deemed destruction of the building in which the Stalls and Storage are located.

### 1.3 Rent

The parties of this Lease acknowledge that the sum of \$10.00 now paid by the Tenant to the Owner will be the only payment required to be paid to the Owner the Tenant.

## ARTICLE 2 SUBDIVISION BY STRATA PLAN

### 2.1 Strata Plan

This Lease and the covenants and obligations of the Owner under this Lease run with and bind the Lands, and upon the subdivision of the Lands by means of the Strata Plan such covenants and obligations shall:

- (a) continue to run with and bind the common property; and

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(b) be automatically assumed by the Strata Corporation as the representative of the owners of strata lots within the Strata Development,

at which time the Owner will be absolutely released from any obligations or liabilities hereunder.

## **2.2 Common Property**

This Lease is intended to apply only to a portion of the common property that will be created upon the deposit for registration of the Strata Plan and not at any time to burden any strata lot.

### **ARTICLE 3 MAINTENANCE AND ENCUMBRANCES**

#### **3.1 Maintenance**

The Owner confirms that until the deposit for registration of the Strata Plan, the Owner shall be solely responsible for the control, management and administration of the Stalls and Storage but thereafter, pursuant to Section 2.1 of this Lease, the Strata Corporation may pass bylaws or make rules and regulations with respect to the Stalls and Storage as long as such bylaws, rules or regulations do not materially interfere with the rights of Tenant or any subsequent assignee under this Lease.

#### **3.2 Alterations**

Tenant, its successors and permitted assigns, are not entitled to alter, or to perform any repairs of any sort whatsoever to the Stalls and Storage. Any such alterations or repairs are the sole responsibility and obligations of the Owner prior to the registration of the Strata Plan, and thereafter the sole responsibility and obligations of the Strata Corporation.

#### **3.3 Subordination**

Tenant agrees to subordinate its interest pursuant to this Lease to any financial encumbrance registered by the Owner against the Lands.

#### **3.4 No Right to Encumber**

Tenant, its successors and permitted assigns, are not entitled to mortgage, charge, pledge or otherwise grant their interest in a Stall or Locker as security to any person.

### **ARTICLE 4 ASSIGNMENT**

#### **4.1 Partial Assignments**

Tenant may partially assign this Lease and its rights under the Lease pertaining to a particular Stall or Locker to purchasers of strata lots within the Strata Development or to the Strata Corporation. Any such assignment will be for such consideration as the Tenant may in its sole discretion determine, which consideration may be retained by the Tenant for its own benefit Any assignment by the Tenant, or by any subsequent

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assignee, of this Lease and its rights under this Lease pertaining to a particular Stall or Locker:

- (a) will be absolute, and the assignee and its lessees, successors and permitted assigns will be entitled to the use and enjoyment of the Stall and/or Locker so assigned for the balance of the Term; and
- (b) will be an assignment of rights to which an assignee will only be entitled to for so long as such assignee owns a strata lot within the Strata Development unless the assignment is to the Strata Corporation;
- (c) may only be assigned to an owner or purchaser of a strata lot with the Strata Development or to the Strata Corporation; and
- (d) will not be effective until written notice of such assignment (together with a copy of such assignment if available) is delivered by the assigned to the Strata Corporation, subject to section 4.2 of this Lease.

#### **4.2 Automatic Assignment**

If a holder of an interest in a Stall and/or Locker sells all of his or her interest in the strata lot within the Strata Development to which such Stall and/or Locker is at such time appurtenant as shown on the register mainland under section 4.6 without concurrently executing an assignment of such Stall and/or Locker to another owner or purchaser of a strata lot within the Strata Development; then the interest of such holder in such Stall and/or Locker will automatically be assigned to and assumed by the purchaser of such strata lot without execution of partial assignment of this Lease with respect to such Stall and/or Locker or delivery of notice of such partial assignment to the Strata Corporation.

#### **4.3 Consent**

The consent of the Owner or the Strata Corporation will not be required for any assignment of this Lease. The Strata Corporation will not interfere with or attempt to interrupt or terminate the rights of the assignee under any such assignment except as expressly agreed by such assignee.

#### **4.4 Form of Partial Assignments**

Subject to sections 4.1 and 4.2, all partial assignments of this Lease shall be substantially in the form attached hereto as Schedule "B". No such partial assignment shall be registrable by an assignee in the Land Title Office.

#### **4.5 Release of Assignors**

Upon the assignment to an assignee of a partial assignment of this Lease pertaining to a particular Stall and/or Locker, Tenant and any subsequent assignor of an interest in such Stall and/or Locker will be automatically and absolutely released from any obligations or liabilities under this Lease pertaining to the Stall and/or Locker.

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#### 4.6 Register of Partial Assignments

Owner, and after the registration of the Strata Plan, the Strata Corporation, will maintain a register of every Stall and Locker and will record on such register each partial assignment of this Lease, indicating:

- (a) the number of the Stall assigned and the number of the Locker assigned;
- (b) the date of assignment;
- (c) the name and address of the assignee; and
- (d) the number of the strata lot within the Strata Development owned by the assignee to which such Stall and/or Locker is at the time appurtenant, unless the assignee is the Strata Corporation in which even the Stall and/or Locker need not be appurtenant to the strata lot.

Upon request by any owner or prospective purchaser of a strata lot within the Strata Development, the Strata Corporation will provide a certificate within 7 days of receipt of such request, certifying the name and address of the owner to whom a particular Stall and/or Locker is assigned and the number of the strata lot within the Strata Development to which such Stall is at the time appurtenant, the Strata Corporation may require a fee of not more than \$10.00, or a greater amount reasonably prescribed by the bylaws of the Strata Corporation, from the person requesting such certificate. Upon the Strata Corporation becoming aware of a partial assignment pertaining to a particular Stall and/or Locker under section 4.1 or 4.2, the Strata Corporation will amend the register accordingly.

### ARTICLE 5 MISCELLANEOUS

#### 5.1 Form of Agreement

Each of the parties hereto agree to amend the form of this Lease to meet the requirements of the Registrar of the Land Title Office or of any governmental or public authority or as otherwise necessary to conform unto the parties the rights granted in this Lease.

#### 5.2 Definitions

Any term defined in the recitals of this Lease will have the same meaning throughout this Lease unless otherwise redefined.

#### 5.3 Enurement

This Lease shall enure to the benefit of and be binding upon each of the parties hereto and their respective successors and permitted assigns.

IN WITNESS WHEREOF the parties hereto have executed this Lease as of the year and date first above written.

**6511 Sussex Heights Development Ltd.,**  
as Owner:

Per:

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Authorized Signatory  
Daljit Singh Thind

**PARKING TENANT CO.,** as Tenant:

Per:

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Authorized Signatory  
Daljit Singh Thind

**Schedule "A"**  
**[Plan to be Attached]**

**Schedule "B"**  
**Parking Stall and Storage Assignment Agreement "Highline"**

BETWEEN:

**[Parking Tenant Co.]**  
 (the "Assignor")

AND:

\_\_\_\_\_  
 (the "Assignee")

**RE: Parking stall(s) No(s) \_\_\_\_\_ (the "Stalls") and Storage Locker No. \_\_\_\_\_ (the "Locker") shown on Strata Plan EPS \_\_\_\_\_.**

WHEREAS the Assignor is the lessee of the Stall and/or Locker and the Assignee is either The Owners, Strata Plan No. EPS \_\_\_\_\_ (the "Strata Corporation") or the registered owner or purchaser of strata lot (the "Strata Lot") in Highline.

In consideration of the covenants and agreements set forth in the Assignment, the parties agree with each other as follows:

1. Assignment: The Assignor hereby assigns to the Assignee its partial interest in the lease (the "Lease") dated \_\_\_\_\_, 20\_\_\_\_ made between 6511 Sussex Heights Development Ltd. as "Owner", and the Assignor as "Lessee", pertaining to the exclusive right to lease the Stall and/or Locker for the balance of the Term (as defined in the Lease). This Assignment will not be effective until the Assignee has given a copy of this Assignment to the Owners, Strata Plan No. EPS \_\_\_\_\_ (the "Strata Corporation").
2. Assignment Contingent Upon Strata Lot Ownership: Unless the Assignee is the Strata Corporation, the Assignee, its successors, permitted assigns, heirs, executors or administrators shall only be entitled to the rights with respect to the Stall for as long as the Assignee owns the Strata Lot.
3. Compliance: The Assignee agrees to use the Stall in accordance with the bylaws, rules and regulations of the Strata Corporation, but only to the extent such bylaws, rules and regulations do not materially interfere with the Assignee's rights under this Assignment.
4. Sale or Disposition: The Assignee may only assign its rights under this Assignment to the Strata Corporation, a purchaser of the Strata Lot or to another owner of the strata lot within the Strata Corporation.
5. Acknowledgement: The Assignee acknowledges having received a copy of the Lease and agrees to be fully bound by its terms.
6. Enurement: This Assignment shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

The parties have executed this Assignment effective as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**[Parking Tenant Co.]**

Per:

\_\_\_\_\_  
 Assignor

\_\_\_\_\_  
 Assignee



**Exhibit "G"**  
**Preliminary Plan Approval**



Planning and Building Department

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2018 March 14

FILE: PC 87000 20  
Reference: SUB #17-10010

Thind Properties Ltd.  
700 – 4211 Kingsway  
Burnaby, BC V5H 1Z6  
Attention: Dave Westley

**SUBJECT: SUBDIVISION REFERENCE #17-10010**  
**X-REFERENCE: REZONING #16-42**  
**6525, 6559 and 6585 Sussex Avenue**

In reply to your application for approval to subdivide the subject properties, we advise that Tentative Approval of the subdivision is hereby granted, according to the *attached* sketch and subject to the following conditions:

1. The proposed zoning is CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM4 Multiple Family Residential District, C2 Community Commercial District, and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "6525, 6559 & 6585 Sussex Avenue, Burnaby, BC Proposed Mixed-Use Commercial & Residential Development" prepared by Chris Dikeakos Architects Inc. and Durante Kreuk Ltd.). Any development on the site must be in accordance with the approved CD Comprehensive Development District.

The purpose of the rezoning is to permit the construction of a 48-storey mixed-use tower oriented towards Beresford Street with a four-storey townhouse form along Sussex Avenue over the north portion of the site, and a 14-storey, 125-unit non-market rental apartment building over the south portion of the development site.

2. The site will be subdivided into three lots, as follows:
  - a) Lot 1 – 10.06 m is required for Beresford Street to accommodate future road widening and public realm improvements. This area is to be shown as a lot on the subdivision plan and to be transferred to the City of Burnaby at no cost. The Form A-Transfer, transferring this lot to the City of Burnaby is to be prepared by your lawyer. The density from Lot 1 will be transferred to Lots 2 and 3;
  - b) Lot 2 – the development site;

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 Subject: SUB #17-10010; 6525-6585 Sussex Ave  
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- c) Lot 3 – to be transferred to the City of Burnaby as a non-market housing development site (see Item #3); and,

A Section 219 covenant allocating density from Lot 1 to Lots 2 and 3, and between Lots 2 and 3 is required [see Item #35(d)].

3. The preparation of a Housing Agreement between New Vista, BC Housing and the City is required in which the terms of the agreement are summarized as follows:

- a) Affordability levels – Rent levels for the units will range from core need rents to low-end of market rents. BC Housing indicates that while the operating and tenant mix has not be finalized, the non-market units will target at least 51% of BC Housing's affordability criteria with the remaining 49% at a range of Household Income Limits (HIL's) to Low End of Market (LEM) rent levels.;
- b) Non-profit nature of the housing project with provision of 125 non-market units;
- c) The City would receive fee simple ownership of the future parcel of land that would accommodate the non-market housing component;
- d) The lands would be, however, subject to a nominal cost (\$10), 60-year land lease to BC Housing;

In addition, at its meeting of 2017 October 17, Council approved a funding in the form of a housing grant to the New Vista Society in the amount of \$7,000,000.00. Inasmuch as the project is in receipt of the Community Benefit Housing Funds from the City, the following provisions will be included in the agreement:

- e) The property is intended to be used for affordable housing purposes in accordance with its adopted plan of development; and,
- f) If the project fails to advance to completion within a five year period, or if the project reverts to a use other than non-market affordable housing at a future date, the City would be repaid the funds received with applicable interest.

A Section 219 Covenant and Housing Agreement are required to secure the City's investment of Community Benefit Bonus Funds in the project and to ensure the terms of the Housing Agreement. The developer, New Visa Society, BC Housing and the City of Burnaby are to be parties to the agreement [see Item #35(e)].

4. At its meeting of 2017 November 27, Council approved the use of approximately 91,342 sq. ft. of bonused floor area (to be confirmed by a survey) for this development. The developer must submit a *separate certified cheque* for the density bonus to be utilized for this project *prior* to Final Approval of the subdivision. A separate report detailing the value of the land will be forwarded by the Realty and Lands Division to Council for consideration and approval. The value of the land must be approved by Council prior to seeking Third Reading of the rezoning. To determine the status of this item, please contact the Public Safety and Community Services Department, Realty and Lands Division.

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*2018 March 14.....Page 3*

In accordance with Council's adopted policy, 80% of the cash-in-lieu contributions will be applied towards the Metrotown Town Centre Account and the remaining 20% will be applied to the City-wide Housing Fund.

5. The demolition and removal of all existing buildings including concrete foundations is required and must be completed *prior* to Final Approval of the subdivision and Final Adoption of the rezoning bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
6. The submission of a Tenant Assistance Plan and its administration, in line with Council's adopted policy, is a requirement of this rezoning. The plan must continue to be actively administered until such time as the buildings are vacant.
7. The Engineering Department's Suitable Plan of Development Preliminary Servicing Requirements is *attached*. Design drawings are required and must be prepared by a qualified Professional Engineer (Design Engineer), registered in good standing with a professional engineering association and submitted to the Engineering Department. The Infrastructure & Development Division of the Engineering Department will, upon request, provide the developer's appointed Design Engineer with details of the standards and specifications for the services to be installed (design criteria & supplement specifications).
8. A final cost estimate will be prepared, based on the accepted design drawings. The developer's Design Engineer will be responsible for providing cost estimates in the most current Asset Allocation format (utilizing PAC codes) for use in the final estimate that will be prepared by the Engineering Department. This final cost estimate will be used for bonding purposes and is based on the costs to install the works. A bond in this amount must be submitted to the Engineering Department by an irrevocable *Bank Letter of Credit* or by *certified cheque*.
9. A 4% Administration Fee, based on the final estimate, plus GST, must be submitted to the Engineering Department by *certified cheque*. This amount will be included in the final cost estimate, together with the required payments.
10. Final Engineering payments for off-site services will be provided with the final cost estimate and will be prepared based on the accepted design drawings, and that amount must be paid directly to the Engineering Department by separate *certified cheque*.
11. The Engineering Department's Suitable Plan of Development Preliminary Servicing Requirements include provisions for boulevard trees and grassing. Details on the planting procedure, timing, the number of trees, and their locations will be forwarded

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subsequent to the issuance of Final Approval of the subdivision. Fifty percent (50%) of the deposit amount for these items will be released at the time of satisfactory inspection. The remaining 50% will be held for a period of one year thereafter, unless another period has been agreed upon, as a guarantee that the developer will satisfactorily maintain and replace any trees as becomes necessary.

In addition, Rainwater Management Amenity (RMA) planting is required for boulevard landscaping. The final cost estimate will include a fee for the future maintenance of the RMAs. This amount will be determined after the Engineering Department accepts the civil design drawings.

12. The developer must enter into a Servicing Agreement with the City of Burnaby. The City Solicitor will prepare the Servicing Agreement after the Engineering Department accepts the civil design drawings.
13. A copy of either the developer's or the contractor's Certificate of Insurance is to be submitted to the Planning Department. Copies of the Insurance Requirements for Servicing Agreements and the fillable form for the Certificate of Insurance --Standard Form, are available on the City of Burnaby's website.
14. The developer's Design Engineer shall be responsible for providing as-built drawings of the required off-site civil works (due dates will be included in the Servicing Agreement). The Design Engineer shall also be responsible for design modifications and revisions during the construction phase of the civil works as required by the City. *Prior* to Final Approval of the subdivision, a letter shall be submitted to the Engineering Department, signed and sealed by the Design Engineer for the project stating that they have been retained to provide the aforementioned services. Should you have any questions, please call the assigned Project Manager (PM), Al Hill at 604.294.7470.
15. Where a developer wishes to provide underground irrigation or special landscaping in a boulevard area, design drawings of the boulevard treatment must be submitted to the Engineering Project Technologist stated above for review. If accepted, a legal agreement will be required *prior* to Final Approval of the subdivision. Please advise the Engineering and Planning Departments if you intend to request irrigation or special landscaping in a boulevard area.
16. *Electrical Service (hydro) and Telecommunication to all lots and across all lot frontages (excluding transmission lines), including all wiring throughout the development and to the point of connection to the existing service where sufficient services are available, must be underground.* It is desirable that hydro and telecommunication over-head plants be undergrounded. (The cost of this service is not included in our estimates but will be provided by BC Hydro and TELUS (or other telecommunications provider) upon application by the developer). An application must be made to BC Hydro and the telecommunication provider chosen for provision of this service.

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17. The existing BC Hydro overhead facilities on Sussex Avenue are located across the street from the development site, on the east side of Sussex Avenue. BC Hydro has completed a preliminary review of the development site and indicated that the following statutory right-of-way will be required [see Item #37(a)]:

- 6.5 m x 8.3 m adjacent Sussex Avenue, at the southern portion of the site to accommodate a Vista Switch and Low Profile Transformer (LPT).

No structures or other utilities are permitted above or below the rights-of-way area. The size and locations of the BC Hydro right-of-way must be shown on the architectural drawings *prior* to seeking Third Reading.

In addition, the developer's Design Engineer is to provide to the Infrastructure & Development Division (assigned PM, mentioned above) a 'Utility Coordination Plan' (UCP) for acceptance. The developer shall provide to the Planning Department written confirmation from the Engineering Department, Infrastructure & Development Division (assigned PM) that the designs of the proposed facilities and the locations of all rights-of-way for BC Hydro and the chosen Telecommunication provider facilities have been accepted by the City of Burnaby, Engineering Department *prior* to seeking Third Reading of the rezoning bylaw. If you have not already submitted your application for design drawings to BC Hydro and TELUS (or other telecommunications provider), it is strongly recommended that an application be submitted as soon as possible, as this provision could delay Third Reading of the rezoning bylaw.

For additional information, please contact Roy Mendoza of BC Hydro at 604-328-6056.

18. TELUS has completed a preliminary review of the development site and indicated that the following statutory right-of-way will be required [see Item #37(b)]:

- a) A statutory right-of way is required over the building for the purpose of inside cabling to service future TELUS customers.

For additional information, please contact Gupinder Saran of TELUS at [Gupinder.Saran@TELUS.com](mailto:Gupinder.Saran@TELUS.com).

19. The developer is to provide separate on-site Storm Water Management (SWM) Plans for Lots 2 and 3. The SWM Plans are to be submitted for review and acceptance by the Director of Engineering. In addition, a Section 219 covenant is required to guarantee provision of this item [see Item #35(f)].

The developer is required to submit a bond estimates for the SWM Plans. The bond estimates are to be based on the cost of providing and installing the SWM systems and costs for a three (3) year post-construction maintenance and monitoring program (*reports*) for the SWM systems. The reports must be provided to the Engineering Department by the Design Engineer on a yearly consecutive basis.

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The City of Burnaby will release the amounts deposited for the above works in accordance with the schedule listed within the covenant document. Releases will be processed when the following items have been submitted to the Engineering Department:

- signed and sealed letter by the Design Engineer confirming construction of the SWM system as per the covenanted SWM Plan;
- one set of signed and sealed "as-built" drawings; and,
- *inspection records*, including annual reports from the Design Engineer regarding the SWM system performance.

Bonding in the values of the accepted estimates are to be submitted to the Engineering Department by a *separate certified cheque or irrevocable Letter of Credit*.

20. A suitable on-site sediment control system, to be utilized during excavation and construction, is to be designed for acceptance by the Engineering Department's Environmental Services Division. This is required *prior* to Third Reading of the rezoning bylaw.
21. The Environmental Services Division of the Engineering Department has provided the following comments:

During construction and/or site preparation for this facility, contractors, developers and management companies must comply with the requirements of the Burnaby Noise or Sound Abatement Bylaw 1979, Amendment Bylaw No. 1, 1995:

"Section 15

- (1) *Subject to subsections (2) and (4), no person shall carry on or cause to be carried on any works in connection with the construction, reconstruction, alteration, repair or demolition of any building, structure, improvement or other thing*
  - (a) *before 7:00 am or after 8:00 pm from Monday to Friday;*
  - (b) *before 9:00 am or after 8:00 pm on Saturday;*
  - (c) *at any time on Sunday or any statutory holiday.*
- (3) *No person shall at any time carry on or cause to be carried on any works in connection with the construction, reconstruction, alteration, repair or demolition of any building, structure, improvement or thing on any real property in, or which abuts other real property in a Residential District, a Multiple Family Residential District or a Public and Institutional District which makes or causes continuous noise or continuous sound the noise or sound level of which exceeds 85 dBAs when measured at a distance of not less than 15.2m from the source of such noise or sound."*

We recommend that the applicant ensure that *during the construction phase*:

- a) Soil stockpiles must be covered.
- b) Silt laden water is to be excluded from the storm water system. There is to be no dewatering of the excavation onto municipal property or services.
- c) Catch basins in the immediate area will require protection, i.e. filter cloth, sandbag or burlap liners, complemented by ongoing maintenance.

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- d) Municipal roads are to be maintained to the satisfaction of the Engineering Department. Street sweeping will be ordered should the applicant allow the roads to be soiled, all costs incurred to be borne by the owner/developer.

Should you require further information on the aforementioned, please call the Engineering Department, Environmental Services Division at 604.294.7460.

22. Inasmuch as this site is influenced by the Expo Line SkyTrain and traffic on Beresford Street and Central Boulevard, the Environmental Services Division of the Engineering Department has requested the submission of a ***signed and sealed*** 24 hour statistical analysis report to be prepared by an acoustical engineer. The report must provide information on whether current and predicted future noise levels received at the subject property are in compliance with the Housing and Urban Development criteria adopted by the City of Burnaby.

Subsequent to completion of the project, ***a letter from the professional of records must be provided to the Engineering Department confirming implementation of the noted recommendations.***

A Section 219 covenant is required to guarantee the provisions of the acoustical report for as long the structures exist on the development site [see Item #35(g)].

23. The developer is to submit to the Engineering Department, Environmental Services Division and the Planning Department a solid waste/recycle facility size and access plan. The plan must be approved by the Engineering Department ***prior*** to seeking Third Reading of the rezoning bylaw. The plan must include the facility size, all streets/lanes abutting the site, the location of the proposed structures/buildings, and access locations of the waste and recycling pickup areas.
24. A detailed residential and commercial loading management plan is to be submitted to the Planning Department and Engineering Department for review and acceptance ***prior*** to Third Reading of the rezoning bylaw.
25. A detailed Fire Access Plan is to be submitted to the Planning Department and Fire Department for review and acceptance.
26. The developer must comply with the Burnaby Tree Bylaw 1996 which is available on the City's website. If the developer does not comply, the developer may be ticketed or fined in accordance with the Burnaby Tree Bylaw 1996.

For further information, please refer to the Building Department's Information brochure "Tree Cutting Permits (With development)" which is available on the City of Burnaby's website, and the Tree Cutting Permit Fee Schedule is also available on the City of Burnaby's website.



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The following requirements apply:

- (a) A tree survey showing the locations of all existing trees on the development site 8" in diameter or larger is to be submitted to the Planning Department for review by the City's Landscape Development Technician.
- (b) The Tree Management Plan is required to be submitted to the Planning Department for final review and approval. The Tree Management Plan must include:
- *The location of all 'protected trees' on the subject properties, and trees on adjacent properties that may be affected by the work on the development site, clearly showing which trees are to be removed and which trees are to be retained.*
  - *The location of tree protection fences for all trees to be retained on site and for protection of trees on adjacent properties.*
  - *The location of all replacement trees (may be included in separate landscape plan if appropriate).*
- (c) A Tree Cutting Permit will be issued by the Building Department *prior* to the start of any work on the development site. The Tree Cutting Permit will reference the Tree Management Plan and confirm which trees are to be removed, which trees are to be retained and the number of replacement trees required. All permit fees and tree replacement bonding must be paid, and all tree protection fencing must be installed and inspected by the Landscape Development Technician *prior* to issuing the Tree Cutting Permit. The Tree Cutting Permit must be issued before any demolition or building permits will be issued. Please contact the Landscape Development Technician, Geoff Gooderham at 604.294.7921 for any further information.
- (d) If tree retention is identified, the developer must submit an estimate for review and approval of the cost of installation and maintenance of a 6' high chain link protective fence during construction of the development. An *irrevocable Bank Letter of Credit or separate certified cheque* in the approved amount, plus a separate 1% Inspection Fee (plus GST) is to be submitted to the Building Department to ensure this item.
27. A Comprehensive Sign Plan for the commercial component fronting Beresford Street and Sussex Avenue is to be submitted to the Planning and Building Department for review and acceptance *prior* to Final Adoption of the rezoning bylaw.
28. 72 adaptable units within the market residential mixed-use tower, and 25 adaptable units within the non-market rental apartment building, which meet the design and provision of units adaptable for persons with disabilities are a prerequisite of the rezoning bylaw. In addition, disabled person parking spaces (as required by the Zoning Bylaw and B.C. Building Code) that meet the applicable standards are required. A Section 219 covenant is required to ensure that required disabled persons parking spaces for the market

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residential tower (final number of stalls to be confirmed by your architect) remain as common property and are not allocated to any strata unit [see Item #35(h)].

29. The developer has committed to participating in the LEED (Leadership in Energy and Environmental Design) program at a Silver Rating or equivalent standard for the development site. A report from a LEED AP is required to demonstrate the project's LEED Silver or an Energy and Environmental design report for the non-market and market housing, demonstrating an equivalent standard is to be submitted to the Planning Department for review and acceptance. A Section 219 covenant is required to guarantee the development as designed and submitted for Building Permit will be eligible for a Silver Rating or equivalent standard [see Item #35(i)].
30. The developer has agreed to provide alternative transportation for this development as follows:

Market Residential Units:

- Transit pass subsidy of 50% of the cost of a two zone monthly pass for each residential strata unit for 12 months.
- Twice the required secured bicycle parking and a bicycle repair and maintenance station.
- Thirty-three (Level 2 AC) Electrical Vehicle (EV) charging stations are required in the residential parking area and are to be maintained, repaired and replaced by the future Strata Corporation and to be held as common property. The charging stations are to include:
  - Dedicated transformer capacity;
  - Dedicated electrical panel capacity and circuit breakers;
  - Electrical conduit and wiring to each individual station location;
  - Individual meters for each location; and,
  - EV charging stations.
- One electric vehicle and parking stall allocated to the electric vehicle, equipped with a Level 2 DC EV charging station which are to be maintained, repaired and replaced by the future Strata Corporation and to be held as common property.

Non-Market Residential Units:

- The submission of a Rental Parking Analysis and Transportation Demand Management Analysis report.
- Transit pass subsidy of 50% of the cost of a two zone monthly pass for each residential unit for 12 months to be administered by the housing provider/New Vista Society.

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- Twice the required secured bicycle parking and a bicycle repair and maintenance station.
- Seven (Level 2 AC) Electrical Vehicle (EV) charging stations are required in the residential parking area and are to be maintained, repaired and replaced by the housing provider/New Vista Society. The charging stations are to include:
  - Dedicated transformer capacity;
  - Dedicated electrical panel capacity and circuit breakers;
  - Electrical conduit and wiring to each individual station location;
  - Individual meters for each location; and,
  - EV charging stations:

A Section 219 covenant is required to guarantee these provisions [see Item #35(j)].

Estimate for the Transit Passes, EV charging stations (Level 2 AC and Level 2 DC), and electric vehicle are to be submitted to the Planning Department for review and acceptance. A *separate irrevocable Letter of Credit or separate certified cheque* in the approved amount is to be submitted to the Planning Department to guarantee these provisions.

31. A public art feature is required on the Lot 2. A design and cost estimate for the art feature is to be submitted to the Planning Department for review and acceptance. Bonding (typically 0.75% – 1% of the estimated construction value of the development site) in the approved amount, plus a 1% Inspection Fee (plus GST) is to be submitted to the Planning Department by *separate certified cheque* or *irrevocable Letter of Credit*. A detailed Public Art Plan showing the location, design and estimate of the art feature is to be submitted to the Planning Department *prior* to seeking Third Reading of the rezoning bylaw. A Section 219 covenant is required to ensure this provision [see Item #35(k)].
32. An east-west mews, between the north and south portions of the site, to provide access to both buildings, as well as connect Sussex Avenue to the rear lane is being constructed on the development site. A combined Section 219 Covenant and Statutory Right-of-Way ensuring the provisions and public access is required. The owner/future Strata Corporation will be responsible for all costs associated with maintenance, repairs and replacement of the walkway [see Item #36(a)].

A design and cost estimate for the east-west mews are to be submitted to the Planning Department and included in the submission of the engineering design drawings to the Engineering Department. The design and cost estimates are to include special paving materials, landscaped boulevards, lighting furniture, garbage receptacles, and pedestrian lighting (this estimate is to be separated from the off-site civil engineering works). Bonding in the approved amount, plus a 1% Administration Fee (plus GST) is to be submitted to the Planning Department by *separate certified cheque* or *irrevocable Letter of Credit*.

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33. Prior to requesting the release of bonding for the community amenities which include the public art feature, the east-west mew, the Transit subsidy, the EV charging stations, and the electric vehicle, the following documentation must be submitted to the Planning Department:
- a) Consultant's certification that the public art feature and the east-west mews have been constructed in accordance with the approved CD plans and the transit subsidy have been purchased and given to the strata corporation and non-market housing, the electric vehicle charging stations (Level 2 AC and Level 2 AD) for both the market and non-market residential units have been installed and are located at as shown on the Schedule attached to the covenant agreement, and the electric vehicle has been purchased and given to the Strata Corporation. In addition, certification that these amenities have been inspected and accepted/approved by City staff.
  - b) A letter from the developer, signed by an authorized signatory of the company, stating:
    - i) that the obligations of the rezoning and subdivision applications, as they related to each of the community amenities, and as described in each of the Section 219 covenants and/or Statutory Rights-of-Way registered on Title, have been fulfilled, and an undertaking to warranty each of the community amenities for a one year period;
    - ii) that a Strata Council has been elected (where applicable) and that the Strata Corporation (or property owner) has taken over ownership, and the responsibility for maintenance, repairs and replacement of each of the community amenities; and,
    - iii) that there are no identified construction deficiencies and/or disputes related to the each of the community amenities.
  - c) A separate letter from the developer, signed by the authorized signatory, addressed to the Strata Corporation, and copied to the Planning Department, Attention: Subdivision Division, stating:
    - i) the requirements of the development site are community amenities which include the public art feature, the east-west mews, the Transit subsidy, the electric vehicle charging stations and the electric vehicle;
    - ii) details of the provisions of each of the community amenities, as outlined in the registered Section 219 Covenants and/or Statutory Rights-of-Way. Copies of the registered Section 219 Covenants and/or Statutory Rights-of-Way documents are to be attached to the letter;
    - iii) any warranty period included with each of the community amenities;

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- iv) a separate agreement for administering the Transit subsidy, the electric vehicle charging stations, and the electric vehicle. The City of Burnaby is to be a Third Party to the agreement; and,
  - v) confirmation that each of the community amenities have been given to the Strata Corporation without deficiencies.
34. The submission of a Communication Strategy Plan that provides the owners, future strata and strata management company, and non-market housing residents with an understanding and recommendations as to how best to utilize the community amenities and alternative transportation provisions proposed for the development site. The community amenities and transportation provisions include, but are not limited to:
- Public art feature;
  - East-west mews;
  - Transit subsidy;
  - Twice the required bicycle parking spaces and lockers and bicycle repair/maintenance area;
  - Electric (EV) charging stations; and,
  - Electric Vehicle.

The review and acceptance of the strategy plan is required prior to Final Adoption of the rezoning bylaw.

35. The following Section 219 covenants are required:
- a) To ensure that project driveway entrances are not gated.
  - b) To prohibit the enclosure of balconies/decks/porches.
  - c) To ensure the guest rooms remain as guest rooms and are not converted to rental and/or privately owned units. A digital copy of the architectural drawing showing the location of the guest suite(s) with heavy black "clouding" around the area is required for the covenant. The drawing is required for the preparation of the covenant document and to be included as Schedule.
  - d) To transfer all density from Lot 1, and allocate density between Lots 2 and 3, in accordance with the approved Comprehensive Development plans. Confirmation from your architect as to the total Gross Floor Area for the residential buildings on Lot 2 and Lot 3 is required to prepare this agreement.
  - e) To ensure that the developer, New Vista Society and BC Housing enter into a Housing Agreement with the City of Burnaby for the non-market residential building, and to secure the agreed upon provisions of funding by the City of Burnaby, in the amount of \$7,000,000.00, for the Housing Grant

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- f) To ensure the provision, utilization, maintenance and a three (3) year monitoring program (report) for an accepted on-site storm water management system (SWM) for Lots 2 and 3, and to protect the SWM facilities from any unauthorized amendment, revision or actions which could compromise the efficiency and performance of the SWM system, or the downstream sewers and watercourses. A copy of the accepted report is required for the covenant document preparation.
- g) To ensure compliance with the accepted acoustical evaluation report. A copy of the accepted report is required for the covenant document preparation and to be included as a Schedule.
- h) To ensure five disabled persons parking spaces remain as common property and are not allocated to any strata unit. The disabled persons parking stalls are to be administered by the Strata Corporation. A digital copy of the architectural statistics page (confirming the number of stalls required for the site) and parkade drawing(s) showing the allocated parking stalls, with heavy black "clouding" around the stalls are required for the covenant. These drawings are required for the preparation of the covenant document and to be included as Schedules.
- i) To ensure the provisions of an accepted Energy and Environmental design standard for the development site. A digital copy of the accepted LEED Scoresheet or design standards to guarantee the development will be eligible for a LEED (Leadership in Energy and Environmental Design) Silver or equivalent standard. A copy of the LEED AP report or design standard is required for the preparation of the covenant document and is to be included as a Schedule.
- j) To ensure the following alternative transportation provisions for the development site:

Market Residential Units:

- Transit pass subsidy of 50% of the cost of a two zone monthly pass for each residential strata unit for 12 months;
- Twice the required secured bicycle parking and a bicycle repair and maintenance station;
- Thirty-three (Level 2 AC) Electrical Vehicle (EV) charging stations are required in the residential parking area and are to be maintained, repaired and replaced by the future Strata Corporation and to be held as common property. The charging stations are to include:
  - Dedicated transformer capacity;
  - Dedicated electrical panel capacity and circuit breakers;
  - Electrical conduit and wiring to each individual station location;
  - Individual meters for each location; and,
  - EV charging stations.
- One electric vehicle and parking stall allocated to the electric vehicle, equipped with a Level 2 DC EV charging station are required and to be maintained,

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*2018 March 14.....Page 14*

repaired and replaced by the future Strata Corporation and to be held as common property.

Non-Market Residential Units:

- Transit pass subsidy of 50% of the cost of a two zone monthly pass for each residential unit for 12 months;
- Twice the required secured bicycle parking and a bicycle repair and maintenance station;
- Seven (Level 2 AC) Electrical Vehicle (EV) charging stations are required in the residential parking area and are to be maintained, repaired and replaced by the housing provider/New Vista Society. The charging stations are to include:
  - Dedicated transformer capacity;
  - Dedicated electrical panel capacity and circuit breakers;
  - Electrical conduit and wiring to each individual station location;
  - Individual meters for each location; and,
  - EV charging stations.

A digital copy of the architectural statistics page (confirming the number of EV stalls required for the site) and parkade drawing(s) showing the allocated EV parking stalls, and the parking stall allocated to the electric vehicle, with heavy black "clouding" around the stalls are required for the covenant. The drawings are to be clearly labelled with the number and type of EV charging station (i.e. Level 2 AC or Level 2 DC charging station) as well as if the stalls are for the market or non-market residential building. These drawings are required for the preparation of the covenant document and to be included as Schedules.

This agreement will include provisions for releasing the bonding required for these amenities.

- k) To guarantee the installation and maintenance of an identified public art feature on the development site. Please submit a digital copy of the architectural drawing showing the location of the public art feature with heavy black "clouding" around the area allocated for the public art. A copy of the drawing is required for the preparation of the covenant and is to be included as a Schedule.
- l) To ensure the provision and continuing maintenance of end-of-trip facilities and related bicycle storage rooms for the commercial tenants of the development. A digital copy of the architectural drawing showing the location of the facilities with heavy black "clouding" around the area is required for the covenant. This drawing is required for the preparation of the covenant document and to be included as Schedule.

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36. The following combined Section 219 Covenant and Statutory Right-of-Way is required:

a) For the east-west mews connecting Sussex Avenue to the lane.

A digital copy of the draft survey plan is to be submitted to the Planning Department for review by City staff. Upon staff's approval, a digital copy of the survey plan, Survey Certification and Application to Deposit Plan for the plan is to be submitted to the Planning Department for the preparation of the legal agreements.

37. The following Statutory Rights-of-Way are required:

a) For BC Hydro facilities.

b) In favour of TELUS - a blanket right-of-way over the building for the purpose of inside cabling to service future TELUS customers.

A digital copy of the draft survey plan for BC Hydro facilities is to be submitted to the Planning Department for review by City staff. Both the BC Hydro and TELUS agreement are to be prepared and deposited in the Land Title Office by the respective external agency.

38. The City Solicitor will prepare the required legal agreements and deposit these documents in the Land Title Office. The developer must pay all registration costs and costs associated with preparation of the documents to the Planning Department *prior* to Final Approval of the subdivision.

**NOTE:** The City Solicitor will prepare the required legal documents only after the following requirements have been satisfied:

- Engineering Design Drawings have been approved and Final Development Project Estimate, Bonding and Releases for Offsite Works and Final Servicing Requirements have been issued by the Engineering Department. To determine the status of this item please contact Al Hill of the Engineering Department at 604.294.7470.
- All required survey plans have been submitted and accepted by City staff and copies of the Survey Certification and Application to Deposit Plan for each survey plan have been submitted to the Planning Department.
- All required reports, plans and/or documents required for the preparation of the legal documents have been submitted and approved and/or accepted by City staff.
- Written confirmation from your solicitor of registered owner at time of registration, and any new mortgages, releases and/or extension of mortgage documents for this development.

It should be noted that your lawyer will be required to register all survey plans, Survey Certifications, Applications to Deposit Plans and any other legal agreements they have



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*2018 March 14.....Page 16*

prepared concurrently with the legal agreements prepared by the City Solicitor. In this regard, please provide the Planning Department with your lawyer's contact information.

To determine the status of the legal agreements, please contact the Subdivision Technician for this project.

39. The amount of \$3.55 per sq. ft. of gross residential floor area for the Parkland Acquisition Charge must be submitted to the Planning Department by a *separate certified cheque prior* to Final Approval of the subdivision.

40. The Greater Vancouver Sewerage and Drainage District (GVS&DD) has established a cost charge to assist the regional corporation in paying capital costs incurred to provide, construct, alter or expand sewerage facilities to service development. This cost charge is being collected by the City of Burnaby on behalf of the GVS&DD (a copy of the schedule of cost charges is available on the City of Burnaby's website at [www.burnaby.ca/City-Services/Planning/Subdivision/FeeList](http://www.burnaby.ca/City-Services/Planning/Subdivision/FeeList)). The amount of \$590.00 per apartment unit, \$826.00 per townhouse unit, and \$0.443 per gross sq. ft. of office/commercial/retail use for this development cost charge is to be submitted to the Planning Department by a *separate certified cheque prior* to Final Approval of the subdivision.

Please have your surveyor submit written confirmation to the Planning Department of the total number of units in each of the existing apartment buildings on the development site. The applicable credit will be calculated and applied to this development cost charge.

41. The Burnaby School District #41 has established a School Site Acquisition Charge (SSAC) to assist the School District in acquiring land for future school sites. This cost charge is being collected by the City of Burnaby on behalf of the School Board (a copy of the schedule of cost charges is available on the City of Burnaby's website at [www.burnaby.ca/City-Services/Planning/Subdivision/FeeList](http://www.burnaby.ca/City-Services/Planning/Subdivision/FeeList)). The development cost charge of \$600.00 per residential unit must be submitted to the Planning Department by a *separate certified cheque prior* to Final Approval of the subdivision.

Please have your surveyor submit written confirmation to the Planning Department of the total number of units in each of the existing apartment buildings on the development site. The applicable credit will be calculated and applied to this development cost charge.

42. The required fee for the Metrotown Public Open Space Charge of \$0.50 per gross sq. ft. of commercial floor area must be submitted to the Planning Department by *separate certified cheque prior* to Final Approval of the subdivision.
43. The addressing of the proposed development will be determined by the Planning Department in consultation with the Fire Department and the developer. In this regard, the developer must provide a site plan (Fire Access Plan) to the Planning Department indicating all the streets abutting the site, location of the proposed structures/buildings

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and their accesses and, where applicable, the Fire Department Annunciator Panel. The final approval of the address selection(s) will be determined by the Planning Department and Fire Department staff. The developer will be notified of the selections prior to Final Approval of the subdivision.

**NOTE: Although there is flexibility when assigning unit numbering, the numbering of each floor must be sequential and must reflect the elevator floor selection panel.**

44. A digital copy of the draft subdivision plan is to be submitted to the Planning Department for staff review. Upon acceptance of the plan, a copy of the survey plan, Survey Certification and Application to Deposit Plan, are to be submitted to the Planning Department. Your Subscriber is to hold the original Survey Certification and fully executed Application to Deposit Plan for registration.

The Application to Deposit Plan, *must be executed by the owner(s) and Mortgagee(s) (who will be shown on Title at the time of registration), duly witnessed and all names printed underneath each signature, prior* to submitting the application to the Planning Department for the Approving Officer's signature. The Application to Deposit Plan is to include a space for the Subdivision Reference Number.

The lot area must be shown on the subdivision plan. Please have your Land Surveyor include the area calculation (to the nearest one tenth of a square meter). If the lot area is reported in hectares, please ensure the inclusion, in brackets next to the hectare amount, the amount in square meters (to the nearest one tenth of a square meter). This is acceptable to the Land Title Office.

*Please note that the required signature block for the Approving Officer should include "City of Burnaby".*

*Where a Section 219 covenant is a condition of subdivision approval, please ensure your Subscriber checks the box for "Supporting Documentation" at the bottom of the Application to Deposit Plan, and inserts the following statement: "The registered owner designated hereon has entered into a covenant in favour of (name of covenantee) under S. 219 of the Land Title Act."*

45. The subdivision/consolidation application fee, currently \$15,330.00 (or the applicable fee at time of payment) must be submitted to the Planning Department.
46. A \$300.00 (100.00 per lot) Final Examination fee for this subdivision application is required.
47. Any outstanding property taxes and utility charges, and the current year taxes and utilities charges must be paid *prior* to Final Approval of the subdivision. This department will request confirmation of any amounts owing from our Tax Office. If payment of

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taxes/utility charges is due, payment to the Tax Office of the Finance Department is required and a copy of the receipt submitted to the Planning Department.

**NOTE:** If the subdivision plan is not deposited in the Land Title Office prior to November 30 of the current year, the following year's taxes will apply to the parent parcel as well as all properties resulting from the subdivision.

48. Calculations of final fees, as well as all required bonding for this development, will be included in a Fee Schedule which is completed after the civil engineering design drawings have been accepted by the Engineering Department and all required bonding estimates have been submitted and accepted by City staff and your architect has submitted an up-to-date copy of the Statistics Sheet. A list of requirements for Letters of Credit, which should be presented to your bank to ensure that all items are included in the Letter(s) of Credit, is available on the City of Burnaby website at [www.burnaby.ca/City-Services/Planning/Subdivision](http://www.burnaby.ca/City-Services/Planning/Subdivision).
49. A copy of the "Guide to Seeking Third Reading and Final Adoption of a Rezoning Bylaw" is available on the City of Burnaby's website at [www.burnaby.ca/City-Services/Planning/Subdivision](http://www.burnaby.ca/City-Services/Planning/Subdivision). It is anticipated this will be helpful in generally determining what items are expected to be undertaken, together with recommended timing of submissions, prior to advancing a rezoning bylaw for Council's consideration of Third Reading and Final Adoption of the rezoning bylaw.

**NOTE:** To obtain Final Adoption of the rezoning bylaw, all requirements of the subdivision and rezoning, including submission of copies of all survey plans, Survey Certification and Application to Deposit Plan(s) for each plan, fully executed legal agreements and all required bonding and fees, must be completed no later than 10 days prior to the scheduled Council meeting.

This conditional approval is valid for one year from the date of this letter and must not be construed as Final Approval for land registration purposes and/or Final Adoption of the rezoning bylaw. If all the requirements of the subdivision have not been completed and Final Approval of the subdivision and Final Adoption of the rezoning bylaw have not been granted by 2019 March 14, this application may require a reassessment or a new application. If a reassessment is required, some of the requirements and associated costs may be affected. If a new application is required, the application must be processed from the beginning and a new Tentative Approval letter will be issued. For reassessment or a new application, the applicable fee at the time of renewal will be charged. For the Planning Department Fees, contact either the Planning Department or visit the City of Burnaby website.

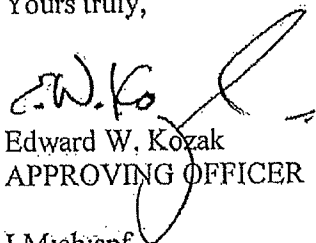
Throughout the review of required documents, amendments and/or additional conditions and requirements may be necessary prior to advancing this application for Final Approval of subdivision /Final Adoption of the rezoning bylaw.

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Please advise the Planning Department, in writing, if you plan to proceed with the development in accordance with the above conditions.

If you require further information, please contact Lina Marinelli, Supervisor, Subdivision Approvals at 604.294.7409.

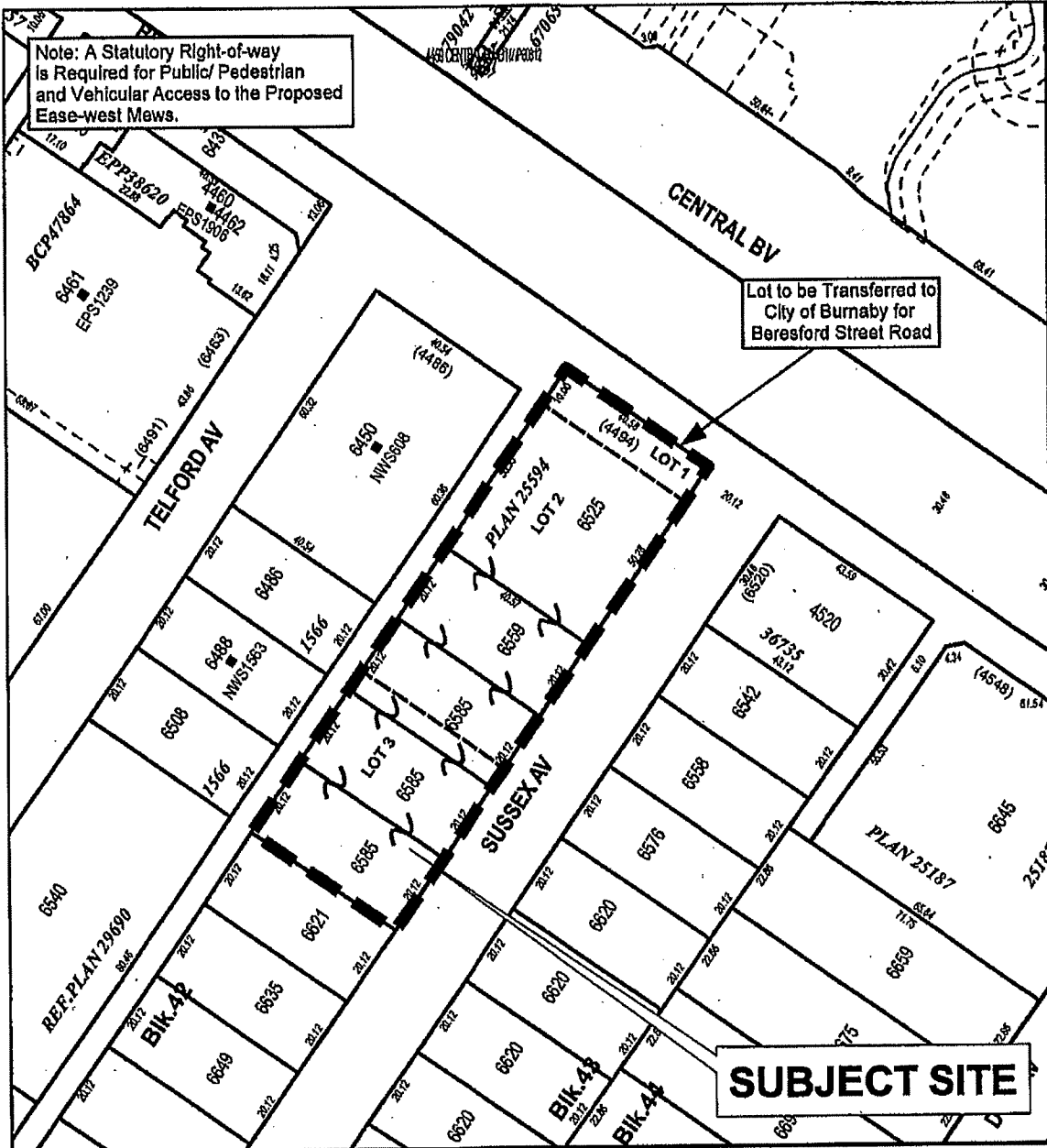
Yours truly,



Edward W. Kozak  
 APPROVING OFFICER

LM:eb:spf  
*Attachments*

cc: Director Engineering (Attention: Al Hill)  
 Director Engineering, Environmental Svcs. (Attn: S. Haidar) *via email*  
 Director Parks, Recreation and Cultural Services  
 Chief Building Inspector (Attn: Supervisor, Plan Checking)  
 Area Assessor  
 Fire Chief (Attn: P. Talkkari)  
 City Solicitor  
 Lands Department (Attn: Property Negotiator)  
 BC Hydro  
 TELUS  
 Rezoning Reference #16-42



PLANNING & BUILDING DEPARTMENT




DATE:  
MAR 09 2018

SCALE:  
1:1,500

DRAWN BY:  
AY

SUBDIVISION REFERENCE #17-10010  
REZONING REFERENCE #16-42  
6525, 6559 AND 6585 SUSSEX AVENUE

 Subject Site

**Exhibit "H"**

**Contract of Purchase and Sale**



SL: \_\_\_\_ Unit: \_\_\_\_

**CONTRACT OF PURCHASE AND SALE**

BETWEEN:

**6511 Sussex Heights Development Ltd.** (the "Developer" and the "Vendor")

AND:

**Purchaser(s):**

Name(s): \_\_\_\_\_

Address(es): \_\_\_\_\_

Tel: \_\_\_\_\_ Tel: \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

Country of Residence: \_\_\_\_\_ Country of Residence: \_\_\_\_\_

(For the purposes of the *Income Tax Act* (Canada))

(Such one or more parties being hereinafter referred to as the "Purchaser").

PROPERTY: Proposed Strata Lot \_\_\_\_\_, being Unit No. \_\_\_\_\_ (the "Strata Lot") in the development known as "HIGHLINE" (the "Development"), to be constructed as part of a 327 unit residential strata development project on the lands located at 6505 Sussex Avenue, Burnaby, BC and legally described as PID: 030-616-735 Lot 2 District Lot 153 Group 1 New Westminster District Plan EPP86315 (the "Lands"), as further described in the Disclosure Statement filed by the Vendor on February 20, 2020 (the "Initial Disclosure Statement") and all amendments thereto (the "Amendments") (the Initial Disclosure Statement and the Amendments are hereinafter collectively called the "Disclosure Statement").

PURCHASE PRICE: The Purchase Price for the Strata Lot will be: (\$ \_\_\_\_\_) DOLLARS. The Purchase Price excludes any Goods and Services Tax ("GST").

P	P	V	V

**INITIALS**

# highline

METROTOWN

SL: \_\_\_\_\_ Unit: \_\_\_\_\_

1. **Offer.** In consideration of the sum of ONE (\$1.00) DOLLAR and other good and valuable consideration now paid by each of the parties to the other (the receipt and sufficiency of which is hereby acknowledged) and other mutual covenants and agreements contained in this agreement, the Purchaser agrees to purchase the Strata Lot from the Vendor for the Purchase Price and upon the terms set forth herein subject to the Permitted Encumbrances (as hereinafter defined). The Purchaser acknowledges that the Purchaser is purchasing a strata lot which is to be constructed or is presently under construction.

The Purchase Price does not include the exclusive use of any parking stall(s) or storage locker(s) at the Development unless expressly set out in an addendum hereto. In the event the Purchaser purchases the exclusive use of a parking stall(s) and/or storage locker(s), the location of the parking stall(s) and/or storage locker(s) will be designated by the Vendor in accordance with the Disclosure Statement. The Purchaser acknowledges and agrees that the parking stall(s) and/or storage locker(s): (a) will vary in size, shape, convenience and location (including, notwithstanding any other amended or written agreement made between the parties to the contrary, and where more than one, may not be side by side); and (b) may be partially obstructed by columns, pipes, ducts, mechanical equipment, electrical equipment and other facilities. The Purchaser further acknowledges and agrees that the final determination of parking stall(s) and/or storage locker(s) assigned to a Purchaser shall be by the Vendor with no recovery by the Purchaser. The Purchaser will accept the parking stall(s) and/or storage locker(s) if any, assigned or sold to the Purchaser by the Vendor on an "as is, where is" basis and will have no claim against the Vendor in respect of any variation in the size, shape, convenience of location or obstruction of such parking stall(s) and/or storage locker(s).

2. **Deposit.** The Purchaser will pay a deposit(s) by bank draft or certified cheque (collectively, the "Deposit") to Richards Buell Sutton LLP (the "Vendor's Solicitors") in trust as stakeholder and the Deposit will be held in accordance with the *Real Estate Development Marketing Act* (British Columbia) as follows:

(a) a deposit (the " <b>Initial Deposit</b> ") of \$10,000 upon presentation of this Contract by the Purchaser, payable by way of certified cheque, or bank draft;	\$10,000.00
(b) a further deposit (the " <b>Second Deposit</b> ") of 10% of the Purchase Price (less the Initial Deposit), payable 7 days after acceptance of this Contract by the Vendor, payable by way of certified cheque, or bank draft;	\$ _____
(c) a further deposit (the " <b>Third Deposit</b> ") of 5% of the Purchase Price, payable on the day that is the later of: (1) 7 days following receipt by the Purchaser of an Amendment to the Disclosure Statement setting out the particulars of a satisfactory financing commitment, which Amendments may be contained in the same document; and (2) 6 months from the date of acceptance of this Contract by the Vendor; payable by way of certified cheque, or bank draft;	\$ _____
(d) a further deposit (the " <b>Fourth Deposit</b> ") of 5% of the Purchase Price, payable 3 months following the date the Third Deposit becomes due, payable by way of certified cheque, or bank draft;	\$ _____
the balance of the Purchase Price, subject to adjustments, to be paid on the Completion Date by bank draft or certified cheque.	

P	P	V	V

**INITIALS**



# highline

METROTOWN

SL: \_\_\_\_\_ Unit: \_\_\_\_\_

Interest on the Deposit will, in all cases, be for the benefit of the Vendor and will not be applied on account of the Purchase Price. If the Purchaser defaults in the Purchaser's obligations hereunder, the Vendor may, at its option, retain the Deposit and interest thereon without prejudice to any other remedy, which the Vendor may have in respect of the Purchaser's default in accordance with the terms of this Contract.

3. **Completion, Possession and Adjustment Dates.** It is currently estimated that the completion of the Strata Lot will occur between September 1, 2023 and November 30, 2023. For more information about the Completion, Possession and Adjustment Dates, see the Disclosure Statement and Addendum "A" attached hereto.
4. **Furnishings.** The Purchase Price includes the following items unless otherwise noted in the Disclosure Statement: electric oven, gas cooktop, hood fan, dishwasher, refrigerator, microwave, washer and gas dryer, window coverings, enterphone/intercom system through the phone line and heat pump to provide air conditioning and heat.

Fixtures and features as represented in the Disclosure Statement will also be included, provided that the Vendor may substitute materials of reasonably equivalent or better quality, in its discretion. Presentation centre or display suite decorator features, fixtures, wall treatments, finishings, fittings, dining light fixtures and furnishings are not included in the Purchase Price unless expressly set out in an Addendum hereto.

5. **Acceptance.** This Contract will be open for acceptance until 6:00 p.m. (Vancouver time) on the 3rd day (including weekends and statutory holidays) following the date of execution by the Purchaser and upon acceptance by the Vendor signing a copy of this Contract, there will be a binding agreement of sale and purchase in respect of the Strata Lot for the Purchase Price, on the terms and subject to the conditions set out herein.

**THE TERMS AND CONDITIONS ATTACHED HERETO AS ADDENDUM "A" ARE PART OF THIS CONTRACT. READ THEM CAREFULLY BEFORE YOU SIGN.**

THE PURCHASER HAS EXECUTED THIS CONTRACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_\_.

\_\_\_\_\_  
(Witness)\_\_\_\_\_  
(Purchaser)\_\_\_\_\_  
(Name of Purchaser)\_\_\_\_\_  
(Witness)\_\_\_\_\_  
(Purchaser)\_\_\_\_\_  
(Name of Purchaser)

**THE PURCHASER'S OFFER TO PURCHASE CONTAINED HEREIN IS ACCEPTED BY THE VENDOR AT \_\_\_\_\_ A.M./P.M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_\_.**

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**

Per:

\_\_\_\_\_  
Authorized Signatory



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**Addendum "A"****1.0 AGREEMENT**

1.1 Once this Contract is accepted by the Vendor, the Purchaser agrees to purchase from the Vendor the Strata Lot at the Purchase Price and upon the terms set forth in the agreement created by the acceptance of this Contract by the Vendor, this Addendum and all additional addendums and schedules. Title to the Strata Lot on the Completion Date (as hereinafter defined) shall be subject only to:

- (a) the exceptions listed in Section 23(1) of the *Land Title Act* (British Columbia);
- (b) the charges and encumbrances referred to in the Disclosure Statement; and
- (c) claims of builders liens or other encumbrances where the Vendor's Solicitors have undertaken to remove same pursuant to paragraph 7.1 hereof;

(collectively, the "**Permitted Encumbrances**").

The Purchaser agrees to execute any and all agreements as may be required pursuant to the terms and conditions of the Permitted Encumbrances confirming the Purchaser acknowledges and assumes obligations under the Permitted Encumbrances.

**2.0 DESCRIPTION OF STRATA LOT**

2.1 The Strata Lot is part of the Development which is situated on the Lands as shown on the proposed strata plan attached to the Disclosure Statement, and as more particularly described in the Disclosure Statement.

**3.0 PURCHASER'S ACKNOWLEDGEMENTS**

3.1 Disclosure Statement. The Purchaser acknowledges that the Purchaser has received copies of the Initial Disclosure Statement for the Development and all Amendments, and has been given a reasonable opportunity to read the Initial Disclosure Statement and all Amendments before signing this Contract. The signing of this Contract by the Purchaser will constitute:

- (a) a receipt for the Initial Disclosure Statement and all Amendments; and
- (b) the Purchaser's acknowledgment that the Purchaser had an opportunity to read the Initial Disclosure Statement and all Amendments before signing this Contract.

3.2 Consent to Electronic Delivery of Disclosure Statement and all Amendments. Where the Purchaser has on the first page of this Contract, or on any subsequent addendum to this Contract provided an email address, the Purchaser consents to the Vendor delivering the Disclosure Statement (including all Amendments) to the Purchaser at the email address provided and the Purchaser acknowledges and agrees that such email delivery of the Disclosure Statement (including all Amendments) has afforded the Purchaser a reasonable opportunity to read the Disclosure Statement (including all Amendments) all as at the time of the Vendor's delivery of the email as shown by the Vendor's copy of the sent email.

**4.0 PURCHASE PRICE, DEPOSIT AND PAYMENT**

4.1 Payment of the Purchase Price. The Purchaser will pay the Purchase Price to the Vendor as follows:

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- (a) The Deposit in the amount set out in paragraph 2 of the Contract shall be paid by the Purchaser to the Vendor's Solicitors, Richards Buell Sutton LLP in Trust by way of certified cheque or bank draft. If the estimated interest to be earned will exceed the Stakeholder's administration costs, the Stakeholder will invest the Deposit in an interest bearing trust account with a Canadian chartered bank, trust company or credit union with interest to accrue to the credit of the Vendor, except as otherwise expressly provided herein (for the purposes of Section 4.0, the "Stakeholder"); and
- (b) The Balance of the Purchase Price plus or minus adjustments shall be paid by the Purchaser to the Vendor's Solicitors on the Completion Date by way of certified cheque or bank draft.

4.2 Handling of the Deposit. Subject to paragraphs 4.3 and 4.4 hereof, the Deposit shall be dealt with as follows:

- (a) If the Purchaser completes the purchase of the Strata Lot on the terms and conditions herein contained, then the Deposit shall form part of and be applied to the Purchase Price and be paid by the Stakeholder to the Vendor. Any interest earned thereon shall be paid to the Vendor;
- (b) If the Purchaser fails to complete the purchase of the Strata Lot or fails to pay any part of the Deposit on the terms and conditions herein contained, then the Deposit paid together with interest accrued thereon shall be paid by the Stakeholder to the Vendor forthwith;
- (c) If the Contract is terminated pursuant to paragraph 5.1 or if the Purchaser fails to provide notice of waiver or satisfaction of the Purchaser's conditions pursuant to paragraph 9.2 hereof, or if the Vendor provides notice to the Purchaser that the Vendor's conditions are not waived or satisfied pursuant to paragraph 9.3 hereof, then the Deposit together with all interest accrued thereon shall be paid by the Stakeholder to the Purchaser and the Purchaser shall have no further claims against the Vendor; and
- (d) If the Vendor fails to complete the sale of the Strata Lot on the terms and conditions herein contained, then the Deposit together with all accrued interest thereon shall be paid by the Stakeholder to the Purchaser and the Purchaser shall have no further claims against the Vendor.

Notwithstanding the aforementioned, the Purchaser acknowledges and agrees that the Stakeholder will be permitted to charge and deduct and retain a deposit administration fee from each payment made by the Purchaser comprising the Deposit of not more than \$75.00 plus applicable taxes to be paid by the Purchaser, and that any payment made by the Purchaser that is returned for non-sufficient funds will be subject to a service charge of \$25.00 in each such instance.

4.3 Residency. Notwithstanding the provisions of paragraph 4.2 hereof, if the Purchaser is a non-resident of Canada as defined under the *Income Tax Act* (Canada), the Purchaser authorizes the Stakeholder to remit directly to the Receiver General for Canada such non-resident withholding tax in respect of interest earned on the Deposit as may be required by the *Income Tax Act* (Canada).

4.4 Authorization to Deal with Deposit. The Vendor and the Purchaser hereby irrevocably authorize the Stakeholder:

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- (a) to deal with the Deposit and all interest earned thereon in accordance with the provisions hereof, notwithstanding the provisions of Section 18 of the *Real Estate Development Marketing Act* (British Columbia); and
- (b) to interplead the Deposit and all interest thereon, at the expense of the party ultimately determined to be entitled to such funds, should any dispute arise regarding the obligations of the Stakeholder with respect to the Deposit.

4.5 Deposit Protection Agreement Under REDMA. Under Section 19 of the *Real Estate Development Marketing Act* (British Columbia), a developer who desires to use for the developer's own purposes a deposit the developer has placed with a trustee under Section 18 of the *Real Estate Development Marketing Act* (British Columbia) may, by entering into a deposit protection agreement in relation to that deposit, obtain the deposit from that trustee and use that deposit only for the developer's own purposes. Section 10 of the *Real Estate Development Marketing Regulation* (British Columbia) provides that if a developer enters into a deposit protection agreement, the developer must provide notice of the deposit protection agreement to a purchaser by including the following information in the disclosure statement:

- (a) the name and business address of the insurer;
- (b) the name of the developer who entered into the deposit protection agreement; and
- (c) the date on which the insurance takes effect.

The Purchaser acknowledges and agrees that the Vendor may enter into such a deposit protection agreement with respect to the Deposit. The Vendor agrees that if it enters into such a deposit protection agreement with respect to the Deposit, it will comply with Section 10 of the *Real Estate Development Marketing Regulation* (British Columbia) regarding that deposit protection agreement.

For further terms regarding deposit insurance please see Section 8.1 hereof and Section 7.1 of the Disclosure Statement.

4.6 Builders Liens. That portion, if any, of the Purchase Price required by law to be held back by the Purchaser in respect of builder's lien claims (the "**Lien Holdback**") will be paid on the Completion Date to the Vendor's Solicitors. The Lien Holdback will be held in trust by the Vendor's Solicitors pursuant to the *Strata Property Act* (British Columbia) and *Builders Lien Act* (British Columbia) (or successor statutes) solely in respect of lien claims registered in the applicable land title office in connection with work done at the request of the Vendor. The Vendor's Solicitors are authorized to invest the Lien Holdback in an interest bearing trust account and to pay to the Vendor the Lien Holdback plus interest, if any, accrued thereon as permitted by law; which payment will occur upon expiration of the period during which the Lien Holdback must be retained pursuant to the *Strata Property Act* and the *Builders Lien Act* (the "**Lien Holdback Period**"), less the amount of any builder's lien claims filed against the Strata Lot of which the Purchaser or the Purchaser's solicitor or notary public notifies the Vendor's Solicitor in writing by 4:00 p.m. on the last day of the Lien Holdback Period. The Purchaser hereby authorizes the Vendor to bring any legal proceedings required to clear title to the Strata Lot of any lien claims filed with respect to the Strata Lot, including payment of the whole or any part of the Lien Holdback into Court if desired by the Vendor.

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5.0 COMPLETION, POSSESSION AND ADJUSTMENT DATES

5.1 Completion Date. The completion of the purchase and sale of the Strata Lot shall take place on the date (the "Completion Date") specified by the Vendor in a notice delivered to the Purchaser or the Purchaser's Solicitor stating that the Strata Lot is, or is expected to be "Ready to be Occupied" and that the title to the Strata Lot has or is expected to have been issued by the Land Title Office, provided that the Vendor or the Vendor's Solicitor will give not less than 14 days' notice thereof and provided further that if the Land Title Office is not open for business on such day, then the Completion Date shall be the next business day. "Ready to be Occupied" refers to the Strata Lot only and not to any other strata lot or the common property within the Development and the Strata Lot will be deemed to be "Ready to be Occupied" if the City of Burnaby has issued an occupancy permit to occupy the Strata Lot (the "Occupancy Permit"), whether such permit is conditional or unconditional. In the event the Occupancy Permit is a conditional permit issued by the City of Burnaby, the Vendor will provide the Purchaser with an unconditional Occupancy Permit for the Strata Lot or the Development as soon as is reasonably practical. If the Completion Date has not occurred on or before September 1, 2025 (the "Outside Date"), and the parties have not agreed to an extension, this Contract shall be terminated whereupon the Purchaser will be entitled to repayment by the Seller of the Deposit together with any interest earned thereon as the Purchaser's sole remedy and the parties will thereafter have no further obligations, liabilities or commitments to, from or against one another provided that:

- (a) If paragraph 5.3 hereof is applicable then the Outside Date will be extended for a period equivalent to such delay, which period will be determined solely by the Vendor;
(b) The Vendor may, at its sole option, exercisable by notice to the Purchaser, in addition to any other extension pursuant to this Section 5.0, and whether or not any delay described in this Section 5.0 has occurred, elect to extend the Outside Date for up to 250 days; and
(c) Where the Vendor has extended the Outside Date for the full time set out in subsection (b) above and provided the Vendor is still actively carrying on construction of the Development the Vendor may, at its sole option, provide notice to the Purchaser that it has elected to extend the Outside Date for up to a further 110 days.

5.2 Notice of Completion Date. The notice of the Completion Date delivered to the Purchaser or the Purchaser's Solicitors may be based on the Vendor's estimate as to when the Strata Lot will be "Ready to be Occupied" and when the title to the Strata Lot will be issued by the Land Title Office, and if the Strata Lot is not "Ready to be Occupied" or if the title is not issued by the Land Title Office on or before the Completion Date so estimated, then the Vendor may extend the Completion Date from time to time as required by the Vendor until the Strata Lot is "Ready to be Occupied" and the title is to be issued in the Land Title Office, by notice of such extension to the Purchaser or the Purchaser's Solicitors, provided that the Vendor shall give the Purchaser or the Purchaser's Solicitors not less than 7 days' notice of such extended Completion Date.

5.3 Force Majeure. If the Vendor is delayed from completing the development of the Strata Lot as a result of fire, explosion or accident, however caused, act of any governmental authority, strike, lockout, inability to obtain or delay in obtaining labour, materials or equipment or flood, act of God, inclement weather, delay or failure by carriers or contractors, unavailability of supplies or materials, breakage or other casualty, interference of the Purchaser or any other event beyond the control of the Vendor, then the time within which the Vendor must do anything hereunder and the Completion Date referred to in paragraph 5.1 will be extended for a period equivalent to such period of delay which period will be determined solely by the Vendor.

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- 5.4 Adjustments. The Purchaser will assume and pay all taxes, rates, local improvement assessments, utilities and other charges, and all other adjustments both incoming and outgoing of whatever nature in respect of the Strata Lot shall be made, as of the Completion Date. The Purchaser shall pay GST in accordance with paragraph 5.7 below. If the amount of any such taxes, utilities or other items have been levied in respect of the Lands prior to registration of the strata plan, the portion thereof which shall be allocated to the Strata Lot will be in proportion to the unit entitlement the Strata Lot bears to the aggregate of the unit entitlement for all strata lots in the Development.
- 5.5 Possession. Provided the Vendor's Solicitors have received the balance of the Purchase Price and all other amounts payable by the Purchaser to the Vendor in respect of the Strata Lot on the Completion Date, the Purchaser shall have vacant possession of the Strata Lot at 12:00 pm on the second business day following the Completion Date (the "**Possession Date**").
- 5.6 Risk. The Strata Lot will be and remain at the risk of the Vendor until 12:01 a.m. on the Completion Date, after which time it will be at the risk of the Purchaser.
- 5.7 GST. The Purchaser will pay all costs in connection with the sale and purchase of the Strata Lot (including property transfer tax and any applicable taxes, including GST, and any other federal or provincial sales, service, transition, value added or other tax required to be paid by the Purchaser in connection with the purchase and sale of the Strata Lot), other than the costs the Vendor incurred in clearing title to the Strata Lot. The Purchaser acknowledges that GST and provincial sales taxes are, without duplication, applicable to the sale and purchase of the Strata Lot and will be payable by the Purchaser. The Purchaser acknowledges and agrees that the Purchase Price is exclusive of all applicable taxes, including GST, and any other federal or provincial sales, service, value added or other tax or new housing rebate, which for greater clarity are not included in the Purchase Price.

**6.0 CONSTRUCTION**

- 6.1 Construction. The Vendor will proceed to construct the Development substantially in accordance with the proposed draft strata plan attached to the Disclosure Statement, provided that the Vendor may make changes to features, design, and materials as are, in the Vendor's opinion, desirable and reasonable. The Purchaser understands and agrees that the building plans, design, and specifications for the Development may be varied to a minor extent in the reasonable discretion of the Vendor, that the area of the Strata Lot shown on the proposed strata plan is approximate, and that the address or suite and Strata Lot number assigned to the Strata Lot are subject to change at the Vendor's discretion. The Purchaser also acknowledges and agrees that any materials used in finishing of the Strata Lot, including, without limitation, natural stone, ceramic, porcelain, wood and laminates, may have conspicuous variations in colour, grain, vein and texture, pattern and size and any such variations are merely characteristic of the respective materials and will not be considered as defects or deficiencies in the Strata Lot and that certain materials used in the finishing of the Strata Lot may be subject to staining or changed coloration over time.
- 6.2 Access. The Purchaser acknowledges and agrees that the Purchaser will not be entitled to have access to the Strata Lot prior to the Possession Date without the prior written permission of the Vendor (which the Vendor may withhold in its absolute discretion) and then only if accompanied by a representative of the Vendor, subject to paragraph 6.3. The Purchaser hereby releases the Vendor and its directors, officers, shareholders, unit holders, employees, agents, contractors and representatives (collectively, the "**Released Parties**") from and against any loss, cost, damage,

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injury or death resulting from any act or omission of any one or more of the Released Parties, including that arising from the negligence of any one or more of the Released Parties, or any condition within the Strata Lot or the Development and agrees to indemnify and hold harmless the Released Parties from and against any loss, cost, damage, injury or death resulting from the presence of the Purchaser or any person on behalf of the Purchaser within the Strata Lot or the Development, or any act or omission negligent or otherwise of the Purchaser or any person on behalf of the Purchaser while within the Strata Lot or the Development. The Purchaser hereby acknowledges and the Vendor hereby confirms that the Vendor has acted as agent for and on behalf of the other Released Parties with respect to obtaining the foregoing release and indemnity from the Purchaser for the benefit of such Released Parties.

6.3 Inspection. The Purchaser and a representative of the Vendor shall inspect the Strata Lot at a reasonable time designated by the Vendor prior to the Completion Date. If the Purchaser fails or refuses to inspect the Strata Lot at the time designated by the Vendor the Purchaser is deemed to have waived or forfeited any such right and is deemed to be satisfied with and have accepted the physical condition of the Strata Lot. At the conclusion of such inspection, a conclusive list of any defects or deficiencies (collectively, the "**Deficiencies**") shall be prepared that are to be rectified by the Vendor including the estimated dates and timeframes by which such corrections are to occur. The parties shall sign the list of Deficiencies and the Purchaser shall be deemed to have accepted the physical condition of the Strata Lot subject only to the Deficiencies. The Purchaser covenants and agrees to complete the purchase of the Strata Lot on the Completion Date on the terms and conditions herein contained notwithstanding that the Deficiencies may be rectified after the Completion Date. The Purchaser is not entitled to holdback any amount of the Purchase Price on closing in respect of the Deficiencies or other deficiencies. In the event of a disagreement between the Purchaser and the Vendor as to what constitutes a defect or deficiency, or whether or not a defect or deficiency has been rectified, the decision of the architect for the Development or any replacement therefor appointed by the Vendor in the Vendor's sole discretion will be conclusive, final and binding on the parties. Following the Completion Date, the Purchaser agrees to provide the Vendor and its representatives, contractors and agents with access to the Strata Lot at all reasonable times on reasonable notice from the Vendor in order for the Vendor or its representatives, contractors or agents to rectify any outstanding Deficiencies, and the Purchaser will in no manner interfere with or impede any such person while he or she is carrying out such work.

6.4 Service Facilities. The Purchaser acknowledges that the Development may include services facilities and equipment such as transformers, fire protection systems and equipment, mechanical and electrical systems and equipment, electrical room, vents, ducts, fans, elevators, garage gates, garbage compactors and other such facilities and equipment (collectively the "**Service Facilities**"). The Service Facilities will be located as required by the relevant authorities or as recommended by the Vendor's consultants.

**7.0 CONVEYANCE**

7.1 Conveyance. It shall be the Purchaser's responsibility to prepare the documents necessary to complete this transaction and the Purchaser shall deliver to the Vendor a freehold transfer, in registrable form (the "**Transfer**"), and a statement of adjustments, to the Vendor's Solicitor at least 7 business days prior to the Completion Date. The Vendor will provide the Purchaser or the Purchaser's Solicitors with a form of acknowledgement whereby the Purchaser acknowledges receipt of the Initial Disclosure Statement, the Amendments and any subsequent amendments to the Initial Disclosure Statement, which the Purchaser will be required to sign and return to the Vendor or the Vendor's Solicitor prior to the Completion Date. In the event the Purchaser has not

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received any of the amendments listed in the acknowledgement the Purchaser or the Purchaser's Solicitors shall inform the Vendor's Solicitors forthwith and shall not be obligated to sign and return the acknowledgement until the Purchaser has received all such amendments and been provided a reasonable opportunity to review same. The Purchaser agrees prior to the Completion Date to sign and deliver to the Vendor the owner registration in the form required by the Vendor's new home warranty provider. The Purchaser acknowledges that the Strata Lot will not be covered by the home warranty should the Purchaser fail to deliver the signed owner registration form prior to the Completion Date. The Purchaser will be responsible for obtaining all other documents required for the closing.

On the Completion Date, the Vendor will transfer title to the Strata Lot to the Purchaser free and clear of all registered liens, mortgages, charges and encumbrances of any nature whatsoever save and except Permitted Encumbrances and on or before the Completion Date, the Vendor will have taken whatever steps are necessary in order to obtain or make arrangements for any release or discharge of any registered liens, mortgages, charges and encumbrances save and except the Permitted Encumbrances. The Purchaser acknowledges and agrees that the Vendor will be using the purchase money received from the Purchaser to obtain a partial discharge of any construction mortgage and security collateral thereto. The Purchaser's Solicitor or notary public will pay the balance of the adjusted Purchase Price **on or before 4:30 p.m.** on the Completion Date **by way of certified cheque or bank draft** made payable and delivered at the Purchaser's expense to the Vendor's Solicitors in trust on their undertaking to pay an amount required in a written statement of indebtedness from the holder of the prior encumbrance to require the holder of the prior encumbrance to provide the Vendor's Solicitors with a registrable discharge of such prior encumbrance and to register the discharge of the aforesaid charges from title to the Strata Lot and, in the case of a claim of builders lien, on his undertaking to pay an amount sufficient to cause same to be discharged within 30 days after the Completion Date. If the Purchaser is relying upon a new mortgage to finance the Purchase Price, the Purchaser, while still required to pay the balance of the adjusted Purchase Price on the Completion Date, may wait to pay same until after the Transfer and new mortgage documents have been lodged for registration at the applicable Land Title Office but only if before such lodging against title to the Strata Lot, the Purchaser has:

- (a) deposited in trust with the Purchaser's Solicitors the cash balance of the Purchase Price not being financed by the mortgage;
- (b) fulfilled all the new mortgagee's conditions for funding except lodging for registration; and
- (c) made available to the Vendor's Solicitors an undertaking given by the Purchaser's Solicitors to pay on the Completion Date the balance of the adjusted Purchase Price upon the lodging of the Transfer and the new mortgage documents and the advance by the new mortgagee of the mortgage proceeds or withdraw the Transfer from registration at the Land Title Office.

7.2 Costs. The Purchaser will pay all costs (including the Purchaser's Solicitor's fees and disbursements) in connection with the completion of purchase and the sale (including applicable GST or other federal or provincial sales, value-added, property transfer or other tax other than income tax) required to be paid by the Vendor or the Purchaser in connection with the purchase and sale of the Strata Lot other than the costs of the Vendor incurred in clearing title to the Strata Lot of financial encumbrances and the legal fees of the Vendor.

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## 8.0 ASSIGNMENT BY PURCHASER

8.1 Assignment. The Purchaser may only assign the Purchaser's interest in the Strata Lot or in this Contract or direct the transfer of the Strata Lot to any other or additional party with the written consent of the Vendor, and unless the Vendor so consents the Vendor shall not be required to convey the Strata Lot to anyone other than the Purchaser named herein. The Seller will not entertain any assignment requests within 24 months of the date this Contract was accepted by the Vendor or 3 months prior to the anticipated completion date, which date shall be determined in the Vendor's sole discretion. Any assignment must be in the Seller's standard form assignment agreement. If, with the consent of the Vendor, the Purchaser assigns the Purchaser's interest in the Strata Lot or this Contract or directs the transfer of the Strata Lot to any other or additional party, the Purchaser will pay to the Vendor an administration fee, as a condition for agreeing to the assignment, and for the associated legal and administrative costs, in the amount of 4% of the greater of the Purchase Price and the purchase price paid by the assignee, plus applicable GST on such fee at the time the assignment form is delivered to the Vendor, except that such administration fee will be a flat fee of \$1,000.00 plus GST if the assignee is the Purchaser's spouse, parent, child, sibling, grandparent, grandchild or a company beneficial owned and controlled by the Purchaser. No assignment by the Purchaser of the Purchaser's interest in the Strata Lot or this Contract or direction of transfer to any other person shall release the Purchaser from any of the Purchaser's obligations or liabilities hereunder. If the Purchaser assigns the Purchaser's interest in the Strata Lot pursuant to this paragraph 8.1, and a deposit protection agreement is in place, then from the date of the assignment:

- (a) the Purchaser (for the purpose of the remainder of this paragraph 8.1, the "**Assignor**") shall not make or pursue any claims or proceedings against the deposit insurer with respect to this Contract, the Strata Lot or the Deposit;
- (b) the Assignor quit claims and releases absolutely the deposit insurer from any and all liabilities, obligations, promises or covenants to the Assignor with respect to this Contract, the Strata Lot or the Deposit and confirms that the Assignor no longer has any interest in or claim to the Deposit;
- (c) the Assignor and the person to whom the Assignor assigns its interest in the Strata Lot (for the purpose of the remainder of this paragraph 8.1, the "**Assignee**") acknowledge and agree that the benefit of the deposit protection agreement issued by the deposit insurer in respect of the Deposit is assigned from the Assignor to the Assignee concurrently with the assignment of this Contract and that the deposit insurer will amend its records so that the insured benefit under the deposit protection agreement in respect of the Deposit is transferred from the Assignor to the Assignee; and
- (d) the Assignor and the Assignee expressly acknowledge and agree that the deposit insurer can rely on the benefit of, and seek to enforce against either or both of them, the provisions of this paragraph 8.1 notwithstanding that the deposit insurer is not a party to the assignment agreement.

8.2 Collection of Assignment Information. Before the Vendor consents to the assignment of this Contract, the Vendor will be required to collect information and records under the *Real Estate Development Marketing Act* (British Columbia) from each proposed party to an assignment agreement, including personal information, respecting the following:

- (a) the party's identity;

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- (b) the party's contact and business information;
- (c) the terms of the assignment agreement.

Information and records collected by the developer must be reported by the developer to the administrator designated under the *Property Transfer Tax Act* (British Columbia). The information and records may only be used or disclosed for tax purposes and other purposes authorized by section 20.5 of the *Real Estate Development Marketing Act* (British Columbia), which includes disclosure to the Canada Revenue Agency.

- 8.3 No Solicitation. The Purchaser and its agents will not advertise or solicit offers from the public with respect to the resale of the Strata Lot by the Purchaser or the Purchaser's interest under this Contract before the Completion Date without the express written consent of the Vendor, which consent may be arbitrarily withheld.
- 8.4 Continued Marketing. The Purchaser agrees that after completion of the conveyance contemplated by this Contract, the Purchaser shall allow the Vendor to maintain professional signage on the Strata Lot for the purposes of offering the balance of the Vendor's strata lots in the Development for sale. In addition the Purchaser acknowledges that the Vendor and the Vendor's representatives intend to continue marketing additional strata lots in the Development and in any other neighbouring developments that the directors of the Developer are marketing in their capacity as directors of a different developer under a different disclosure statement after the completion of the sale of the Strata Lot to the Purchaser, and that such continued marketing may include, without limitation, the maintenance of one or more strata lots owned by the developer as sales or administration offices and/or display suites, marketing events held at the Development and tours of the Development for prospective purchasers. The Purchaser agrees not to unreasonably interfere with the Vendor and the Vendor's representatives in the course of such continued marketing.

**9.0 MISCELLANEOUS**

- 9.1 Time of Essence. Time is of the essence hereof and unless all payments on account of the Purchase Price, together with adjustments thereto as provided herein and all other amounts payable by the Purchaser hereunder are paid when due, then the Vendor may, at the Vendor's option:
- (a) terminate this Contract and in such event the Deposit together with all accrued interest thereon will be absolutely forfeited to the Vendor on account of damages (being the minimum amount of damages the parties agree the Vendor is expected to suffer as a result of such termination), without prejudice to the Vendor's other remedies, including a right to pursue the Purchaser for any unpaid Deposit and recover any additional damages; or
  - (b) elect to extend the time for completion and complete the transaction contemplated by this Contract to a certain date determined by the Vendor, in which event time shall remain of the essence and the Purchaser will pay to the Vendor, in addition to the Purchase Price, interest on the unpaid portion of the Purchase Price and other unpaid amounts payable hereunder at the rate of 18% per annum, such interest to be calculated daily from the date upon which such payment and amounts were due to the date upon which such payment and amounts are paid.

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**INITIALS**



SL: \_\_\_\_ Unit: \_\_\_\_

**Addendum "A"**

If from time to time the Purchaser's default continues beyond the last extended date for completion established pursuant to subsection (b) the Vendor may thereafter elect to terminate this Contract pursuant to subsection (a) or permit a further extension pursuant to subsection (b).

In the event the Vendor elects to terminate this Contract the Purchaser acknowledges and agrees the Stakeholder is entitled to rely on any certificate provided to the Stakeholder under the *Real Estate Development Marketing Act* (British Columbia) in connection with same and pay the Deposit and accrued interest thereon as directed by the Vendor notwithstanding the Vendor's knowledge of any adverse claim to the Deposit including a claim by the Purchaser.

9.2 Purchaser's Conditions. Notwithstanding anything herein contained to the contrary if the Purchaser's obligation to purchase the Strata Lot is subject to one or more conditions then the conditions shall be set out in an Addendum attached hereto, and, if such conditions exist then the Vendor, may, on written notice delivered to the Purchaser require the Purchaser to either satisfy or waive any or all conditions by delivering written notice within 48 hours from the time the Vendor gives notice to the Purchaser. If such written satisfaction or waiver is not received within such time, then this Contract shall terminate and the Deposit together with all accrued interest thereon shall be promptly refunded to the Purchaser.

9.3 Vendor's Condition Precedent. The obligation of the Vendor to complete the sale of the Strata Lot is subject to:

- (a) the Vendor obtaining a building permit in respect of Development that is satisfactory to the Vendor in its sole, absolute and unfettered discretion on or before 12 months from the date the Initial Disclosure Statement was filed; and
- (b) the Vendor obtaining construction financing in respect of Development that is satisfactory to the Vendor in its sole, absolute and unfettered discretion on or before 12 months from the date the Initial Disclosure Statement was filed.

The foregoing conditions are for the sole benefit of the Vendor and may be waived by the Vendor at any time on or prior to the time set forth for satisfaction of the same. Each condition shall be deemed to have been waived within the time set forth if the Purchaser has not received, within 7 days following the date on which such condition is to be satisfied, notification from the Vendor that such condition has not been satisfied or waived. In the event the Vendor provides notice within such 7 day period that such condition is not waived or satisfied, this Contract shall be terminated, whereupon the Deposit and any interest accrued thereon shall be forthwith returned to the Purchaser without deduction, and this Contract shall thereupon be null and void, and of no further force or effect, and the Vendor shall not be liable for any costs or damages suffered by the Purchaser as a result of or in connection with this Contract or as a direct result of its termination.

9.4 Notices and Tender. Any notice to be given to the Purchaser will be sufficiently given if deposited in any postal receptacle in Canada addressed to the Purchaser at the Purchaser's address as set out on the first page of this Contract or the Purchaser's Solicitors at their offices and sent by regular mail, postage prepaid, or if delivered by hand or if transmitted by fax or email to the Purchaser's Solicitors at their office or to the Purchaser, or if delivered to the Purchaser by email at the email address set out on the first page of this Contract. For clarity, the Purchaser hereby consents to the delivery by the Vendor and the receipt by the Purchaser of all notices to be provided hereunder, including without limitation all Amendments to the Disclosure Statement, by delivery by email. Such notice shall be deemed to have been received if so delivered or transmitted, when delivered or transmitted and if mailed, on the second business day (exclusive

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**INITIALS**



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**Addendum "A"**

of Saturdays, Sundays and statutory holidays) after such mailing, or, in the event of delivery by email, the notice shall be deemed to be delivered as of the date and time the notice shows as being sent from the sender's email address. The address, fax number and email address (if any) for the Purchaser will be as set out on the first page of this Contract or such other address, fax number or email address the Purchaser has last notified the Vendor in writing. Any documents to be tendered on the Purchaser may be tendered on the Purchaser or the Purchaser's Solicitors. Any notice to be given to the Vendor may be given to the Vendor or the Vendor's Solicitors in the same manner, and shall be deemed to have been received, as provided for in the preceding provisions of this section, *mutatis mutandis*. Any documents or money to be tendered on the Vendor shall be tendered by way of certified funds or bank draft and shall be delivered at the Purchaser's expense to the Vendor or the Vendor's Solicitors.

9.5 Agency. The Purchaser understands and acknowledges that the Purchaser has no agency relationship with Rennie Marketing Systems (the "**Vendor's Agent**"). The Purchaser acknowledges and agrees that the Vendor's Agent acts solely for the Vendor, and that the Vendor's Agent does not represent or act for the Purchaser in any capacity whatsoever. The Purchaser may wish to obtain independent advice in respect of this Contract. The Purchaser further acknowledges that the Vendor and the Vendor's Agent may allow the Vendor's Agent to assign its rights as vendor's agent with respect to the sale of the Strata Lot to an affiliate or related party of the vendor's agent at any time prior to the Completion Date.

9.6 Policy Statement #6. Pursuant to Policy Statement #6 ("**PS#6**") issued by the Superintendent of Real Estate, a developer may file a disclosure statement and market strata lots prior to obtaining a satisfactory financing commitment provided that an amendment with respect to PS#6 disclosing the particulars of the satisfactory financing commitment (for the purpose of this paragraph, an "**Amendment**") to the disclosure statement for the Development is filed within 9 months of the developer filing the disclosure statement and subject to the conditions set out below. The Vendor and the Purchaser acknowledge and agree that the Strata Lot is being offered subject to PS#6.

**In compliance with and as required by PS#6 if the required Amendment with respect to PS#6 has not been filed prior to the date the Purchaser has executed this Contract, then notwithstanding anything else herein contained the following applies:**

- (a) **If an Amendment to the Disclosure Statement that sets out particulars of a satisfactory financing commitment is not received by the Purchaser within 12 months after the Initial Disclosure Statement was filed, the Purchaser may at his or her option cancel the purchase agreement at any time after the end of that 12 month period until the required Amendment is received by the Purchaser;**
- (b) **The amount of the deposit to be paid by a Purchaser who has not yet received an Amendment to the Disclosure Statement that sets out particulars of a satisfactory financing commitment is no more than 10% of the purchase price; and**
- (c) **All deposits paid by a Purchaser, including interest earned if applicable, will be returned promptly to the Purchaser upon notice of cancellation from the Purchaser.**

9.7 Governing Law. The Contract, the agreement resulting from the acceptance of the Contract and all matters arising hereunder will be construed in accordance with and governed by the laws of British Columbia which will be deemed to be the proper law hereof, and the courts of British Columbia will have the exclusive jurisdiction to entertain and determine all claims and disputes

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**INITIALS**



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**Addendum "A"**

arising out of or in any way connected with this Contract and the validity, existence and enforceability hereof.

- 9.8 Purchaser Comprising More Than One Party. If the Purchaser is comprised of more than one party, then the obligations of the Purchaser hereunder will be the joint and several obligations of each party comprising the Purchaser and any notice given to one of such parties shall be deemed to have been given at the same time to each other such party.
- 9.9 Residency of Vendor. The Vendor represents and warrants to the Purchaser that it is a resident of Canada within the meaning of the *Income Tax Act* of Canada.
- 9.10 Contractual Rights. The Contract and the agreement which results from its acceptance creates contractual rights only and not any interest in land.
- 9.11 Further Assurances. The parties hereto shall do all further acts and things and execute all such further assurances as may be necessary to give full effect to the intent and meaning of this Contract.
- 9.12 References. All references to any party, whether a party to this Contract or not, will be read with such changes in number and gender as the context or reference requires.
- 9.13 Personal Information. The Purchaser hereby consents to the collection, use, and disclosure by the Vendor of the personal information about the Purchaser as may be required for the following purposes:
- (a) to obtain financing for the Vendor;
  - (b) to comply with requirements of the Vendor's lenders and bankers;
  - (c) to provide services and utilities to the Development and the Strata Lot including telephone, hydro, natural gas, and cablevision;
  - (d) for insurance coverage for the Property or the Development for carrying out its services;
  - (e) to a mortgage broker, if the Purchaser so requests, for the Purchaser's mortgage application for the Purchaser's purchase of the Strata Lot;
  - (f) to the Vendor's lawyers for all matters relating to this Contract;
  - (g) to carry out and complete the sale of the Strata Lot to the Purchaser;
  - (h) to the Vendor's accountants for preparation of financial statements and tax returns including GST returns;
  - (i) for reporting purposes to any trade or professional association governing the Vendor or any investigative body having authority over the Vendor to the extent such information is required to be reported to such association or body;
  - (j) to facilitate communications between the Purchaser and the Vendor;
  - (k) to disclose the information to affiliated companies of the Vendor so that those affiliated companies may provide the Purchaser with notice of real estate projects being developed by those affiliated companies; and

P	P	V	V

**INITIALS**



SL: \_\_\_\_ Unit: \_\_\_\_

**Addendum "A"**

- (l) if the Strata Lot is listed on the Multiple Listing Service®, for the compilation, retention and publication associated real estate boards/associations of statistics.

The information that may be disclosed pursuant to this consent includes all information in, and copies of, this Contract and all addendums, attachments, and amendments to this Contract.

P	P	V	V

**INITIALS**

**Exhibit "I"**  
**Zoning Bylaw**

Bylaw No. 13814  
Page 1

**CITY OF BURNABY**

**BYLAW NO. 13814**

A BYLAW to amend Bylaw No. 4742, being  
Burnaby Zoning Bylaw 1965

WHEREAS application for rezoning has been made to the Council;

AND WHEREAS the Council has held a public hearing thereon after duly giving notice of the time and place of such hearing as prescribed by Sections 466 and 467 of the *Local Government Act*, R.S.B.C. 2015;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 38, 2017.**
  
2. The Map (hereinafter called "Map 'A'"), attached to and forming an integral part of Bylaw No. 4742, being "Burnaby Zoning Bylaw 1965", and designated as the Official Zoning Map of the City of Burnaby, is hereby amended according to the Map (hereinafter called "Map 'B'"), marginally numbered REZ. 4114 annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said Map 'B' respectively are an amendment of and in substitution for the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said Map 'A' shall be deemed to be and is hereby declared to be amended accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said Map 'A', as if originally incorporated therein and shall be interpreted accordingly.

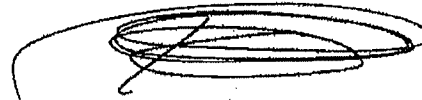


Bylaw No. 13814  
Page 2

3. The Comprehensive Development Plan entitled "6525, 6559 & 6585 Sussex Avenue, Burnaby, BC Proposed Mixed-Use Commercial & Residential Development", prepared by Chris Dikeakos Architects Inc. and Durante Kruek Ltd. and on file in the office of the Director Planning and Building, is deemed to be attached to and form part of this Bylaw and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plan.

Read a first time this 27<sup>th</sup> day of November 2017  
Read a second time this 22<sup>nd</sup> day of January 2018  
Read a third time 23<sup>rd</sup> day of July 2018  
Reconsidered and adopted this 29<sup>th</sup> day of 2018

  
MAYOR.

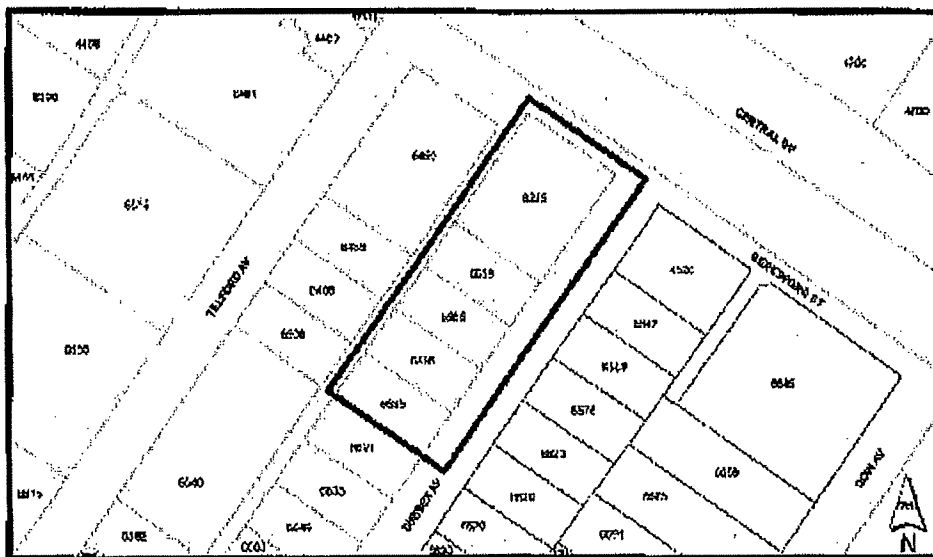


CLERK

**BYLAW NUMBER 13814 BEING A BYLAW TO AMEND BYLAW NUMBER 4742 BEING BURNABY ZONING BYLAW 1966**

**REZ.16-42**


LEGAL: Lot 55, DL 153, Group 1, NWD Plan 25584; Lot 33, DL 153, Group 1, NWD Plan 1566; Lot 30, DL 153, Group 1, NWD Plan 1566



THE AREA(S) SHOWN ABOVE OUTLINED IN BLACK (——) IS (ARE) REZONED

FROM RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on RM5 Multiple Family Residential District, RM4 Multiple Family Residential District, C2 Community Commercial District, Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled '6525, 6559 & 6585 Sussex Avenue, Burnaby, BC Proposed Mixed-Use Commercial & Residential Development' prepared by Chris DeKorpa Architects Inc and Durante Kreuk Ltd.)

	PLANNING AND BUILDING DEPARTMENT	
	<p><b>OFFICIAL ZONING MAP</b></p>	
<p>Date: NOV 17 2017 Scale: 1:2,000 Drawn By: AY</p>		

**Exhibit "J"****Legal Notations, Charges, Liens and Interests**

Copies of the following encumbrances are attached in Exhibit "J":

Energy and Environmental Design Covenant CA7154299

**PURCHASERS WHO WISH TO OBTAIN A COPY OF ANY OTHER  
ENCUMBRANCE OR LEGAL NOTATION MAY OBTAIN IT FROM THE DEVELOPER.**

## NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT  
FORM C (Section 233) CHARGE  
GENERAL INSTRUMENT - PART 1 Province of British Columbia

Oct-26-2018 17:09:29.018

CA7154299 CA7154300

PAGE 1 OF 21 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.

May Kum  
Leung ZL9DIJ

Digitally signed by May  
Kum Leung ZL9DIJ  
Date: 2018.10.26  
15:48:52 -07'00'

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)
- Teresa Tallarico, Legal Assistant**  
City of Burnaby, Legal Department  
4949 Canada Way  
Burnaby BC V5G 1M2
- Phone 604-294-7312  
File: Sub #17-10010; Rez #16-42  
6525,6559 and 6585 Sussex Avenue  
Covenant - Energy and Environmental Design (Lot 2)
- Document Fees: \$143.16 Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:  
[PID] [LEGAL DESCRIPTION]
- NO PID NMBR LOT 2, DISTRICT LOT 153, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN EPP86315**

STC? YES

Related Plan Number: **EPP86315**

3. NATURE OF INTEREST CHARGE NO. ADDITIONAL INFORMATION
- SEE SCHEDULE**

4. TERMS: Part 2 of this instrument consists of (select one only)
- (a)  Filled Standard Charge Terms D.F. No. (b)  Express Charge Terms Annexed as Part 2
- A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):
- 6511 SUSSEX HEIGHTS DEVELOPMENT LTD. (INCORPORATION NO. BC1067371)**  
**KINGSETT MORTGAGE CORPORATION (A0081500), AS TO PRIORITY**

6. TRANSFEREE(S): (including postal address(es) and postal code(s))
- CITY OF BURNABY**
- 4949 CANADA WAY  
BURNABY BRITISH COLUMBIA  
V5G 1M2 CANADA

7. ADDITIONAL OR MODIFIED TERMS:  
N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

ANEEZ N. DEVJI  
Barrister & Solicitor  
RICHARDS BUELL SUTTON LLP  
700 - 401 WEST GEORGIA STREET  
VANCOUVER, B.C. V6B 5A1  
TEL: (604) 682-3664

Execution Date		
Y	M	D
18	10	17

Transferor(s) Signature(s)

6511 SUSSEX HEIGHTS  
DEVELOPMENT LTD., by its  
authorized signatory(ies):

Name: Daljit Thind

## 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 D

EXECUTIONS CONTINUED

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

\_\_\_\_\_  
Carolyn Jumaa  
Barrister & Solicitor  
Bennett Jones LLP  
3400 One First Canadian Place  
P.O. Box 130  
Toronto, ON M5X 1A4  
Tel: (416) 777-5488

Y	M	D
18	10	17

KINGSETT MORTGAGE  
CORPORATION, by its authorized  
signatory(ies):

\_\_\_\_\_  
Name: Scott Coates  
President

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**LAND TITLE ACT  
FORM D**

**EXECUTIONS CONTINUED**

Officer Signature(s)

\_\_\_\_\_  
 May K. Leung  
 Barrister & Solicitor  
 4949 Canada Way  
 Burnaby, BC V5G 1M2  
 Tel: (604) 294-7382

Execution Date

Y	M	D
18	10	25
18	10	24

Transferor / Borrower / Party Signature(s)

CITY OF BURNABY, by its authorized signatory:

\_\_\_\_\_  
 Name: BLANKA ZEINABOVA  
 Deputy City Clerk

This is an instrument required by the Approving Officer for Subdivision Plan EPP86315 creating the condition or covenant entered into under s.219 of the Land Title Act

\_\_\_\_\_  
 Edward W. Kozak

**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

NATURE OF INTEREST  
Covenant

CHARGE NO.

ADDITIONAL INFORMATION  
Entire Document

NATURE OF INTEREST  
Priority Agreement

CHARGE NO.

ADDITIONAL INFORMATION  
granting the s. 219 covenant herein priority over  
Mortgage CA6967122, inter alia, and Assignment  
of Rents CA6967123, inter alia

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

Subdivision Reference #17-10010  
x.reference Rezoning Reference #16-42

**TERMS OF INSTRUMENT - PART 2**

**COVENANT – ENERGY AND ENVIRONMENTAL DESIGN (LOT 2)**

**BETWEEN:**

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**

(Incorporation No. BC1067371)

#700 – 4211 Kingsway

Burnaby, BC V5H 1Z6

(the "Owner")

**AND:**

**CITY OF BURNABY**

4949 Canada Way

Burnaby, B.C. V5G 1M2

(the "City")

**WHEREAS:**

- A. The Owner is the registered owner in fee simple of the Lands;
- B. The Owner proposes to construct the Development on the Lands;
- C. In connection with and in consideration of the City granting the Rezoning, the Owner has offered to enter into this Agreement to ensure that the Development is built with the use of technologies, products and practices that provide greater energy efficiency, reduce pollution, reduce water usage, preserve natural resources, improve durability and reduce maintenance and to ensure that an accepted energy and environmental design standard at a Silver Rating will be provided for the Development; and
- D. Section 219 of the *Land Title Act* provides, *inter alia*, that there may be registered as a charge against the title to land a covenant in favour of a municipality, whether of a negative or positive nature, in respect of the use of the land, the use of a building on or to be erected on the land, the building on the land, and the subdivision of the land except in accordance with the covenant;

**NOW THEREFORE** in consideration of the sum of Ten Dollars (\$10.00) now paid by the City to the Owner, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:



**1.0 DEFINITIONS****1.1** For the purposes of this Agreement and the recitals thereto:

- (a) **"Agreement"** or **"this Agreement"** means this agreement and includes all recitals and schedules to this agreement and all instruments comprising this agreement;
- (b) **"Building"** means any building to be constructed on the Lands pursuant to a Building Permit;
- (c) **"Building Permit"** means the building permit authorizing construction on the Lands or any portion(s) thereof;
- (d) **"City"** and **"City of Burnaby"**, being the Transferee described in item 6 of the *Land Title Act* Form C General Instrument constituting Part 1 of this Agreement, means the City of Burnaby and is called the "City" when referring to the corporate entity and "City of Burnaby" when referring to the geographic location;
- (e) **"City Personnel"** means the City's elected officials, officers, employees, agents, contractors, licensees, permittees, nominees and delegates, including without limitation, the person or persons appointed as the City's approving officer pursuant to Section 77 of the *Land Title Act*;
- (f) **"Consultant"** means a qualified engineer or professional consultant retained by the Owner and acceptable to the City;
- (g) **"Development"** means the development of a single high-rise mixed-use tower comprised of retail, office and residential uses, with a residential townhouse podium oriented towards Sussex Avenue constructed or to be constructed on the Lands as shown in the comprehensive development plan for, inter alia, the Lands entitled "6525, 6559 & 6585 Sussex Avenue, Burnaby, BC Proposed Mixed-Use Commercial & Residential Development" prepared by Chris Dikeakos Architects Inc. and Durante Kreuk Ltd. and filed with the City's Director Planning and Building;
- (h) **"Land Title Act"** means the *Land Title Act*, RSBC 1996, c. 250, and amendments thereto and re-enactments thereof;
- (i) **"Lands"** means the lands described in item 2 of the *Land Title Act* Form C General Instrument constituting Part 1 of this Agreement;
- (j) **"Owner"** means the registered owner(s) of the Lands, described as Transferor(s) in item 5 of the *Land Title Act* Form C General Instrument constituting Part 1 of this Agreement together with any successors in title to the Lands or any portion of the Lands;
- (k) **"Recommendations"** means the technologies, products and/or practices contained in the Report;

- (l) **“Report”** means the report entitled “Green Building Strategy for 6525, 6559 & 6585 Sussex Avenue, Burnaby, BC – Market Tower”, prepared by PGL Environmental Consultants dated September 13, 2018 and attached hereto as Schedule “A”;
- (m) **“Rezoning”** means the Owner’s application to the City to rezone the Lands pursuant to the City’s rezoning reference number 16-42 to permit the Development; and
- (n) **“Silver Rating”** means LEED® Silver under the LEED Canada Building Design & Construction 2009 Rating System, or a standard equivalent thereto.

1.2 The following Schedule is attached hereto and forms part of this Agreement:

<u>Schedule</u>	<u>Description</u>
“A”	Report

## 2.0 SECTION 219 COVENANT

2.1 Pursuant to Section 219 of the *Land Title Act*, as a covenant in respect of the use of the Lands and annexed to and running with the Lands, the Owner covenants and agrees with the City that the Owner will not build on, improve or use the Lands or suffer, allow or permit the Lands to be built on, improved or used except in strict compliance with this Agreement, namely that:

- (a) notwithstanding that the Owner may otherwise be entitled, the Owner will not request, permit to be requested or take any direct or indirect action to compel the issuance of a Building Permit in respect of the Lands or any portion thereof, and the Owner acknowledges that, notwithstanding that the Owner may otherwise be entitled, the City will not be obligated to issue any Building Permit for the construction of any Building on the Lands, unless and until the Owner:
  - (i) delivers to the City Building design plans which incorporate the Recommendations as determined to the satisfaction of the City; and
  - (ii) delivers to the City a letter of assurance, in form and content satisfactory to the City, from the Consultant confirming that the Building design satisfies the requirements of subsection 2.1(a)(i) above;
- (b) the Owner will, at its sole cost and expense, design, construct and maintain all Buildings on the Lands to incorporate the Recommendations in accordance with the Report and pursuant to an approved Building Permit to the satisfaction of the City; and

- (c) notwithstanding that the Owner may be otherwise entitled, the Owner will not:
- (i) apply for a final certificate of occupancy in respect of a Building, or any portion thereof, on the Lands;
  - (ii) take any action to compel issuance of a final certificate of occupancy in respect of a Building, or any portion thereof, on the Lands; or
  - (iii) permit a Building, or any portion thereof, on the Lands to be occupied,
- and the City will not be obligated to issue a certificate of occupancy or permit occupancy of any Building unless and until the Owner has complied with its obligations under Section 2.1(b) and delivered to the City a letter from the Consultant certifying that the Development has been constructed to a Silver Rating.

### 3.0 RELEASE AND INDEMNITY

3.1 The Owner hereby agrees to waive, remise, release, discharge, indemnify and save harmless absolutely the City and all City Personnel from and against all damages, losses, costs (including legal costs on a solicitor-and-client basis), actions, causes of action, claims, demands, liabilities, indirect or consequential damages (including loss of profit, loss of use, and damages arising out of delays) and expenses of every nature or kind whatsoever which may arise or accrue to the Owner or any person, firm or corporation against the City or any City Personnel arising out of or in connection with, directly or indirectly, or that would not or could not have occurred "but for" this Agreement, including without limitation:

- (a) the design and construction activities of the Owner or its servants, agents, contractors or subcontractors in connection with the design and construction of the Development to include the Recommendations in accordance with the Report pursuant to this Agreement;
- (b) the City accepting the Report, relying on the Report and any Owner's or Consultant's certifications and representations, and accepting this Agreement, and any and all other exercises of discretion, decisions, acts or omissions of or by the City relating directly or indirectly to the subject matter of this Agreement;
- (c) the grant or exercise of the rights granted to the City under this Agreement;
- (d) any refusal by the City to carry out an inspection or issue any preliminary plan approval for a Development which contravenes this Agreement, or to issue any Building Permit or certificate of occupancy in accordance with the terms of this Agreement; or

- (e) any breach by the Owner of any covenant or agreement contained in this Agreement.

The indemnity and release set out above is an integral part of the Section 219 Covenant herein granted and will survive the termination or discharge of this Agreement.

#### 4.0 Miscellaneous

4.1 No Compensation. The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands or of any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

4.2 No Fettering and No Derogation. Nothing contained or implied in this Agreement will fetter in any way the discretion of the City or the Council of the City. Further, nothing contained or implied in this Agreement will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's remedies under any law or in equity, or the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Community Charter* or the *Local Government Act*, as amended or replaced from time to time, or act to fetter or otherwise affect the City's discretion, and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.

4.3 Priority. The Owner will do or cause to be done at its expense all acts reasonably necessary for this Agreement to be registered as a first registered charge against the Lands, save only for any reservations, liens, charges or encumbrances:

- (a) contained in any grant from Her Majesty the Queen in Right of the Province of British Columbia respecting the Lands;
- (b) registered against title to the Lands at the instance of the City, whether in favour of the City or otherwise; and
- (c) which the City Solicitor has determined, in her sole discretion, may rank in priority to the registrable interests in land granted pursuant to this Agreement.

4.4 Owner's Representations and Warranties. The Owner represents and warrants to and covenants and agrees with the City that:

- (a) it has the full and complete power, authority and capacity to enter into, execute and deliver this Agreement and to bind all legal and beneficial interests in the title

to the Lands with the interests in land created hereby;

- (b) upon execution and delivery of this Agreement and registration thereof, the interests in land created hereby will encumber all legal and beneficial interests in the title to the Lands;
- (c) this Agreement will be fully and completely binding upon the Owner in accordance with the terms hereof and the Owner will perform all its obligations under this Agreement in accordance with the terms hereof; and
- (d) the foregoing representations, warranties and covenants and agreement will have force and effect notwithstanding any knowledge on the part of the City whether actual or constructive concerning the status of the Owner with respect to the Lands or any other matter whatsoever.

4.5 City's Costs. The Owner acknowledges and agrees that in any action to enforce this Agreement in which any court determines that the position of the City will prevail, the City will be entitled to any court costs on a solicitor and client basis.

4.6 Notices. Any notice or communication required or permitted to be given pursuant to this Agreement will be in writing and delivered by hand or sent by prepaid mail or facsimile to the party to which it is to be given as follows:

- (a) to the City:

City of Burnaby  
4949 Canada Way  
Burnaby, B.C., V5G 1M2

Attention: City Clerk  
Fax: 604 294 7537

with a copy to the Director Planning and Building and the City Solicitor; and

- (b) to the Owner, to the address as set out on the title for the Lands,

or to such other address or fax number as any party may in writing advise. Any notice or communication will be deemed to have been given when delivered if delivered by hand, two business days following mailing if sent by prepaid mail, and on the following business day after transmission if sent by facsimile.

4.7 Interpretation. The following provisions apply to this Agreement:

- (a) the laws of the Province of British Columbia are to govern its interpretation and enforcement;

- (b) each of the City and Owner accepts and attorns to the jurisdiction of the courts of the Province of British Columbia;
- (c) if a court of competent jurisdiction finds any provision invalid, illegal, or unenforceable, and severs it from the remainder of this Agreement, the remaining provisions of this Agreement are to remain in full force and effect;
- (d) time is of the essence, and if the City or Owner expressly or impliedly waives that requirement, the City or Owner may re-instate it by delivering notice to the other;
- (e) waiver of a default by the City or Owner or failure or delay by the City or Owner in exercising a right or remedy or enforcing the covenants contained herein does not mean that the City or Owner waives any other default or that the City or Owner has waived its right to exercise such right or remedy or enforce such covenants;
- (f) any waiver of a default will only be effective and binding if made in writing and signed by the waiving party and will only apply to the particular breach, violation or other matter waived and will not apply to or extend to any other or subsequent breach, violation or other matter, notwithstanding any rule of law or equity to the contrary;
- (g) no amendment or modification is to have any force or effect unless the City and Owner have signed it;
- (h) this Agreement represents the entire agreement between the City and Owner regarding the matters set out in this Agreement, and supersedes all prior agreements, letters of intent, or understandings about such matters;
- (i) any reference to a statute is to the statute and the regulations made pursuant thereto in force on the date the Owner signs the Form C General Instrument constituting Part I of this Agreement, and to subsequent amendments to or replacements of the statute or regulations;
- (j) the captions and headings appearing in this Agreement have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any of the provisions hereof;
- (k) wherever the singular or feminine is used in this Agreement, it will be construed as meaning the plural or masculine or body corporate where the context so requires;
- (l) the exercise of any particular remedy by the City or Owner under this Agreement or at law or in equity will not prejudice or preclude that party from invoking or

exercising any other remedy, and no remedy will be exclusive, and each of the City or Owner may exercise all its remedies independently or in combination and, in particular, the Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise), or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement;

- (m) the City and Owner will do and cause to be done all things and execute and cause to be executed all documents, instruments and agreements that may be necessary to give proper effect to the intention of this Agreement; and
- (n) if the Owner consists of more than one person, firm, or corporation, the Owner's obligations under this Agreement will be joint and several.

4.8 Enurement. The covenants contained in this Agreement will run with the Lands and will enure to the benefit of and be binding upon each of the parties hereto and their respective successors, assigns, heirs, executors, administrators, and trustees, as applicable.

4.9 Counterparts. This Agreement may be executed in counterpart and compiled for registration as a single document.

**IN WITNESS WHEREOF** the parties hereto have executed this Agreement as noted on the Form C General Instrument constituting Part I of this Agreement on the date written thereon.

## SCHEDULE "A"

Page 13 of 21



1500 - 1185 West Georgia Street  
 Vancouver, BC V6E 4E6  
 604 682 3707  
 pgggroup.com

September 13, 2018  
 PGL File: 3557-07.02

City of Burnaby  
 4949 Canada Way  
 Burnaby, BC  
 V5G 1M2

**RE: GREEN BUILDING STRATEGY FOR 6525, 6559, & 6585 SUSSEX AVENUE,  
 BURNABY, BC - MARKET TOWER**

Thind Properties has retained PGL Environmental Consultants to coordinate Energy and Environmental "equivalency" goals for it's market tower development project at 6525, 6559, & 6585 Sussex Avenue in Burnaby, BC. We have created the attached checklist with the design team (architect, landscape architect, mechanical engineer, electrical engineer, civil engineer, and owner), and developed strategies to meet each of the specific credits.

Based on our meetings with the design team and our review of drawings, our calculation indicates that the project will be targeting 64 points (see attached LEED checklist). To obtain Silver LEED "equivalency" goals, a project must achieve at least 50 points of the total 110 points available.

Some highlights of the sustainability strategy include:

- An efficient mechanical system and passive design elements in the building. The project has been designed to have a 27% reduction in energy cost compared to the MNECB 1997 reference building;
- Landscape design that includes a 50% reduction of potable water for irrigation compared to a baseline case. Drought-tolerant plant species and a water-efficient Irrigation system will be used for landscaping;
- Thirty-three electrical vehicle charging stations are proposed, which is 7% of allocated parking spots;
- A site location in close proximity to existing infrastructure and amenities:
  - > Metrotown Station on the Expo Skytrain Line is located within 400m of the site; and
  - > Commercial businesses (includes restaurants, grocery stores, etc.) at Metrotown Mall are located less than 300m from the site; and
- Emphasis on recycling construction waste, using local building materials with high recycled content, and minimizing impacts to the surrounding environment during the construction phase of the project.

If you have any comments or questions, please contact David Bell at 604-895-7635, or Susan Wilkins at 604-895-7621.

**PGL ENVIRONMENTAL CONSULTANTS**

Per:

David Bell, P.Ag., LEED Green Associate  
 Environmental Consultant

Susan P. Wilkins, M.Sc., P.Geo., LEED<sup>AP</sup>  
 Principal

DWB/SPW/slr  
 1-3557-07-02-DP Submission-Market-Tower-Sep18.docx

Attachment: LEED Checklist (DP Level Assessment)



Working Draft of E&E Design Project Checklist  
(Development Permit Assessment)  
Based on LEED™ 2009 NC Checklist

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6525, 6559 & 6585 Sussex Avenue, Burnaby, BC  
Market Tower

21	1	4	Sustainable Sites	26 Points	Lead	Support	Requirement	Implementation Timing	Method Used in Design to Achieve Credit Objective
			Prereq 1 Erosion & Sedimentation Control	Required	Geotech	Contractor	Erosion Erosion and Sediment Control Plan for construction phases of development.	Construction (Building Permit)	Erosion and Sediment Control Plan will be submitted prior to Building Permit issuance and implemented during construction.
1			Credit 1 Site Selection	3	Sustainability Consultant	N/A	Priority is not given to environmentally sensitive land, water resource limits of watercourses etc.	Design (Rezoning, Development Permit)	Building will be situated on a site previously developed in a metropolitan area.
5			Credit 2 Development Density	3	Architect	N/A	Project has development density of at least 12,000sqm per hectare (30,000 SF/hectare).	Design (Rezoning, Development Permit)	Project's proposed density exceeds minimum requirements.
	1		Credit 3 Redevelopment of Contaminated Site	1	Owner	N/A	Develop on a contaminated site and provide remediation by Provincial Contaminated Sites Program.	Design (Rezoning, Development Permit)	
6			Credit 4.1 Alternative Transportation, Public Transportation Access	6	Sustainability Consultant	N/A	Locate within 500m of rapid transit, 400m of two bus lines.	Design (Rezoning, Development Permit)	Development is located within 100m of the Metrolink Skytrain station and bus loop served by several bus routes.
1			Credit 4.2 Alternative Transportation, Bicycle Storage & Changing Rooms	1	Architect	Sustainability Consultant	Covered storage facilities for storing bicycles for 15% or more of occupants. This can include storage rooms and bike racks.	Design (Rezoning, Development Permit)	Provides capacity for 854 bicycles, accommodating 2 bikes per unit plus 0.2 visitor spots per unit.
3			Credit 4.3 Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles	3	Architect	Sustainability Consultant	Provide alternative-fuel refueling stations for 3% of total vehicle parking capacity or provide low-emission vehicles and parking for these vehicles. An additional option is to provide occupants access to high-efficient vehicle sharing program and providing easy access to parking.	Design (Rezoning, Development Permit)	33 EV Charging stations will be installed to accommodate 7% of units in the market building. There are a total of 478 spots including commercial and visitor.
2			Credit 4.4 Alternative Transportation, Parking Capacity	2	Architect	Owner	Such parking capacity to meet, but not exceed minimum local zoning requirements and provide easy access to mass transit.	Design (Rezoning, Development Permit)	COB Zoning requirements for this site stipulate a Residential parking requirement of 127 stalls, but are proposing 342. We did get a reduction for office so overall we are below zoning requirements for the mixed use building.
		1	Credit 5.1 Site Development, Protect or Restore Habitat	1	Landscape	N/A	Restore or protect minimum of 50% of the site area (including building footprint) of 20% of total site area with nature or adapted vegetation. Vegetated roof surface can be included in this calculation if it is native or adaptive.	Design (Rezoning, Development Permit)	Will need to have vegetation on 50% of non-building footprint area.
		1	Credit 5.2 Site Development, Maximize Open Space	1	Landscape	N/A	Exceed local zoning requirements for open space by 25%. Vegetated roof areas and pedestrian oriented landscape areas can contribute to open space.	Design (Rezoning, Development Permit)	
		1	Credit 6.1 Storm Water Management, Rate and Quantity	1	Mechanical	Landscape	Implement storm water management plan that results in a 25% decrease (compared to pre-development) in the rate and volume of stormwater runoff from the 2-year 24-hour design storm.	Construction (Building Permit)	A system will be installed to store and slow the release of stormwater over time.
		1	Credit 6.2 Storm Water Management, Treatment	1	Civil	Mechanical	Storm water management plan that promotes infiltration and captures/treats 80% of storm water runoff. The plan is designed to remove 80% of the average annual post-development total suspended solids (TSS).	Construction (Building Permit)	
1			Credit 7.1 Heat Island Effect, Non-Roof	1	Architect	N/A	Place maximum 50% of parking underground or within a covered structure.	Design (Development Permit)	100% of the parking is provided either below grade or under cover.
		1	Credit 7.2 Heat Island Effect, Roof	1	Architect	Landscape	75% or greater of roof area has solar reflective index (SRI) of 70 (low-sloped roof) or 20 (steep-sloped roof). Delta such as white concrete tile, white coated gravel on built up roof have high SRI values (greater than 70) Or install vegetated roof for 50% of roof area.	Design (Development Permit)	

Working Draft of E&E Design Project Checklist  
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Pr.	Req.	Req. No.	Req. Name	Req. Points	Req. Category	Req. Support	Req. Description	Req. Implementation	Req. Method
1			Credit 6 Light Pollution Reduction	1	Electrical	Architect	Reduce light trespass from building and site. Interior Lighting: Reduce the input power (by automatic devices) of all non-emergency interior luminaires with a direct line of sight to any openings in the envelope (translucent or transparent) by at least 50% between the hours of 11 pm and 5 am. After hours overcandle may be provided by a manual or automatic opening device provided the overcandle lasts no more than 30 minutes. OR: All openings in the envelope (translucent or transparent) with a direct line of sight to any non-emergency luminaires must have sheeting (controlled) or automatic devices for a resultant transmittance of less than 10% between the hours of 11 am and 5 pm. Exterior Lighting: Partially or fully shield all exterior luminaires with 1000 equal lamp lumens or more to meet the Full Cutoff (FCO) Classification so they do not emit light directly to the night sky.	Construction (Building Permit)	Detailed strategy will be developed as project proceeds through its subsequent stages.
4	6	10	<b>Water Efficiency</b>	10	Load	Support	LEED Requirement	Implementation Timing	Method Used in Design to Achieve Credit Objective
			Prereq 1 Water Use Reduction Required	Mech	N/A	Use 20% less water than a baseline building (not including irrigation)	Construction (Building Permit)	Use high-efficiency plumbing fixtures for all units, and install a building-level water meter to track potable water use.	
			Credit 1 Water Efficient Landscaping, Eliminate or Reduce by 50%	2	Landscape	Mechanical	Eliminate all potable water consumption for landscape irrigation or reduce by 50% over conventional means	Construction (Building Permit)	Use high-efficiency irrigation equipment with a automatic, controlled and drought-tolerant plant species to reduce watering needs.
			Credit 1.2 Water Efficient Landscaping, No Potable Use or No Irrigation	2	Landscape	N/A	Use only captured rain or recycled site water to eliminate all potable water use for site irrigation (except for initial watering to establish plants).	Construction (Building Permit)	
			Credit 2 Innovative Wastewater Technologies	2	Mech	N/A	Reduce potable water for sewage conveyance by 50% or treat 50% of wastewater on-site to tertiary standard.	Construction (Building Permit)	
			Credit 2.1 Water Use Reduction, 10% Reduction	2	Mechanical	Interior Design	Employ strategies that in aggregate use 10% less water than in the water use baseline calculated for the building (not including irrigation).	Construction (Building Permit)	
			Credit 2.2 Water Use Reduction, 35% Reduction	1	Mechanical	Interior Design	Employ strategies that in aggregate use 35% less water than in the water use baseline calculated for the building (not including irrigation).	Construction (Building Permit)	
			Credit 2.3 Water Use Reduction, 40% Reduction	1	Mechanical	Interior Design	Employ strategies that in aggregate use 40% less water than in the water use baseline calculated for the building (not including irrigation).	Construction (Building Permit)	

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2	28	Energy & Atmosphere	35 Points	LEED	Support	LEED Requirement	Implementation Timing	Method Used in Design to Achieve Credit Objective
		Prereq 1 Fundamental Building Systems Commissioning	Required	Mech	All	Implement all of the following commissioning procedures: 1. Engage commissioning agent 2. Develop design intent 3. Include commissioning requirements in construction documents 4. Develop and implement commissioning plan 5. Verify installation and performance of systems to be commissioned 6. Complete satisfactory commissioning report	Construction (Building Permit)	To be completed during construction by a Commissioning Agent
		Prereq 2 Minimum Energy Performance	Required	Mech	Elect/Arch	New buildings: design energy cost improvement by 20% over ASHRAE 90.1-2007 reference case OR energy cost improvement by 10% over ASHRAE 90.1-2007 reference case.	Construction (Building Permit)	The building is designed to meet energy cost improvements by 23% over ASHRAE 90.1-2007 reference case OR energy cost improvement by 10% over ASHRAE 90.1-2007 reference case.
		Prereq 3 CFC Reduction in HVAC/R Equipment	Required	Mech	N/A	Use only air CFC-based refrigerants in new base building HVAC/R systems.	Occupancy (Occupancy Permit)	All selected HVAC equipment with reduced refrigerant charge and HFC/PAH CFC/HCFC content, and must be used equipment to prevent leakage of refrigerant to the atmosphere. Fire suppression systems will not contain CFCs, HCFCs or halons.
2	16	Credit 1 Optimize Energy Performance	1 to 10	Mechanical	Electrical/Architect	Improve energy cost compared to the energy cost of ASHRAE 90.1-2007 reference case OR ASHRAE 90.1-2007 reference case New Building Reduction % required: ASHRAE 90.1-2007: 10% (10%), 20% (20%), 30% (30%), 40% (40%), 50% (50%), 60% (60%), 70% (70%), 80% (80%), 90% (90%) etc.	Construction (Building Permit)	All new building energy simulation to achieve a 27% reduction in energy cost below ASHRAE 90.1-2007 reference case and/or 23% reduction over ASHRAE 90.1-2007. Building will be designed to maximize energy performance. Space use permitted at this stage to accommodate contained situations.
	7	Credit 2 On-Site Renewable Energy	1 to 7	Owner	N/A	Use on-site renewable energy systems to offset building energy cost. (New Building % of renewable energy generation on-site: 1 (1%), 2 (2%), 3 (3%), etc.)	Construction (Building Permit)	
		Credit 3 Enhanced Commissioning	2	Mech	All	Implement additional commissioning tasks: 1. Engage independent Commissioning Authority to oversee commissioning activities 2. Conduct commissioning design review and review commissioning documents when close to completion 3. Schedule review of contractor submittals of commissioned equipment (all by independent authority) 4. Provide commissioning manual 5. Have a contract in place to review ops with O&M staff including: (1) test and project plan for IAQ controls, plan for issues resolution within one year of completion completion	Construction (Building Permit)	
	7	Credit 4 Enhanced Refrigeration Management	2	Mechanical	N/A	Use only refrigerants or cooled base building level HVAC and fire suppression equipment that do not contribute to ozone depletion (no HCFCs, CFCs, halons and HFCs etc.).	Construction (Building Permit)	All levels of HVAC and fire suppression equipment with reduced refrigerant charge and in fire cases equipment that will maintain seal requirement to prevent leakage of refrigerant to the atmosphere. HVAC and fire suppression systems will not contain CFCs, HCFCs or halons.
	3	Credit 5 Measurement & Verification	3	Mechanical	Electrical	Develop a measurement and verification plan. The plan must cover at least 1 year of post-construction occupancy. Typically requires metering for central equipment and distribution systems. If energy savings are not being achieved, develop corrective actions.	Occupancy (Occupancy Permit)	
	2	Credit 6 Green Power	2	Owner	Electrical	Engage in at least 1 year renewable energy contract to provide at least 25% of the building's electricity from renewable sources. For a building of the size at hand, approximately an extra 25,000 per month of energy costs.	Occupancy (Occupancy Permit)	
3	8	Materials & Resources	14 Points	LEED	Support	LEED Requirement	Implementation Timing	Method Used in Design to Achieve Credit Objective

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Item #	Priority	Item	Required	Architect	Owner	Description	Construction (Building Permit)	Notes
		Priority 1 Storage & Collection of Recyclables		Architect	Owner	Provide an easily accessible area serving entire building dedicated to separation, collection and storage of materials for recycling including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals.	Construction (Building Permit)	Garage rooms provided with adequate space to allow for numerous bins for required sorting.
	3	Credit 1.1 Building Reuse: Maintain Existing Walls, Floors, and Roof	1 to 3	Arch	Owner	Maintain existing building structures (interior floor, roof joists, envelope etc.), % of building structure reused by surface area: 1pt (55%), 2pt (75%) and 3pt (95%)	Construction (Building Permit)	
	1	Credit 1.2 Building Reuse: Maintain Interior Non-Structural Elements	1 to 2	Arch	Owner	Reuse interior non-structural elements (interior walls, doors, floor coverings etc.) in at least 50% (by surface area) of the completed building.	Construction (Building Permit)	
	2	Credit 2 Construction Waste Management	1 to 2	Contractor	Owner	Divert construction waste and demolition debris from landfill. Excavation soil and land-clearing debris do not contribute to this credit. Recycle or salvage (by weight or volume) 50% (1pt) or 75% (2pts)	Construction (Building Permit)	Contractor to adopt a Construction Waste Management plan for diversion of 75% of waste materials from landfill, and will include designated recycling locations on site, and can include salvage of materials during construction.
	2	Credit 3 Resource Reuse	1 to 2	Arch	Owner	Use salvaged, refurbished or reused materials (salvaged wood floors, remanufactured wood doors etc.), the sum of which constitutes at least 5% (1pt) or 10% (2pts) based on cost, of the total value of materials for the project. Do not include mechanical or electrical components.	Construction (Building Permit)	
	1	Credit 4 Recycled Content	1 to 2	Contractor	Struct / Sustainability Consultant / Architect	Use materials with recycled content (by ash concrete, steel typically has a minimum recycled content of 25% post-consumer and the easily be as high as 80% etc.) such that the sum of post-consumer recycled content plus 1/2 of the pre-consumer content constitutes at least 10% (1pt) or 20% (2pts), based on cost, of the total value of the materials in the project. Determine recycle content value by weight. Do not include mechanical or electrical components.	Construction (Building Permit)	Materials with recycled content that constitutes at least 10%, based on cost, of the total value of materials in the project will be used.
	2	Credit 5 Regional Materials	1 to 2	Contractor	Struct / Sustainability Consultant / Arch	Specify that a minimum of 20% (1pt) or 30% (2pts) of building materials (concrete, brick, steel etc.) by weight have been extracted/processed within 800km (by truck) or 2400km (if shipped by rail or water) of the local manufacturing site. Also, demonstrate that the final manufacturing site is within 800km (by truck) or 2400km (if shipped by rail or water) of the project site. Do not include mechanical or electrical components.	Construction (Building Permit)	Responsibly produced brick, lumber products and the constituents of the concrete, will be used in this project.
	1	Credit 6 Rapidly Renewable Materials	1	Architect	Owner	Use rapidly renewable materials and products (bamboo flooring, wool carpet, wheat board, insulation, etc.) for 2.5% of the total value of all building materials used in the project, based on cost. Rapidly renewable materials typically are harvested within a 10-year cycle or shorter.	Construction (Building Permit)	
	1	Credit 7 Certified Wood	1	Contractor / Architect	Owner / Architect	Use a minimum of 50% (based on cost) of wood-based materials and products that are certified in accordance with the Forest Stewardship Council (FSC).	Construction (Building Permit)	Was indicated on Architect sheet, but use of wood content in construction?

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13	2	Indoor Environmental Quality	15 Points	Lead	Support	LEED Requirement	Implementation Timing	Method Used to Demonstrate Credit Support
		Prereq 1: Minimum IAQ Performance	Required	Mechanical	General	Meet the minimum requirements of Sections 4 through 7 of ASHRAE 62.1-2007, "Specification for Acceptable Indoor Air Quality (with smoke-to) independent mechanical ventilation systems must be designed using the ventilation rate procedure of the applicable local code, whichever is more stringent. Naturally ventilated buildings must comply with ASHRAE 62.1-2007, paragraph 2.1.1 with smoke-to without addition.	Construction (Building Permit)	Mechanical ventilation systems will be designed using the ventilation rate procedure of the applicable local code, whichever is more stringent.
		Prereq 2: Environmental Tobacco Smoke (ETS) Control	Required	Health / Owner	Architect / Sustainability Consultant	Prohibit smoking in all common areas of the building. Local codes may stipulate smoking areas at least 7.5m from egress, outdoor patios etc.	Construction (Building Permit)	Smoking to be prohibited in all location areas to be occupied, and within 7.5 metres of all patios and egress areas. Signs will be posted to inform residents and visitors of such.
		Credit 1: Outdoor Air Delivery Monitoring	3	Mechanical / Electrical	N/A	Install permanent monitoring systems to ensure that ventilation systems maintain design minimum requirements, test for CO2 (every unit) and outdoor intake airflow monitoring system (each supply duct).	Construction (Building Permit)	
		Credit 2: Increased Ventilation	3	Mechanical	N/A	Design ventilation systems in accordance with ASHRAE 62.1-2007 and provide outdoor air through a central or regional system, ducted directly to the space with air discharged to all regularly occupied areas in the zone.	Construction (Building Permit)	Ducted fresh air as all units, provides ventilation to meet ASHRAE 62.1-2007 requirements.
		Credit 3.1: Construction IAQ Management Plan During Construction	3	Contractor	Mechanical / Architect	Develop an Indoor Air Quality (IAQ) Management Plan for construction and pre-occupancy phases. Include: temporary isolation of new HVAC equipment; all occupied buildings; linear construction; the field of 2007 ASHRAE IAQ Addendum (Appendix C); control dust from materials from construction; and ASHRAE 62.1-2007 on air handlers if air handlers used during construction as per ASHRAE 62.1-2007. This typically involves: protect HVAC ducts during construction (wrap in plastic), emitting gas-laced directly to outside of building; respiratory mask; plastic to prevent dust migration; keep clean work site (wearing jackets) etc.	Construction (Building Permit)	
		Credit 3.2: Construction IAQ Management Plan Testing Before Occupancy	3	Contractor	Mechanical / Architect	Develop an Indoor Air Quality (IAQ) Management Plan and implement it after all fixtures have been installed and the building has been completely cleaned before occupancy. This can be done by using air to flush-out building (most common) or testing air for a number of parameters before occupancy.	Occupancy (Occupancy Permit)	Upon substantial completion, and prior to occupancy, perform a building flush-out to test the air circulation levels in the building.
		Prereq 4: Low-Emitting Materials: Carpets & Seals	1	Contractor	Architect / Interior Designer / Mech / Elec / Contractor	The VOC content of adhesives, sealants, and coatings (including floor finish) used must be less than VOC content limits of the State of California's South Coast Air Quality Management District (SCAQMD) rule #1163.	Construction (Building Permit)	Contractor to use low-VOC materials during construction, especially for general contracting activities, flooring adhesives, fire-stopping materials, caulking, joint sealants, plumbing adhesives and cover base with bases.
		Crédit 4.2: Low-Emitting Materials: Paints and Coatings	1	Contractor	Architect / Interior Designer / Mech / Elec	Paints and coatings to interior of building must meet or exceed the VOC and chemical component limits of Green Seal's Standard GS-11 (Jan., 1997) requirements.	Construction (Building Permit)	Contractor to use low-VOC paints and coatings during construction.
		Crédit 4.3: Low-Emitting Materials: Flooring Systems	1	Contractor	Architect / Interior Designer	Use carpet that meet or exceed level of Carpet and Rug Institute's Green Label Plus Program Resilient Flooring, Resilient Flooring and products used flooring all must be FloorScore or GreenGuard certified. Wood, concrete and other flooring installed raw need not be certified as long as adhesives, sealants and sealers meet requirements of ASHRAE 62.1-2007.	Construction (Building Permit)	Contractor to install certified flooring products as per or use after the Green Label Plus Program or the FloorScore program.

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1	1	1	1	1	1	1	1	
1	Credit 4.4	Low-Emitting Materials: Composite Wood	Contractor	Architect / Interior Design	Composite wood and agglomerate products, including core materials, must contain no added urea-formaldehyde resins. Adhesives used to laminate laminated assemblies containing these products must contain no added urea-formaldehyde resins.	Construction (Building Permit)		
1	Credit 5	Indoor Chemical & Pollutant Source Control	Architect	Sustainability Consultant / Contractor	Employ permanent airway systems (grills, galleys etc.) to capture dirt, particulates, etc from cleaning the building at all high velocity entryways, AND sufficiently evaluate each space where hazardous gases or chemicals may be stored (garages, housekeeping/laundry areas etc.) and separate with deck-to-deck, partitions or a hub-to-deck ceiling.	Construction (Building Permit)	Prep Mats are specified for the lobby	
1	Credit 8.1	Controllability of Systems: Lighting	1	Electrical	NA	Provide individual lighting controls for 90% (minimum) of the building occupants to enable adjustments to suit individual needs. Provide lighting system controls for all shared multi-occupied spaces that complies with ASHRAE/IESNA Standard 90.1-2007 section 9.4.1.2 (lighting)	Construction (Building Permit)	Lighting systems in individual units to have controllability integrated into the overall lighting design, and allow occupants to adjust to their lighting needs.
1	Credit 8.2	Controllability of Systems: Thermal Comfort	1	Mechanical	Elect/Arch	Provide individual control controls (temperature/operable windows) for each regularly occupied space to enable adjustments to meet individual needs. Operable windows can be used as comfort controls. The areas of operable windows must meet the requirements of ASHRAE Standard 62.1-2007, Ventilation for Acceptable Indoor Air Quality, paragraph 5.1 Natural Ventilation. Typically occupants in regularly occupied spaces (living rooms) are within 18.5m of a operable window.	Construction (Building Permit)	Control controls will allow adjustments to suit individual needs or those of groups in both individual ones and shared spaces. Units will have operable windows.
1	Credit 7.1	Thermal Comfort: Design	1	Mechanical	Architect	Comply with ASHRAE Standard 55-2004, Thermal Comfort Conditions for Human Occupancy.	Construction (Building Permit)	
1	Credit 7.2	Thermal Comfort: Ventilation	1	Mech	Arch	Provide a permanent monitoring system to ensure building performance to the desired comfort criteria as determined by IEQ Credit 7.1, Thermal Comfort - Design. Where the occupant has control over the unit temperature, it is acceptable to have stand-alone displays of temperature.	Construction (Building Permit)	
1	Credit 8.1	Daylight & Views: Daylight	1	Architect	N/A	75% or more of all regularly occupied spaces (living rooms) achieve daylight illuminance levels of a minimum 250 Lux and a max. of 5,000 Lux on Sept 21 or March 21 at 9am and 3pm	Construction (Building Permit)	75% or more of all regularly occupied spaces (living rooms) will achieve daylight illuminance levels of a minimum 250 Lux and a max. of 5,000 Lux on Sept 21 or March 21 at 9am and 3pm.
1	Credit 8.2	Daylight & Views: Views	1	Architect	N/A	Adhere strict line of sight to outdoor environment via window glazing between 0.76m and 2.3m above the finished floor for building occupants in 90% of all regularly occupied areas (living rooms).	Construction (Building Permit)	Spaces have been designed to maximize daylighting and view opportunities, through open planning concepts and windows close to the top of doors.

Working Draft of E&E Design Project Checklist  
 (Development Permit Assessment)  
 Based on LEED™ 2009 NC Checklist

13-Sep-18

6525, 6569 & 6585 Sussex Avenue, Burnaby, BC  
 Market Tower

4	1	1	1	1	1	1	1	1	1	1	1	1
Innovation & Design Process				Lead	Support	LEED Requirement	Implementation Timing	Method Used in Design to Achieve Credit Objective				
SS Credit 7.1	Exemplary Performance	1	Architect	N/A	100% underground parking	Design (Development Permit)	100% of the parking area is provided either below grade or under cover. This is above the strict requirements of SS Credit 7.1 (Exemplary Performance).					
Innovation	Innovation in Design	1	Architect	N/A		Design (Resolving, Development Permit)						
Innovation	Innovation in Design	1	Owner			Design (Resolving, Development Permit)						
SS Credit 7.2	Exemplary Performance	1	Owner		Project density is double the average density of the surrounding area.	Design (Resolving, Development Permit)						
SS Credit 7.2	Exemplary Performance	1	Owner		Project is within 50m of skytrain station and transit hub which offers frequency of bus and train service of over 200 times per day.	Design (Resolving, Development Permit)						
10	LEED Accredited Professional	1	Sustainability Consultant	N/A	All lead and principal participants of the project team that had successfully completed the LEED Accredited Professional exam.	Design (Development Permit)	Susan Mathias at PGL Environmental Consultants holds the accreditation of LEED AP.					
Regional Priorities				Lead	Support	LEED Requirement	Implementation Timing	Method Used in Design to Achieve Credit Objective				
RPC1 Credit 1	Durable Building	1	Building Envelope	Owner	Design and implement a Building Durability Plan in accordance with the principles of ENR 54163 (R1007) requires having a building envelope solution to verify durability.	Construction (Building Permit)						
SS Credit 8.1	Storm Water Management, Rate and Quality	1	Mechanical	Landscape	Implement stormwater management plan that results in a 25% decrease (compared to pre-development) in the rate and volume of stormwater runoff from the 2-year 24-hour design storm.	Construction (Building Permit)	Install a catch and store and treat stormwater for slow release to municipal infrastructure.					
MR8 Credit 2	Construction Waste Management	1	Construction	Owner	Divert construction waste and demolition debris from landfill. Exceptions are limited to: dry cleaners that do not contribute to air quality; recycle or salvage (by weight) of volume: 55% of 1/2" or 15% of 1/4".	Construction (Building Permit)	Committee to adopt a Construction Waste Management plan for diversion of 25% of waste materials from landfill, and use recycled content materials, or S&S and can include salvage of materials during construction.					
SS Credit 2	Development Density	1	Architect	N/A	Project has development density significantly greater than 13,000m <sup>2</sup> per hectare (60,000 SF/hectare).	Design (Resolving, Development Permit)	The Project's proposed density is >17000m <sup>2</sup> per hectare.					
54	7	48	Project Totals (per certification estimator)		110 Points	Certified 40-50 points Silver 10-50 points Gold 60-70 points Platinum 80 points						

**CONSENT AND PRIORITY AGREEMENT**

WHEREAS KINGSETT MORTGAGE CORPORATION (Incorporation No. A0081500) (the "Chargeholder") is the holder of a Mortgage and Assignment of Rents encumbering the lands legally described as:

No PID number  
Lot 2, District Lot 153, Group 1, New Westminster District, Plan EPP86315  
(the "Lands")

which Mortgage and Assignment of Rents are registered in the New Westminster Land Title Office under instrument numbers CA6967122, inter alia, and CA6967123, inter alia, respectively (together, the "Charges");

THEREFORE THIS CONSENT AND PRIORITY AGREEMENT WITNESSES THAT in consideration of the sum of Ten Dollars (\$10.00) and other consideration (the receipt and sufficiency of which are hereby acknowledged and agreed to by the Chargeholder):

1. The Chargeholder hereby consents to the granting and registration of the attached Section 219 Covenant (the "Covenant") burdening the Lands and the Chargeholder hereby agrees that all of the covenants therein granted will be binding upon its interest in and to the Lands.
2. The Chargeholder hereby grants to the transferee of the Covenant priority over the Chargeholder's right, title and interest in and to the Lands and the Chargeholder does hereby postpone the Charges and all of its right, title and interest thereunder to the Covenant as if the Covenant had been executed, delivered and registered prior to the execution, delivery and registration of the Charges and prior to the advance of any money pursuant to the Charges.
3. The Chargeholder acknowledges and agrees that the grant of priority is irrevocable, unqualified and without reservation or limitation.

IN WITNESS WHEREOF the Chargeholder has executed this Consent and Priority on Form C – Part I above which form is part hereof.



**Exhibit "K"**  
**Building Permit**



01194

**Building Permit ~~BLD19-00028~~**

Site Address: **6505 SUSSEX AVE**

Parcel: **030-616-735**

Legal Description: **LOT: 2 DISTRICT LOT: 153 PLAN: EPP86315  
Group 1.;**

Zone: **CD (RM5s, RM4, C2)**

This permit has been issued for **"HIGHLINE" - EXCAVATION PERMIT ONLY** for  
the construction of: **New mixed use residential tower and  
townhouses, office and retail building on eight  
levels of underground parking.**

Issue Date: **February 06, 2019**

Expiry Date: **February 05, 2021**

Permit Type: **Building Permit (Commercial)**

Work Proposed: **Excavation Partial Permit**

Building Use: **Apt Strata (>4) - 315**

Number of New Dwelling Units:

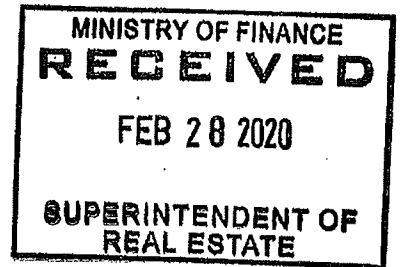
Owner: **6511 SUSSEX HEIGHTS DEVELOPMENT LTD  
700 - 4211 KINGSWAY BURNABY, BC V5H 1Z6**

Contractor: **D-THIND DEVELOPMENT LTD  
700 - 4211 KINGSWAY BURNABY, BC V5H 1Z6**

Neither the granting of this permit, nor the review of plans, drawings or supporting documents, nor any inspections made by or on behalf of the City shall in any way relieve the owner or the owner's agent from full and sole responsibility to perform the work in strict accordance with the Building Bylaw, the Building Code, and any applicable codes, standards, bylaws and enactments.

**DISCLOSURE STATEMENT - FIRST AMENDMENT**  
*Real Estate Development Marketing Act (British Columbia)*

**HIGHLINE**  
**Burnaby, British Columbia**



**DATE of Disclosure Statement:** February 20, 2020  
**First Amendment:** February 28, 2020  
**DEVELOPER:** 6511 SUSSEX HEIGHTS DEVELOPMENT LTD.  
**ADDRESS FOR SERVICE:** 700 - 401 West Georgia Street,  
Vancouver, BC V6B 5A1  
**BUSINESS ADDRESS:** 700 - 4211 Kingsway  
Burnaby, BC V5H 1Z6  
**REAL ESTATE BROKERAGES:** Rennie Marketing Systems  
51 East Pender Street,  
Vancouver, BC V6A 1S9

The Developer reserves the right to appoint additional or replacement brokerage(s), and reserves the right to allow the brokerage to assign the brokers rights with respect to the marketing and sale of the Development to an affiliate or related party of the brokerage(s).

None of the Developer's agent(s) will be acting on behalf of the Purchaser.

This First Amendment to Disclosure Statement has been filed with the Superintendent of Real Estate, but neither the Superintendent, nor any other authority of the government of the Province of British Columbia, has determined the merits of any statement contained in this First Amendment to Disclosure Statement, or whether this First Amendment to Disclosure Statement contains a misrepresentation or otherwise fails to comply with the requirements of the *Real Estate Development Marketing Act*. It is the responsibility of the Developer to disclose plainly all material facts, without misrepresentation.

This First Amendment to Disclosure Statement relates to a development property that is not yet completed. Please refer to section 7.2 for information on the purchase agreement. That information has been drawn to the attention of:

**Purchaser: (insert name(s)) here:**

--

**And have confirmed that fact by initialling in the space provided here:**

<b>Purchaser Initials</b>	

The Disclosure Statement dated February 20, 2020 is amended as follows:

- 1.0 Exhibit "H" titled "Contract of Purchase and Sale" is deleted from the Disclosure Statement and replaced with Exhibit "H" attached hereto titled "Contract of Purchase and Sale".**

**DEEMED RELIANCE**

Section 22 of the *Real Estate Development Marketing Act* provides that every purchaser who is entitled to receive this First Amendment to Disclosure Statement is deemed to have relied on any false or misleading statement of a material fact contained in this First Amendment to Disclosure Statement, if any, and any omission to state a material fact. The developer, its directors and any person who has signed or authorized the filing of this First Amendment to Disclosure Statement are liable to compensate the purchaser for any misrepresentation, subject to any defences available under section 22 of the Act.

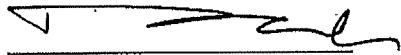
**DECLARATION**

The foregoing statements disclose, without misrepresentation, all material facts relating to the development referred to above, as required by the *Real Estate Development Marketing Act* of British Columbia, as of February 20, 2020.

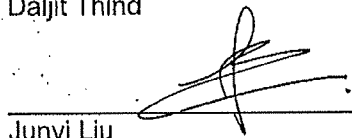
**Developer:**

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**

By its authorized signatory:

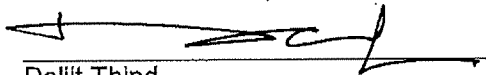


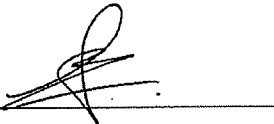
Daljit Thind



Junyi Liu

This First Amendment to Disclosure Statement is executed by all of the **Directors of 6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**, on February 20, 2020 in their personal capacity:

By:   
Daljit Thind

By:   
Junyi Liu

**Exhibit "H"**  
**Contract of Purchase and Sale**



SL: \_\_\_\_\_ Unit: \_\_\_\_\_

**CONTRACT OF PURCHASE AND SALE**

BETWEEN:

**6511 Sussex Heights Development Ltd. (the "Developer" and the "Vendor")**

AND:

**Purchaser(s):**

Name(s): \_\_\_\_\_

Address(es): \_\_\_\_\_

Tel: \_\_\_\_\_ Tel: \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

Country of Residence: \_\_\_\_\_ Country of Residence: \_\_\_\_\_

(For the purposes of the *Income Tax Act* (Canada))

(Such one or more parties being hereinafter referred to as the "Purchaser").

PROPERTY: Proposed Strata Lot \_\_\_\_\_, being Unit No. \_\_\_\_\_ (the "Strata Lot") in the development known as "HIGHLINE" (the "Development"), to be constructed as part of a 327 unit residential strata development project on the lands located at 6505 Sussex Avenue, Burnaby, BC and legally described as PID: 030-616-735 Lot 2 District Lot 153 Group 1 New Westminster District Plan EPP86315 (the "Lands"), as further described in the Disclosure Statement filed by the Vendor on February 20, 2020 (the "Initial Disclosure Statement") and all amendments thereto (the "Amendments") (the Initial Disclosure Statement and the Amendments are hereinafter collectively called the "Disclosure Statement").

PURCHASE PRICE: The Purchase Price for the Strata Lot will be: (\$ \_\_\_\_\_) DOLLARS. The Purchase Price excludes any Goods and Services Tax ("GST").

P	P	V	V

**INITIALS**



SL: \_\_\_\_\_ Unit: \_\_\_\_\_

1. **Offer.** In consideration of the sum of ONE (\$1.00) DOLLAR and other good and valuable consideration now paid by each of the parties to the other (the receipt and sufficiency of which is hereby acknowledged) and other mutual covenants and agreements contained in this agreement, the Purchaser agrees to purchase the Strata Lot from the Vendor for the Purchase Price and upon the terms set forth herein subject to the Permitted Encumbrances (as hereinafter defined). The Purchaser acknowledges that the Purchaser is purchasing a strata lot which is to be constructed or is presently under construction.

The Purchase Price does not include the exclusive use of any parking stall(s) or storage locker(s) at the Development unless expressly set out in an addendum hereto. In the event the Purchaser purchases the exclusive use of a parking stall(s) and/or storage locker(s), the location of the parking stall(s) and/or storage locker(s) will be designated by the Vendor in accordance with the Disclosure Statement. The Purchaser acknowledges and agrees that the parking stall(s) and/or storage locker(s): (a) will vary in size, shape, convenience and location (including, notwithstanding any other amended or written agreement made between the parties to the contrary, and where more than one, may not be side by side); and (b) may be partially obstructed by columns, pipes, ducts, mechanical equipment, electrical equipment and other facilities. The Purchaser further acknowledges and agrees that the final determination of parking stall(s) and/or storage locker(s) assigned to a Purchaser shall be by the Vendor with no recovery by the Purchaser. The Purchaser will accept the parking stall(s) and/or storage locker(s) if any, assigned or sold to the Purchaser by the Vendor on an "as is, where is" basis and will have no claim against the Vendor in respect of any variation in the size, shape, convenience of location or obstruction of such parking stall(s) and/or storage locker(s).

2. **Deposit.** The Purchaser will pay a deposit(s) by bank draft or certified cheque (collectively, the "Deposit") to Richards Buell Sutton LLP (the "Vendor's Solicitors") in trust as stakeholder and the Deposit will be held in accordance with the *Real Estate Development Marketing Act* (British Columbia) as follows:

(a)	a deposit (the "Initial Deposit") of \$10,000 upon presentation of this Contract by the Purchaser, payable by way of certified cheque, or bank draft;	\$10,000.00
(b)	a further deposit (the "Second Deposit") of 10% of the Purchase Price (less the Initial Deposit), payable 7 days after acceptance of this Contract by the Vendor, payable by way of certified cheque, or bank draft;	\$ _____
(c)	a further deposit (the "Third Deposit") of 5% of the Purchase Price, payable on the day that is the later of: (1) 7 days following receipt by the Purchaser of an Amendment to the Disclosure Statement setting out the particulars of a satisfactory financing commitment, which Amendments may be contained in the same document; and (2) 6 months from the date of acceptance of this Contract by the Vendor; payable by way of certified cheque, or bank draft;	\$ _____
(d)	a further deposit (the "Fourth Deposit") of 5% of the Purchase Price, payable 3 months following the date the Third Deposit becomes due, payable by way of certified cheque, or bank draft;	\$ _____
the balance of the Purchase Price, subject to adjustments, to be paid on the Completion Date by bank draft or certified cheque.		

P	P	V	V

INITIALS





SL: \_\_\_\_\_ Unit: \_\_\_\_\_

Interest on the Deposit will, in all cases, be for the benefit of the Vendor and will not be applied on account of the Purchase Price. If the Purchaser defaults in the Purchaser's obligations hereunder, the Vendor may, at its option, retain the Deposit and interest thereon without prejudice to any other remedy, which the Vendor may have in respect of the Purchaser's default in accordance with the terms of this Contract.

3. **Completion, Possession and Adjustment Dates.** It is currently estimated that the completion of the Strata Lot will occur between September 1, 2023 and November 30, 2023. For more information about the Completion, Possession and Adjustment Dates, see the Disclosure Statement and Addendum "A" attached hereto.

4. **Furnishings.** The Purchase Price includes the following items unless otherwise noted in the Disclosure Statement: electric oven, gas cooktop, hood fan, dishwasher, refrigerator, microwave, washer and gas dryer, window coverings, enterphone/intercom system through the phone line and heat pump to provide air conditioning and heat.

Fixtures and features as represented in the Disclosure Statement will also be included, provided that the Vendor may substitute materials of reasonably equivalent or better quality, in its discretion. Presentation centre or display suite decorator features, fixtures, wall treatments, finishings, fittings, dining light fixtures and furnishings are not included in the Purchase Price unless expressly set out in an Addendum hereto.

5. **Acceptance.** This Contract will be open for acceptance until 6:00 p.m. (Vancouver time) on the 3rd day (including weekends and statutory holidays) following the date of execution by the Purchaser and upon acceptance by the Vendor signing a copy of this Contract, there will be a binding agreement of sale and purchase in respect of the Strata Lot for the Purchase Price, on the terms and subject to the conditions set out herein.

**THE TERMS AND CONDITIONS ATTACHED HERETO AS ADDENDUM "A" ARE PART OF THIS CONTRACT. READ THEM CAREFULLY BEFORE YOU SIGN.**

THE PURCHASER HAS EXECUTED THIS CONTRACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_\_.

\_\_\_\_\_  
(Witness) (Purchaser) (Name of Purchaser)

\_\_\_\_\_  
(Witness) (Purchaser) (Name of Purchaser)

**THE PURCHASER'S OFFER TO PURCHASE CONTAINED HEREIN IS ACCEPTED BY THE VENDOR AT \_\_\_\_\_ A.M./P.M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_\_.**

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**  
Per:

\_\_\_\_\_  
Authorized Signatory



SL: \_\_\_\_\_ Unit: \_\_\_\_\_

**Addendum "A"**

**1.0 AGREEMENT**

1.1 Once this Contract is accepted by the Vendor, the Purchaser agrees to purchase from the Vendor the Strata Lot at the Purchase Price and upon the terms set forth in the agreement created by the acceptance of this Contract by the Vendor, this Addendum and all additional addendums and schedules. Title to the Strata Lot on the Completion Date (as hereinafter defined) shall be subject only to:

- (a) the exceptions listed in Section 23(1) of the *Land Title Act* (British Columbia);
- (b) the charges and encumbrances referred to in the Disclosure Statement; and
- (c) claims of builders liens or other encumbrances where the Vendor's Solicitors have undertaken to remove same pursuant to paragraph 7.1 hereof;

(collectively, the "Permitted Encumbrances").

The Purchaser agrees to execute any and all agreements as may be required pursuant to the terms and conditions of the Permitted Encumbrances confirming the Purchaser acknowledges and assumes obligations under the Permitted Encumbrances.

**2.0 DESCRIPTION OF STRATA LOT**

2.1 The Strata Lot is part of the Development which is situated on the Lands as shown on the proposed strata plan attached to the Disclosure Statement, and as more particularly described in the Disclosure Statement.

**3.0 PURCHASER'S ACKNOWLEDGEMENTS**

3.1 Disclosure Statement. The Purchaser acknowledges that the Purchaser has received copies of the Initial Disclosure Statement for the Development and all Amendments, and has been given a reasonable opportunity to read the Initial Disclosure Statement and all Amendments before signing this Contract. The signing of this Contract by the Purchaser will constitute:

- (a) a receipt for the Initial Disclosure Statement and all Amendments; and
- (b) the Purchaser's acknowledgment that the Purchaser had an opportunity to read the Initial Disclosure Statement and all Amendments before signing this Contract.

3.2 Consent to Electronic Delivery of Disclosure Statement and all Amendments. Where the Purchaser has on the first page of this Contract, or on any subsequent addendum to this Contract provided an email address, the Purchaser consents to the Vendor delivering the Disclosure Statement (including all Amendments) to the Purchaser at the email address provided and the Purchaser acknowledges and agrees that such email delivery of the Disclosure Statement (including all Amendments) has afforded the Purchaser a reasonable opportunity to read the Disclosure Statement (including all Amendments) all as at the time of the Vendor's delivery of the email as shown by the Vendor's copy of the sent email.

**4.0 PURCHASE PRICE, DEPOSIT AND PAYMENT**

4.1 Payment of the Purchase Price. The Purchaser will pay the Purchase Price to the Vendor as follows:

P	P	V	V

**INITIALS**



SL: \_\_\_\_\_ Unit: \_\_\_\_\_

Addendum "A"

- (a) The Deposit in the amount set out in paragraph 2 of the Contract shall be paid by the Purchaser to the Vendor's Solicitors, Richards Buell Sutton LLP in Trust by way of certified cheque or bank draft. If the estimated interest to be earned will exceed the Stakeholder's administration costs, the Stakeholder will invest the Deposit in an interest bearing trust account with a Canadian chartered bank, trust company or credit union with interest to accrue to the credit of the Vendor, except as otherwise expressly provided herein (for the purposes of Section 4.0, the "Stakeholder"); and
- (b) The Balance of the Purchase Price plus or minus adjustments shall be paid by the Purchaser to the Vendor's Solicitors on the Completion Date by way of certified cheque or bank draft.

4.2 Handling of the Deposit. Subject to paragraphs 4.3 and 4.4 hereof, the Deposit shall be dealt with as follows:

- (a) If the Purchaser completes the purchase of the Strata Lot on the terms and conditions herein contained, then the Deposit shall form part of and be applied to the Purchase Price and be paid by the Stakeholder to the Vendor. Any interest earned thereon shall be paid to the Vendor;
- (b) If the Purchaser fails to complete the purchase of the Strata Lot or fails to pay any part of the Deposit on the terms and conditions herein contained, then the Deposit paid together with interest accrued thereon shall be paid by the Stakeholder to the Vendor forthwith;
- (c) If the Contract is terminated pursuant to paragraph 5.1 or if the Purchaser fails to provide notice of waiver or satisfaction of the Purchaser's conditions pursuant to paragraph 9.2 hereof, or if the Vendor provides notice to the Purchaser that the Vendor's conditions are not waived or satisfied pursuant to paragraph 9.3 hereof, then the Deposit together with all interest accrued thereon shall be paid by the Stakeholder to the Purchaser and the Purchaser shall have no further claims against the Vendor; and
- (d) If the Vendor fails to complete the sale of the Strata Lot on the terms and conditions herein contained, then the Deposit together with all accrued interest thereon shall be paid by the Stakeholder to the Purchaser and the Purchaser shall have no further claims against the Vendor.

Notwithstanding the aforementioned, the Purchaser acknowledges and agrees that the Stakeholder will be permitted to charge and deduct and retain a deposit administration fee from each payment made by the Purchaser comprising the Deposit of not more than \$75.00 plus applicable taxes to be paid by the Purchaser, and that any payment made by the Purchaser that is returned for non-sufficient funds will be subject to a service charge of \$25.00 in each such instance.

4.3 Residency. Notwithstanding the provisions of paragraph 4.2 hereof, if the Purchaser is a non-resident of Canada as defined under the *Income Tax Act* (Canada), the Purchaser authorizes the Stakeholder to remit directly to the Receiver General for Canada such non-resident withholding tax in respect of interest earned on the Deposit as may be required by the *Income Tax Act* (Canada).

4.4 Authorization to Deal with Deposit. The Vendor and the Purchaser hereby irrevocably authorize the Stakeholder:

P	P	V	V

INITIALS

# highline

METROTOWN

SL: \_\_\_\_\_ Unit: \_\_\_\_\_

## Addendum "A"

- (a) to deal with the Deposit and all interest earned thereon in accordance with the provisions hereof, notwithstanding the provisions of Section 18 of the *Real Estate Development Marketing Act* (British Columbia); and
- (b) to interplead the Deposit and all interest thereon, at the expense of the party ultimately determined to be entitled to such funds, should any dispute arise regarding the obligations of the Stakeholder with respect to the Deposit.

4.5 Deposit Protection Agreement Under REDMA. Under Section 19 of the *Real Estate Development Marketing Act* (British Columbia), a developer who desires to use for the developer's own purposes a deposit the developer has placed with a trustee under Section 18 of the *Real Estate Development Marketing Act* (British Columbia) may, by entering into a deposit protection agreement in relation to that deposit, obtain the deposit from that trustee and use that deposit only for the developer's own purposes. Section 10 of the *Real Estate Development Marketing Regulation* (British Columbia) provides that if a developer enters into a deposit protection agreement, the developer must provide notice of the deposit protection agreement to a purchaser by including the following information in the disclosure statement:

- (a) the name and business address of the insurer;
- (b) the name of the developer who entered into the deposit protection agreement; and
- (c) the date on which the insurance takes effect.

The Purchaser acknowledges and agrees that the Vendor may enter into such a deposit protection agreement with respect to the Deposit. The Vendor agrees that if it enters into such a deposit protection agreement with respect to the Deposit, it will comply with Section 10 of the *Real Estate Development Marketing Regulation* (British Columbia) regarding that deposit protection agreement.

For further terms regarding deposit insurance please see Section 8.1 hereof and Section 7.1 of the Disclosure Statement.

4.6 Builders Liens. That portion, if any, of the Purchase Price required by law to be held back by the Purchaser in respect of builder's lien claims (the "Lien Holdback") will be paid on the Completion Date to the Vendor's Solicitors. The Lien Holdback will be held in trust by the Vendor's Solicitors pursuant to the *Strata Property Act* (British Columbia) and *Builders Lien Act* (British Columbia) (or successor statutes) solely in respect of lien claims registered in the applicable land title office in connection with work done at the request of the Vendor. The Vendor's Solicitors are authorized to invest the Lien Holdback in an interest bearing trust account and to pay to the Vendor the Lien Holdback plus interest, if any, accrued thereon as permitted by law; which payment will occur upon expiration of the period during which the Lien Holdback must be retained pursuant to the *Strata Property Act* and the *Builders Lien Act* (the "Lien Holdback Period"), less the amount of any builder's lien claims filed against the Strata Lot of which the Purchaser or the Purchaser's solicitor or notary public notifies the Vendor's Solicitor in writing by 4:00 p.m. on the last day of the Lien Holdback Period. The Purchaser hereby authorizes the Vendor to bring any legal proceedings required to clear title to the Strata Lot of any lien claims filed with respect to the Strata Lot, including payment of the whole or any part of the Lien Holdback into Court if desired by the Vendor.

P	P	V	V

INITIALS



SL: \_\_\_\_\_ Unit: \_\_\_\_\_

Addendum "A"

5.0 COMPLETION, POSSESSION AND ADJUSTMENT DATES

5.1 Completion Date. The completion of the purchase and sale of the Strata Lot shall take place on the date (the "Completion Date") specified by the Vendor in a notice delivered to the Purchaser or the Purchaser's Solicitor stating that the Strata Lot is, or is expected to be "Ready to be Occupied" and that the title to the Strata Lot has or is expected to have been issued by the Land Title Office, provided that the Vendor or the Vendor's Solicitor will give not less than 14 days' notice thereof and provided further that if the Land Title Office is not open for business on such day, then the Completion Date shall be the next business day. "Ready to be Occupied" refers to the Strata Lot only and not to any other strata lot or the common property within the Development and the Strata Lot will be deemed to be "Ready to be Occupied" if the City of Burnaby has issued an occupancy permit to occupy the Strata Lot (the "Occupancy Permit"), whether such permit is conditional or unconditional. In the event the Occupancy Permit is a conditional permit issued by the City of Burnaby, the Vendor will provide the Purchaser with an unconditional Occupancy Permit for the Strata Lot or the Development as soon as is reasonably practical. If the Completion Date has not occurred on or before September 1, 2025 (the "Outside Date"), and the parties have not agreed to an extension, this Contract shall be terminated whereupon the Purchaser will be entitled to repayment by the Seller of the Deposit together with any interest earned thereon as the Purchaser's sole remedy and the parties will thereafter have no further obligations, liabilities or commitments to, from or against one another provided that:

- (a) If paragraph 5.3 hereof is applicable then the Outside Date will be extended for a period equivalent to such delay, which period will be determined solely by the Vendor;
- (b) The Vendor may, at its sole option, exercisable by notice to the Purchaser, in addition to any other extension pursuant to this Section 5.0, and whether or not any delay described in this Section 5.0 has occurred, elect to extend the Outside Date for up to 250 days; and
- (c) Where the Vendor has extended the Outside Date for the full time set out in subsection (b) above and provided the Vendor is still actively carrying on construction of the Development the Vendor may, at its sole option, provide notice to the Purchaser that it has elected to extend the Outside Date for up to a further 110 days.

5.2 Notice of Completion Date. The notice of the Completion Date delivered to the Purchaser or the Purchaser's Solicitors may be based on the Vendor's estimate as to when the Strata Lot will be "Ready to be Occupied" and when the title to the Strata Lot will be issued by the Land Title Office, and if the Strata Lot is not "Ready to be Occupied" or if the title is not issued by the Land Title Office on or before the Completion Date so estimated, then the Vendor may extend the Completion Date from time to time as required by the Vendor until the Strata Lot is "Ready to be Occupied" and the title is to be issued in the Land Title Office, by notice of such extension to the Purchaser or the Purchaser's Solicitors, provided that the Vendor shall give the Purchaser or the Purchaser's Solicitors not less than 7 days' notice of such extended Completion Date.

5.3 Force Majeure. If the Vendor is delayed from completing the development of the Strata Lot as a result of fire, explosion or accident, however caused, act of any governmental authority, strike, lockout, inability to obtain or delay in obtaining labour, materials or equipment or flood, act of God, inclement weather, delay or failure by carriers or contractors, unavailability of supplies or materials, breakage or other casualty, interference of the Purchaser or any other event beyond the control of the Vendor, then the time within which the Vendor must do anything hereunder and the Completion Date referred to in paragraph 5.1 will be extended for a period equivalent to such period of delay which period will be determined solely by the Vendor.

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5.4 Adjustments. The Purchaser will assume and pay all taxes, rates, local improvement assessments, utilities and other charges, and all other adjustments both incoming and outgoing of whatever nature in respect of the Strata Lot shall be made, as of the Completion Date. The Purchaser shall pay GST in accordance with paragraph 5.7 below. If the amount of any such taxes, utilities or other items have been levied in respect of the Lands prior to registration of the strata plan, the portion thereof which shall be allocated to the Strata Lot will be in proportion to the unit entitlement the Strata Lot bears to the aggregate of the unit entitlement for all strata lots in the Development.

5.5 Possession. Provided the Vendor's Solicitors have received the balance of the Purchase Price and all other amounts payable by the Purchaser to the Vendor in respect of the Strata Lot on the Completion Date, the Purchaser shall have vacant possession of the Strata Lot at 12:00 pm on the second business day following the Completion Date (the "Possession Date").

5.6 Risk. The Strata Lot will be and remain at the risk of the Vendor until 12:01 a.m. on the Completion Date, after which time it will be at the risk of the Purchaser.

5.7 GST. The Purchaser will pay all costs in connection with the sale and purchase of the Strata Lot (including property transfer tax and any applicable taxes, including GST, and any other federal or provincial sales, service, transition, value added or other tax required to be paid by the Purchaser in connection with the purchase and sale of the Strata Lot), other than the costs the Vendor incurred in clearing title to the Strata Lot. The Purchaser acknowledges that GST and provincial sales taxes are, without duplication, applicable to the sale and purchase of the Strata Lot and will be payable by the Purchaser. The Purchaser acknowledges and agrees that the Purchase Price is exclusive of all applicable taxes, including GST, and any other federal or provincial sales, service, value added or other tax or new housing rebate, which for greater clarity are not included in the Purchase Price.

**6.0 CONSTRUCTION**

6.1 Construction. The Vendor will proceed to construct the Development substantially in accordance with the proposed draft strata plan attached to the Disclosure Statement, provided that the Vendor may make changes to features, design, and materials as are, in the Vendor's opinion, desirable and reasonable. The Purchaser understands and agrees that the building plans, design, and specifications for the Development may be varied to a minor extent in the reasonable discretion of the Vendor, that the area of the Strata Lot shown on the proposed strata plan is approximate, and that the address or suite and Strata Lot number assigned to the Strata Lot are subject to change at the Vendor's discretion. The Purchaser also acknowledges and agrees that any materials used in finishing of the Strata Lot, including, without limitation, natural stone, ceramic, porcelain, wood and laminates, may have conspicuous variations in colour, grain, vein and texture, pattern and size and any such variations are merely characteristic of the respective materials and will not be considered as defects or deficiencies in the Strata Lot and that certain materials used in the finishing of the Strata Lot may be subject to staining or changed coloration over time.

6.2 Measurement. The Purchaser acknowledges and agrees with the Vendor that if the area of the Strata Lot shown on the Final Strata Plan varies by more than eight (8%) percent from the area shown on the Preliminary Plan as at the date of this Contract, the Purchase Price shall be amended by multiplying the Purchase Price by the area of the Strata Lot shown on the Final Strata Plan and dividing the product by the area of the Strata Lot shown on the Preliminary Plan. In the event that the actual area of the Strata Lot shown on the Final Strata Plan varies by eight

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- (8%) percent or less from the area shown on the Preliminary Plan, there shall be no adjustment to the Purchase Price. The Purchaser acknowledges and agrees that the Purchaser will have no claim against the Vendor as a result of a change in area of the Strata Lot other than for the adjustment to the Purchase Price as aforesaid.
- 6.3 Access. The Purchaser acknowledges and agrees that the Purchaser will not be entitled to have access to the Strata Lot prior to the Possession Date without the prior written permission of the Vendor (which the Vendor may withhold in its absolute discretion) and then only if accompanied by a representative of the Vendor, subject to paragraph 6.4. The Purchaser hereby releases the Vendor and its directors, officers, shareholders, unit holders, employees, agents, contractors and representatives (collectively, the "Released Parties") from and against any loss, cost, damage, injury or death resulting from any act or omission of any one or more of the Released Parties, including that arising from the negligence of any one or more of the Released Parties, or any condition within the Strata Lot or the Development and agrees to indemnify and hold harmless the Released Parties from and against any loss, cost, damage, injury or death resulting from the presence of the Purchaser or any person on behalf of the Purchaser within the Strata Lot or the Development, or any act or omission negligent or otherwise of the Purchaser or any person on behalf of the Purchaser while within the Strata Lot or the Development. The Purchaser hereby acknowledges and the Vendor hereby confirms that the Vendor has acted as agent for and on behalf of the other Released Parties with respect to obtaining the foregoing release and indemnity from the Purchaser for the benefit of such Released Parties.
- 6.4 Inspection. The Purchaser and a representative of the Vendor shall inspect the Strata Lot at a reasonable time designated by the Vendor prior to the Completion Date. If the Purchaser fails or refuses to inspect the Strata Lot at the time designated by the Vendor the Purchaser is deemed to have waived or forfeited any such right and is deemed to be satisfied with and have accepted the physical condition of the Strata Lot. At the conclusion of such inspection, a conclusive list of any defects or deficiencies (collectively, the "Deficiencies") shall be prepared that are to be rectified by the Vendor including the estimated dates and timeframes by which such corrections are to occur. The parties shall sign the list of Deficiencies and the Purchaser shall be deemed to have accepted the physical condition of the Strata Lot subject only to the Deficiencies. The Purchaser covenants and agrees to complete the purchase of the Strata Lot on the Completion Date on the terms and conditions herein contained notwithstanding that the Deficiencies may be rectified after the Completion Date. The Purchaser is not entitled to holdback any amount of the Purchase Price on closing in respect of the Deficiencies or other deficiencies. In the event of a disagreement between the Purchaser and the Vendor as to what constitutes a defect or deficiency, or whether or not a defect or deficiency has been rectified, the decision of the architect for the Development or any replacement therefor appointed by the Vendor in the Vendor's sole discretion will be conclusive, final and binding on the parties. Following the Completion Date, the Purchaser agrees to provide the Vendor and its representatives, contractors and agents with access to the Strata Lot at all reasonable times on reasonable notice from the Vendor in order for the Vendor or its representatives, contractors or agents to rectify any outstanding Deficiencies, and the Purchaser will in no manner interfere with or impede any such person while he or she is carrying out such work.
- 6.5 Service Facilities. The Purchaser acknowledges that the Development may include services facilities and equipment such as transformers, fire protection systems and equipment, mechanical and electrical systems and equipment, electrical room, vents, ducts, fans, elevators, garage gates, garbage compactors and other such facilities and equipment (collectively the "Service Facilities"). The Service Facilities will be located as required by the relevant authorities or as recommended by the Vendor's consultants.

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7.0 CONVEYANCE

7.1 Conveyance. It shall be the Purchaser's responsibility to prepare the documents necessary to complete this transaction and the Purchaser shall deliver to the Vendor a freehold transfer, in registrable form (the "Transfer"), and a statement of adjustments, to the Vendor's Solicitor at least 7 business days prior to the Completion Date. The Vendor will provide the Purchaser or the Purchaser's Solicitors with a form of acknowledgement whereby the Purchaser acknowledges receipt of the Initial Disclosure Statement, the Amendments and any subsequent amendments to the Initial Disclosure Statement, which the Purchaser will be required to sign and return to the Vendor or the Vendor's Solicitor prior to the Completion Date. In the event the Purchaser has not received any of the amendments listed in the acknowledgement the Purchaser or the Purchaser's Solicitors shall inform the Vendor's Solicitors forthwith and shall not be obligated to sign and return the acknowledgement until the Purchaser has received all such amendments and been provided a reasonable opportunity to review same. The Purchaser agrees prior to the Completion Date to sign and deliver to the Vendor the owner registration in the form required by the Vendor's new home warranty provider. The Purchaser acknowledges that the Strata Lot will not be covered by the home warranty should the Purchaser fail to deliver the signed owner registration form prior to the Completion Date. The Purchaser will be responsible for obtaining all other documents required for the closing.

On the Completion Date, the Vendor will transfer title to the Strata Lot to the Purchaser free and clear of all registered liens, mortgages, charges and encumbrances of any nature whatsoever save and except Permitted Encumbrances and on or before the Completion Date, the Vendor will have taken whatever steps are necessary in order to obtain or make arrangements for any release or discharge of any registered liens, mortgages, charges and encumbrances save and except the Permitted Encumbrances. The Purchaser acknowledges and agrees that the Vendor will be using the purchase money received from the Purchaser to obtain a partial discharge of any construction mortgage and security collateral thereto. The Purchaser's Solicitor or notary public will pay the balance of the adjusted Purchase Price on or before 4:30 p.m. on the Completion Date by way of certified cheque or bank draft made payable and delivered at the Purchaser's expense to the Vendor's Solicitors in trust on their undertaking to pay an amount required in a written statement of indebtedness from the holder of the prior encumbrance to require the holder of the prior encumbrance to provide the Vendor's Solicitors with a registrable discharge of such prior encumbrance and to register the discharge of the aforesaid charges from title to the Strata Lot and, in the case of a claim of builders lien, on his undertaking to pay an amount sufficient to cause same to be discharged within 30 days after the Completion Date. If the Purchaser is relying upon a new mortgage to finance the Purchase Price, the Purchaser, while still required to pay the balance of the adjusted Purchase Price on the Completion Date, may wait to pay same until after the Transfer and new mortgage documents have been lodged for registration at the applicable Land Title Office but only if before such lodging against title to the Strata Lot, the Purchaser has:

- (a) deposited in trust with the Purchaser's Solicitors the cash balance of the Purchase Price not being financed by the mortgage;
- (b) fulfilled all the new mortgagee's conditions for funding except lodging for registration; and
- (c) made available to the Vendor's Solicitors an undertaking given by the Purchaser's Solicitors to pay on the Completion Date the balance of the adjusted Purchase Price upon the lodging of the Transfer and the new mortgage documents and the advance by the new mortgagee of the mortgage proceeds or withdraw the Transfer from registration at the Land Title Office.

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7.2 Costs. The Purchaser will pay all costs (including the Purchaser's Solicitor's fees and disbursements) in connection with the completion of purchase and the sale (including applicable GST or other federal or provincial sales, value-added, property transfer or other tax other than Income tax) required to be paid by the Vendor or the Purchaser in connection with the purchase and sale of the Strata Lot other than the costs of the Vendor incurred in clearing title to the Strata Lot of financial encumbrances and the legal fees of the Vendor.

**8.0 ASSIGNMENT BY PURCHASER**

8.1 Assignment. The Purchaser may only assign the Purchaser's interest in the Strata Lot or in this Contract or direct the transfer of the Strata Lot to any other or additional party with the written consent of the Vendor, and unless the Vendor so consents the Vendor shall not be required to convey the Strata Lot to anyone other than the Purchaser named herein. The Seller will not entertain any assignment requests within 24 months of the date this Contract was accepted by the Vendor or 3 months prior to the anticipated completion date, which date shall be determined in the Vendor's sole discretion. Any assignment must be in the Seller's standard form assignment agreement. If, with the consent of the Vendor, the Purchaser assigns the Purchaser's interest in the Strata Lot or this Contract or directs the transfer of the Strata Lot to any other or additional party, the Purchaser will pay to the Vendor an administration fee, as a condition for agreeing to the assignment, and for the associated legal and administrative costs, in the amount of 4% of the greater of the Purchase Price and the purchase price paid by the assignee, plus applicable GST on such fee at the time the assignment form is delivered to the Vendor, except that such administration fee will be a flat fee of \$1,000.00 plus GST if the assignee is the Purchaser's spouse, parent, child, sibling, grandparent, grandchild or a company beneficial owned and controlled by the Purchaser. No assignment by the Purchaser of the Purchaser's interest in the Strata Lot or this Contract or direction of transfer to any other person shall release the Purchaser from any of the Purchaser's obligations or liabilities hereunder. If the Purchaser assigns the Purchaser's interest in the Strata Lot pursuant to this paragraph 8.1, and a deposit protection agreement is in place, then from the date of the assignment:

- (a) the Purchaser (for the purpose of the remainder of this paragraph 8.1, the "Assignor") shall not make or pursue any claims or proceedings against the deposit insurer with respect to this Contract, the Strata Lot or the Deposit;
- (b) the Assignor quit claims and releases absolutely the deposit insurer from any and all liabilities, obligations, promises or covenants to the Assignor with respect to this Contract, the Strata Lot or the Deposit and confirms that the Assignor no longer has any interest in or claim to the Deposit;
- (c) the Assignor and the person to whom the Assignor assigns its interest in the Strata Lot (for the purpose of the remainder of this paragraph 8.1, the "Assignee") acknowledge and agree that the benefit of the deposit protection agreement issued by the deposit insurer in respect of the Deposit is assigned from the Assignor to the Assignee concurrently with the assignment of this Contract and that the deposit insurer will amend its records so that the insured benefit under the deposit protection agreement in respect of the Deposit is transferred from the Assignor to the Assignee; and
- (d) the Assignor and the Assignee expressly acknowledge and agree that the deposit insurer can rely on the benefit of, and seek to enforce against either or both of them, the provisions of this paragraph 8.1 notwithstanding that the deposit insurer is not a party to the assignment agreement.

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8.2 Assignment Registry. Without the Developer's prior consent, any assignment of this purchase agreement is prohibited. An assignment under the *Real Estate Development Marketing Act* (British Columbia) is a transfer of some or all of the rights, obligations and benefits under a purchase agreement made in respect of a strata lot in a development property, whether the transfer is made by the purchaser under the purchase agreement to another person or is a subsequent transfer. Each proposed party to an assignment agreement must provide the Developer with the information and records required under the *Real Estate Development Marketing Act* (British Columbia).

8.3 Collection of Assignment Information. Before the Developer consents to the assignment of this purchase agreement, the Developer will be required to collect information and records under the *Real Estate Development Marketing Act* (British Columbia) from each proposed party to an assignment agreement, including personal information, respecting the following:

- (a) the party's identity;
- (b) the party's contact and business information;
- (c) the terms of the assignment agreement.

Information and records collected by the Developer must be reported by the Developer to the administrator designated under the *Property Transfer Tax Act* (British Columbia). The information and records may only be used or disclosed for tax purposes and other purposes authorized by section 20.5 of the *Real Estate Development Marketing Act* (British Columbia), which includes disclosure to the Canada Revenue Agency.

8.4 No Solicitation. The Purchaser and its agents will not advertise or solicit offers from the public with respect to the resale of the Strata Lot by the Purchaser or the Purchaser's Interest under this Contract before the Completion Date without the express written consent of the Vendor, which consent may be arbitrarily withheld.

8.5 Continued Marketing. The Purchaser agrees that after completion of the conveyance contemplated by this Contract, the Purchaser shall allow the Vendor to maintain professional signage on the Strata Lot for the purposes of offering the balance of the Vendor's strata lots in the Development for sale. In addition the Purchaser acknowledges that the Vendor and the Vendor's representatives intend to continue marketing additional strata lots in the Development and in any other neighbouring developments that the directors of the Developer are marketing in their capacity as directors of a different developer under a different disclosure statement after the completion of the sale of the Strata Lot to the Purchaser, and that such continued marketing may include, without limitation, the maintenance of one or more strata lots owned by the developer as sales or administration offices and/or display suites, marketing events held at the Development and tours of the Development for prospective purchasers. The Purchaser agrees not to unreasonably interfere with the Vendor and the Vendor's representatives in the course of such continued marketing.

**9.0 MISCELLANEOUS**

9.1 Time of Essence. Time is of the essence hereof and unless all payments on account of the Purchase Price, together with adjustments thereto as provided herein and all other amounts payable by the Purchaser hereunder are paid when due, then the Vendor may, at the Vendor's option:

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- (a) terminate this Contract and in such event the Deposit together with all accrued interest thereon will be absolutely forfeited to the Vendor on account of damages (being the minimum amount of damages the parties agree the Vendor is expected to suffer as a result of such termination), without prejudice to the Vendor's other remedies, including a right to pursue the Purchaser for any unpaid Deposit and recover any additional damages; or
- (b) elect to extend the time for completion and complete the transaction contemplated by this Contract to a certain date determined by the Vendor, in which event time shall remain of the essence and the Purchaser will pay to the Vendor, in addition to the Purchase Price, interest on the unpaid portion of the Purchase Price and other unpaid amounts payable hereunder at the rate of 18% per annum, such interest to be calculated daily from the date upon which such payment and amounts were due to the date upon which such payment and amounts are paid.

If from time to time the Purchaser's default continues beyond the last extended date for completion established pursuant to subsection (b) the Vendor may thereafter elect to terminate this Contract pursuant to subsection (a) or permit a further extension pursuant to subsection (b).

In the event the Vendor elects to terminate this Contract the Purchaser acknowledges and agrees the Stakeholder is entitled to rely on any certificate provided to the Stakeholder under the *Real Estate Development Marketing Act* (British Columbia) in connection with same and pay the Deposit and accrued interest thereon as directed by the Vendor notwithstanding the Vendor's knowledge of any adverse claim to the Deposit including a claim by the Purchaser.

9.2 Purchaser's Conditions. Notwithstanding anything herein contained to the contrary if the Purchaser's obligation to purchase the Strata Lot is subject to one or more conditions then the conditions shall be set out in an Addendum attached hereto, and, if such conditions exist then the Vendor, may, on written notice delivered to the Purchaser require the Purchaser to either satisfy or waive any or all conditions by delivering written notice within 48 hours from the time the Vendor gives notice to the Purchaser. If such written satisfaction or waiver is not received within such time, then this Contract shall terminate and the Deposit together with all accrued interest thereon shall be promptly refunded to the Purchaser.

9.3 Vendor's Condition Precedent. The obligation of the Vendor to complete the sale of the Strata Lot is subject to:

- (a) the Vendor obtaining a building permit in respect of Development that is satisfactory to the Vendor in its sole, absolute and unfettered discretion on or before 12 months from the date the Initial Disclosure Statement was filed; and
- (b) the Vendor obtaining construction financing in respect of Development that is satisfactory to the Vendor in its sole, absolute and unfettered discretion on or before 12 months from the date the Initial Disclosure Statement was filed.

The foregoing conditions are for the sole benefit of the Vendor and may be waived by the Vendor at any time on or prior to the time set forth for satisfaction of the same. Each condition shall be deemed to have been waived within the time set forth if the Purchaser has not received, within 7 days following the date on which such condition is to be satisfied, notification from the Vendor that such condition has not been satisfied or waived. In the event the Vendor provides notice within such 7 day period that such condition is not waived or satisfied, this Contract shall be terminated, whereupon the Deposit and any interest accrued thereon shall be forthwith returned

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to the Purchaser without deduction, and this Contract shall thereupon be null and void, and of no further force or effect, and the Vendor shall not be liable for any costs or damages suffered by the Purchaser as a result of or in connection with this Contract or as a direct result of its termination.

9.4 **Notices and Tender.** Any notice to be given to the Purchaser will be sufficiently given if deposited in any postal receptacle in Canada addressed to the Purchaser at the Purchaser's address as set out on the first page of this Contract or the Purchaser's Solicitors at their offices and sent by regular mail, postage prepaid, or if delivered by hand or if transmitted by fax or email to the Purchaser's Solicitors at their office or to the Purchaser, or if delivered to the Purchaser by email at the email address set out on the first page of this Contract. For clarity, the Purchaser hereby consents to the delivery by the Vendor and the receipt by the Purchaser of all notices to be provided hereunder, including without limitation all Amendments to the Disclosure Statement, by delivery by email. Such notice shall be deemed to have been received if so delivered or transmitted, when delivered or transmitted and if mailed, on the second business day (exclusive of Saturdays, Sundays and statutory holidays) after such mailing, or, in the event of delivery by email, the notice shall be deemed to be delivered as of the date and time the notice shows as being sent from the sender's email address. The address, fax number and email address (if any) for the Purchaser will be as set out on the first page of this Contract or such other address, fax number or email address the Purchaser has last notified the Vendor in writing. Any documents to be tendered on the Purchaser may be tendered on the Purchaser or the Purchaser's Solicitors. Any notice to be given to the Vendor may be given to the Vendor or the Vendor's Solicitors in the same manner, and shall be deemed to have been received, as provided for in the preceding provisions of this section, *mutatis mutandis*. Any documents or money to be tendered on the Vendor shall be tendered by way of certified funds or bank draft and shall be delivered at the Purchaser's expense to the Vendor or the Vendor's Solicitors.

9.5 **Agency.** The Purchaser understands and acknowledges that the Purchaser has no agency relationship with Rennie Marketing Systems (the "Vendor's Agent"). The Purchaser acknowledges and agrees that the Vendor's Agent acts solely for the Vendor, and that the Vendor's Agent does not represent or act for the Purchaser in any capacity whatsoever. The Purchaser may wish to obtain independent advice in respect of this Contract. The Purchaser further acknowledges that the Vendor and the Vendor's Agent may allow the Vendor's Agent to assign its rights as vendor's agent with respect to the sale of the Strata Lot to an affiliate or related party of the vendor's agent at any time prior to the Completion Date.

9.6 **Policy Statement #6.** Pursuant to Policy Statement #6 ("PS#6") issued by the Superintendent of Real Estate, a developer may file a disclosure statement and market strata lots prior to obtaining a satisfactory financing commitment provided that an amendment with respect to PS#6 disclosing the particulars of the satisfactory financing commitment (for the purpose of this paragraph, an "Amendment") to the disclosure statement for the Development is filed within 9 months of the developer filing the disclosure statement and subject to the conditions set out below. The Vendor and the Purchaser acknowledge and agree that the Strata Lot is being offered subject to PS#6.

In compliance with and as required by PS#6 if the required Amendment with respect to PS#6 has not been filed prior to the date the Purchaser has executed this Contract, then notwithstanding anything else herein contained the following applies:

- (a) If an Amendment to the Disclosure Statement that sets out particulars of a satisfactory financing commitment is not received by the Purchaser within 12 months after the Initial Disclosure Statement was filed, the Purchaser may at his or

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- her option cancel the purchase agreement at any time after the end of that 12 month period until the required Amendment is received by the Purchaser;
- (b) The amount of the deposit to be paid by a Purchaser who has not yet received an Amendment to the Disclosure Statement that sets out particulars of a satisfactory financing commitment is no more than 10% of the purchase price; and
- (c) All deposits paid by a Purchaser, including interest earned if applicable, will be returned promptly to the Purchaser upon notice of cancellation from the Purchaser.
- 9.7 Governing Law. The Contract, the agreement resulting from the acceptance of the Contract and all matters arising hereunder will be construed in accordance with and governed by the laws of British Columbia which will be deemed to be the proper law hereof, and the courts of British Columbia will have the exclusive jurisdiction to entertain and determine all claims and disputes arising out of or in any way connected with this Contract and the validity, existence and enforceability hereof.
- 9.8 Purchaser Comprising More Than One Party. If the Purchaser is comprised of more than one party, then the obligations of the Purchaser hereunder will be the joint and several obligations of each party comprising the Purchaser and any notice given to one of such parties shall be deemed to have been given at the same time to each other such party.
- 9.9 Residency of Vendor. The Vendor represents and warrants to the Purchaser that it is a resident of Canada within the meaning of the *Income Tax Act* of Canada.
- 9.10 Contractual Rights. The Contract and the agreement which results from its acceptance creates contractual rights only and not any interest in land.
- 9.11 Further Assurances. The parties hereto shall do all further acts and things and execute all such further assurances as may be necessary to give full effect to the intent and meaning of this Contract.
- 9.12 References. All references to any party, whether a party to this Contract or not, will be read with such changes in number and gender as the context or reference requires.
- 9.13 Personal Information. The Purchaser hereby consents to the collection, use, and disclosure by the Vendor of the personal information about the Purchaser as may be required for the following purposes:
- (a) to obtain financing for the Vendor;
- (b) to comply with requirements of the Vendor's lenders and bankers;
- (c) to provide services and utilities to the Development and the Strata Lot including telephone, hydro, natural gas, and cablevision;
- (d) for insurance coverage for the Property or the Development for carrying out its services;
- (e) to a mortgage broker, if the Purchaser so requests, for the Purchaser's mortgage application for the Purchaser's purchase of the Strata Lot;

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- (f) to the Vendor's lawyers for all matters relating to this Contract;
- (g) to carry out and complete the sale of the Strata Lot to the Purchaser;
- (h) to the Vendor's accountants for preparation of financial statements and tax returns including GST returns;
- (i) for reporting purposes to any trade or professional association governing the Vendor or any investigative body having authority over the Vendor to the extent such information is required to be reported to such association or body;
- (j) to facilitate communications between the Purchaser and the Vendor;
- (k) to disclose the information to affiliated companies of the Vendor so that those affiliated companies may provide the Purchaser with notice of real estate projects being developed by those affiliated companies; and
- (l) if the Strata Lot is listed on the Multiple Listing Service®, for the compilation, retention and publication associated real estate boards/associations of statistics.

The information that may be disclosed pursuant to this consent includes all information in, and copies of, this Contract and all addendums, attachments, and amendments to this Contract.

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**DISCLOSURE STATEMENT - SECOND AMENDMENT**  
*Real Estate Development Marketing Act (British Columbia)*

**HIGHLINE**  
**Burnaby, British Columbia**

**DATE of Disclosure Statement:** February 20, 2020  
**First Amendment:** February 28, 2020  
**Second Amendment:** November 17, 2020  
**DEVELOPER:** **6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**  
**ADDRESS FOR SERVICE:** 700 - 401 West Georgia Street,  
Vancouver, BC V6B 5A1  
**BUSINESS ADDRESS:** 700 - 4211 Kingsway  
Burnaby, BC V5H 1Z6  
**REAL ESTATE BROKERAGES:** Rennie Marketing Systems  
51 East Pender Street,  
Vancouver, BC V6A 1S9

The Developer reserves the right to appoint additional or replacement brokerage(s), and reserves the right to allow the brokerage to assign the brokers rights with respect to the marketing and sale of the Development to an affiliate or related party of the brokerage(s).

None of the Developer's agent(s) will be acting on behalf of the Purchaser.

**This Second Amendment to Disclosure Statement has been filed with the Superintendent of Real Estate, but neither the Superintendent, nor any other authority of the government of the Province of British Columbia, has determined the merits of any statement contained in this Second Amendment to Disclosure Statement, or whether this Second Amendment to Disclosure Statement contains a misrepresentation or otherwise fails to comply with the requirements of the *Real Estate Development Marketing Act*. It is the responsibility of the Developer to disclose plainly all material facts, without misrepresentation.**

This Second Amendment to Disclosure Statement relates to a development property that is not yet completed. Please refer to section 7.2 for information on the purchase agreement. That information has been drawn to the attention of:

**Purchaser: (insert name(s)) here:**

--

**And have confirmed that fact by initialling in the space provided here:**

<b>Purchaser Initials</b>	

The Disclosure Statement dated February 20, 2020, as amended by the First Amendment dated February 28, 2020, is amended as follows:

- 1.0 The two pages immediately preceding the Table of Contents titled “Sale of Strata Lots Prior to Obtaining a Financing Commitment” are deleted in their entirety and replaced with the following:**

**“SALE OF STRATA LOTS PRIOR TO OBTAINING FINANCING COMMITMENT**

**NOTICE TO PURCHASERS UNDER POLICY STATEMENT 6 OF THE REAL ESTATE DEVELOPMENT MARKETING ACT (BRITISH COLUMBIA)**

Pursuant to Policy Statement 6, the Superintendent will accept for filing Disclosure Statements where the developer has not obtained a satisfactory financing commitment, provided that:

- (a) The estimated date for obtaining a satisfactory financing commitment, as disclosed in the disclosure statement, is 12 months or less from the date the developer filed the disclosure statement with the superintendent;
- (b) The developer markets the proposed development units under the disclosure statement for a period of no more than 12 months from the date the disclosure statement was filed with the superintendent, unless an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment is filed with the superintendent during that period. The developer must also either:
  - (i) prior to the expiry of the 12 month period, file with the superintendent an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment; or
  - (ii) upon the expiry of the 12 month period, immediately cease marketing the development and confirm in a written undertaking to the superintendent that all marketing of the development has ceased and will not resume until after the necessary amendment has been filed, failing which a cease marketing or other order may be issued by the superintendent to the developer without further notice.

Additionally, the developer must provide written notice without delay to the superintendent if, during the 12 month period, all units in the development property being marketed under this Policy Statement are sold or the Developer has decided not to proceed with the development.

- (c) Any purchase agreement used by the developer, with respect to any development unit offered for sale or lease before the purchaser’s receipt of an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment, contains the following terms:
  - (i) If an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment is not received by the purchaser within 12 months after the initial disclosure statement was filed, the



purchaser may at his or her option cancel the purchase agreement at any time after the end of that 12 month period until the required amendment is received by the purchaser;

- (ii) The amount of the deposit to be paid by a purchaser who has not yet received an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment is no more than 10% of the purchase price; and
- (iii) All deposits paid by a purchaser, including interest earned if applicable, will be returned promptly to the purchaser upon notice of cancellation from the purchaser.”

**2.0 Section 3.7(g) is amended by deleting the words “gas clothes dryer” and replacing them with “electric clothes dryer”.**

**3.0 Section 4.3 is amended as follows:**

3.1 By the deleting the paragraph immediately following subsection 4.3(a)(ii) and replacing it with the following:

“(iii) Mortgage CA7740215 (“**Kingsett Third Mortgage**”) and Assignment of Rents CA7740216 (“**Kingsett Third Assignment of Rents**”) in favour of Kingsett.

(iv) Mortgage CA8223198 (“**Kingsett Fourth Mortgage**”) and Assignment of Rents CA8223199 (“**Kingsett Fourth Assignment of Rents**”) in favour of Kingsett.

(v) Mortgage CA8524739 (“**Kingsett Fifth Mortgage**”) and Assignment of Rents CA8524740 (“**Kingsett Fifth Assignment of Rents**”) in favour of Kingsett.

The Kingsett Mortgage, Kingsett Second Mortgage, Kingsett Third Mortgage, Kingsett Fourth Mortgage, Kingsett Fifth Mortgage, Kingsett Assignment of Rents, Kingsett Second Assignment of Rents, Kingsett Third Assignment of Rents, Kingsett Fourth Assignment of Rents and Kingsett Fifth Assignment of Rents secure financing in respect of the Lands and the Building (collectively referred to as the “**Existing Financial Charges**”).”

3.2 By the addition of subsection 4.3(b)(xxxiii) as follows:

“(xxxiii) Easement CA8544983 - a reciprocal easement to allow each of the Developer and the neighbouring owner access to each other’s lands to allow the boom of any construction crane used in construction to pass through the air space above lands adjacent to the Lands and above the Lands when the neighbouring owner constructs a development on the adjacent lands. This easement was submitted for registration at the Land Title Office on November 3, 2020 and is pending full registration on title to the Lands;”

3.3 By the addition of subsection 4.3(c)(vi) as follows:

“(vi) Easement CA8544982 - this notation represents the reciprocal portion of the easement in favour of the Developer, described in further detail at subsection

4.3(b)(xxxiii) above. This easement was submitted for registration at the Land Title Office on November 3, 2020 and is pending full registration on title to the Lands;”

**4.0 Section 6.2 “Construction Financing” is amended as follows:**

4.1 The second paragraph is deleted in its entirety and replaced with the following:

“The estimated date for obtaining a satisfactory financing commitment for the Construction Financing is on or before February 20, 2021.”

4.2 The sixth paragraph and all paragraphs following are deleted in their entirety and replaced with the following:

“The Superintendent requires that the wording below, taken from Policy Statement 6, be included in this Disclosure Statement, to confirm that the Developer may begin marketing on complying with the following terms and conditions, which the Developer hereby confirms:

- (a) **The estimated date for obtaining a satisfactory financing commitment, as disclosed in the disclosure statement, is 12 months or less from the date the developer filed the disclosure statement with the superintendent;**
- (b) **The developer markets the proposed development units under the disclosure statement for a period of no more than 12 months from the date the disclosure statement was filed with the superintendent, unless an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment is filed with the superintendent during that period. The developer must also either:**
  - (i) **prior to the expiry of the 12 month period, file with the superintendent an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment; or**
  - (ii) **upon the expiry of the 12 month period, immediately cease marketing the development and confirm in a written undertaking to the superintendent that all marketing of the development has ceased and will not resume until after the necessary amendment has been filed, failing which a cease marketing or other order may be issued by the superintendent to the developer without further notice.**

**Additionally, the developer must provide written notice without delay to the superintendent if, during the 12 month period, all units in the development property being marketed under this Policy Statement are sold or the Developer has decided not to proceed with the development.**

- (c) **Any purchase agreement used by the developer, with respect to any development unit offered for sale or lease before the purchaser’s receipt of an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment, contains the following terms:**
  - (i) **If an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment is not received by the purchaser**

within 12 months after the initial disclosure statement was filed, the purchaser may at his or her option cancel the purchase agreement at any time after the end of that 12 month period until the required amendment is received by the purchaser;

(ii) The amount of the deposit to be paid by a purchaser who has not yet received an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment is no more than 10% of the purchase price; and

(iii) All deposits paid by a purchaser, including interest earned if applicable, will be returned promptly to the purchaser upon notice of cancellation from the purchaser.

This offering is being made under the terms of Policy Statement 6 and the Developer confirms that the conditions set out above form part of the terms and conditions of this Disclosure Statement, and the rescission rights set out at the beginning of this Disclosure Statement apply to this offering."

**5.0 Exhibit "H" titled "Contract of Purchase and Sale" is deleted from the Disclosure Statement and replaced with Exhibit "H" attached hereto titled "Contract of Purchase and Sale".**

**DEEMED RELIANCE**

Section 22 of the *Real Estate Development Marketing Act* provides that every purchaser who is entitled to receive this Second Amendment to Disclosure Statement is deemed to have relied on any false or misleading statement of a material fact contained in this Second Amendment to Disclosure Statement, if any, and any omission to state a material fact. The developer, its directors and any person who has signed or authorized the filing of this Second Amendment to Disclosure Statement are liable to compensate the purchaser for any misrepresentation, subject to any defences available under section 22 of the Act.

**DECLARATION**

The foregoing statements disclose, without misrepresentation, all material facts relating to the development referred to above, as required by the *Real Estate Development Marketing Act* of British Columbia, as of November 17, 2020.

**Developer:**

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**

By its authorized signatory:



Daljit Thind



Junyi Liu

This Second Amendment to Disclosure Statement is executed by all of the **Directors of 6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**, on November 17, 2020 in their personal capacity:

By:   
Daljit Thind

By:   
Junyi Liu

**Exhibit "H"**  
**Contract of Purchase and Sale**



SL: \_\_\_\_ Unit: \_\_\_\_

**CONTRACT OF PURCHASE AND SALE**

BETWEEN:

**6511 Sussex Heights Development Ltd.** (the "Developer" and the "Vendor")

AND:

**Purchaser(s):**

Name(s): \_\_\_\_\_

Address(es): \_\_\_\_\_

Tel: \_\_\_\_\_ Tel: \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

Country of Residence: \_\_\_\_\_ Country of Residence: \_\_\_\_\_

(For the purposes of the *Income Tax Act* (Canada))

(Such one or more parties being hereinafter referred to as the "Purchaser").

PROPERTY: Proposed Strata Lot \_\_\_\_, being Unit No. \_\_\_\_\_ (the "Strata Lot") in the development known as "HIGHLINE" (the "Development"), to be constructed as part of a 327 unit residential strata development project on the lands located at 6505 Sussex Avenue, Burnaby, BC and legally described as PID: 030-616-735 Lot 2 District Lot 153 Group 1 New Westminster District Plan EPP86315 (the "Lands"), as further described in the Disclosure Statement filed by the Vendor on February 20, 2020 (the "Initial Disclosure Statement") and all amendments thereto (the "Amendments") (the Initial Disclosure Statement and the Amendments are hereinafter collectively called the "Disclosure Statement").

PURCHASE PRICE: The Purchase Price for the Strata Lot will be:  
 (\$ \_\_\_\_\_) DOLLARS. The Purchase Price excludes any Goods and Services Tax ("GST").

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**INITIALS**



SL: \_\_\_\_\_ Unit: \_\_\_\_\_

1. **Offer.** In consideration of the sum of ONE (\$1.00) DOLLAR and other good and valuable consideration now paid by each of the parties to the other (the receipt and sufficiency of which is hereby acknowledged) and other mutual covenants and agreements contained in this agreement, the Purchaser agrees to purchase the Strata Lot from the Vendor for the Purchase Price and upon the terms set forth herein subject to the Permitted Encumbrances (as hereinafter defined). The Purchaser acknowledges that the Purchaser is purchasing a strata lot which is to be constructed or is presently under construction.

The Purchase Price does not include the exclusive use of any parking stall(s) or storage locker(s) at the Development unless expressly set out in an addendum hereto. In the event the Purchaser purchases the exclusive use of a parking stall(s) and/or storage locker(s), the location of the parking stall(s) and/or storage locker(s) will be designated by the Vendor in accordance with the Disclosure Statement. The Purchaser acknowledges and agrees that the parking stall(s) and/or storage locker(s): (a) will vary in size, shape, convenience and location (including, notwithstanding any other amended or written agreement made between the parties to the contrary, and where more than one, may not be side by side); and (b) may be partially obstructed by columns, pipes, ducts, mechanical equipment, electrical equipment and other facilities. The Purchaser further acknowledges and agrees that the final determination of parking stall(s) and/or storage locker(s) assigned to a Purchaser shall be by the Vendor with no recovery by the Purchaser. The Purchaser will accept the parking stall(s) and/or storage locker(s) if any, assigned or sold to the Purchaser by the Vendor on an "as is, where is" basis and will have no claim against the Vendor in respect of any variation in the size, shape, convenience of location or obstruction of such parking stall(s) and/or storage locker(s).

2. **Deposit.** The Purchaser will pay a deposit(s) by bank draft or certified cheque (collectively, the "Deposit") to Richards Buell Sutton LLP (the "Vendor's Solicitors") in trust as stakeholder and the Deposit will be held in accordance with the *Real Estate Development Marketing Act* (British Columbia) as follows:

(a)	a deposit (the " <b>Initial Deposit</b> ") of \$10,000 upon presentation of this Contract by the Purchaser, payable by way of certified cheque, or bank draft;	\$10,000.00
(b)	a further deposit (the " <b>Second Deposit</b> ") of 10% of the Purchase Price (less the Initial Deposit), payable 7 days after acceptance of this Contract by the Vendor, payable by way of certified cheque, or bank draft;	\$ _____
(c)	a further deposit (the " <b>Third Deposit</b> ") of 5% of the Purchase Price, payable on the day that is the later of: (1) 7 days following receipt by the Purchaser of an Amendment to the Disclosure Statement setting out the particulars of a satisfactory financing commitment, which Amendments may be contained in the same document; and (2) 6 months from the date of acceptance of this Contract by the Vendor; payable by way of certified cheque, or bank draft;	\$ _____
(d)	a further deposit (the " <b>Fourth Deposit</b> ") of 5% of the Purchase Price, payable 3 months following the date the Third Deposit becomes due, payable by way of certified cheque, or bank draft;	\$ _____
the balance of the Purchase Price, subject to adjustments, to be paid on the Completion Date by bank draft or certified cheque.		

P	P	V	V

**INITIALS**



SL: \_\_\_\_\_ Unit: \_\_\_\_\_

Interest on the Deposit will, in all cases, be for the benefit of the Vendor and will not be applied on account of the Purchase Price. If the Purchaser defaults in the Purchaser's obligations hereunder, the Vendor may, at its option, retain the Deposit and interest thereon without prejudice to any other remedy, which the Vendor may have in respect of the Purchaser's default in accordance with the terms of this Contract.

3. **Completion, Possession and Adjustment Dates.** It is currently estimated that the completion of the Strata Lot will occur between September 1, 2023 and November 30, 2023. For more information about the Completion, Possession and Adjustment Dates, see the Disclosure Statement and Addendum "A" attached hereto.
4. **Furnishings.** The Purchase Price includes the following items unless otherwise noted in the Disclosure Statement: electric oven, gas cooktop, hood fan, dishwasher, refrigerator, microwave, washer and electric dryer, window coverings, enterphone/intercom system through the phone line and heat pump to provide air conditioning and heat.

Fixtures and features as represented in the Disclosure Statement will also be included, provided that the Vendor may substitute materials of reasonably equivalent or better quality, in its discretion. Presentation centre or display suite decorator features, fixtures, wall treatments, finishings, fittings, dining light fixtures and furnishings are not included in the Purchase Price unless expressly set out in an Addendum hereto.

5. **Acceptance.** This Contract will be open for acceptance until 6:00 p.m. (Vancouver time) on the 3rd day (including weekends and statutory holidays) following the date of execution by the Purchaser and upon acceptance by the Vendor signing a copy of this Contract, there will be a binding agreement of sale and purchase in respect of the Strata Lot for the Purchase Price, on the terms and subject to the conditions set out herein.

**THE TERMS AND CONDITIONS ATTACHED HERETO AS ADDENDUM "A" ARE PART OF THIS CONTRACT. READ THEM CAREFULLY BEFORE YOU SIGN.**

THE PURCHASER HAS EXECUTED THIS CONTRACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

\_\_\_\_\_  
(Witness) (Purchaser) (Name of Purchaser)

\_\_\_\_\_  
(Witness) (Purchaser) (Name of Purchaser)

**THE PURCHASER'S OFFER TO PURCHASE CONTAINED HEREIN IS ACCEPTED BY THE VENDOR AT \_\_\_\_\_ A.M./P.M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.**

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**

Per:

\_\_\_\_\_  
Authorized Signatory





SL: \_\_\_\_ Unit: \_\_\_\_

**Addendum "A"**

**1.0 AGREEMENT**

1.1 Once this Contract is accepted by the Vendor, the Purchaser agrees to purchase from the Vendor the Strata Lot at the Purchase Price and upon the terms set forth in the agreement created by the acceptance of this Contract by the Vendor, this Addendum and all additional addendums and schedules. Title to the Strata Lot on the Completion Date (as hereinafter defined) shall be subject only to:

- (a) the exceptions listed in Section 23(1) of the *Land Title Act* (British Columbia);
- (b) the charges and encumbrances referred to in the Disclosure Statement; and
- (c) claims of builders liens or other encumbrances where the Vendor's Solicitors have undertaken to remove same pursuant to paragraph 7.1 hereof;

(collectively, the "**Permitted Encumbrances**").

The Purchaser agrees to execute any and all agreements as may be required pursuant to the terms and conditions of the Permitted Encumbrances confirming the Purchaser acknowledges and assumes obligations under the Permitted Encumbrances.

**2.0 DESCRIPTION OF STRATA LOT**

2.1 The Strata Lot is part of the Development which is situated on the Lands as shown on the proposed strata plan attached to the Disclosure Statement, and as more particularly described in the Disclosure Statement.

**3.0 PURCHASER'S ACKNOWLEDGEMENTS**

3.1 Disclosure Statement. The Purchaser acknowledges that the Purchaser has received copies of the Initial Disclosure Statement for the Development and all Amendments, and has been given a reasonable opportunity to read the Initial Disclosure Statement and all Amendments before signing this Contract. The signing of this Contract by the Purchaser will constitute:

- (a) a receipt for the Initial Disclosure Statement and all Amendments; and
- (b) the Purchaser's acknowledgment that the Purchaser had an opportunity to read the Initial Disclosure Statement and all Amendments before signing this Contract.

3.2 Consent to Electronic Delivery of Disclosure Statement and all Amendments. Where the Purchaser has on the first page of this Contract, or on any subsequent addendum to this Contract provided an email address, the Purchaser consents to the Vendor delivering the Disclosure Statement (including all Amendments) to the Purchaser at the email address provided and the Purchaser acknowledges and agrees that such email delivery of the Disclosure Statement (including all Amendments) has afforded the Purchaser a reasonable opportunity to read the Disclosure Statement (including all Amendments) all as at the time of the Vendor's delivery of the email as shown by the Vendor's copy of the sent email.

**4.0 PURCHASE PRICE, DEPOSIT AND PAYMENT**

4.1 Payment of the Purchase Price. The Purchaser will pay the Purchase Price to the Vendor as follows:

P	P	V	V

**INITIALS**



SL: \_\_\_\_ Unit: \_\_\_\_

**Addendum "A"**

- (a) The Deposit in the amount set out in paragraph 2 of the Contract shall be paid by the Purchaser to the Vendor's Solicitors, Richards Buell Sutton LLP in Trust by way of certified cheque or bank draft. If the estimated interest to be earned will exceed the Stakeholder's administration costs, the Stakeholder will invest the Deposit in an interest bearing trust account with a Canadian chartered bank, trust company or credit union with interest to accrue to the credit of the Vendor, except as otherwise expressly provided herein (for the purposes of Section 4.0, the "Stakeholder"); and
- (b) The Balance of the Purchase Price plus or minus adjustments shall be paid by the Purchaser to the Vendor's Solicitors on the Completion Date by way of certified cheque or bank draft.

4.2 Handling of the Deposit. Subject to paragraphs 4.3 and 4.4 hereof, the Deposit shall be dealt with as follows:

- (a) If the Purchaser completes the purchase of the Strata Lot on the terms and conditions herein contained, then the Deposit shall form part of and be applied to the Purchase Price and be paid by the Stakeholder to the Vendor. Any interest earned thereon shall be paid to the Vendor;
- (b) If the Purchaser fails to complete the purchase of the Strata Lot or fails to pay any part of the Deposit on the terms and conditions herein contained, then the Deposit paid together with interest accrued thereon shall be paid by the Stakeholder to the Vendor forthwith;
- (c) If the Contract is terminated pursuant to paragraph 5.1 or if the Purchaser fails to provide notice of waiver or satisfaction of the Purchaser's conditions pursuant to paragraph 9.2 hereof, or if the Vendor provides notice to the Purchaser that the Vendor's conditions are not waived or satisfied pursuant to paragraph 9.3 hereof, then the Deposit together with all interest accrued thereon shall be paid by the Stakeholder to the Purchaser and the Purchaser shall have no further claims against the Vendor; and
- (d) If the Vendor fails to complete the sale of the Strata Lot on the terms and conditions herein contained, then the Deposit together with all accrued interest thereon shall be paid by the Stakeholder to the Purchaser and the Purchaser shall have no further claims against the Vendor.

Notwithstanding the aforementioned, the Purchaser acknowledges and agrees that the Stakeholder will be permitted to charge and deduct and retain a deposit administration fee from each payment made by the Purchaser comprising the Deposit of not more than \$75.00 plus applicable taxes to be paid by the Purchaser, and that any payment made by the Purchaser that is returned for non-sufficient funds will be subject to a service charge of \$25.00 in each such instance.

4.3 Residency. Notwithstanding the provisions of paragraph 4.2 hereof, if the Purchaser is a non-resident of Canada as defined under the *Income Tax Act* (Canada), the Purchaser authorizes the Stakeholder to remit directly to the Receiver General for Canada such non-resident withholding tax in respect of interest earned on the Deposit as may be required by the *Income Tax Act* (Canada).

4.4 Authorization to Deal with Deposit. The Vendor and the Purchaser hereby irrevocably authorize the Stakeholder:

P	P	V	V

**INITIALS**



SL: \_\_\_\_\_ Unit: \_\_\_\_\_

**Addendum "A"**

- (a) to deal with the Deposit and all interest earned thereon in accordance with the provisions hereof, notwithstanding the provisions of Section 18 of the *Real Estate Development Marketing Act* (British Columbia); and
- (b) to interplead the Deposit and all interest thereon, at the expense of the party ultimately determined to be entitled to such funds, should any dispute arise regarding the obligations of the Stakeholder with respect to the Deposit.

4.5 Deposit Protection Agreement Under REDMA. Under Section 19 of the *Real Estate Development Marketing Act* (British Columbia), a developer who desires to use for the developer's own purposes a deposit the developer has placed with a trustee under Section 18 of the *Real Estate Development Marketing Act* (British Columbia) may, by entering into a deposit protection agreement in relation to that deposit, obtain the deposit from that trustee and use that deposit only for the developer's own purposes. Section 10 of the *Real Estate Development Marketing Regulation* (British Columbia) provides that if a developer enters into a deposit protection agreement, the developer must provide notice of the deposit protection agreement to a purchaser by including the following information in the disclosure statement:

- (a) the name and business address of the insurer;
- (b) the name of the developer who entered into the deposit protection agreement; and
- (c) the date on which the insurance takes effect.

The Purchaser acknowledges and agrees that the Vendor may enter into such a deposit protection agreement with respect to the Deposit. The Vendor agrees that if it enters into such a deposit protection agreement with respect to the Deposit, it will comply with Section 10 of the *Real Estate Development Marketing Regulation* (British Columbia) regarding that deposit protection agreement.

For further terms regarding deposit insurance please see Section 8.1 hereof and Section 7.1 of the Disclosure Statement.

4.6 Builders Liens. That portion, if any, of the Purchase Price required by law to be held back by the Purchaser in respect of builder's lien claims (the "**Lien Holdback**") will be paid on the Completion Date to the Vendor's Solicitors. The Lien Holdback will be held in trust by the Vendor's Solicitors pursuant to the *Strata Property Act* (British Columbia) and *Builders Lien Act* (British Columbia) (or successor statutes) solely in respect of lien claims registered in the applicable land title office in connection with work done at the request of the Vendor. The Vendor's Solicitors are authorized to invest the Lien Holdback in an interest bearing trust account and to pay to the Vendor the Lien Holdback plus interest, if any, accrued thereon as permitted by law; which payment will occur upon expiration of the period during which the Lien Holdback must be retained pursuant to the *Strata Property Act* and the *Builders Lien Act* (the "**Lien Holdback Period**"), less the amount of any builder's lien claims filed against the Strata Lot of which the Purchaser or the Purchaser's solicitor or notary public notifies the Vendor's Solicitor in writing by 4:00 p.m. on the last day of the Lien Holdback Period. The Purchaser hereby authorizes the Vendor to bring any legal proceedings required to clear title to the Strata Lot of any lien claims filed with respect to the Strata Lot, including payment of the whole or any part of the Lien Holdback into Court if desired by the Vendor.

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**INITIALS**



SL: \_\_\_\_ Unit: \_\_\_\_

**Addendum "A"**

**5.0 COMPLETION, POSSESSION AND ADJUSTMENT DATES**

5.1 Completion Date. The completion of the purchase and sale of the Strata Lot shall take place on the date (the "**Completion Date**") specified by the Vendor in a notice delivered to the Purchaser or the Purchaser's Solicitor stating that the Strata Lot is, or is expected to be "Ready to be Occupied" and that the title to the Strata Lot has or is expected to have been issued by the Land Title Office, provided that the Vendor or the Vendor's Solicitor will give not less than 14 days' notice thereof and provided further that if the Land Title Office is not open for business on such day, then the Completion Date shall be the next business day. "Ready to be Occupied" refers to the Strata Lot only and not to any other strata lot or the common property within the Development and the Strata Lot will be deemed to be "Ready to be Occupied" if the City of Burnaby has issued an occupancy permit to occupy the Strata Lot (the "**Occupancy Permit**"), whether such permit is conditional or unconditional. In the event the Occupancy Permit is a conditional permit issued by the City of Burnaby, the Vendor will provide the Purchaser with an unconditional Occupancy Permit for the Strata Lot or the Development as soon as is reasonably practical. If the Completion Date has not occurred on or before September 1, 2025 (the "**Outside Date**"), and the parties have not agreed to an extension, this Contract shall be terminated whereupon the Purchaser will be entitled to repayment by the Seller of the Deposit together with any interest earned thereon as the Purchaser's sole remedy and the parties will thereafter have no further obligations, liabilities or commitments to, from or against one another provided that:

- (a) If paragraph 5.3 hereof is applicable then the Outside Date will be extended for a period equivalent to such delay, which period will be determined solely by the Vendor;
- (b) The Vendor may, at its sole option, exercisable by notice to the Purchaser, in addition to any other extension pursuant to this Section 5.0, and whether or not any delay described in this Section 5.0 has occurred, elect to extend the Outside Date for up to 250 days; and
- (c) Where the Vendor has extended the Outside Date for the full time set out in subsection (b) above and provided the Vendor is still actively carrying on construction of the Development the Vendor may, at its sole option, provide notice to the Purchaser that it has elected to extend the Outside Date for up to a further 110 days.

5.2 Notice of Completion Date. The notice of the Completion Date delivered to the Purchaser or the Purchaser's Solicitors may be based on the Vendor's estimate as to when the Strata Lot will be "Ready to be Occupied" and when the title to the Strata Lot will be issued by the Land Title Office, and if the Strata Lot is not "Ready to be Occupied" or if the title is not issued by the Land Title Office on or before the Completion Date so estimated, then the Vendor may extend the Completion Date from time to time as required by the Vendor until the Strata Lot is "Ready to be Occupied" and the title is to be issued in the Land Title Office, by notice of such extension to the Purchaser or the Purchaser's Solicitors, provided that the Vendor shall give the Purchaser or the Purchaser's Solicitors not less than 7 days' notice of such extended Completion Date.

5.3 Force Majeure. If the Vendor is delayed from completing the development of the Strata Lot as a result of fire, explosion or accident, however caused, act of any governmental authority, strike, lockout, inability to obtain or delay in obtaining labour, materials or equipment or flood, act of God, inclement weather, delay or failure by carriers or contractors, unavailability of supplies or materials, breakage or other casualty, interference of the Purchaser or any other event beyond the control of the Vendor, then the time within which the Vendor must do anything hereunder and the Completion Date referred to in paragraph 5.1 will be extended for a period equivalent to such period of delay which period will be determined solely by the Vendor.

P	P	V	V

**INITIALS**



SL: \_\_\_\_ Unit: \_\_\_\_

**Addendum "A"**

- 5.4 Adjustments. The Purchaser will assume and pay all taxes, rates, local improvement assessments, utilities and other charges, and all other adjustments both incoming and outgoing of whatever nature in respect of the Strata Lot shall be made, as of the Completion Date. The Purchaser shall pay GST in accordance with paragraph 5.7 below. If the amount of any such taxes, utilities or other items have been levied in respect of the Lands prior to registration of the strata plan, the portion thereof which shall be allocated to the Strata Lot will be in proportion to the unit entitlement the Strata Lot bears to the aggregate of the unit entitlement for all strata lots in the Development.
- 5.5 Possession. Provided the Vendor's Solicitors have received the balance of the Purchase Price and all other amounts payable by the Purchaser to the Vendor in respect of the Strata Lot on the Completion Date, the Purchaser shall have vacant possession of the Strata Lot at 12:00 pm on the second business day following the Completion Date (the "**Possession Date**").
- 5.6 Risk. The Strata Lot will be and remain at the risk of the Vendor until 12:01 a.m. on the Completion Date, after which time it will be at the risk of the Purchaser.
- 5.7 GST. The Purchaser will pay all costs in connection with the sale and purchase of the Strata Lot (including property transfer tax and any applicable taxes, including GST, and any other federal or provincial sales, service, transition, value added or other tax required to be paid by the Purchaser in connection with the purchase and sale of the Strata Lot), other than the costs the Vendor incurred in clearing title to the Strata Lot. The Purchaser acknowledges that GST and provincial sales taxes are, without duplication, applicable to the sale and purchase of the Strata Lot and will be payable by the Purchaser. The Purchaser acknowledges and agrees that the Purchase Price is exclusive of all applicable taxes, including GST, and any other federal or provincial sales, service, value added or other tax or new housing rebate, which for greater clarity are not included in the Purchase Price.

**6.0 CONSTRUCTION**

- 6.1 Construction. The Vendor will proceed to construct the Development substantially in accordance with the proposed draft strata plan attached to the Disclosure Statement, provided that the Vendor may make changes to features, design, and materials as are, in the Vendor's opinion, desirable and reasonable. The Purchaser understands and agrees that the building plans, design, and specifications for the Development may be varied to a minor extent in the reasonable discretion of the Vendor, that the area of the Strata Lot shown on the proposed strata plan is approximate, and that the address or suite and Strata Lot number assigned to the Strata Lot are subject to change at the Vendor's discretion. The Purchaser also acknowledges and agrees that any materials used in finishing of the Strata Lot, including, without limitation, natural stone, ceramic, porcelain, wood and laminates, may have conspicuous variations in colour, grain, vein and texture, pattern and size and any such variations are merely characteristic of the respective materials and will not be considered as defects or deficiencies in the Strata Lot and that certain materials used in the finishing of the Strata Lot may be subject to staining or changed coloration over time.
- 6.2 Measurement. The Purchaser acknowledges and agrees with the Vendor that if the area of the Strata Lot shown on the Final Strata Plan varies by more than eight (8%) percent from the area shown on the Preliminary Plan as at the date of this Contract, the Purchase Price shall be amended by multiplying the Purchase Price by the area of the Strata Lot shown on the Final Strata Plan and dividing the product by the area of the Strata Lot shown on the Preliminary Plan. In the event that the actual area of the Strata Lot shown on the Final Strata Plan varies by eight

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(8%) percent or less from the area shown on the Preliminary Plan, there shall be no adjustment to the Purchase Price. The Purchaser acknowledges and agrees that the Purchaser will have no claim against the Vendor as a result of a change in area of the Strata Lot other than for the adjustment to the Purchase Price as aforesaid.

6.3 Access. The Purchaser acknowledges and agrees that the Purchaser will not be entitled to have access to the Strata Lot prior to the Possession Date without the prior written permission of the Vendor (which the Vendor may withhold in its absolute discretion) and then only if accompanied by a representative of the Vendor, subject to paragraph 6.4. The Purchaser hereby releases the Vendor and its directors, officers, shareholders, unit holders, employees, agents, contractors and representatives (collectively, the "**Released Parties**") from and against any loss, cost, damage, injury or death resulting from any act or omission of any one or more of the Released Parties, including that arising from the negligence of any one or more of the Released Parties, or any condition within the Strata Lot or the Development and agrees to indemnify and hold harmless the Released Parties from and against any loss, cost, damage, injury or death resulting from the presence of the Purchaser or any person on behalf of the Purchaser within the Strata Lot or the Development, or any act or omission negligent or otherwise of the Purchaser or any person on behalf of the Purchaser while within the Strata Lot or the Development. The Purchaser hereby acknowledges and the Vendor hereby confirms that the Vendor has acted as agent for and on behalf of the other Released Parties with respect to obtaining the foregoing release and indemnity from the Purchaser for the benefit of such Released Parties.

6.4 Inspection. The Purchaser and a representative of the Vendor shall inspect the Strata Lot at a reasonable time designated by the Vendor prior to the Completion Date. If the Purchaser fails or refuses to inspect the Strata Lot at the time designated by the Vendor the Purchaser is deemed to have waived or forfeited any such right and is deemed to be satisfied with and have accepted the physical condition of the Strata Lot. At the conclusion of such inspection, a conclusive list of any defects or deficiencies (collectively, the "**Deficiencies**") shall be prepared that are to be rectified by the Vendor including the estimated dates and timeframes by which such corrections are to occur. The parties shall sign the list of Deficiencies and the Purchaser shall be deemed to have accepted the physical condition of the Strata Lot subject only to the Deficiencies. The Purchaser covenants and agrees to complete the purchase of the Strata Lot on the Completion Date on the terms and conditions herein contained notwithstanding that the Deficiencies may be rectified after the Completion Date. The Purchaser is not entitled to holdback any amount of the Purchase Price on closing in respect of the Deficiencies or other deficiencies. In the event of a disagreement between the Purchaser and the Vendor as to what constitutes a defect or deficiency, or whether or not a defect or deficiency has been rectified, the decision of the architect for the Development or any replacement therefor appointed by the Vendor in the Vendor's sole discretion will be conclusive, final and binding on the parties. Following the Completion Date, the Purchaser agrees to provide the Vendor and its representatives, contractors and agents with access to the Strata Lot at all reasonable times on reasonable notice from the Vendor in order for the Vendor or its representatives, contractors or agents to rectify any outstanding Deficiencies, and the Purchaser will in no manner interfere with or impede any such person while he or she is carrying out such work.

6.5 Service Facilities. The Purchaser acknowledges that the Development may include services facilities and equipment such as transformers, fire protection systems and equipment, mechanical and electrical systems and equipment, electrical room, vents, ducts, fans, elevators, garage gates, garbage compactors and other such facilities and equipment (collectively the "**Service Facilities**"). The Service Facilities will be located as required by the relevant authorities or as recommended by the Vendor's consultants.

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**7.0 CONVEYANCE**

7.1 Conveyance. It shall be the Purchaser's responsibility to prepare the documents necessary to complete this transaction and the Purchaser shall deliver to the Vendor a freehold transfer, in registrable form (the "**Transfer**"), and a statement of adjustments, to the Vendor's Solicitor at least 7 business days prior to the Completion Date. The Vendor will provide the Purchaser or the Purchaser's Solicitors with a form of acknowledgement whereby the Purchaser acknowledges receipt of the Initial Disclosure Statement, the Amendments and any subsequent amendments to the Initial Disclosure Statement, which the Purchaser will be required to sign and return to the Vendor or the Vendor's Solicitor prior to the Completion Date. In the event the Purchaser has not received any of the amendments listed in the acknowledgement the Purchaser or the Purchaser's Solicitors shall inform the Vendor's Solicitors forthwith and shall not be obligated to sign and return the acknowledgement until the Purchaser has received all such amendments and been provided a reasonable opportunity to review same. The Purchaser agrees prior to the Completion Date to sign and deliver to the Vendor the owner registration in the form required by the Vendor's new home warranty provider. The Purchaser acknowledges that the Strata Lot will not be covered by the home warranty should the Purchaser fail to deliver the signed owner registration form prior to the Completion Date. The Purchaser will be responsible for obtaining all other documents required for the closing.

On the Completion Date, the Vendor will transfer title to the Strata Lot to the Purchaser free and clear of all registered liens, mortgages, charges and encumbrances of any nature whatsoever save and except Permitted Encumbrances and on or before the Completion Date, the Vendor will have taken whatever steps are necessary in order to obtain or make arrangements for any release or discharge of any registered liens, mortgages, charges and encumbrances save and except the Permitted Encumbrances. The Purchaser acknowledges and agrees that the Vendor will be using the purchase money received from the Purchaser to obtain a partial discharge of any construction mortgage and security collateral thereto. The Purchaser's Solicitor or notary public will pay the balance of the adjusted Purchase Price **on or before 4:30 p.m.** on the Completion Date **by way of certified cheque or bank draft** made payable and delivered at the Purchaser's expense to the Vendor's Solicitors in trust on their undertaking to pay an amount required in a written statement of indebtedness from the holder of the prior encumbrance to require the holder of the prior encumbrance to provide the Vendor's Solicitors with a registrable discharge of such prior encumbrance and to register the discharge of the aforesaid charges from title to the Strata Lot and, in the case of a claim of builders lien, on his undertaking to pay an amount sufficient to cause same to be discharged within 30 days after the Completion Date. If the Purchaser is relying upon a new mortgage to finance the Purchase Price, the Purchaser, while still required to pay the balance of the adjusted Purchase Price on the Completion Date, may wait to pay same until after the Transfer and new mortgage documents have been lodged for registration at the applicable Land Title Office but only if before such lodging against title to the Strata Lot, the Purchaser has:

- (a) deposited in trust with the Purchaser's Solicitors the cash balance of the Purchase Price not being financed by the mortgage;
- (b) fulfilled all the new mortgagee's conditions for funding except lodging for registration; and
- (c) made available to the Vendor's Solicitors an undertaking given by the Purchaser's Solicitors to pay on the Completion Date the balance of the adjusted Purchase Price upon the lodging of the Transfer and the new mortgage documents and the advance by the new mortgagee of the mortgage proceeds or withdraw the Transfer from registration at the Land Title Office.

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7.2 Costs. The Purchaser will pay all costs (including the Purchaser's Solicitor's fees and disbursements) in connection with the completion of purchase and the sale (including applicable GST or other federal or provincial sales, value-added, property transfer or other tax other than income tax) required to be paid by the Vendor or the Purchaser in connection with the purchase and sale of the Strata Lot other than the costs of the Vendor incurred in clearing title to the Strata Lot of financial encumbrances and the legal fees of the Vendor.

**8.0 ASSIGNMENT BY PURCHASER**

8.1 Assignment. The Purchaser may only assign the Purchaser's interest in the Strata Lot or in this Contract or direct the transfer of the Strata Lot to any other or additional party with the written consent of the Vendor, and unless the Vendor so consents the Vendor shall not be required to convey the Strata Lot to anyone other than the Purchaser named herein. The Seller will not entertain any assignment requests within 24 months of the date this Contract was accepted by the Vendor or 3 months prior to the anticipated completion date, which date shall be determined in the Vendor's sole discretion. Any assignment must be in the Seller's standard form assignment agreement. If, with the consent of the Vendor, the Purchaser assigns the Purchaser's interest in the Strata Lot or this Contract or directs the transfer of the Strata Lot to any other or additional party, the Purchaser will pay to the Vendor an administration fee, as a condition for agreeing to the assignment, and for the associated legal and administrative costs, in the amount of 4% of the greater of the Purchase Price and the purchase price paid by the assignee, plus applicable GST on such fee at the time the assignment form is delivered to the Vendor, except that such administration fee will be a flat fee of \$1,000.00 plus GST if the assignee is the Purchaser's spouse, parent, child, sibling, grandparent, grandchild or a company beneficial owned and controlled by the Purchaser. No assignment by the Purchaser of the Purchaser's interest in the Strata Lot or this Contract or direction of transfer to any other person shall release the Purchaser from any of the Purchaser's obligations or liabilities hereunder. If the Purchaser assigns the Purchaser's interest in the Strata Lot pursuant to this paragraph 8.1, and a deposit protection agreement is in place, then from the date of the assignment:

- (a) the Purchaser (for the purpose of the remainder of this paragraph 8.1, the "**Assignor**") shall not make or pursue any claims or proceedings against the deposit insurer with respect to this Contract, the Strata Lot or the Deposit;
- (b) the Assignor quit claims and releases absolutely the deposit insurer from any and all liabilities, obligations, promises or covenants to the Assignor with respect to this Contract, the Strata Lot or the Deposit and confirms that the Assignor no longer has any interest in or claim to the Deposit;
- (c) the Assignor and the person to whom the Assignor assigns its interest in the Strata Lot (for the purpose of the remainder of this paragraph 8.1, the "**Assignee**") acknowledge and agree that the benefit of the deposit protection agreement issued by the deposit insurer in respect of the Deposit is assigned from the Assignor to the Assignee concurrently with the assignment of this Contract and that the deposit insurer will amend its records so that the insured benefit under the deposit protection agreement in respect of the Deposit is transferred from the Assignor to the Assignee; and
- (d) the Assignor and the Assignee expressly acknowledge and agree that the deposit insurer can rely on the benefit of, and seek to enforce against either or both of them, the provisions of this paragraph 8.1 notwithstanding that the deposit insurer is not a party to the assignment agreement.

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- 8.2 Assignment Registry. Without the Developer's prior consent, any assignment of this purchase agreement is prohibited. An assignment under the *Real Estate Development Marketing Act* (British Columbia) is a transfer of some or all of the rights, obligations and benefits under a purchase agreement made in respect of a strata lot in a development property, whether the transfer is made by the purchaser under the purchase agreement to another person or is a subsequent transfer. Each proposed party to an assignment agreement must provide the Developer with the information and records required under the *Real Estate Development Marketing Act* (British Columbia).
- 8.3 Collection of Assignment Information. Before the Developer consents to the assignment of this purchase agreement, the Developer will be required to collect information and records under the *Real Estate Development Marketing Act* (British Columbia) from each proposed party to an assignment agreement, including personal information, respecting the following:
- (a) the party's identity;
  - (b) the party's contact and business information;
  - (c) the terms of the assignment agreement.

Information and records collected by the Developer must be reported by the Developer to the administrator designated under the *Property Transfer Tax Act* (British Columbia). The information and records may only be used or disclosed for tax purposes and other purposes authorized by section 20.5 of the *Real Estate Development Marketing Act* (British Columbia), which includes disclosure to the Canada Revenue Agency.

- 8.4 No Solicitation. The Purchaser and its agents will not advertise or solicit offers from the public with respect to the resale of the Strata Lot by the Purchaser or the Purchaser's interest under this Contract before the Completion Date without the express written consent of the Vendor, which consent may be arbitrarily withheld.
- 8.5 Continued Marketing. The Purchaser agrees that after completion of the conveyance contemplated by this Contract, the Purchaser shall allow the Vendor to maintain professional signage on the Strata Lot for the purposes of offering the balance of the Vendor's strata lots in the Development for sale. In addition the Purchaser acknowledges that the Vendor and the Vendor's representatives intend to continue marketing additional strata lots in the Development and in any other neighbouring developments that the directors of the Developer are marketing in their capacity as directors of a different developer under a different disclosure statement after the completion of the sale of the Strata Lot to the Purchaser, and that such continued marketing may include, without limitation, the maintenance of one or more strata lots owned by the developer as sales or administration offices and/or display suites, marketing events held at the Development and tours of the Development for prospective purchasers. The Purchaser agrees not to unreasonably interfere with the Vendor and the Vendor's representatives in the course of such continued marketing.

**9.0 MISCELLANEOUS**

- 9.1 Time of Essence. Time is of the essence hereof and unless all payments on account of the Purchase Price, together with adjustments thereto as provided herein and all other amounts payable by the Purchaser hereunder are paid when due, then the Vendor may, at the Vendor's option:

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- (a) terminate this Contract and in such event the Deposit together with all accrued interest thereon will be absolutely forfeited to the Vendor on account of damages (being the minimum amount of damages the parties agree the Vendor is expected to suffer as a result of such termination), without prejudice to the Vendor's other remedies, including a right to pursue the Purchaser for any unpaid Deposit and recover any additional damages; or
- (b) elect to extend the time for completion and complete the transaction contemplated by this Contract to a certain date determined by the Vendor, in which event time shall remain of the essence and the Purchaser will pay to the Vendor, in addition to the Purchase Price, interest on the unpaid portion of the Purchase Price and other unpaid amounts payable hereunder at the rate of 18% per annum, such interest to be calculated daily from the date upon which such payment and amounts were due to the date upon which such payment and amounts are paid.

If from time to time the Purchaser's default continues beyond the last extended date for completion established pursuant to subsection (b) the Vendor may thereafter elect to terminate this Contract pursuant to subsection (a) or permit a further extension pursuant to subsection (b).

In the event the Vendor elects to terminate this Contract the Purchaser acknowledges and agrees the Stakeholder is entitled to rely on any certificate provided to the Stakeholder under the *Real Estate Development Marketing Act* (British Columbia) in connection with same and pay the Deposit and accrued interest thereon as directed by the Vendor notwithstanding the Vendor's knowledge of any adverse claim to the Deposit including a claim by the Purchaser.

9.2 Purchaser's Conditions. Notwithstanding anything herein contained to the contrary if the Purchaser's obligation to purchase the Strata Lot is subject to one or more conditions then the conditions shall be set out in an Addendum attached hereto, and, if such conditions exist then the Vendor, may, on written notice delivered to the Purchaser require the Purchaser to either satisfy or waive any or all conditions by delivering written notice within 48 hours from the time the Vendor gives notice to the Purchaser. If such written satisfaction or waiver is not received within such time, then this Contract shall terminate and the Deposit together with all accrued interest thereon shall be promptly refunded to the Purchaser.

9.3 Vendor's Condition Precedent. The obligation of the Vendor to complete the sale of the Strata Lot is subject to:

- (a) the Vendor obtaining construction financing in respect of Development that is satisfactory to the Vendor in its sole, absolute and unfettered discretion on or before 12 months from the date the Initial Disclosure Statement was filed.

The foregoing conditions are for the sole benefit of the Vendor and may be waived by the Vendor at any time on or prior to the time set forth for satisfaction of the same. Each condition shall be deemed to have been waived within the time set forth if the Purchaser has not received, within 7 days following the date on which such condition is to be satisfied, notification from the Vendor that such condition has not been satisfied or waived. In the event the Vendor provides notice within such 7 day period that such condition is not waived or satisfied, this Contract shall be terminated, whereupon the Deposit and any interest accrued thereon shall be forthwith returned to the Purchaser without deduction, and this Contract shall thereupon be null and void, and of no further force or effect, and the Vendor shall not be liable for any costs or damages suffered by the Purchaser as a result of or in connection with this Contract or as a direct result of its termination.

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9.4 Notices and Tender. Any notice to be given to the Purchaser will be sufficiently given if deposited in any postal receptacle in Canada addressed to the Purchaser at the Purchaser's address as set out on the first page of this Contract or the Purchaser's Solicitors at their offices and sent by regular mail, postage prepaid, or if delivered by hand or if transmitted by fax or email to the Purchaser's Solicitors at their office or to the Purchaser, or if delivered to the Purchaser by email at the email address set out on the first page of this Contract. For clarity, the Purchaser hereby consents to the delivery by the Vendor and the receipt by the Purchaser of all notices to be provided hereunder, including without limitation all Amendments to the Disclosure Statement, by delivery by email. Such notice shall be deemed to have been received if so delivered or transmitted, when delivered or transmitted and if mailed, on the second business day (exclusive of Saturdays, Sundays and statutory holidays) after such mailing, or, in the event of delivery by email, the notice shall be deemed to be delivered as of the date and time the notice shows as being sent from the sender's email address. The address, fax number and email address (if any) for the Purchaser will be as set out on the first page of this Contract or such other address, fax number or email address the Purchaser has last notified the Vendor in writing. Any documents to be tendered on the Purchaser may be tendered on the Purchaser or the Purchaser's Solicitors. Any notice to be given to the Vendor may be given to the Vendor or the Vendor's Solicitors in the same manner, and shall be deemed to have been received, as provided for in the preceding provisions of this section, *mutatis mutandis*. Any documents or money to be tendered on the Vendor shall be tendered by way of certified funds or bank draft and shall be delivered at the Purchaser's expense to the Vendor or the Vendor's Solicitors.

9.5 Agency. The Purchaser understands and acknowledges that the Purchaser has no agency relationship with Rennie Marketing Systems (the "**Vendor's Agent**"). The Purchaser acknowledges and agrees that the Vendor's Agent acts solely for the Vendor, and that the Vendor's Agent does not represent or act for the Purchaser in any capacity whatsoever. The Purchaser may wish to obtain independent advice in respect of this Contract. The Purchaser further acknowledges that the Vendor and the Vendor's Agent may allow the Vendor's Agent to assign its rights as vendor's agent with respect to the sale of the Strata Lot to an affiliate or related party of the vendor's agent at any time prior to the Completion Date.

9.6 Policy Statement #6. Pursuant to Policy Statement #6 ("**PS#6**") issued by the Superintendent of Real Estate, a developer may file a disclosure statement and market strata lots prior to obtaining a satisfactory financing commitment provided that an amendment with respect to PS#6 disclosing the particulars of the satisfactory financing commitment (for the purpose of this paragraph, an "**Amendment**") to the disclosure statement for the Development is filed within 12 months of the developer filing the disclosure statement and subject to the conditions set out below. The Vendor and the Purchaser acknowledge and agree that the Strata Lot is being offered subject to PS#6.

**In compliance with and as required by PS#6 if the required Amendment with respect to PS#6 has not been filed prior to the date the Purchaser has executed this Contract, then notwithstanding anything else herein contained the following applies:**

- (a) **If an Amendment to the Disclosure Statement that sets out particulars of a satisfactory financing commitment is not received by the Purchaser within 12 months after the Initial Disclosure Statement was filed, the Purchaser may at his or her option cancel the purchase agreement at any time after the end of that 12 month period until the required Amendment is received by the Purchaser;**

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- (b) **The amount of the deposit to be paid by a Purchaser who has not yet received an Amendment to the Disclosure Statement that sets out particulars of a satisfactory financing commitment is no more than 10% of the purchase price; and**
- (c) **All deposits paid by a Purchaser, including interest earned if applicable, will be returned promptly to the Purchaser upon notice of cancellation from the Purchaser.**

9.7 Governing Law. The Contract, the agreement resulting from the acceptance of the Contract and all matters arising hereunder will be construed in accordance with and governed by the laws of British Columbia which will be deemed to be the proper law hereof, and the courts of British Columbia will have the exclusive jurisdiction to entertain and determine all claims and disputes arising out of or in any way connected with this Contract and the validity, existence and enforceability hereof.

9.8 Purchaser Comprising More Than One Party. If the Purchaser is comprised of more than one party, then the obligations of the Purchaser hereunder will be the joint and several obligations of each party comprising the Purchaser and any notice given to one of such parties shall be deemed to have been given at the same time to each other such party.

9.9 Residency of Vendor. The Vendor represents and warrants to the Purchaser that it is a resident of Canada within the meaning of the *Income Tax Act* of Canada.

9.10 Contractual Rights. The Contract and the agreement which results from its acceptance creates contractual rights only and not any interest in land.

9.11 Further Assurances. The parties hereto shall do all further acts and things and execute all such further assurances as may be necessary to give full effect to the intent and meaning of this Contract.

9.12 References. All references to any party, whether a party to this Contract or not, will be read with such changes in number and gender as the context or reference requires.

9.13 Personal Information. The Purchaser hereby consents to the collection, use, and disclosure by the Vendor of the personal information about the Purchaser as may be required for the following purposes:

- (a) to obtain financing for the Vendor;
- (b) to comply with requirements of the Vendor's lenders and bankers;
- (c) to provide services and utilities to the Development and the Strata Lot including telephone, hydro, natural gas, and cablevision;
- (d) for insurance coverage for the Property or the Development for carrying out its services;
- (e) to a mortgage broker, if the Purchaser so requests, for the Purchaser's mortgage application for the Purchaser's purchase of the Strata Lot;
- (f) to the Vendor's lawyers for all matters relating to this Contract;
- (g) to carry out and complete the sale of the Strata Lot to the Purchaser;

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- (h) to the Vendor's accountants for preparation of financial statements and tax returns including GST returns;
- (i) for reporting purposes to any trade or professional association governing the Vendor or any investigative body having authority over the Vendor to the extent such information is required to be reported to such association or body;
- (j) to facilitate communications between the Purchaser and the Vendor;
- (k) to disclose the information to affiliated companies of the Vendor so that those affiliated companies may provide the Purchaser with notice of real estate projects being developed by those affiliated companies; and
- (l) if the Strata Lot is listed on the Multiple Listing Service®, for the compilation, retention and publication associated real estate boards/associations of statistics.

The information that may be disclosed pursuant to this consent includes all information in, and copies of, this Contract and all addendums, attachments, and amendments to this Contract.

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**DISCLOSURE STATEMENT - THIRD AMENDMENT**  
*Real Estate Development Marketing Act (British Columbia)*

**HIGHLINE**  
**Burnaby, British Columbia**

**DATE of Disclosure Statement:** February 20, 2020  
**First Amendment:** February 28, 2020  
**Second Amendment:** November 17, 2020  
**Third Amendment:** February 5, 2021  
**DEVELOPER:** **6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**  
**ADDRESS FOR SERVICE:** 700 - 401 West Georgia Street,  
 Vancouver, BC V6B 5A1  
**BUSINESS ADDRESS:** 700 - 4211 Kingsway  
 Burnaby, BC V5H 1Z6  
**REAL ESTATE BROKERAGES:** Rennie Marketing Systems  
 51 East Pender Street,  
 Vancouver, BC V6A 1S9

The Developer reserves the right to appoint additional or replacement brokerage(s), and reserves the right to allow the brokerage to assign the brokers rights with respect to the marketing and sale of the Development to an affiliate or related party of the brokerage(s).

None of the Developer's agent(s) will be acting on behalf of the Purchaser.

**This Third Amendment to Disclosure Statement has been filed with the Superintendent of Real Estate, but neither the Superintendent, nor any other authority of the government of the Province of British Columbia, has determined the merits of any statement contained in this Third Amendment to Disclosure Statement, or whether this Third Amendment to Disclosure Statement contains a misrepresentation or otherwise fails to comply with the requirements of the *Real Estate Development Marketing Act*. It is the responsibility of the Developer to disclose plainly all material facts, without misrepresentation.**

**This Third Amendment to Disclosure Statement relates to a development property that is not yet completed. Please refer to section 7.2 for information on the purchase agreement. That information has been drawn to the attention of:**

**Purchaser: (insert name(s)) here:**

--

**And have confirmed that fact by initialling in the space provided here:**

<b>Purchaser Initials</b>	

The Disclosure Statement dated February 20, 2020, as amended by the First Amendment dated February 28, 2020 and the Second Amendment dated November 17, 2020 is amended as follows:

**1.0 The two pages immediately preceding the Table of Contents titled "Sale of Strata Lots Prior to Obtaining a Financing Commitment" are deleted in their entirety without a replacement.**

**2.0 On page 6 (unnumbered) titled "Table of Exhibits", by adding the following:**

"Master Deposit Protection Contract L"

**3.0 Section 4.3 is amended as follows:**

3.1 By the deleting subsection 4.3(a) in its entirety and replacing it with the following:

"(a) Financial Encumbrances

- (i) Mortgage CA8524739 and Assignment of Rents CA8524740 (collectively referred to as the "**Existing Financial Charges**") in favour of Kingsett Mortgage Corporation ("**Kingsett**");
- (ii) Mortgage CA8699742 and Assignment of Rents CA8699743 (collectively referred to as the "**Kingsett Construction Charges**") in favour of Kingsett;
- (iii) Mortgage CA8699744 and Assignment of Rents CA8699745 (collectively referred to as the "**Kingsett Mezzanine Construction Charges**") in favour of Kingsett.

The Kingsett Construction Charges and the Kingsett Mezzanine Construction Charges are collectively referred to as the "**Construction Financing Charges**";

- (iv). Priority Agreements CA8699894 and CA8699895 granting the Kingsett Construction Charges priority over the Existing Financial Charges;
- (v) Priority Agreements CA8699896 and CA8699897 granting the Kingsett Mezzanine Construction Charges priority over the Existing Financial Charges;
- (vi) Mortgage CA8702400 and Assignment of Rents CA8702401 (collectively referred to as the "**Deposit Protection Charges**") in favour of Trisura Guarantee Insurance Company (the "**Deposit Protection Insurer**");
- (vii) Priority Agreements CA8703292 and CA8703293 granting the Deposit Protection Charges priority over the Existing Financial Charges.

As the Strata Lots are sold to purchasers, the sales proceeds will be used to obtain partial discharges of the Existing Financial Charges, the Deposit Protection Charges, the Construction Financing Charges and any other financial encumbrances registered by the Developer against title to the Strata Lots from the particular Strata Lot(s) being sold. The Developer will ensure that no purchaser will take title to a Strata Lot unless the Existing Financial Charges, the Deposit Protection Charges, the Construction

Financing Charges and any other financial encumbrances are discharged or undertakings are in place to permit such discharge."

3.2 By deleting the priority agreements outlined at subsections 4.3(b)(ii),(iv),(viii),(x),(xii),(xiv),(xvi),(xviii),(xx),(xxii),(xxiv),(xxvi),(xxviii),(xxx) and (xxxii) with no replacements.

3.3 By deleting the last sentence of subsection 4.3(b)(xxxiii) with no replacement.

3.4 By deleting the last sentence of subsection 4.3(c)(vi) with no replacement.

**4.0 Section 4.4 (Proposed Encumbrances) is amended by deleting the second and third paragraphs in their entirety and replacing them with the following:**

"The Developer reserves the right to register additional financial charges against title to the Lands in favour of a lender for the placement, modification or extension of any financing, including the Existing Financial Charges, the Deposit Protection Charges and the Construction Financing Charges."

**5.0 Section 6.1 (Development Approval) is amended by deleting the last paragraph and replacing it with the following:**

"A Building Permit was issued by the City on February 6, 2019, the City further issued Building Permits on April 14, 2020, and December 23, 2020 as part of the City's staged building permit process. Copies of the Building Permits are attached as Exhibit "K"."

**6.0 Section 6.2 (Construction Financing) is amended by deleting the section in its entirety and replacing it with the following:**

"The Developer has a financing commitment from Kingsett (as defined in Section 4.3(a)(i)) in an amount sufficient to construct and complete the Development, including the installation of all utilities and other services associated with the Development (the "**Construction Financing**"). In connection with the Construction Financing the Developer granted the Construction Financing Charges (as defined in Section 4.3(a)(iii)) that are registered against title to the Lands as security.

The Developer has also obtained deposit protection insurance from the Deposit Protection Insurer (as defined at Section 4(a)(vi) and as described in more detail in Section 7.1), and in connection therewith has granted the Deposit Protection Charges (as defined in Section 4.3(a)(vi)).

The Developer will ensure that no purchaser will take title to a Strata Lot unless the Existing Financial Charges, the Construction Financing Charges, the Deposit Protection Charges and any other financial encumbrances registered by the Developer against title to the Strata Lots are discharged or undertakings are in place to permit such discharge."

7.0

**Section 7.1 (Deposits) is amended by deleting the last three paragraphs following the subtitle "Deposit Protection Insurance" and replacing them with the following:**

"Notwithstanding the foregoing, section 19 of the *Real Estate Development Marketing Act* permits the Developer to enter into a deposit protection contract with an approved insurer that allows the deposit to be released to the Developer and used by the



Developer for purposes related to the Development, including the construction and marketing thereof.

The Developer has entered into a master insurance policy deposit protection contract (Policy No. TDS0990474) (the "**Master Deposit Protection Contract**") with the Deposit Protection Insurer (as defined at Section 4.3(a)(vi)), of Suite 3020, 1055 West Georgia Street, Vancouver, British Columbia, V6E 3R5, pursuant to which the Deposit Protection Insurer will issue deposit protection contracts to the Developer for the benefit of purchasers of the Strata Lots as permitted under Section 19 of the *Real Estate Development Marketing Act*. Under the terms of the Master Deposit Protection Contract, and provided certain requirements under the *Real Estate Development Marketing Act* have been met, the deposit paid by the purchaser for that Strata Lot can be released by the deposit holder to the Developer and can be used for purposes related to the Development, including the construction and marketing of the Development. The aggregate limit of the insurance coverage pursuant to the Master Deposit Protection Contract is the amount of \$40,800,000.00. The per claim limit of the insurance coverage relating to an individual purchaser deposit pursuant to the Master Deposit Protection Contract is the amount of the deposit paid by such purchaser. The Master Deposit Protection Contract is effective as of December 14, 2020 (the "**Effective Date**"). From and after the Effective Date, the Developer may provide notice to the Deposit Protection Insurer that the Developer wants to use certain purchasers' deposit(s) or a portion thereof. After receiving such notice, the Deposit Protection Insurer will consider, among other things, advances made under the Developer's construction loan(s) and/or the Developer's level of pre-sales. If this information is satisfactory to the Deposit Protection Insurer, it may then issue a schedule to the Master Deposit Protection Contract indicating that the Deposit Protection Insurer is providing deposit protection insurance in respect of those certain deposits referred to in the schedule to the Master Deposit Protection Contract and, at approximately the same time, the Deposit Protection Insurer will notify the deposit holder that the deposit holder can release those certain deposits (or portions thereof) to the Developer as set out in the schedule to the Master Deposit Protection Contract. Each deposit (or portion thereof) released by the deposit holder to the Developer in accordance with the Deposit Protection Insurer's schedule to the Master Deposit Protection Contract is covered by the Master Deposit Protection Contract.

A copy of the Master Deposit Protection Contract is attached hereto as **Exhibit "L"**.

**8.0 Section 7.2 (Purchase Agreement) is amended as follows:**

- 8.1 By deleting subsection 7.2(a)(iii) in its entirety without a replacement.
- 8.2 By deleting the following words from subsection 7.2(a) without a replacement:

"Pursuant to the terms of paragraph 9.6 of Addendum "A" of the Purchase Agreement:

- (i) if an Amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment is not received by the Purchaser within 12 months after the initial Disclosure Statement was filed, the Purchaser may at his or her option cancel the purchase agreement at any time after the end of that 12 month period until the required Amendment is received by the Purchaser."

8.3 By deleting subsection 7.2(d)(iii) in its entirety and replacing it with the following:

“(iii) If the Purchase Agreement is terminated pursuant to paragraph 5.1 of Addendum "A" of the Purchase Agreement or if the Purchaser fails to provide notice of waiver or satisfaction of the Purchaser's conditions pursuant to paragraph 9.2 of Addendum "A" of the Purchase Agreement, then the Deposit together with all interest accrued thereon shall be paid by the Stakeholder to the Purchaser and the Purchaser shall have no further claims against the Vendor; and”

8.4 By deleting subsection 7.2(e) (Use of Deposit) and replacing it with the following:

“(e) Use of Deposit

Pursuant to paragraph 4.5 of Addendum "A" to the Purchase Agreement the Purchaser acknowledges and agrees that, in accordance with Section 19 of the *Real Estate Development Marketing Act*, the Developer has entered into a master deposit protection contract with the Deposit Protection Insurer, pursuant to which the deposits paid by purchasers of strata lots in the Development, including the Deposit, will be insured and, as such, may be released, in whole or in part, to the Developer in accordance with the terms of the Master Deposit Protection Contract and the Developer may use the Deposit for purposes related to the Development, including without limitation, the construction and marketing of the Development in accordance with the provisions of the *Real Estate Development Marketing Act*. Upon the release of the Deposit or any portion thereof to the Developer in accordance with the Master Deposit Protection Contract, the provisions of the Purchase Agreement will be deemed to have been amended accordingly. The Purchaser acknowledges that from and after the release of the Deposit or any portion thereof pursuant to a Deposit Protection Contract, no further interest will be earned on the amount so released.”

**9.0 Exhibit "H" titled "Contract of Purchase and Sale" is deleted from the Disclosure Statement and replaced with Exhibit "H" attached hereto titled "Contract of Purchase and Sale".**

**10.0 Exhibit "K" titled "Building Permit" is amended by the addition of the Building Permits (issued as part of the City of Burnaby staged permitting process) attached hereto as Exhibit "K" titled "Building Permit".**

**11.0 Exhibit "L" titled "Master Deposit Protection Contract" attached hereto as Exhibit "L" is added to the Disclosure Statement.**

**DEEMED RELIANCE**

**Section 22 of the *Real Estate Development Marketing Act* provides that every purchaser who is entitled to receive this Third Amendment to Disclosure Statement is deemed to have relied on any false or misleading statement of a material fact contained in this Third Amendment to Disclosure Statement, if any, and any omission to state a material fact. The developer, its directors and any person who has signed or authorized the filing of this Third Amendment to Disclosure Statement are liable to compensate the purchaser for any misrepresentation, subject to any defences available under section 22 of the Act.**

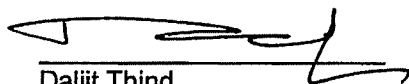
**DECLARATION**


**The foregoing statements disclose, without misrepresentation, all material facts relating to the development referred to above, as required by the *Real Estate Development Marketing Act* of British Columbia, as of February 5, 2021.**

**Developer:**


**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**


By its authorized signatory:

  
\_\_\_\_\_  
Daljit Thind

  
\_\_\_\_\_  
Junyi Liu

**This Third Amendment to Disclosure Statement is executed by all of the Directors of 6511 SUSSEX HEIGHTS DEVELOPMENT LTD., on February 5, 2021 in their personal capacity:**

By:   
\_\_\_\_\_  
Daljit Thind

By:   
\_\_\_\_\_  
Junyi Liu

**Exhibit "H"**  
**Contract of Purchase and Sale**



SL: \_\_\_\_\_ Unit: \_\_\_\_\_

**CONTRACT OF PURCHASE AND SALE**

BETWEEN:

**6511 Sussex Heights Development Ltd.** (the "Developer" and the "Vendor")

AND:

**Purchaser(s):**

Name(s): \_\_\_\_\_

Address(es): \_\_\_\_\_

Tel: \_\_\_\_\_ Tel: \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

Country of \_\_\_\_\_ Country of \_\_\_\_\_

Residence: \_\_\_\_\_ Residence: \_\_\_\_\_

(For the purposes of the *Income Tax Act* (Canada))

(Such one or more parties being hereinafter referred to as the "Purchaser").

PROPERTY: Proposed Strata Lot \_\_\_\_\_, being Unit No. \_\_\_\_\_ (the "Strata Lot") in the development known as "HIGHLINE" (the "Development"), to be constructed as part of a 327 unit residential strata development project on the lands located at 6505 Sussex Avenue, Burnaby, BC and legally described as PID: 030-616-735 Lot 2 District Lot 153 Group 1 New Westminster District Plan EPP86315 (the "Lands"), as further described in the Disclosure Statement filed by the Vendor on February 20, 2020 (the "Initial Disclosure Statement") and all amendments thereto (the "Amendments") (the Initial Disclosure Statement and the Amendments are hereinafter collectively called the "Disclosure Statement").

PURCHASE PRICE: The Purchase Price for the Strata Lot will be:  
 (\$ \_\_\_\_\_) DOLLARS. The Purchase Price excludes any Goods and Services Tax ("GST").

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**INITIALS**



SL: \_\_\_\_ Unit: \_\_\_\_

1. **Offer.** In consideration of the sum of ONE (\$1.00) DOLLAR and other good and valuable consideration now paid by each of the parties to the other (the receipt and sufficiency of which is hereby acknowledged) and other mutual covenants and agreements contained in this agreement, the Purchaser agrees to purchase the Strata Lot from the Vendor for the Purchase Price and upon the terms set forth herein subject to the Permitted Encumbrances (as hereinafter defined). The Purchaser acknowledges that the Purchaser is purchasing a strata lot which is to be constructed or is presently under construction.

The Purchase Price does not include the exclusive use of any parking stall(s) or storage locker(s) at the Development unless expressly set out in an addendum hereto. In the event the Purchaser purchases the exclusive use of a parking stall(s) and/or storage locker(s), the location of the parking stall(s) and/or storage locker(s) will be designated by the Vendor in accordance with the Disclosure Statement. The Purchaser acknowledges and agrees that the parking stall(s) and/or storage locker(s): (a) will vary in size, shape, convenience and location (including, notwithstanding any other amended or written agreement made between the parties to the contrary, and where more than one, may not be side by side); and (b) may be partially obstructed by columns, pipes, ducts, mechanical equipment, electrical equipment and other facilities. The Purchaser further acknowledges and agrees that the final determination of parking stall(s) and/or storage locker(s) assigned to a Purchaser shall be by the Vendor with no recovery by the Purchaser. The Purchaser will accept the parking stall(s) and/or storage locker(s) if any, assigned or sold to the Purchaser by the Vendor on an "as is, where is" basis and will have no claim against the Vendor in respect of any variation in the size, shape, convenience of location or obstruction of such parking stall(s) and/or storage locker(s).

2. **Deposit.** The Purchaser will pay a deposit(s) by bank draft or certified cheque (collectively, the "Deposit") to Richards Buell Sutton LLP (the "Vendor's Solicitors") in trust as stakeholder and the Deposit will be held in accordance with the *Real Estate Development Marketing Act* (British Columbia) as follows:

(a)	a deposit (the "Initial Deposit") of \$10,000 upon presentation of this Contract by the Purchaser, payable by way of certified cheque, or bank draft;	\$10,000.00
(b)	a further deposit (the "Second Deposit") of 10% of the Purchase Price (less the Initial Deposit), payable 7 days after acceptance of this Contract by the Vendor, payable by way of certified cheque, or bank draft;	\$ _____
(c)	a further deposit (the "Third Deposit") of 10% of the Purchase Price, payable 3 months following the date of acceptance of this Contract by the Vendor, payable by way of certified cheque, or bank draft;	\$ _____
the balance of the Purchase Price, subject to adjustments, to be paid on the Completion Date by bank draft or certified cheque.		

Interest on the Deposit will, in all cases, be for the benefit of the Vendor and will not be applied on account of the Purchase Price. If the Purchaser defaults in the Purchaser's obligations hereunder, the Vendor may, at its option, retain the Deposit and interest thereon without prejudice to any other remedy, which the Vendor may have in respect of the Purchaser's default in accordance with the terms of this Contract.

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**INITIALS**



SL: \_\_\_\_\_ Unit: \_\_\_\_\_

3. **Completion, Possession and Adjustment Dates.** It is currently estimated that the completion of the Strata Lot will occur between September 1, 2023 and November 30, 2023. For more information about the Completion, Possession and Adjustment Dates, see the Disclosure Statement and Addendum "A" attached hereto.

4. **Furnishings.** The Purchase Price includes the following items unless otherwise noted in the Disclosure Statement: electric oven, gas cooktop, hood fan, dishwasher, refrigerator, microwave, washer and electric dryer, window coverings, enterphone/intercom system through the phone line and heat pump to provide air conditioning and heat.

Fixtures and features as represented in the Disclosure Statement will also be included, provided that the Vendor may substitute materials of reasonably equivalent or better quality, in its discretion. Presentation centre or display suite decorator features, fixtures, wall treatments, finishings, fittings, dining light fixtures and furnishings are not included in the Purchase Price unless expressly set out in an Addendum hereto.

5. **Acceptance.** This Contract will be open for acceptance until 6:00 p.m. (Vancouver time) on the 3rd day (including weekends and statutory holidays) following the date of execution by the Purchaser and upon acceptance by the Vendor signing a copy of this Contract, there will be a binding agreement of sale and purchase in respect of the Strata Lot for the Purchase Price, on the terms and subject to the conditions set out herein.

**THE TERMS AND CONDITIONS ATTACHED HERETO AS ADDENDUM "A" ARE PART OF THIS CONTRACT. READ THEM CAREFULLY BEFORE YOU SIGN.**

THE PURCHASER HAS EXECUTED THIS CONTRACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

\_\_\_\_\_  
(Witness)\_\_\_\_\_  
(Purchaser)\_\_\_\_\_  
(Name of Purchaser)\_\_\_\_\_  
(Witness)\_\_\_\_\_  
(Purchaser)\_\_\_\_\_  
(Name of Purchaser)

**THE PURCHASER'S OFFER TO PURCHASE CONTAINED HEREIN IS ACCEPTED BY THE VENDOR AT \_\_\_\_\_ A.M./P.M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.**

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**

Per:

\_\_\_\_\_  
Authorized Signatory



SL: \_\_\_\_ Unit: \_\_\_\_

**Addendum "A"****1.0 AGREEMENT**

1.1 Once this Contract is accepted by the Vendor, the Purchaser agrees to purchase from the Vendor the Strata Lot at the Purchase Price and upon the terms set forth in the agreement created by the acceptance of this Contract by the Vendor, this Addendum and all additional addendums and schedules. Title to the Strata Lot on the Completion Date (as hereinafter defined) shall be subject only to:

- (a) the exceptions listed in Section 23(1) of the *Land Title Act* (British Columbia);
- (b) the charges and encumbrances referred to in the Disclosure Statement; and
- (c) claims of builders liens or other encumbrances where the Vendor's Solicitors have undertaken to remove same pursuant to paragraph 7.1 hereof;

(collectively, the "**Permitted Encumbrances**").

The Purchaser agrees to execute any and all agreements as may be required pursuant to the terms and conditions of the Permitted Encumbrances confirming the Purchaser acknowledges and assumes obligations under the Permitted Encumbrances.

**2.0 DESCRIPTION OF STRATA LOT**

2.1 The Strata Lot is part of the Development which is situated on the Lands as shown on the proposed strata plan attached to the Disclosure Statement, and as more particularly described in the Disclosure Statement.

**3.0 PURCHASER'S ACKNOWLEDGEMENTS**

3.1 Disclosure Statement. The Purchaser acknowledges that the Purchaser has received copies of the Initial Disclosure Statement for the Development and all Amendments, and has been given a reasonable opportunity to read the Initial Disclosure Statement and all Amendments before signing this Contract. The signing of this Contract by the Purchaser will constitute:

- (a) a receipt for the Initial Disclosure Statement and all Amendments; and
- (b) the Purchaser's acknowledgment that the Purchaser had an opportunity to read the Initial Disclosure Statement and all Amendments before signing this Contract.

3.2 Consent to Electronic Delivery of Disclosure Statement and all Amendments. Where the Purchaser has on the first page of this Contract, or on any subsequent addendum to this Contract provided an email address, the Purchaser consents to the Vendor delivering the Disclosure Statement (including all Amendments) to the Purchaser at the email address provided and the Purchaser acknowledges and agrees that such email delivery of the Disclosure Statement (including all Amendments) has afforded the Purchaser a reasonable opportunity to read the Disclosure Statement (including all Amendments) all as at the time of the Vendor's delivery of the email as shown by the Vendor's copy of the sent email.

**4.0 PURCHASE PRICE, DEPOSIT AND PAYMENT**

4.1 Payment of the Purchase Price. The Purchaser will pay the Purchase Price to the Vendor as follows:

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**INITIALS**





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**Addendum "A"**

- (a) The Deposit in the amount set out in paragraph 2 of the Contract shall be paid by the Purchaser to the Vendor's Solicitors, Richards Buell Sutton LLP in Trust by way of certified cheque or bank draft. If the estimated interest to be earned will exceed the Stakeholder's administration costs, the Stakeholder will invest the Deposit in an interest bearing trust account with a Canadian chartered bank, trust company or credit union with interest to accrue to the credit of the Vendor, except as otherwise expressly provided herein (for the purposes of Section 4.0, the "Stakeholder"); and
- (b) The Balance of the Purchase Price plus or minus adjustments shall be paid by the Purchaser to the Vendor's Solicitors on the Completion Date by way of certified cheque or bank draft.

4.2 Handling of the Deposit. Subject to paragraphs 4.3 and 4.4 hereof, the Deposit shall be dealt with as follows:

- (a) If the Purchaser completes the purchase of the Strata Lot on the terms and conditions herein contained, then the Deposit shall form part of and be applied to the Purchase Price and be paid by the Stakeholder to the Vendor. Any interest earned thereon shall be paid to the Vendor;
- (b) If the Purchaser fails to complete the purchase of the Strata Lot or fails to pay any part of the Deposit on the terms and conditions herein contained, then the Deposit paid together with interest accrued thereon shall be paid by the Stakeholder to the Vendor forthwith;
- (c) If the Contract is terminated pursuant to paragraph 5.1 or if the Purchaser fails to provide notice of waiver or satisfaction of the Purchaser's conditions pursuant to paragraph 9.2 hereof, then the Deposit together with all interest accrued thereon shall be paid by the Stakeholder to the Purchaser and the Purchaser shall have no further claims against the Vendor; and
- (d) If the Vendor fails to complete the sale of the Strata Lot on the terms and conditions herein contained, then the Deposit together with all accrued interest thereon shall be paid by the Stakeholder to the Purchaser and the Purchaser shall have no further claims against the Vendor.

Notwithstanding the aforementioned, the Purchaser acknowledges and agrees that the Stakeholder will be permitted to charge and deduct and retain a deposit administration fee from each payment made by the Purchaser comprising the Deposit of not more than \$75.00 plus applicable taxes to be paid by the Purchaser, and that any payment made by the Purchaser that is returned for non-sufficient funds will be subject to a service charge of \$25.00 in each such instance.

4.3 Residency. Notwithstanding the provisions of paragraph 4.2 hereof, if the Purchaser is a non-resident of Canada as defined under the *Income Tax Act* (Canada), the Purchaser authorizes the Stakeholder to remit directly to the Receiver General for Canada such non-resident withholding tax in respect of interest earned on the Deposit as may be required by the *Income Tax Act* (Canada).

4.4 Authorization to Deal with Deposit. The Vendor and the Purchaser hereby irrevocably authorize the Stakeholder:

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**Addendum "A"**

- (a) to deal with the Deposit and all interest earned thereon in accordance with the provisions hereof, notwithstanding the provisions of Section 18 of the *Real Estate Development Marketing Act* (British Columbia); and
- (b) to interplead the Deposit and all interest thereon, at the expense of the party ultimately determined to be entitled to such funds, should any dispute arise regarding the obligations of the Stakeholder with respect to the Deposit.

4.5 Deposit Protection Agreement Under REDMA. Under Section 19 of the *Real Estate Development Marketing Act* (British Columbia), a developer who desires to use for the developer's own purposes a deposit the developer has placed with a trustee under Section 18 of the *Real Estate Development Marketing Act* (British Columbia) may, by entering into a deposit protection agreement in relation to that deposit, obtain the deposit from that trustee and use that deposit only for the developer's own purposes. Section 10 of the *Real Estate Development Marketing Regulation* (British Columbia) provides that if a developer enters into a deposit protection agreement, the developer must provide notice of the deposit protection agreement to a purchaser by including the following information in the disclosure statement:

- (a) the name and business address of the insurer;
- (b) the name of the developer who entered into the deposit protection agreement; and
- (c) the date on which the insurance takes effect.

The Purchaser acknowledges and agrees that the Developer has entered into a master deposit protection contract (the "**Master Deposit Protection Contract**") with Trisura Guarantee Insurance Company (the "**Deposit Protection Insurer**"), pursuant to which the deposits paid by purchasers of strata lots in the Development, including the Deposit, will be insured and, as such, may be released, in whole or in part, to the Developer in accordance with the terms of the Master Deposit Protection Contract and the Developer may use the Deposit for purposes related to the Development, including without limitation, the construction and marketing of the Development in accordance with the provisions of the *Real Estate Development Marketing Act* (British Columbia). Upon the release of the Deposit or any portion thereof to the Developer in accordance with the Master Deposit Protection Contract, the provisions of this Contract will be deemed to have been amended accordingly. The Purchaser acknowledges that from and after the release of the Deposit or any portion thereof pursuant to the Master Deposit Protection Contract, no further interest will be earned on the amount so released.

The Purchaser further acknowledges and agrees the Vendor may enter into such different deposit protection agreement with respect to the Deposit that the Vendor deems reasonable. The Vendor agrees that if it enters into such a different deposit protection agreement with respect to the Deposit, it will comply with Section 10 of the *Real Estate Development Marketing Regulation* (British Columbia) regarding that deposit protection agreement.

For further terms regarding deposit insurance please see Section 8.1 hereof and Section 7.1 of the Disclosure Statement.

4.6 Builders Liens. That portion, if any, of the Purchase Price required by law to be held back by the Purchaser in respect of builder's lien claims (the "**Lien Holdback**") will be paid on the Completion Date to the Vendor's Solicitors. The Lien Holdback will be held in trust by the Vendor's Solicitors pursuant to the *Strata Property Act* (British Columbia) and *Builders Lien Act* (British Columbia) (or successor statutes) solely in respect of lien claims registered in the applicable land title office in

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**INITIALS**



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**Addendum "A"**

connection with work done at the request of the Vendor. The Vendor's Solicitors are authorized to invest the Lien Holdback in an interest bearing trust account and to pay to the Vendor the Lien Holdback plus interest, if any, accrued thereon as permitted by law; which payment will occur upon expiration of the period during which the Lien Holdback must be retained pursuant to the *Strata Property Act* and the *Builders Lien Act* (the "**Lien Holdback Period**"), less the amount of any builder's lien claims filed against the Strata Lot of which the Purchaser or the Purchaser's solicitor or notary public notifies the Vendor's Solicitor in writing by 4:00 p.m. on the last day of the Lien Holdback Period. The Purchaser hereby authorizes the Vendor to bring any legal proceedings required to clear title to the Strata Lot of any lien claims filed with respect to the Strata Lot, including payment of the whole or any part of the Lien Holdback into Court if desired by the Vendor.

**5.0 COMPLETION, POSSESSION AND ADJUSTMENT DATES**

5.1 Completion Date. The completion of the purchase and sale of the Strata Lot shall take place on the date (the "**Completion Date**") specified by the Vendor in a notice delivered to the Purchaser or the Purchaser's Solicitor stating that the Strata Lot is, or is expected to be "Ready to be Occupied" and that the title to the Strata Lot has or is expected to have been issued by the Land Title Office, provided that the Vendor or the Vendor's Solicitor will give not less than 14 days' notice thereof and provided further that if the Land Title Office is not open for business on such day, then the Completion Date shall be the next business day. "Ready to be Occupied" refers to the Strata Lot only and not to any other strata lot or the common property within the Development and the Strata Lot will be deemed to be "Ready to be Occupied" if the City of Burnaby has issued an occupancy permit to occupy the Strata Lot (the "**Occupancy Permit**"), whether such permit is conditional or unconditional. In the event the Occupancy Permit is a conditional permit issued by the City of Burnaby, the Vendor will provide the Purchaser with an unconditional Occupancy Permit for the Strata Lot or the Development as soon as is reasonably practical. If the Completion Date has not occurred on or before September 1, 2025 (the "**Outside Date**"), and the parties have not agreed to an extension, this Contract shall be terminated whereupon the Purchaser will be entitled to repayment by the Seller of the Deposit together with any interest earned thereon as the Purchaser's sole remedy and the parties will thereafter have no further obligations, liabilities or commitments to, from or against one another provided that:

- (a) If paragraph 5.3 hereof is applicable then the Outside Date will be extended for a period equivalent to such delay, which period will be determined solely by the Vendor;
- (b) The Vendor may, at its sole option, exercisable by notice to the Purchaser, in addition to any other extension pursuant to this Section 5.0, and whether or not any delay described in this Section 5.0 has occurred, elect to extend the Outside Date for up to 250 days; and
- (c) Where the Vendor has extended the Outside Date for the full time set out in subsection (b) above and provided the Vendor is still actively carrying on construction of the Development the Vendor may, at its sole option, provide notice to the Purchaser that it has elected to extend the Outside Date for up to a further 110 days.

5.2 Notice of Completion Date. The notice of the Completion Date delivered to the Purchaser or the Purchaser's Solicitors may be based on the Vendor's estimate as to when the Strata Lot will be "Ready to be Occupied" and when the title to the Strata Lot will be issued by the Land Title Office, and if the Strata Lot is not "Ready to be Occupied" or if the title is not issued by the Land Title Office on or before the Completion Date so estimated, then the Vendor may extend the

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**INITIALS**



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**Addendum "A"**

Completion Date from time to time as required by the Vendor until the Strata Lot is "Ready to be Occupied" and the title is to be issued in the Land Title Office, by notice of such extension to the Purchaser or the Purchaser's Solicitors, provided that the Vendor shall give the Purchaser or the Purchaser's Solicitors not less than 7 days' notice of such extended Completion Date.

- 5.3 Force Majeure. If the Vendor is delayed from completing the development of the Strata Lot as a result of fire, explosion or accident, however caused, act of any governmental authority, strike, lockout, inability to obtain or delay in obtaining labour, materials or equipment or flood, act of God, inclement weather, delay or failure by carriers or contractors, unavailability of supplies or materials, breakage or other casualty, interference of the Purchaser or any other event beyond the control of the Vendor, then the time within which the Vendor must do anything hereunder and the Completion Date referred to in paragraph 5.1 will be extended for a period equivalent to such period of delay which period will be determined solely by the Vendor.
- 5.4 Adjustments. The Purchaser will assume and pay all taxes, rates, local improvement assessments, utilities and other charges, and all other adjustments both incoming and outgoing of whatever nature in respect of the Strata Lot shall be made, as of the Completion Date. The Purchaser shall pay GST in accordance with paragraph 5.7 below. If the amount of any such taxes, utilities or other items have been levied in respect of the Lands prior to registration of the strata plan, the portion thereof which shall be allocated to the Strata Lot will be in proportion to the unit entitlement the Strata Lot bears to the aggregate of the unit entitlement for all strata lots in the Development.
- 5.5 Possession. Provided the Vendor's Solicitors have received the balance of the Purchase Price and all other amounts payable by the Purchaser to the Vendor in respect of the Strata Lot on the Completion Date, the Purchaser shall have vacant possession of the Strata Lot at 12:00 pm on the second business day following the Completion Date (the "**Possession Date**").
- 5.6 Risk. The Strata Lot will be and remain at the risk of the Vendor until 12:01 a.m. on the Completion Date, after which time it will be at the risk of the Purchaser.
- 5.7 GST. The Purchaser will pay all costs in connection with the sale and purchase of the Strata Lot (including property transfer tax and any applicable taxes, including GST, and any other federal or provincial sales, service, transition, value added or other tax required to be paid by the Purchaser in connection with the purchase and sale of the Strata Lot), other than the costs the Vendor incurred in clearing title to the Strata Lot. The Purchaser acknowledges that GST and provincial sales taxes are, without duplication, applicable to the sale and purchase of the Strata Lot and will be payable by the Purchaser. The Purchaser acknowledges and agrees that the Purchase Price is exclusive of all applicable taxes, including GST, and any other federal or provincial sales, service, value added or other tax or new housing rebate, which for greater clarity are not included in the Purchase Price.

**6.0 CONSTRUCTION**

- 6.1 Construction. The Vendor will proceed to construct the Development substantially in accordance with the proposed draft strata plan attached to the Disclosure Statement, provided that the Vendor may make changes to features, design, and materials as are, in the Vendor's opinion, desirable and reasonable. The Purchaser understands and agrees that the building plans, design, and specifications for the Development may be varied to a minor extent in the reasonable discretion of the Vendor, that the area of the Strata Lot shown on the proposed strata plan is approximate, and that the address or suite and Strata Lot number assigned to the Strata Lot are

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subject to change at the Vendor's discretion. The Purchaser also acknowledges and agrees that any materials used in finishing of the Strata Lot, including, without limitation, natural stone, ceramic, porcelain, wood and laminates, may have conspicuous variations in colour, grain, vein and texture, pattern and size and any such variations are merely characteristic of the respective materials and will not be considered as defects or deficiencies in the Strata Lot and that certain materials used in the finishing of the Strata Lot may be subject to staining or changed coloration over time.

6.2 Measurement. The Purchaser acknowledges and agrees with the Vendor that if the area of the Strata Lot shown on the Final Strata Plan varies by more than eight (8%) percent from the area shown on the Preliminary Plan as at the date of this Contract, the Purchase Price shall be amended by multiplying the Purchase Price by the area of the Strata Lot shown on the Final Strata Plan and dividing the product by the area of the Strata Lot shown on the Preliminary Plan. In the event that the actual area of the Strata Lot shown on the Final Strata Plan varies by eight (8%) percent or less from the area shown on the Preliminary Plan, there shall be no adjustment to the Purchase Price. The Purchaser acknowledges and agrees that the Purchaser will have no claim against the Vendor as a result of a change in area of the Strata Lot other than for the adjustment to the Purchase Price as aforesaid.

6.3 Access. The Purchaser acknowledges and agrees that the Purchaser will not be entitled to have access to the Strata Lot prior to the Possession Date without the prior written permission of the Vendor (which the Vendor may withhold in its absolute discretion) and then only if accompanied by a representative of the Vendor, subject to paragraph 6.4. The Purchaser hereby releases the Vendor and its directors, officers, shareholders, unit holders, employees, agents, contractors and representatives (collectively, the "**Released Parties**") from and against any loss, cost, damage, injury or death resulting from any act or omission of any one or more of the Released Parties, including that arising from the negligence of any one or more of the Released Parties, or any condition within the Strata Lot or the Development and agrees to indemnify and hold harmless the Released Parties from and against any loss, cost, damage, injury or death resulting from the presence of the Purchaser or any person on behalf of the Purchaser within the Strata Lot or the Development, or any act or omission negligent or otherwise of the Purchaser or any person on behalf of the Purchaser while within the Strata Lot or the Development. The Purchaser hereby acknowledges and the Vendor hereby confirms that the Vendor has acted as agent for and on behalf of the other Released Parties with respect to obtaining the foregoing release and indemnity from the Purchaser for the benefit of such Released Parties.

6.4 Inspection. The Purchaser and a representative of the Vendor shall inspect the Strata Lot at a reasonable time designated by the Vendor prior to the Completion Date. If the Purchaser fails or refuses to inspect the Strata Lot at the time designated by the Vendor the Purchaser is deemed to have waived or forfeited any such right and is deemed to be satisfied with and have accepted the physical condition of the Strata Lot. At the conclusion of such inspection, a conclusive list of any defects or deficiencies (collectively, the "**Deficiencies**") shall be prepared that are to be rectified by the Vendor including the estimated dates and timeframes by which such corrections are to occur. The parties shall sign the list of Deficiencies and the Purchaser shall be deemed to have accepted the physical condition of the Strata Lot subject only to the Deficiencies. The Purchaser covenants and agrees to complete the purchase of the Strata Lot on the Completion Date on the terms and conditions herein contained notwithstanding that the Deficiencies may be rectified after the Completion Date. The Purchaser is not entitled to holdback any amount of the Purchase Price on closing in respect of the Deficiencies or other deficiencies. In the event of a disagreement between the Purchaser and the Vendor as to what constitutes a defect or deficiency, or whether or not a defect or deficiency has been rectified, the decision of the architect

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for the Development or any replacement therefor appointed by the Vendor in the Vendor's sole discretion will be conclusive, final and binding on the parties. Following the Completion Date, the Purchaser agrees to provide the Vendor and its representatives, contractors and agents with access to the Strata Lot at all reasonable times on reasonable notice from the Vendor in order for the Vendor or its representatives, contractors or agents to rectify any outstanding Deficiencies, and the Purchaser will in no manner interfere with or impede any such person while he or she is carrying out such work.

6.5 Service Facilities. The Purchaser acknowledges that the Development may include services facilities and equipment such as transformers, fire protection systems and equipment, mechanical and electrical systems and equipment, electrical room, vents, ducts, fans, elevators, garage gates, garbage compactors and other such facilities and equipment (collectively the "**Service Facilities**"). The Service Facilities will be located as required by the relevant authorities or as recommended by the Vendor's consultants.

**7.0 CONVEYANCE**

7.1 Conveyance. It shall be the Purchaser's responsibility to prepare the documents necessary to complete this transaction and the Purchaser shall deliver to the Vendor a freehold transfer, in registrable form (the "**Transfer**"), and a statement of adjustments, to the Vendor's Solicitor at least 7 business days prior to the Completion Date. The Vendor will provide the Purchaser or the Purchaser's Solicitors with a form of acknowledgement whereby the Purchaser acknowledges receipt of the Initial Disclosure Statement, the Amendments and any subsequent amendments to the Initial Disclosure Statement, which the Purchaser will be required to sign and return to the Vendor or the Vendor's Solicitor prior to the Completion Date. In the event the Purchaser has not received any of the amendments listed in the acknowledgement the Purchaser or the Purchaser's Solicitors shall inform the Vendor's Solicitors forthwith and shall not be obligated to sign and return the acknowledgement until the Purchaser has received all such amendments and been provided a reasonable opportunity to review same. The Purchaser agrees prior to the Completion Date to sign and deliver to the Vendor the owner registration in the form required by the Vendor's new home warranty provider. The Purchaser acknowledges that the Strata Lot will not be covered by the home warranty should the Purchaser fail to deliver the signed owner registration form prior to the Completion Date. The Purchaser will be responsible for obtaining all other documents required for the closing.

On the Completion Date, the Vendor will transfer title to the Strata Lot to the Purchaser free and clear of all registered liens, mortgages, charges and encumbrances of any nature whatsoever save and except Permitted Encumbrances and on or before the Completion Date, the Vendor will have taken whatever steps are necessary in order to obtain or make arrangements for any release or discharge of any registered liens, mortgages, charges and encumbrances save and except the Permitted Encumbrances. The Purchaser acknowledges and agrees that the Vendor will be using the purchase money received from the Purchaser to obtain a partial discharge of any construction mortgage and security collateral thereto. The Purchaser's Solicitor or notary public will pay the balance of the adjusted Purchase Price **on or before 4:30 p.m.** on the Completion Date **by way of certified cheque or bank draft** made payable and delivered at the Purchaser's expense to the Vendor's Solicitors in trust on their undertaking to pay an amount required in a written statement of indebtedness from the holder of the prior encumbrance to require the holder of the prior encumbrance to provide the Vendor's Solicitors with a registrable discharge of such prior encumbrance and to register the discharge of the aforesaid charges from title to the Strata Lot and, in the case of a claim of builders lien, on his undertaking to pay an amount sufficient to cause same to be discharged within 30 days after the Completion Date. If the Purchaser is relying

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upon a new mortgage to finance the Purchase Price, the Purchaser, while still required to pay the balance of the adjusted Purchase Price on the Completion Date, may wait to pay same until after the Transfer and new mortgage documents have been lodged for registration at the applicable Land Title Office but only if before such lodging against title to the Strata Lot, the Purchaser has:

- (a) deposited in trust with the Purchaser's Solicitors the cash balance of the Purchase Price not being financed by the mortgage;
- (b) fulfilled all the new mortgagee's conditions for funding except lodging for registration; and
- (c) made available to the Vendor's Solicitors an undertaking given by the Purchaser's Solicitors to pay on the Completion Date the balance of the adjusted Purchase Price upon the lodging of the Transfer and the new mortgage documents and the advance by the new mortgagee of the mortgage proceeds or withdraw the Transfer from registration at the Land Title Office.

7.2 Costs. The Purchaser will pay all costs' (including the Purchaser's Solicitor's fees and disbursements) in connection with the completion of purchase and the sale (including applicable GST or other federal or provincial sales, value-added, property transfer or other tax other than income tax) required to be paid by the Vendor or the Purchaser in connection with the purchase and sale of the Strata Lot other than the costs of the Vendor incurred in clearing title to the Strata Lot of financial encumbrances and the legal fees of the Vendor.

**8.0 ASSIGNMENT BY PURCHASER**

8.1 Assignment. The Purchaser may only assign the Purchaser's interest in the Strata Lot or in this Contract or direct the transfer of the Strata Lot to any other or additional party with the written consent of the Vendor, and unless the Vendor so consents the Vendor shall not be required to convey the Strata Lot to anyone other than the Purchaser named herein. The Seller will not entertain any assignment requests within 24 months of the date this Contract was accepted by the Vendor or 3 months prior to the anticipated completion date, which date shall be determined in the Vendor's sole discretion. Any assignment must be in the Seller's standard form assignment agreement. If, with the consent of the Vendor, the Purchaser assigns the Purchaser's interest in the Strata Lot or this Contract or directs the transfer of the Strata Lot to any other or additional party, the Purchaser will pay to the Vendor an administration fee, as a condition for agreeing to the assignment, and for the associated legal and administrative costs, in the amount of 4% of the greater of the Purchase Price and the purchase price paid by the assignee, plus applicable GST on such fee at the time the assignment form is delivered to the Vendor, except that such administration fee will be a flat fee of \$1,000.00 plus GST if the assignee is the Purchaser's spouse, parent, child, sibling, grandparent, grandchild or a company beneficial owned and controlled by the Purchaser. No assignment by the Purchaser of the Purchaser's interest in the Strata Lot or this Contract or direction of transfer to any other person shall release the Purchaser from any of the Purchaser's obligations or liabilities hereunder. If the Purchaser assigns the Purchaser's interest in the Strata Lot pursuant to this paragraph 8.1, and a deposit protection agreement is in place, then from the date of the assignment:

- (a) the Purchaser (for the purpose of the remainder of this paragraph 8.1, the "Assignor") shall not make or pursue any claims or proceedings against the deposit insurer with respect to this Contract, the Strata Lot or the Deposit;
- (b) the Assignor quit claims and releases absolutely the deposit insurer from any and all liabilities, obligations, promises or covenants to the Assignor with respect to this Contract,

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the Strata Lot or the Deposit and confirms that the Assignor no longer has any interest in or claim to the Deposit;

- (c) the Assignor and the person to whom the Assignor assigns its interest in the Strata Lot (for the purpose of the remainder of this paragraph 8.1, the "**Assignee**") acknowledge and agree that the benefit of the deposit protection agreement issued by the deposit insurer in respect of the Deposit is assigned from the Assignor to the Assignee concurrently with the assignment of this Contract and that the deposit insurer will amend its records so that the insured benefit under the deposit protection agreement in respect of the Deposit is transferred from the Assignor to the Assignee; and
- (d) the Assignor and the Assignee expressly acknowledge and agree that the deposit insurer can rely on the benefit of, and seek to enforce against either or both of them, the provisions of this paragraph 8.1 notwithstanding that the deposit insurer is not a party to the assignment agreement.

8.2 Assignment Registry. Without the Developer's prior consent, any assignment of this purchase agreement is prohibited. An assignment under the *Real Estate Development Marketing Act* (British Columbia) is a transfer of some or all of the rights, obligations and benefits under a purchase agreement made in respect of a strata lot in a development property, whether the transfer is made by the purchaser under the purchase agreement to another person or is a subsequent transfer. Each proposed party to an assignment agreement must provide the Developer with the information and records required under the *Real Estate Development Marketing Act* (British Columbia).

8.3 Collection of Assignment Information. Before the Developer consents to the assignment of this purchase agreement, the Developer will be required to collect information and records under the *Real Estate Development Marketing Act* (British Columbia) from each proposed party to an assignment agreement, including personal information, respecting the following:

- (a) the party's identity;
- (b) the party's contact and business information;
- (c) the terms of the assignment agreement.

Information and records collected by the Developer must be reported by the Developer to the administrator designated under the *Property Transfer Tax Act* (British Columbia). The information and records may only be used or disclosed for tax purposes and other purposes authorized by section 20.5 of the *Real Estate Development Marketing Act* (British Columbia), which includes disclosure to the Canada Revenue Agency.

8.4 No Solicitation. The Purchaser and its agents will not advertise or solicit offers from the public with respect to the resale of the Strata Lot by the Purchaser or the Purchaser's interest under this Contract before the Completion Date without the express written consent of the Vendor, which consent may be arbitrarily withheld.

8.5 Continued Marketing. The Purchaser agrees that after completion of the conveyance contemplated by this Contract, the Purchaser shall allow the Vendor to maintain professional signage on the Strata Lot for the purposes of offering the balance of the Vendor's strata lots in the Development for sale. In addition the Purchaser acknowledges that the Vendor and the Vendor's representatives intend to continue marketing additional strata lots in the Development and in any

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other neighbouring developments that the directors of the Developer are marketing in their capacity as directors of a different developer under a different disclosure statement after the completion of the sale of the Strata Lot to the Purchaser, and that such continued marketing may include, without limitation, the maintenance of one or more strata lots owned by the developer as sales or administration offices and/or display suites, marketing events held at the Development and tours of the Development for prospective purchasers. The Purchaser agrees not to unreasonably interfere with the Vendor and the Vendor's representatives in the course of such continued marketing.

**9.0 MISCELLANEOUS**

9.1 Time of Essence. Time is of the essence hereof and unless all payments on account of the Purchase Price, together with adjustments thereto as provided herein and all other amounts payable by the Purchaser hereunder are paid when due, then the Vendor may, at the Vendor's option:

- (a) terminate this Contract and in such event the Deposit together with all accrued interest thereon will be absolutely forfeited to the Vendor on account of damages (being the minimum amount of damages the parties agree the Vendor is expected to suffer as a result of such termination), without prejudice to the Vendor's other remedies, including a right to pursue the Purchaser for any unpaid Deposit and recover any additional damages; or
- (b) elect to extend the time for completion and complete the transaction contemplated by this Contract to a certain date determined by the Vendor, in which event time shall remain of the essence and the Purchaser will pay to the Vendor, in addition to the Purchase Price, interest on the unpaid portion of the Purchase Price and other unpaid amounts payable hereunder at the rate of 18% per annum, such interest to be calculated daily from the date upon which such payment and amounts were due to the date upon which such payment and amounts are paid.

If from time to time the Purchaser's default continues beyond the last extended date for completion established pursuant to subsection (b) the Vendor may thereafter elect to terminate this Contract pursuant to subsection (a) or permit a further extension pursuant to subsection (b).

In the event the Vendor elects to terminate this Contract the Purchaser acknowledges and agrees the Stakeholder is entitled to rely on any certificate provided to the Stakeholder under the *Real Estate Development Marketing Act* (British Columbia) in connection with same and pay the Deposit and accrued interest thereon as directed by the Vendor notwithstanding the Vendor's knowledge of any adverse claim to the Deposit including a claim by the Purchaser.

9.2 Purchaser's Conditions. Notwithstanding anything herein contained to the contrary if the Purchaser's obligation to purchase the Strata Lot is subject to one or more conditions then the conditions shall be set out in an Addendum attached hereto, and, if such conditions exist then the Vendor, may, on written notice delivered to the Purchaser require the Purchaser to either satisfy or waive any or all conditions by delivering written notice within 48 hours from the time the Vendor gives notice to the Purchaser. If such written satisfaction or waiver is not received within such time, then this Contract shall terminate and the Deposit together with all accrued interest thereon shall be promptly refunded to the Purchaser.

9.3 Notices and Tender. Any notice to be given to the Purchaser will be sufficiently given if deposited in any postal receptacle in Canada addressed to the Purchaser at the Purchaser's address as set

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- 9.10 References. All references to any party, whether a party to this Contract or not, will be read with such changes in number and gender as the context or reference requires.
- 9.11 Personal Information. The Purchaser hereby consents to the collection, use, and disclosure by the Vendor of the personal information about the Purchaser as may be required for the following purposes:
  - (a) to obtain financing for the Vendor;
  - (b) to comply with requirements of the Vendor's lenders and bankers;
  - (c) to provide services and utilities to the Development and the Strata Lot including telephone, hydro, natural gas, and cablevision;
  - (d) for insurance coverage for the Property or the Development for carrying out its services;
  - (e) to a mortgage broker, if the Purchaser so requests, for the Purchaser's mortgage application for the Purchaser's purchase of the Strata Lot;
  - (f) to the Vendor's lawyers for all matters relating to this Contract;
  - (g) to carry out and complete the sale of the Strata Lot to the Purchaser;
  - (h) to the Vendor's accountants for preparation of financial statements and tax returns including GST returns;
  - (i) for reporting purposes to any trade or professional association governing the Vendor or any investigative body having authority over the Vendor to the extent such information is required to be reported to such association or body;
  - (j) to facilitate communications between the Purchaser and the Vendor;
  - (k) to disclose the information to affiliated companies of the Vendor so that those affiliated companies may provide the Purchaser with notice of real estate projects being developed by those affiliated companies; and
  - (l) if the Strata Lot is listed on the Multiple Listing Service®, for the compilation, retention and publication associated real estate boards/associations of statistics.

The information that may be disclosed pursuant to this consent includes all information in, and copies of, this Contract and all addendums, attachments, and amendments to this Contract.

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out on the first page of this Contract or the Purchaser's Solicitors at their offices and sent by regular mail, postage prepaid, or if delivered by hand or if transmitted by fax or email to the Purchaser's Solicitors at their office or to the Purchaser, or if delivered to the Purchaser by email at the email address set out on the first page of this Contract. For clarity, the Purchaser hereby consents to the delivery by the Vendor and the receipt by the Purchaser of all notices to be provided hereunder, including without limitation all Amendments to the Disclosure Statement, by delivery by email. Such notice shall be deemed to have been received if so delivered or transmitted, when delivered or transmitted and if mailed, on the second business day (exclusive of Saturdays, Sundays and statutory holidays) after such mailing, or, in the event of delivery by email, the notice shall be deemed to be delivered as of the date and time the notice shows as being sent from the sender's email address. The address, fax number and email address (if any) for the Purchaser will be as set out on the first page of this Contract or such other address, fax number or email address the Purchaser has last notified the Vendor in writing. Any documents to be tendered on the Purchaser may be tendered on the Purchaser or the Purchaser's Solicitors. Any notice to be given to the Vendor may be given to the Vendor or the Vendor's Solicitors in the same manner, and shall be deemed to have been received, as provided for in the preceding provisions of this section, *mutatis mutandis*. Any documents or money to be tendered on the Vendor shall be tendered by way of certified funds or bank draft and shall be delivered at the Purchaser's expense to the Vendor or the Vendor's Solicitors.

- 9.4 Agency. The Purchaser understands and acknowledges that the Purchaser has no agency relationship with Rennie Marketing Systems (the "**Vendor's Agent**"). The Purchaser acknowledges and agrees that the Vendor's Agent acts solely for the Vendor, and that the Vendor's Agent does not represent or act for the Purchaser in any capacity whatsoever. The Purchaser may wish to obtain independent advice in respect of this Contract. The Purchaser further acknowledges that the Vendor and the Vendor's Agent may allow the Vendor's Agent to assign its rights as vendor's agent with respect to the sale of the Strata Lot to an affiliate or related party of the vendor's agent at any time prior to the Completion Date.
- 9.5 Governing Law. The Contract, the agreement resulting from the acceptance of the Contract and all matters arising hereunder will be construed in accordance with and governed by the laws of British Columbia which will be deemed to be the proper law hereof, and the courts of British Columbia will have the exclusive jurisdiction to entertain and determine all claims and disputes arising out of or in any way connected with this Contract and the validity, existence and enforceability hereof.
- 9.6 Purchaser Comprising More Than One Party. If the Purchaser is comprised of more than one party, then the obligations of the Purchaser hereunder will be the joint and several obligations of each party comprising the Purchaser and any notice given to one of such parties shall be deemed to have been given at the same time to each other such party.
- 9.7 Residency of Vendor. The Vendor represents and warrants to the Purchaser that it is a resident of Canada within the meaning of the *Income Tax Act* of Canada.
- 9.8 Contractual Rights. The Contract and the agreement which results from its acceptance creates contractual rights only and not any interest in land.
- 9.9 Further Assurances. The parties hereto shall do all further acts and things and execute all such further assurances as may be necessary to give full effect to the intent and meaning of this Contract.

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**Exhibit "K"**  
**Building Permit**



## Building Permit **BLD20-00062**

Site Address: **6505 SUSSEX AVE**

Parcel: **030-616-735**

Legal Description: **LOT: 2 DISTRICT LOT: 153 PLAN: EPP86315  
Group 1.;**

Zone: **CD (RM5s, RM4, C2)**

This permit has been issued for **HIGHLINE: FOUNDATION PERMIT ONLY** up to  
the construction of: **Level 1 slab - for New mixed use residential  
tower and townhouses, office and retail building  
on eight levels of underground parking.**

Issue Date: **April 14, 2020**

Expiry Date: **April 14, 2022**

Permit Type: **Building Permit (Commercial)**

Work Proposed: **Foundation Partial Permit**

Building Use: **Apt Strata (>4) - 315**

Number of New Dwelling Units:

Owner: **6511 SUSSEX HEIGHTS DEVELOPMENT LTD  
700 - 4211 KINGSWAY BURNABY, BC V 5H 1Z6**

Contractor: **6511 SUSSEX HEIGHTS DEVELOPMENT LTD  
700 - 4211 KINGSWAY BURNABY, BC V 5H 1Z6**

Neither the granting of this permit, nor the review of plans, drawings or supporting documents, nor any inspections made by or on behalf of the City shall in any way relieve the owner or the owner's agent from full and sole responsibility to perform the work in strict accordance with the Building Bylaw, the Building Code, and any applicable codes, standards, bylaws and enactments.



## Building Permit **BLD18-01194**

Site Address: **6505 SUSSEX AVE**

Parcel: **030-616-735**

Legal Description: **LOT: 2 DISTRICT LOT: 153 PLAN: EPP86315  
Group 1.;**

Zone: **CD (RM5s, RM4, C2)**

This permit has been issued for **HIGHLINE - New mixed use residential tower and**  
the construction of: **townhouses, office and retail building on eight**  
**levels of underground parking.**

Issue Date: **December 23, 2020**

Expiry Date: **December 23, 2022**

Permit Type: **Building Permit (Commercial)**

Work Proposed: **New**

Building Use: **Apt Strata (>4) - 315**

Number of New Dwelling Units: **327**

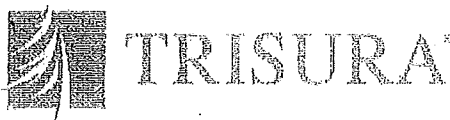
Owner: **6511 SUSSEX HEIGHTS DEVELOPMENT LTD  
700 - 4211 KINGSWAY BURNABY, BC V5H 1Z6**

Contractor: **D-THIND DEVELOPMENT LTD  
700 - 4211 KINGSWAY BURNABY, BC V5H 1Z6**

Neither the granting of this permit, nor the review of plans, drawings or supporting documents, nor any inspections made by or on behalf of the City shall in any way relieve the owner or the owner's agent from full and sole responsibility to perform the work in strict accordance with the Building Bylaw, the Building Code, and any applicable codes, standards, bylaws and enactments.

**Exhibit "L"**

**Master Deposit Protection Contract**



**MASTER DEPOSIT PROTECTION CONTRACT (BC)**

**DEVELOPER: 6511 Sussex Heights Development Ltd.**

**Policy No. TDS0990274**

This policy shall become effective on the date that it is duly executed below, by both the Developer and the authorized signing officer(s) of Trisura Guarantee Insurance Company (the "**Surety**"). Any capitalized terms used herein shall have the meaning as set out in the definitions on the reverse side hereof or as provided for herein, unless otherwise provided.

**INSURED:** Each of the strata lot purchasers in the Development in respect of Deposits paid by them pursuant to Purchase Agreements, as noted in the attached schedule or schedules, which may be amended, updated, or added to from time to time by the Surety.

**DEVELOPMENT:** A strata-titled project comprising approximately strata lots being developed by the Developer on the lands municipally located at **6525, 6559, 6585 Sussex Avenue, Burnaby, British Columbia**, British Columbia, and marketed as the "**Highline**" development.

**TRUSTEE: Richard Buell Sutton LLP**

The Developer shall pay the premium for this insurance policy to the Surety on behalf of the Insured. The Developer acknowledges the provisions of section 189.4 of the British Columbia *Insurance Act*, R.S.B.C. 1996, c. 226 that the Developer may not charge the Insured as a separate item for any premium paid by the Developer to the Surety pursuant to this insurance policy.

The Developer hereby represents and warrants to the Surety that all Purchase Agreements to which this policy applies have been duly executed and delivered by all parties thereto and that all the Deposits thereunder, required to have been paid thereunder as at the date hereof, have been paid in full by the Insured to the Trustee.

In witness whereof the Developer has duly executed this insurance policy on the 14<sup>th</sup> day of December, 2020.

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**

Per: \_\_\_\_\_

Name: Daljit Thind

Authorized Signatory

(I have authority to bind the corporation)





### INSURANCE AGREEMENT

In consideration of the Developer's agreement to pay to the Surety the premiums for this policy on behalf of the Insured, and subject to the terms and conditions hereof (including the terms and conditions set forth on the reverse hereof), the Surety hereby indemnifies the Insured in respect of a Deposit paid by the Insured to the Developer (or to the Trustee on behalf of the Developer), plus Interest (if any) thereon, owing by the Developer to the Insured as a result of the Developer failing: (1) to ensure that the events required in section 18(3)(b)-(d) of the Act occur within the time established for that purpose in the Purchase Agreement and (2) to return the Deposit, and Interest (if applicable) to the Insured in accordance with the Purchase Agreement.

In witness whereof the Surety has duly executed this Policy on the 10<sup>th</sup> day of December, 2020.

#### TRISURA GUARANTEE INSURANCE COMPANY

Per: [Signature]  
 Name: Shannon Buckley  
 Title: Senior Underwriter, Developer Surety

Per: [Signature]  
 Name: Frankie Porco  
 Title: Underwriter, Developer Surety

(We have authority to bind the corporation)



## MASTER DEPOSIT PROTECTION CONTRACT (BC)

### CONDITIONS

#### 1. INTERPRETATION

1.1 Definitions - In this Policy, unless the context otherwise requires, the following expressions shall have the following meanings:

- (a) "Act" means the British Columbia Real Estate Development Marketing Act, S.B.C. 2004, c. 41, as amended and supplemented from time to time and any reference herein to any section or subsection thereof shall be deemed to be a reference to the section or subsection as at the time in question amended or supplemented or to the successor thereof if the same has been repealed;
- (b) "Deposit" means all money received by the Trustee pursuant to section 18 of the Act from the Insured on account of the Purchase Agreement;
- (c) "Developer" means the person named as such on the face hereof and includes its successors and assigns;
- (d) "Development" means the development described on the face hereof;
- (e) "Insured" means each of those strata lot purchasers identified or referenced in any schedule(s) attached to this Policy, and includes each strata lot purchaser's heirs, executors, administrators, other personal representatives and successors;
- (f) "Interest" means the interest to be paid by the Developer to the Insured in respect of the Deposit, as set forth in the Purchase Agreement;
- (g) "Policy", "hereto", "herein", "hereby" and similar expressions mean or refer to this policy and any schedule(s), endorsement(s), rider(s) or other instrument(s) supplemental or ancillary hereto;
- (h) "Purchase Agreement" means any agreement of purchase and sale with respect to a proposed strata lot in the Development, and its appurtenant common interests, entered into between the Developer and the Insured, as amended or supplemented from time to time; and
- (i) "Trustee" means the person named on the face hereof as such who receives the Deposit in respect of the Purchase Agreement and holds such Deposit in accordance with the provisions of the Act.

1.2 Extended Meanings - Words importing the singular number include the plural and vice versa and words importing the masculine gender include the feminine and neuter genders.

1.3 Headings - The insertion of headings herein is for convenience of reference only, and shall not affect the construction or interpretation of this Policy.

#### 2. TERM OF POLICY

2.1 This Policy shall become effective on the date it is duly executed by the Surety and executed by the Developer as provided on the face hereof and has been delivered to the Trustee holding the Deposit for which the Policy is being provided as security and shall remain in full force and effect, subject to the provisions of paragraph 6 hereof.

#### 4. CLAIMS

4.1 Notice of Default and Proof of Loss - If the Deposit and Interest (if any) thereon shall become properly owing by the Developer to the Insured upon due termination of the Purchase Agreement, and if the Developer shall fail to pay the same to the Insured in accordance with the terms of the Purchase Agreement, then the Insured shall give prompt written notice thereof to the Surety referring to this Policy by number, identifying the Development and briefly describing the nature of the default by the Developer. The Surety, immediately upon receipt of such notice, shall furnish to the Insured forms upon which to make the proof of loss hereunder.

4.2 Disputes Between Developer and Insured - In the event of any dispute between the Developer and Insured as to the liability of the Developer to pay any Deposit herein mentioned and/or Interest (if any) thereon resulting in the withholding by the Developer of any payment on account of the Deposit or Interest (if any) thereon or resulting in the Developer claiming set-off or similar legal right, then in such circumstances no claim by the Insured shall be paid hereunder unless and until such disputes shall have been finally resolved by binding arbitration or by the decision of a British Columbia court of competent jurisdiction.

4.3 Payment of Claims - Subject to the provisions of paragraph 4.2, any claim by the Insured hereunder shall be paid by the Surety within sixty days after proof of loss has been submitted to and accepted by the Surety. Such proof of loss shall consist of such evidence as the Surety may reasonably require as to the payment of the Deposit by the Insured under the Purchase Agreement, and the termination of the Purchase Agreement, as well as the failure of the Developer to pay the Deposit and Interest (if any) thereon due to the Insured and the amount thereof in default.

#### 5. RIGHTS OF SUBROGATION

Upon payment by the Surety of any claim hereunder, the Surety shall be subrogated to all rights of the Insured against the Developer for recovery thereof and the Insured shall execute and deliver to the Surety all such documents and instruments and do such acts and things as may be necessary or desirable to give effect thereto.

#### 6. CESSATION OF LIABILITY

The liability of the Surety hereunder will not terminate until one of the following occurs:

- (a) all of the events described in subsections 18(3) or (4) of the Act have occurred;
- (b) the Developer pays the Insured the amount insured by this Deposit Protection Contract;
- (c) the payment by the Surety of the Deposit and Interest (if any) thereon due under any claim arising from any default by the Developer, written notice of which is given as required by paragraph 4.1;
- (d) the Insured acknowledges in writing that:
  - (i) the Insured is not entitled to the payment of the Deposit and Interest (if any) thereon; and



# TRISURA<sup>®</sup>

Each of the parties hereto further acknowledges and agrees that this Policy may be executed via facsimile or electronic transmission (and that the execution of a faxed or electronically transmitted version hereof by either or both of the parties hereto shall have the same force and effect as if same were originally executed), and that a photocopy or faxed copy of this executed Policy may be relied upon by each of the Developer, the Surety and the Insured to the same extent as if it were an original executed version addressed specifically to each of them.

### 3. DEPOSIT

3.1 Deposits - It is acknowledged and agreed that this Policy shall extend and apply only to the portion of the Deposit actually received by the Trustee, notwithstanding that the Deposit so paid by the Insured may exceed the amounts shown or reflected in the schedule or schedules attached hereto.

(ii) the Surety is no longer liable under this Deposit Protection Contract; and

(e) a court of competent jurisdiction makes a final determination that the Insured is not entitled to the return of the Deposit and applicable interest, if any, that is the subject of this Deposit Protection Contract.

### 7. NOTICES

All notices required or permitted to be given hereunder to the Surety or the Insured shall be sufficiently given if sent by prepaid ordinary mail or by facsimile transmission, at the address or facsimile transmission number of the Surety shown on the face hereof (or at such other address or facsimile transmission number as the Surety may from time to time designate by notice in writing to the Insured). All notices required or permitted to be given hereunder to the Insured shall be sufficiently given if sent by prepaid ordinary mail, or by facsimile transmission, at the address or facsimile transmission number of the Insured as may be indicated or reflected in the Purchase Agreement (or at such other address or facsimile transmission number as the Insured may from time to time designate by notice in writing to the Surety). Every notice so mailed shall be conclusively deemed to have been given on the first business day following the date of such mailing, and every notice so faxed shall be conclusively deemed to have been given on the date of such facsimile transmission, provided that a confirmation of a successful facsimile transmission has been received by the transmitting party at the time of such facsimile transmission.



TRISURA

**SCHEDULE**

**[Name(s) of Insured and deposit amounts]**



Bay Adelaide Centre  
333 Bay Street, Suite 1610, Box 22  
Toronto, Ontario, M5H 2R2  
Phone: (416) 214-2555  
Fax: (416) 214-9597

**RIDER NO. 1**

---

To be attached to and form part of Policy No.: **TDS0990274**  
Issued on behalf of as Principal: **6511 Sussex Heights Development Ltd.**  
Dated: **December 14<sup>th</sup>, 2020**

**IT IS HEREBY UNDERSTOOD AND AGREED THAT:**

The **Policy Number** on the **Master Deposit Protection Contract** is amended

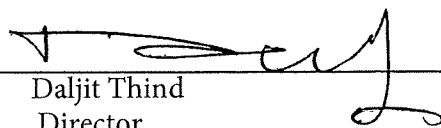
from: TDS0990274

to: TDS0990474

All other terms and conditions of the said policy remain unchanged.

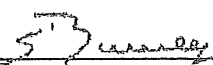
Signed, sealed and dated the 25<sup>th</sup> day of **January, 2021**.

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**

  
\_\_\_\_\_  
Name: Daljit Thind  
Title: Director

I/We have the authority to bind the corporation

**TRISURA GUARANTEE INSURANCE COMPANY**

  
\_\_\_\_\_  
Shannon Buckley  
Senior Underwriter, Developer Surety

  
\_\_\_\_\_  
Alastair Cartwright  
Manager, Developer Surety

**DISCLOSURE STATEMENT - FOURTH AMENDMENT**  
*Real Estate Development Marketing Act (British Columbia)*

**HIGHLINE**  
**Burnaby, British Columbia**

**DATE of Disclosure Statement:** February 20, 2020  
**First Amendment:** February 28, 2020  
**Second Amendment:** November 17, 2020  
**Third Amendment:** February 5, 2021  
**Fourth Amendment:** July 26, 2022  
**DEVELOPER:** **6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**  
**ADDRESS FOR SERVICE:** 700 - 401 West Georgia Street,  
 Vancouver, BC V6B 5A1  
**BUSINESS ADDRESS:** 700 - 4211 Kingsway  
 Burnaby, BC V5H 1Z6  
**REAL ESTATE BROKERAGES:** Rennie Marketing Systems  
 51 East Pender Street,  
 Vancouver, BC V6A 1S9

The Developer reserves the right to appoint additional or replacement brokerage(s), and reserves the right to allow the brokerage to assign the brokers rights with respect to the marketing and sale of the Development to an affiliate or related party of the brokerage(s).

None of the Developer's agent(s) will be acting on behalf of the Purchaser.

This Fourth Amendment to Disclosure Statement has been filed with the Superintendent of Real Estate, but neither the Superintendent, nor any other authority of the government of the Province of British Columbia, has determined the merits of any statement contained in this Fourth Amendment to Disclosure Statement, or whether this Fourth Amendment to Disclosure Statement contains a misrepresentation or otherwise fails to comply with the requirements of the *Real Estate Development Marketing Act*. It is the responsibility of the Developer to disclose plainly all material facts, without misrepresentation.

This Fourth Amendment to Disclosure Statement relates to a development property that is not yet completed. Please refer to section 7.2 for information on the purchase agreement. That information has been drawn to the attention of:

**Purchaser: (insert name(s) here):**

--

And have confirmed that fact by initialling in the space provided here:

<b>Purchaser Initials</b>	

The Disclosure Statement dated February 20, 2020, as amended by the First Amendment dated February 28, 2020, the Second Amendment dated November 17, 2020, and Third Amendment dated February 5, 2021 is amended as follows:

**1.0 Section 2.1 (General Description of the Development) is amended as follows:**

1.1 By deleting the first paragraph in its entirety and replacing it with the following:

“The Developer is marketing under this Disclosure Statement a residential strata lot development containing underground parking (the “**Development**”), which will include 332 residential strata lots, all of which are being offered for sale by the Developer pursuant to this Disclosure Statement.”

1.2 By deleting subsection 2.1(a) in its entirety and replacing it with the following:

“(a) The Development

The Development will be a residential development containing 332 strata lots (each a “**Strata Lot**” or collectively, the “**Strata Lots**”) as follows:

- (i) 314 Strata Lots within a 49 storey multi-use tower (the “**Tower**”);
- (ii) 18 Strata Lots within a 4-storey portion of the Building (the “**Podium**”);  
and
- (iii) a parkade (the “**Parkade**”) on levels P1-P8;

to be constructed on the Lands (as defined in Section 4.1).”

1.3 By the deleting subsection 2.1(b)(ii) in its entirety and replacing it with the following:

“(ii) a retail strata development (the “**Retail Development**”) currently planned to contain 3 retail Strata Lots on the ground level of the Building located within a separate Retail Air Space Parcel (as defined in Section 4.1); and”

1.4 By deleting the following paragraph from subsection 2.1(b):

“As part of the rezoning application for the Lands, the Non-Market Housing Lot was transferred to the City of Burnaby (the “**City**”) and additional density from the Non-Market Housing Lot was transferred to the Lands (as defined in Section 4.1). The Non-Market Housing is intended to be a 14-storey, 125 unit building operated by the New Vista Society.”

And replacing it with the following:

“As part of the rezoning application for the Lands, the Non-Market Housing Lot was transferred to the City of Burnaby (the “**City**”) and additional density from the Non-Market Housing Lot was transferred to the Lands (as defined in Section 4.1). Construction of the Non-Market Housing is complete and the City has issued an occupancy permit.”

1.5 By the deleting subsection 2.1(d)(i) in its entirety and replacing it with the following:

“(d) General Description of the Development, the Strata Lots and the Offering for Sale

The Development will be contained within the Tower and the Podium as follows:

- (i) 314 Strata Lots on levels 12-47 of the Tower (a concrete structure, with glass and concrete exterior), with the following mix of condominium residential strata lot styles:
  - (A) 66 (P11ei) small one-bedroom;
  - (B) 36 one-bedroom;
  - (C) 58 one-bedroom plus den;
  - (D) 94 two-bedroom;
  - (E) 35 two-bedroom plus den; and
  - (F) 25 three-bedroom.”

**2.0 Section 3.8(d) (Payment of Utilities and Other Services) is amended as follows:**

2.1 By deleting subsection 3.8(d)(i) in its entirety and replacing it with the following:

“(i) Electricity and gas charges on the Common Property, and collective gas charges as the Strata Lots will not be individually metered;”

2.2 By deleting the paragraph immediately following subsection 3.8(d)(xiv) in its entirety and replacing it with the following:

“With the exception of those utilities and services set out in the Budget **Exhibit "E"** and those listed above in this subsection, all other utilities will be separately metered or assessed to each Strata Lot and will be the responsibility of each Strata Lot owner which includes electricity, cable and any telecom services for each Strata Lot.”

**3.0 Section 4.3 (Existing Encumbrances and Legal Notations) is amended as follows:**

3.1 By the deleting subsection 4.3(a)(i) in its entirety and replacing it with the following:

“(a) Financial Encumbrances

- (i) Mortgages CA9151202 and CA9151204 and Assignment of Rents CA9151203 and CA9151205 (collectively referred to as the “**Existing Financial Charges**”) in favour of Kingsett Mortgage Corporation (“**Kingsett**”);”

**4.0 Exhibit “A” titled “Preliminary Strata Plan” is deleted from the Disclosure Statement and replaced with Exhibit “A” attached hereto titled “Preliminary Strata Plan”.**



- 5.0 Exhibit "B" titled "Form V Schedule of Proposed Unit Entitlement" is deleted from the Disclosure Statement and replaced with Exhibit "B" attached hereto titled "Form V Schedule of Proposed Unit Entitlement".
- 6.0 Exhibit "C" titled "Form J Rental Disclosure Statement" is deleted from the Disclosure Statement and replaced with Exhibit "C" attached hereto titled "Form J Rental Disclosure Statement".
- 7.0 Exhibit "E" titled "Interim Budget & Estimated Monthly Strata Fees" is deleted from the Disclosure Statement and replaced with Exhibit "E" attached hereto titled "Interim Budget & Estimated Monthly Strata Fees".
- 8.0 Exhibit "H" titled "Contract of Purchase and Sale" is deleted from the Disclosure Statement and replaced with Exhibit "H" attached hereto titled "Contract of Purchase and Sale".

## DEEMED RELIANCE

Section 22 of the *Real Estate Development Marketing Act* provides that every purchaser who is entitled to receive this Fourth Amendment to Disclosure Statement is deemed to have relied on any false or misleading statement of a material fact contained in this Fourth Amendment to Disclosure Statement, if any, and any omission to state a material fact. The developer, its directors and any person who has signed or authorized the filing of this Fourth Amendment to Disclosure Statement are liable to compensate the purchaser for any misrepresentation, subject to any defences available under section 22 of the Act.

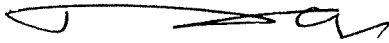
## DECLARATION

The foregoing statements disclose, without misrepresentation, all material facts relating to the development referred to above, as required by the *Real Estate Development Marketing Act* of British Columbia, as of July 26, 2022.

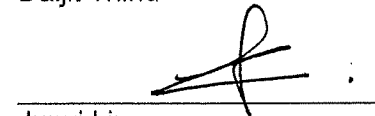
### Developer:

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**

By its authorized signatory:

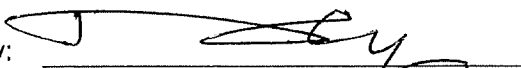


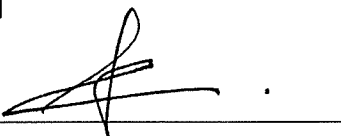
\_\_\_\_\_  
Daljit Thind



\_\_\_\_\_  
Junyi Liu

This Fourth Amendment to Disclosure Statement is executed by all of the **Directors of 6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**, on July 26, 2022 in their personal capacity:

By:   
\_\_\_\_\_  
Daljit Thind

By:   
\_\_\_\_\_  
Junyi Liu

**Exhibit "A"**  
**Preliminary Strata Plan**

**PRELIMINARY STRATA PLAN OF LOT 2  
DISTRICT LOT 153 GROUP 1  
NEW WESTMINSTER DISTRICT PLAN EPP86315**

SHEET 1 OF 51 SHEETS

BCGS 92G.025

SCALE 1:750

0 10 20 30  
ALL DIMENSIONS ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:750  
INTEGRATED SURVEY AREA NO. 25, BURNABY, BC, NAD83 (CSRS) 4.0.0.BC.1.MVRD.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 87H3251 AND 87H3252 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 87H3251 AND 87H3252

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995819 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 87H3251 AND 87H3252



**CIVIC ADDRESS:**  
6505 SUSSEX AVENUE  
BURNABY, BC

**STRATA PLAN EPS**

THIS PRELIMINARY STRATA PLAN IS BASED ON ARCHITECTURAL PLAN RECEIVED: 2018-08-08

REVISION 1: 2019-09-20  
(HOTEL TO REPLACE OFFICE)

REVISION 2: 2020-02-11  
(OFFICE TO REPLACE HOTEL)  
(PVR CLOSET ADDED)

REVISION 3: 2022-05-11  
ADD 5 UNITS FOR L45-L47  
(SEE EMAIL 2022-04-19 BONNIE)

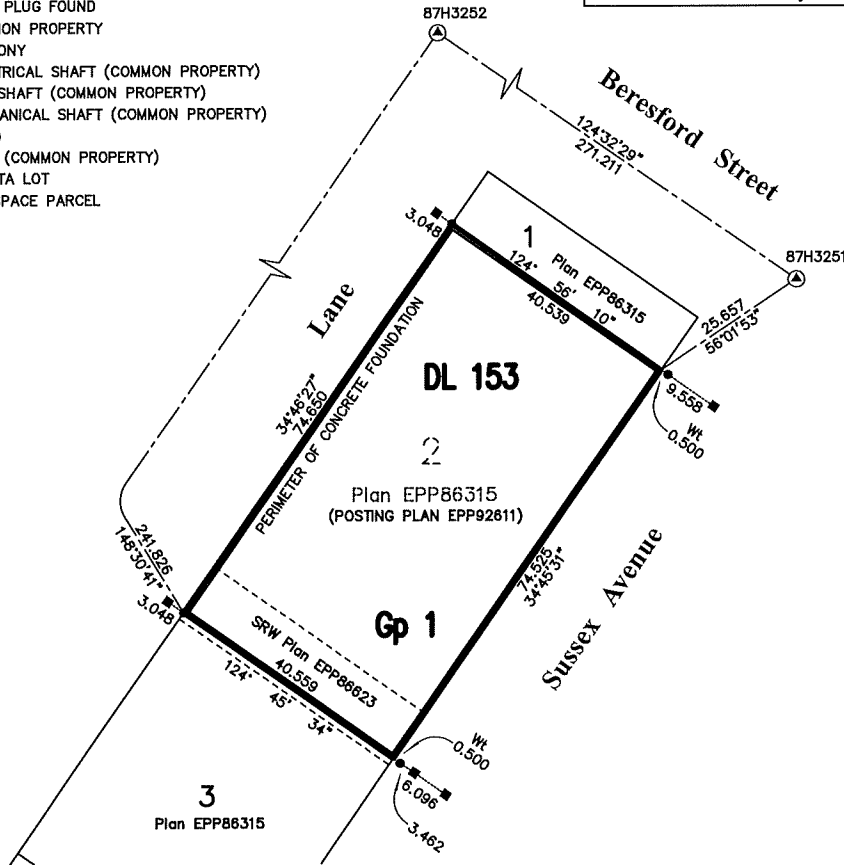
**PRELIMINARY**

87H3251  
UTM Zone 10 coordinates  
Datum: NAD83(CSRS) 4.0.0.BC.1.MVRD.  
UTM northing: 5452438.538  
UTM easting: 499845.959  
Point combined factor: 0.9995819  
Estimated Absolute Accuracy: 0.02m

87H3252  
UTM Zone 10 coordinates  
Datum: NAD83(CSRS) 4.0.0.BC.1.MVRD.  
UTM northing: 5452592.251  
UTM easting: 499822.652  
Point combined factor: 0.9995824  
Estimated Absolute Accuracy: 0.02m

**LEGEND**

- ⊕ INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES LEAD PLUG FOUND
- ⊙ INDICATES COMMON PROPERTY
- B INDICATES BALCONY
- E INDICATES ELECTRICAL SHAFT (COMMON PROPERTY)
- G INDICATES GAS SHAFT (COMMON PROPERTY)
- M INDICATES MECHANICAL SHAFT (COMMON PROPERTY)
- P INDICATES PATIO
- V INDICATES VENT (COMMON PROPERTY)
- SL INDICATES STRATA LOT
- ASP INDICATES AIR SPACE PARCEL



BALCONY AND PATIO AREAS ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR ABOVE OR ITS EXTENSIONS, OR WHERE THERE IS NO FLOOR ABOVE BY THE AVERAGE HEIGHT OF STRATA LOTS WITHIN THE SAME BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT MEASUREMENTS ARE 90° OR 45° UNLESS NOTED OTHERWISE.  
STRATA LOT DIMENSIONS ARE MEASURED TO:  
- OUTSIDE OF EXTERIOR WALLS (STRUCTURAL PORTION)  
- CENTERLINE OF PARTY WALLS

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT - CITY OF BURNABY

THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT BEEN PREVIOUSLY OCCUPIED.

THE BUILDING SHOWN ON THIS STRATA PLAN IS WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE DAY OF , 2020  
GU GORDON YU, BCLS #808

PATIO, BALCONY AREAS ARE LIMITED COMMON PROPERTIES FOR THE USE OF THE STRATA LOT INDICATED (eg: P-1, B-1)

**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174824\_PG1\_REV3.DWG

**UNDERGROUND PARKING**

SHEET 2 OF 51 SHEETS

SCALE 1:250



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

**STRATA PLAN EPS**

UNDERGROUND PARKING UNDER DESIGN

**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1818  
File: 174824\_UG.DWG

GU GORDON YU, BCLS #808  
DATE:

# GROUND FLOOR

SCALE 1:250



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

----- PERIMETER OF FLOOR BELOW

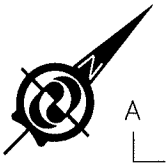
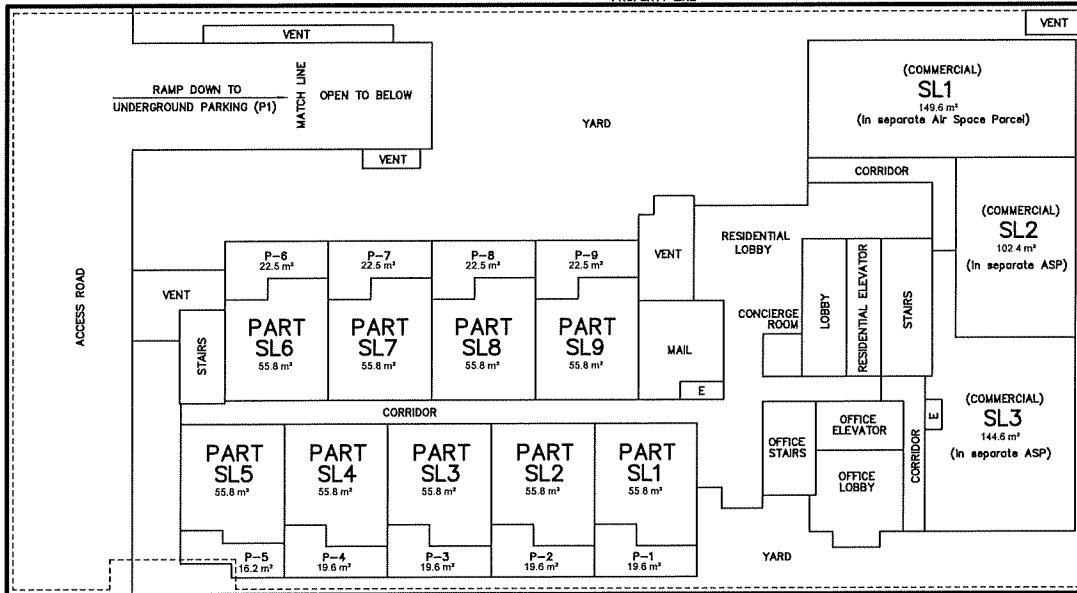
ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

SHEET 3 OF 51 SHEETS

# STRATA PLAN EPS

Lane

PROPERTY LINE



H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.  
200, 9128 - 152ND STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174824\_1.DWG

Sussex Avenue

Beresford Street

GU GORDON YU, BCLS #808  
DATE:

### 2nd FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

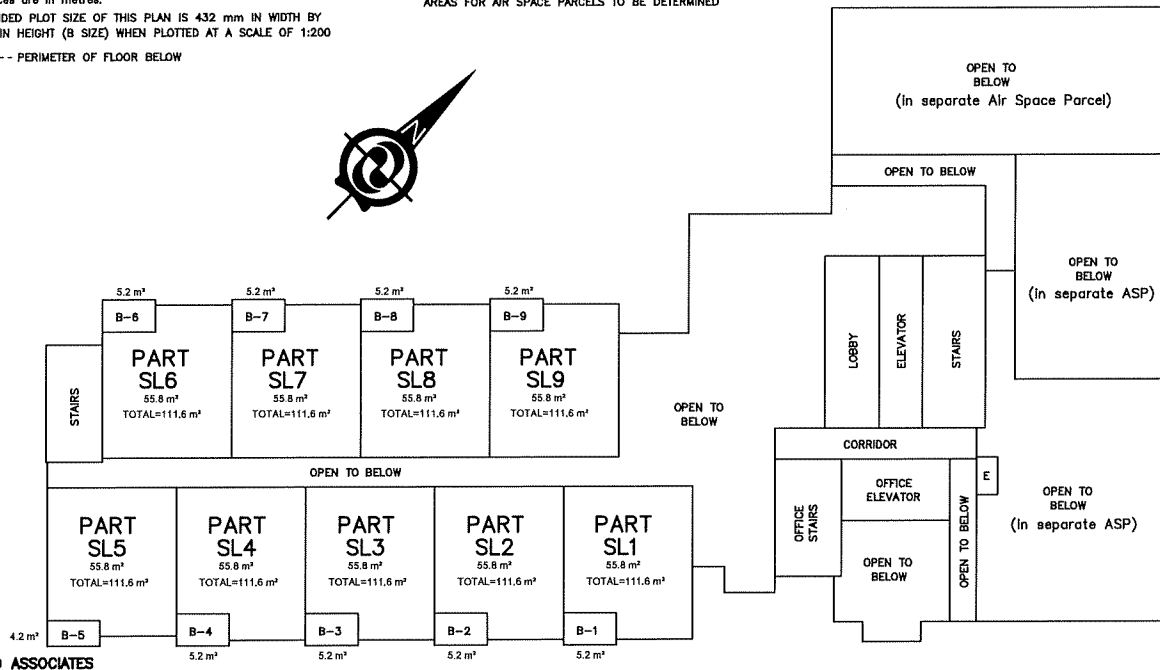


### STRATA PLAN EPS

SHEET 4 OF 51 SHEETS

A

A



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1818  
File: 174824\_2.DWG

GU GORDON YU, BCLS #608  
DATE:

### 3rd FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

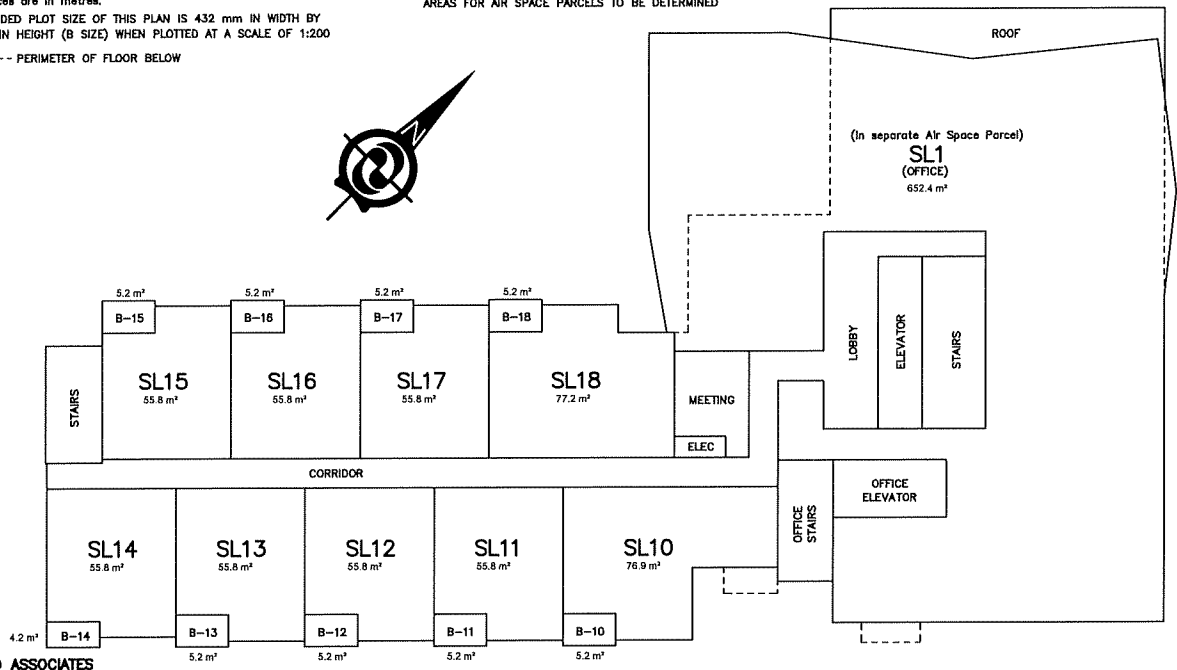
ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

### STRATA PLAN EPS



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A



**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1816  
 File: 174824\_3.DWG

GU GORDON YU, BCLS #608  
 DATE:



### 4th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

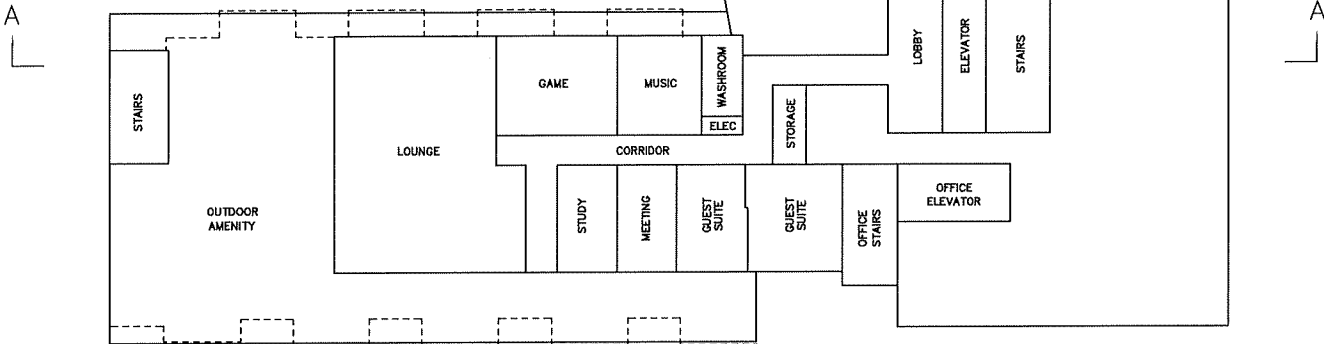
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

### STRATA PLAN EPS



(In separate Air Space Parcel)  
**SL2**  
(OFFICE)  
660.2 m<sup>2</sup>



**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1816  
 File: 174824\_4.DWG

GU GORDON YU, BCLS #808  
 DATE:

# 5th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

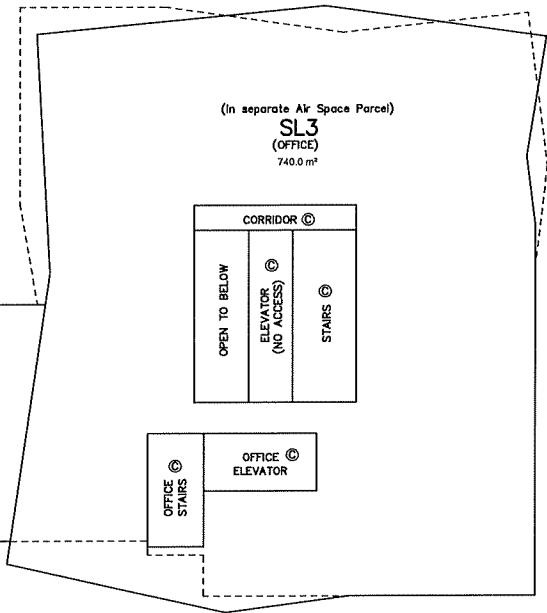
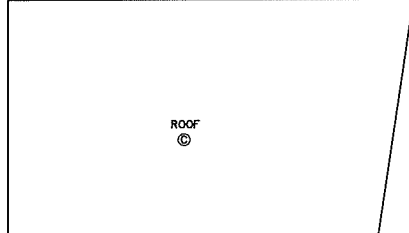
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

## STRATA PLAN EPS



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H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1816  
 File: 174824\_5.DWG

GU GORDON YU, BCLS #808  
 DATE:

# 6th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

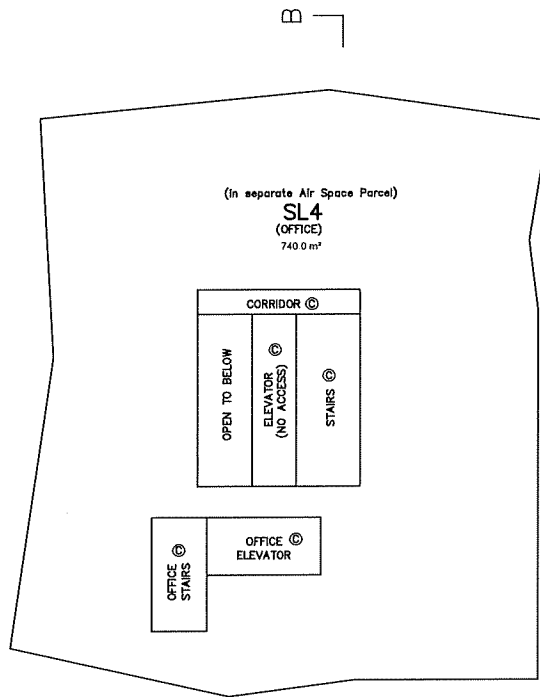
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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# STRATA PLAN EPS

SHEET 8 OF 51 SHEETS

H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
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 File: 174824\_6.DWG

GU GORDON YU, BCLS #808  
 DATE:

# 7th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

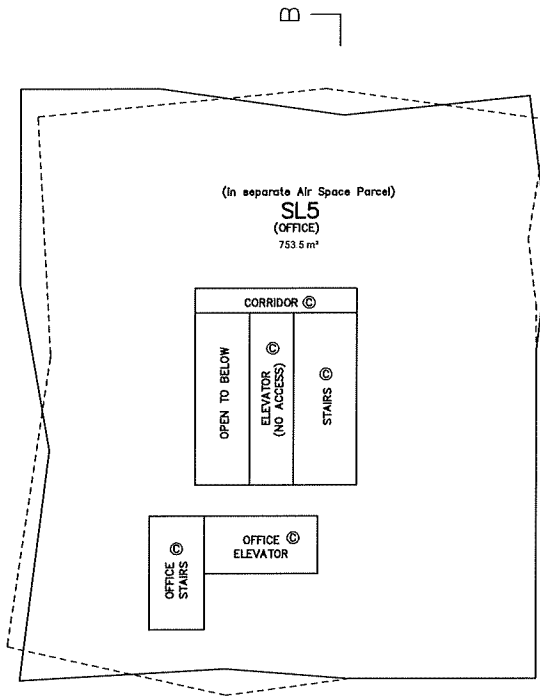
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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# STRATA PLAN EPS

SHEET 9 OF 51 SHEETS

H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_7.DWG

GU GORDON YU, BCLS #808  
 DATE:

# STRATA PLAN EPS

## 8th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

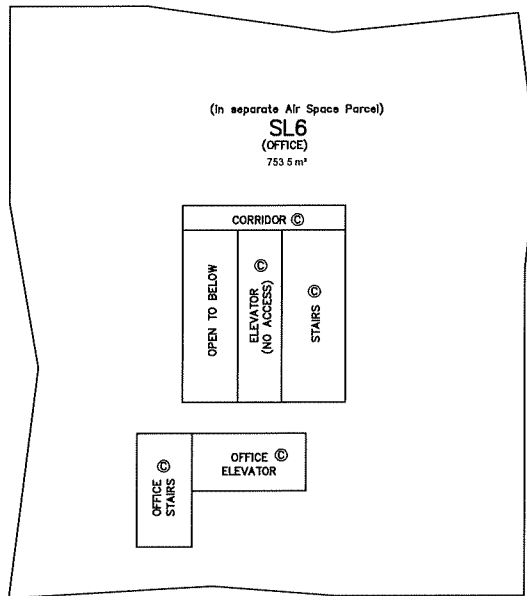
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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B

H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 912B - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1016  
 File: 174824\_B.DWG

GU GORDON YU, BCLS #808  
 DATE:

# STRATA PLAN EPS

## 9th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

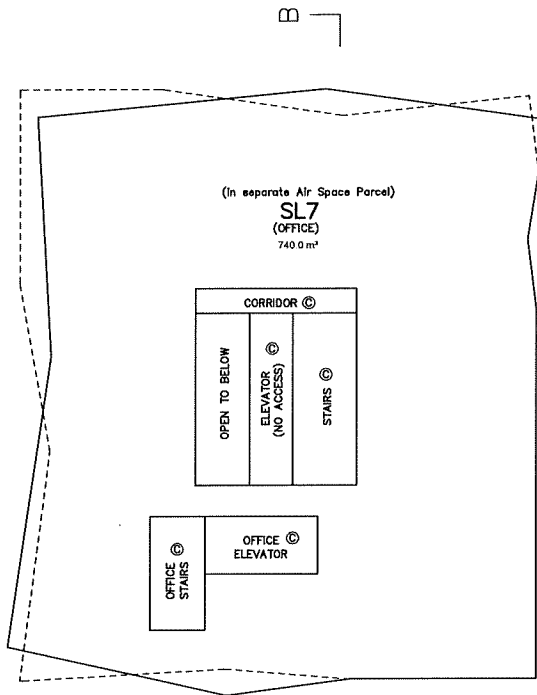
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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 LAND SURVEYING LTD.  
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 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_9.DWG

GU GORDON YU, BCLS #808  
 DATE:

# STRATA PLAN EPS

## 10th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

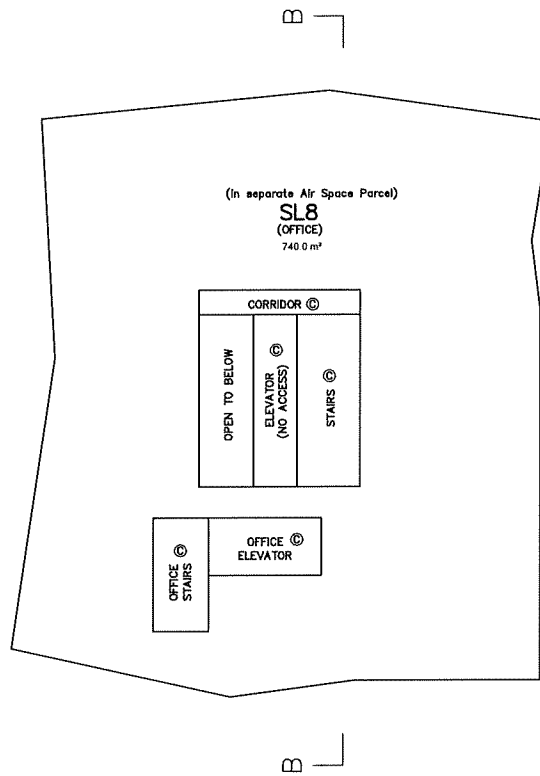
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
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 File: 174824\_10.DWG

GU GORDON YU, BCLS #808  
 DATE:

# 11th FLOOR

SHEET 13 OF 51 SHEETS

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

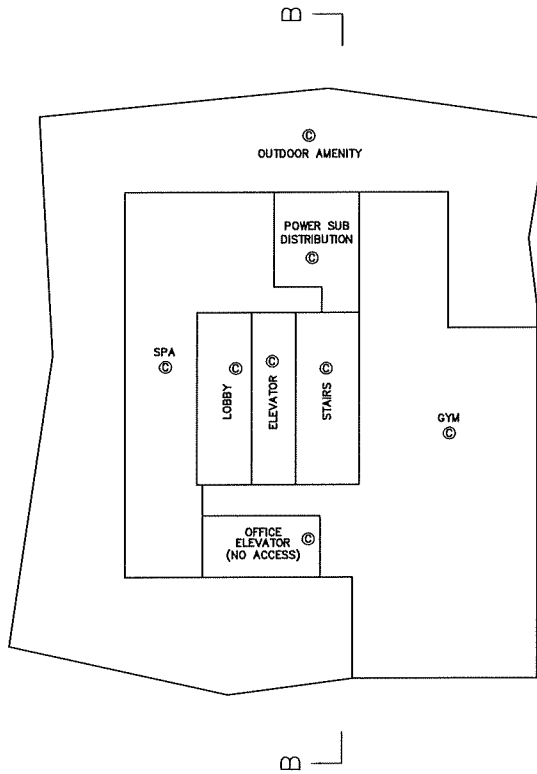
ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

## STRATA PLAN EPS



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 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1816  
 File: 174824\_11.DWG

GU GORDON YU, BCLS #808  
 DATE:



# 12th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

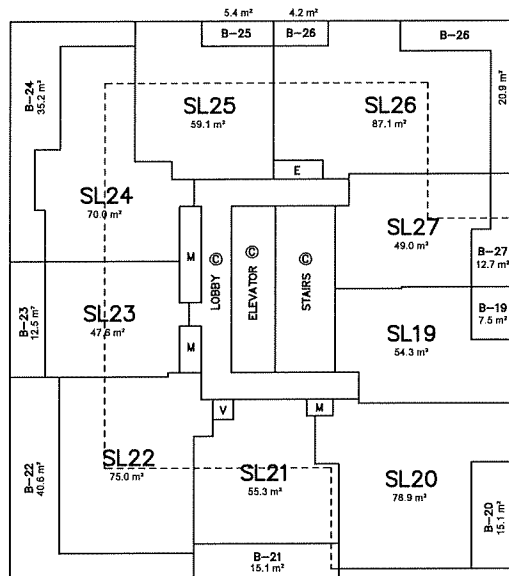
ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

# STRATA PLAN EPS



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 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1816  
 File: 174824\_12.DWG

GU GORDON YU, BCLS #608  
 DATE:

# STRATA PLAN EPS

## 13th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

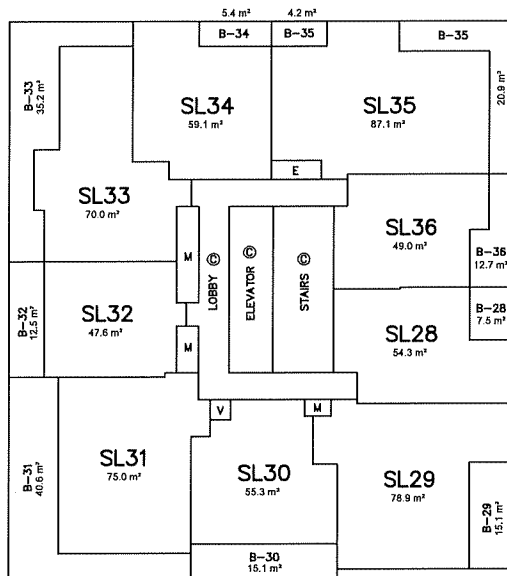
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_13.DWG

GU GORDON YU, BCLS #808  
 DATE:

# STRATA PLAN EPS

## 14th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

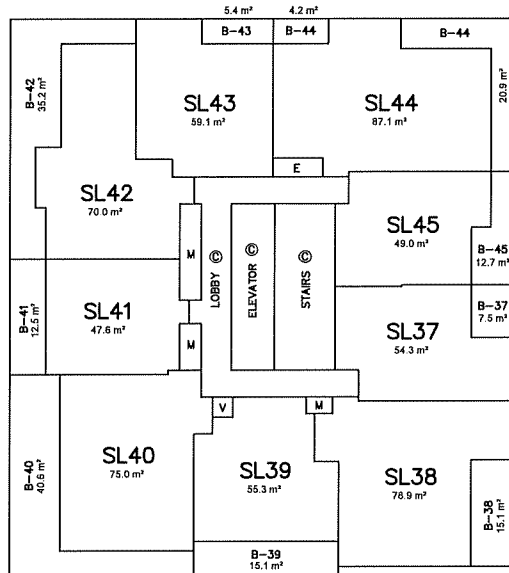
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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 200, 8128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1816  
 File: 174824\_14.DWG

GU GORDON YU, BCLS #608  
 DATE:

# 15th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



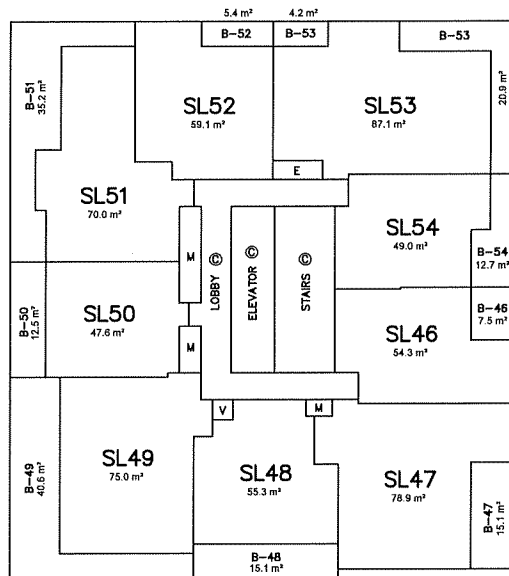
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 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1816  
 File: 174824\_15.DWG

SHEET 17 OF 51 SHEETS

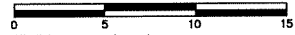
## STRATA PLAN EPS



GU GORDON YU, BCLS #608  
 DATE:

# 16th FLOOR

SCALE 1:200



All distances are in metres.  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

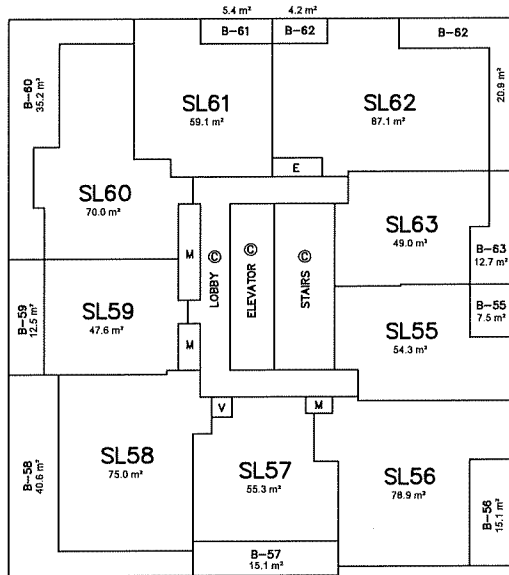
ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
 AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

# STRATA PLAN EPS



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 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_16.DWG

GU GORDON YU, BCLS #808  
 DATE:

# STRATA PLAN EPS

## 17th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

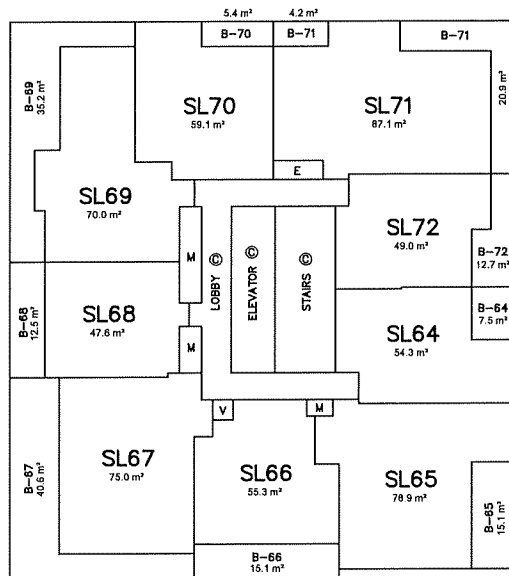
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
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 File: 174824\_17.DWG

GU GORDON YU, BCLS #808  
 DATE:

# 18th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

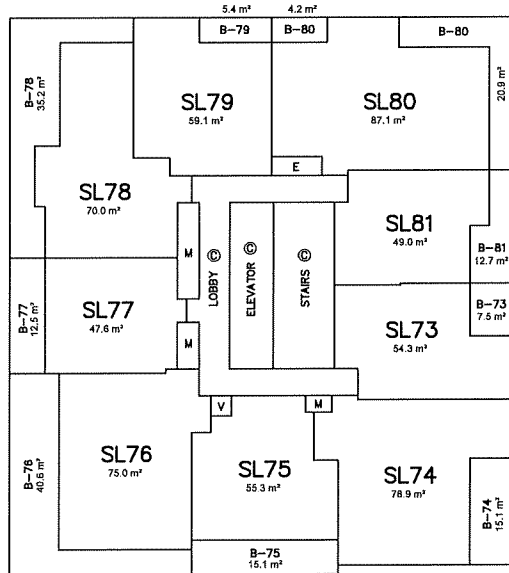
ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

# STRATA PLAN EPS



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 SURREY, B.C.  
 V3R 4E7  
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 File: 174824\_18.DWG

GU GORDON YU, BCLS #808  
 DATE:

# STRATA PLAN EPS

## 19th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

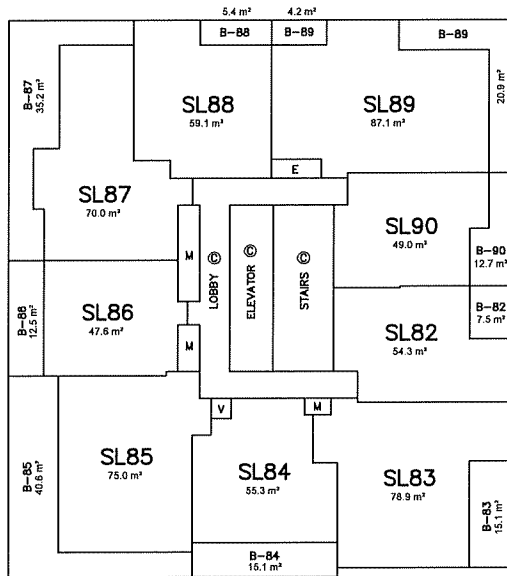
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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LAND SURVEYING LTD.**  
200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1016  
File: 174824\_19.DWG

GU GORDON YU, BCLS #808  
DATE:



# 20th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

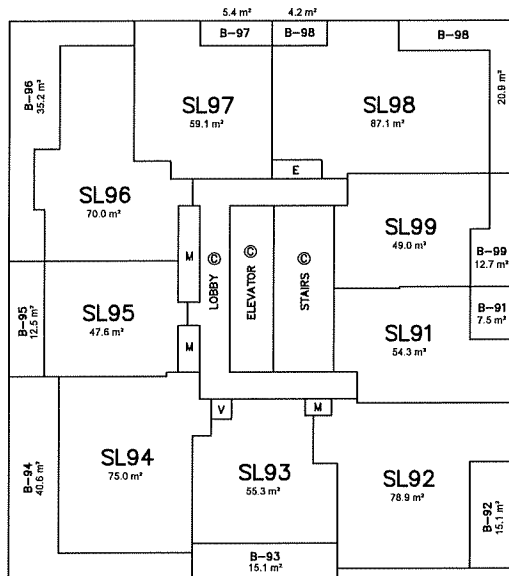
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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A



# STRATA PLAN EPS

SHEET 22 OF 51 SHEETS

H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1816  
 File: 174824\_20.DWG

GU GORDON YU, BCLS #808  
 DATE:

# STRATA PLAN EPS

## 21st FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

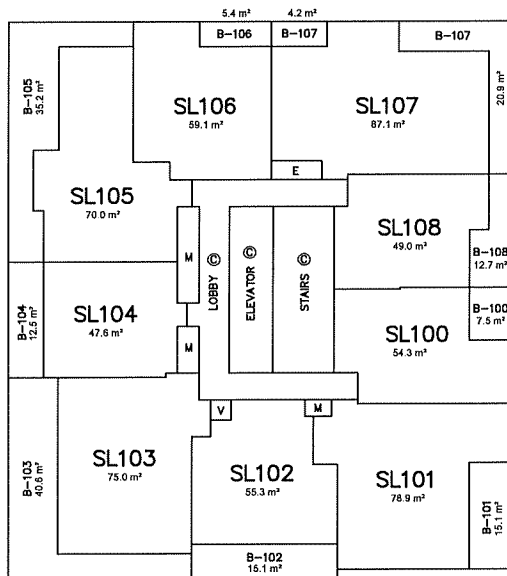
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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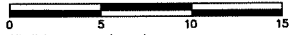


H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_21.DWG

GU GORDON YU, BCLS #808  
 DATE:

### 22nd FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



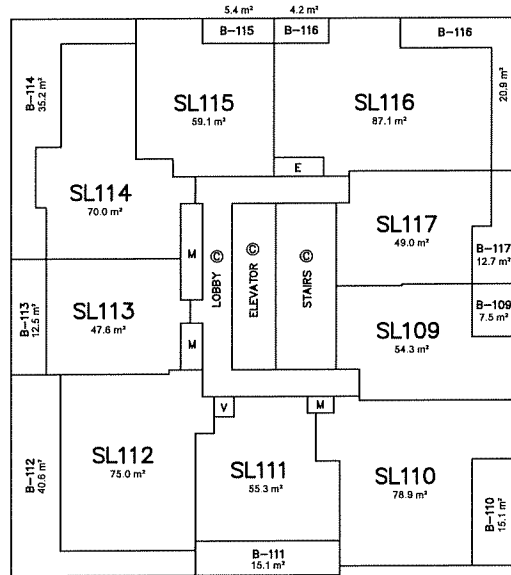
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 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1816  
 File: 174824\_22.DWG

SHEET 24 OF 51 SHEETS

### STRATA PLAN EPS



GU GORDON YU, BCLS #808  
 DATE:

### 23rd FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



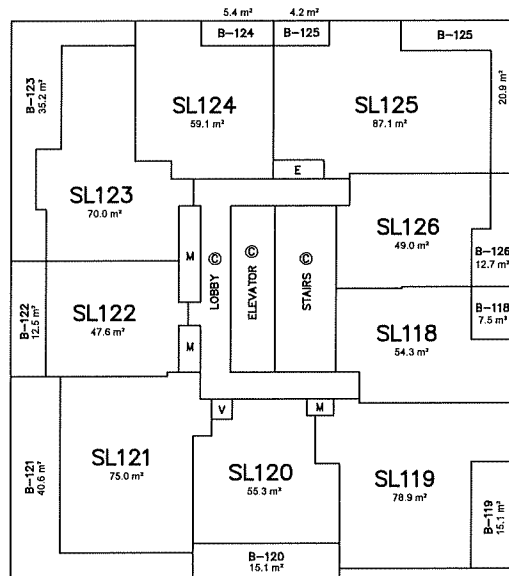
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LAND SURVEYING LTD.**  
200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174824\_23.DWG

SHEET 25 OF 51 SHEETS

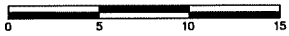
### STRATA PLAN EPS



GU GORDON YU, BCLS #808  
DATE:

### 24th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



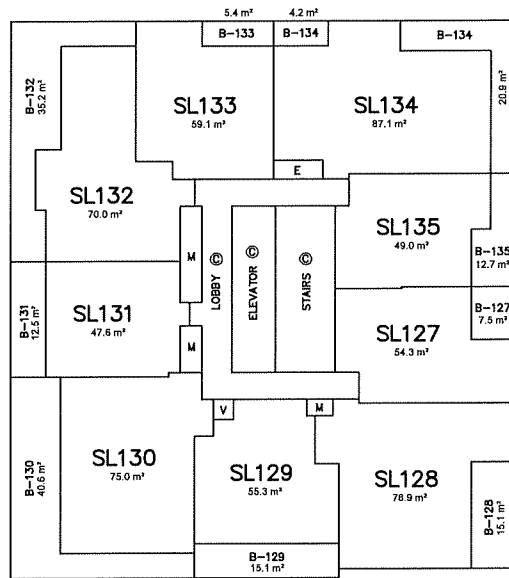
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 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1016  
 File: 174824\_24.DWG

SHEET 26 OF 51 SHEETS

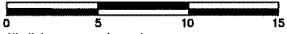
### STRATA PLAN EPS



GU GORDON YU, BCLS #808  
 DATE:

### 25th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

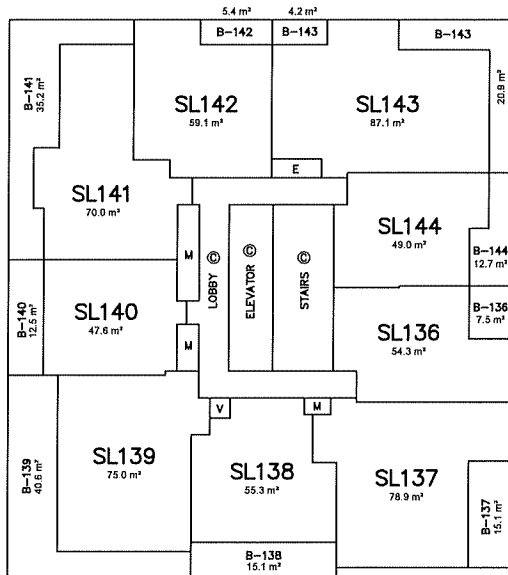


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### STRATA PLAN EPS

SHEET 27 OF 51 SHEETS



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 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_25.DWG

GU GORDON YU, BCLS #808  
 DATE:

### 26th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



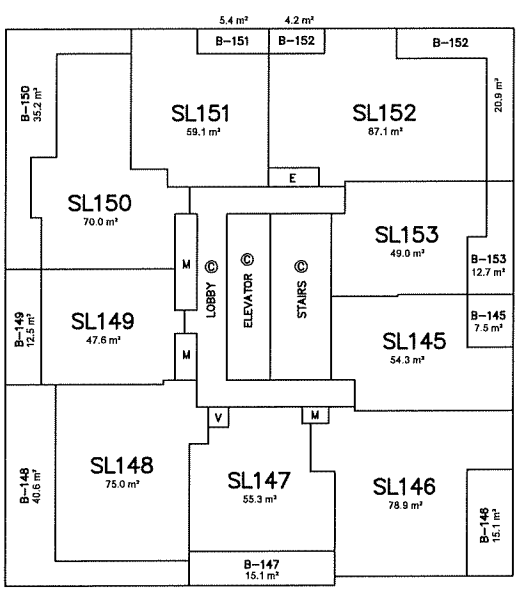
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**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 912B - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1816  
 File: 174824\_26.DWG

SHEET 28 OF 51 SHEETS

### STRATA PLAN EPS



GU GORDON YU, BCLS #808  
 DATE:

### 27th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

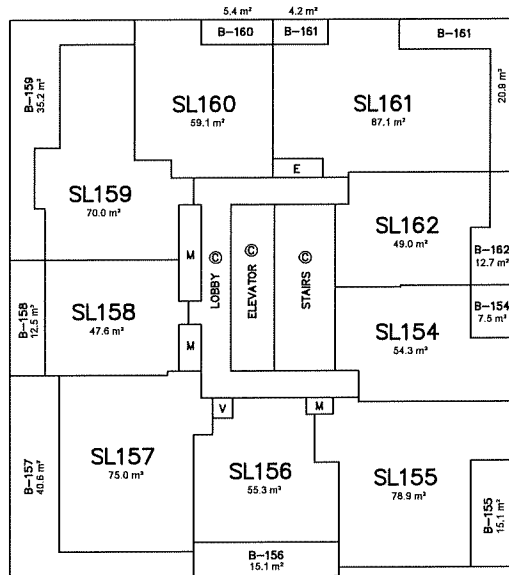


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### STRATA PLAN EPS

SHEET 29 OF 51 SHEETS



H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1816  
 File: 174824\_27.DWG

GU GORDON YU, BCLS #808  
 DATE:



### 28th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



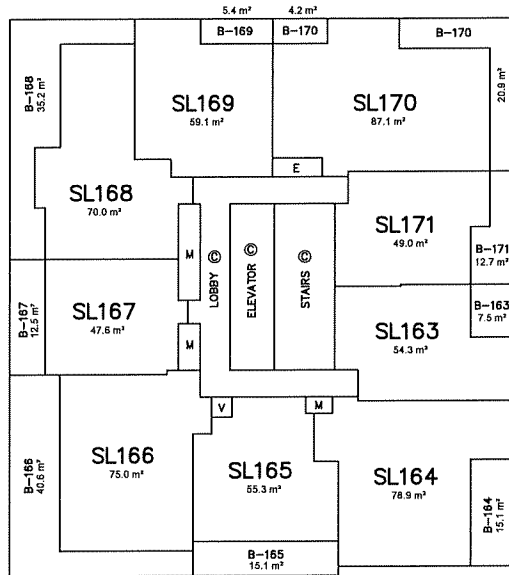
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 LAND SURVEYING LTD.  
 200, 8128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1816  
 File: 174824\_28.DWG

SHEET 30 OF 51 SHEETS

### STRATA PLAN EPS



GU GORDON YU, BCLS #608  
 DATE:

### 29th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



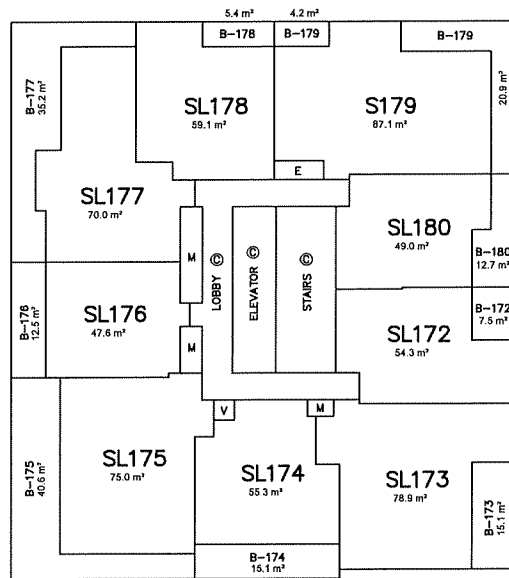
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 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1816  
 File: 174824\_29.DWG

SHEET 31 OF 51 SHEETS

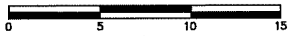
### STRATA PLAN EPS



GU GORDON YU, BCLS #808  
 DATE:

### 30th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

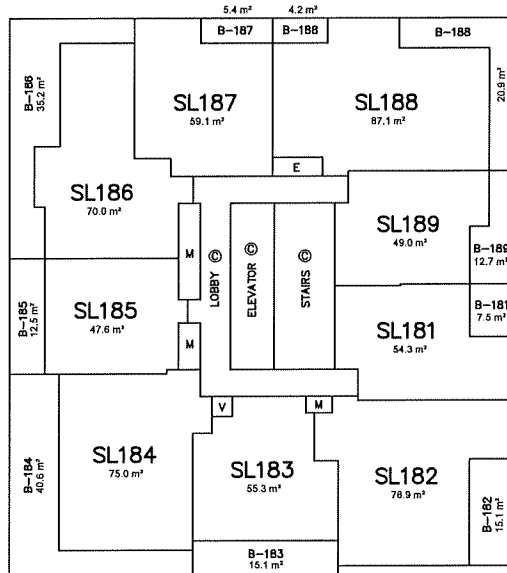
ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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### STRATA PLAN EPS

SHEET 32 OF 51 SHEETS



H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_30.DWG

GU GORDON YU, BCLS #808  
 DATE:

### 31st FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



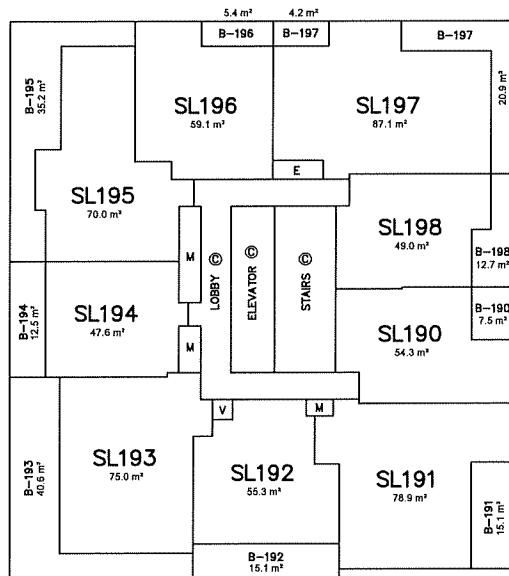
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**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1816  
 File: 174824\_31.DWG

SHEET 33 OF 51 SHEETS

### STRATA PLAN EPS



GU GORDON YU, BCLS #608  
 DATE:

### 32nd FLOOR

SCALE 1:200



All distances are in metres.  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
 AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

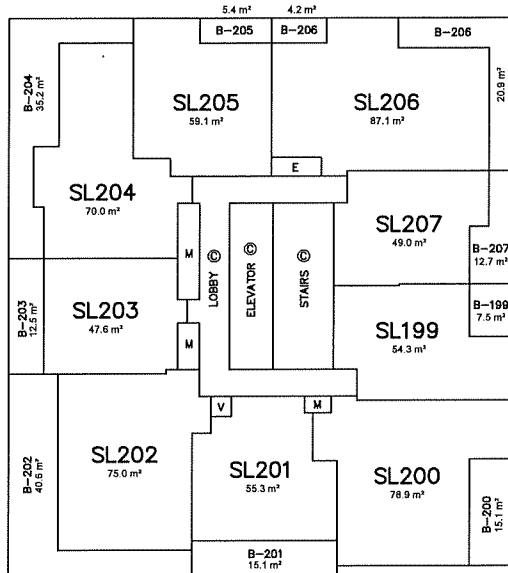


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### STRATA PLAN EPS

SHEET 34 OF 51 SHEETS



H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_32.DWG

GU GORDON YU, BCLS #608  
 DATE:

### 33rd FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

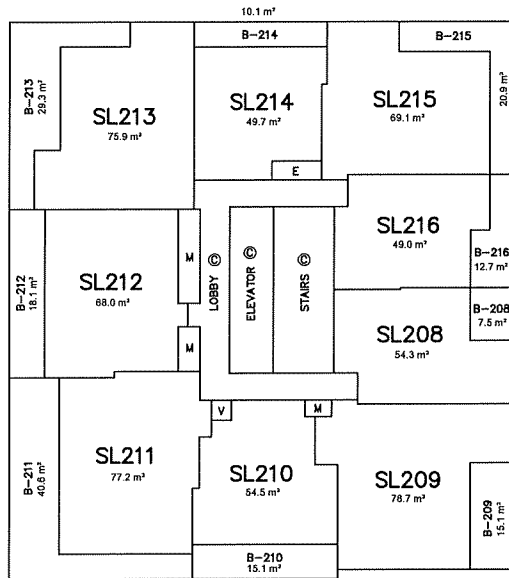


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### STRATA PLAN EPS

SHEET 35 OF 51 SHEETS



H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 8128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1816  
 File: 174824\_33.DWG

GU GORDON YU, BCLS #608  
 DATE:

### 34th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

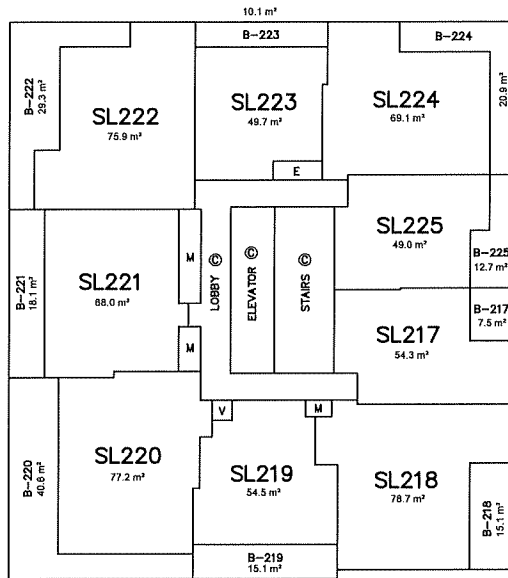
ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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### STRATA PLAN EPS

SHEET 36 OF 51 SHEETS



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**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1816  
File: 174824\_34.DWG

GU GORDON YU, BCLS #808  
DATE:

### 35th FLOOR

SCALE 1:200



All distances are in metres.  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

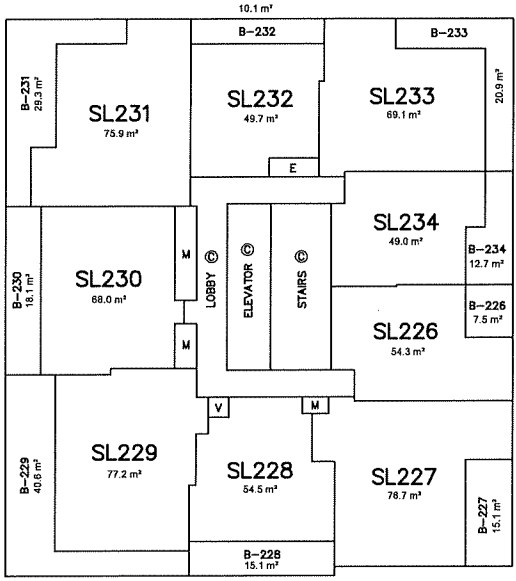
ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
 AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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### STRATA PLAN EPS

SHEET 37 OF 51 SHEETS



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H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_35.DWG

GU GORDON YU, BCLS #808  
 DATE:



### 36th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

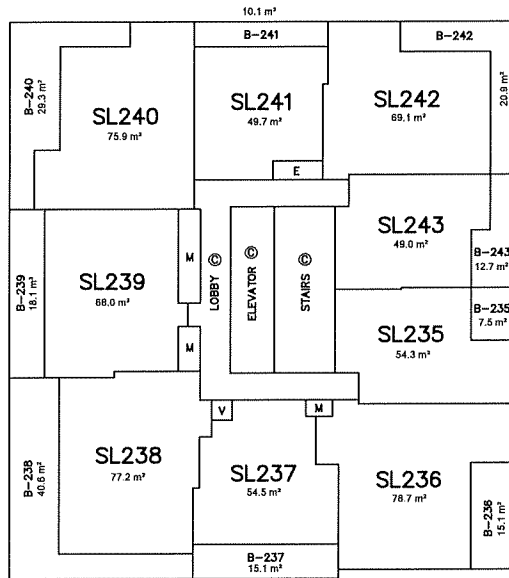
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



### STRATA PLAN EPS

SHEET 38 OF 51 SHEETS

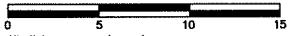


**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_36.DWG

GU GORDON YU, BCLS #808  
 DATE:

### 37th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

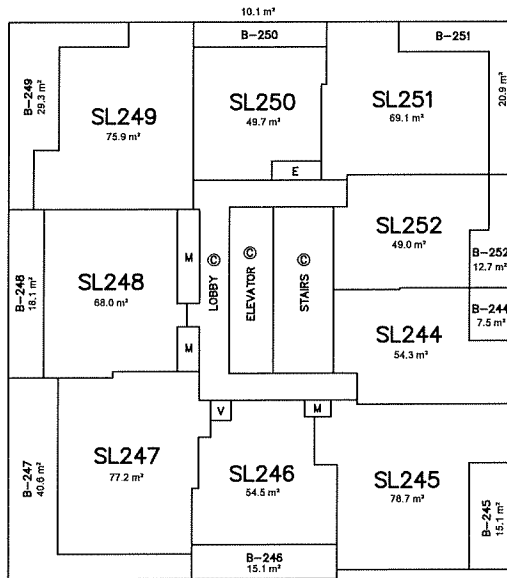
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_37.DWG

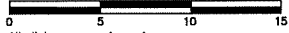
GU GORDON YU, BCLS #608  
 DATE:

### STRATA PLAN EPS

SHEET 39 OF 51 SHEETS

### 38th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



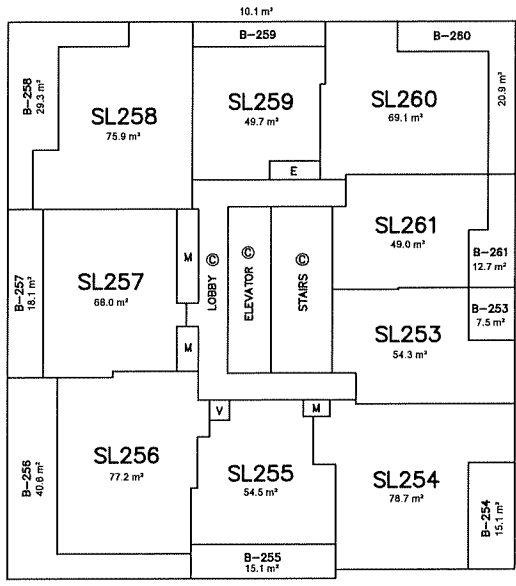
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**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 8128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1818  
File: 174824\_38.DWG

SHEET 40 OF 51 SHEETS

### STRATA PLAN EPS



GU GORDON YU, BCLS #808  
DATE:

### 39th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

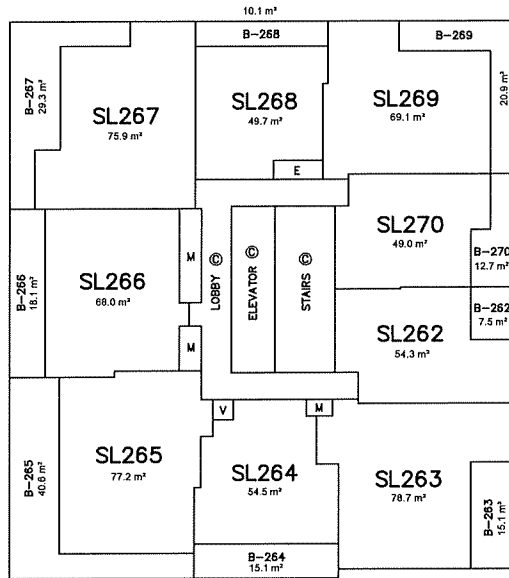


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### STRATA PLAN EPS

SHEET 41 OF 51 SHEETS

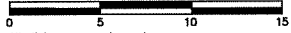


H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_39.DWG

GU GORDON YU, BCLS #808  
 DATE:

# 40th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



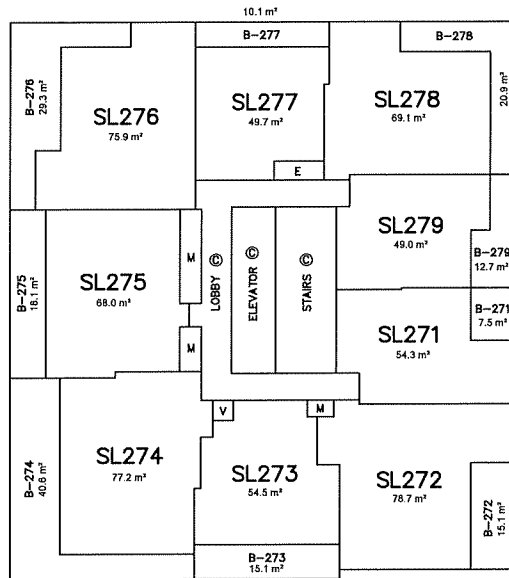
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**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_40.DWG

SHEET 42 OF 51 SHEETS

## STRATA PLAN EPS



GU GORDON YU, BCLS #608  
 DATE:

# 41st FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

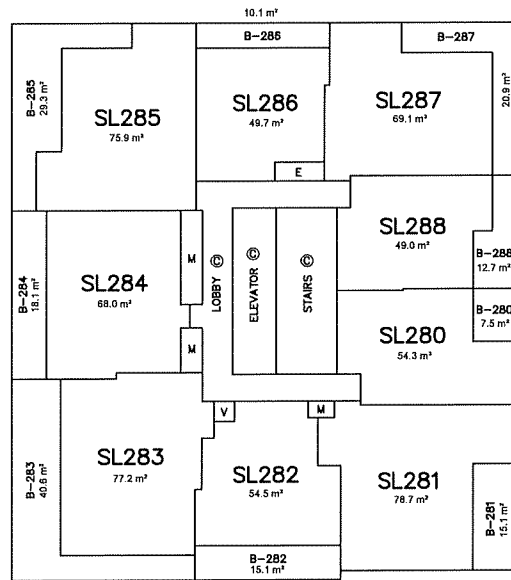
ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_41.DWG



# STRATA PLAN EPS

SHEET 43 OF 51 SHEETS

GU GORDON YU, BCLS #808  
 DATE:

### 42nd FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



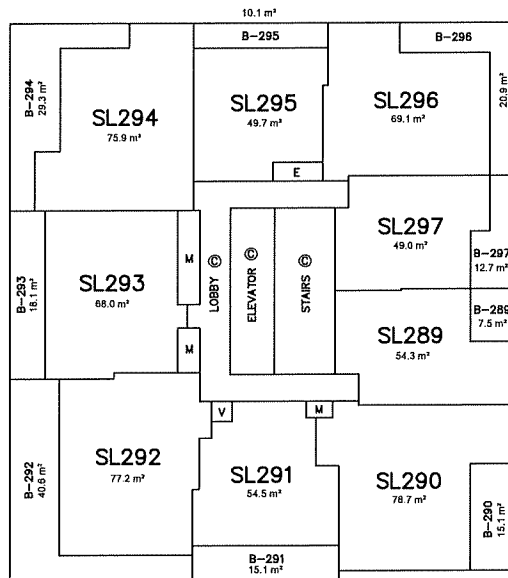
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H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1816  
 File: 174824\_42.DWG

SHEET 44 OF 51 SHEETS

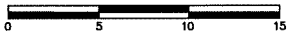
### STRATA PLAN EPS



GU GORDON YU, BCLS #808  
 DATE:

### 43rd FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

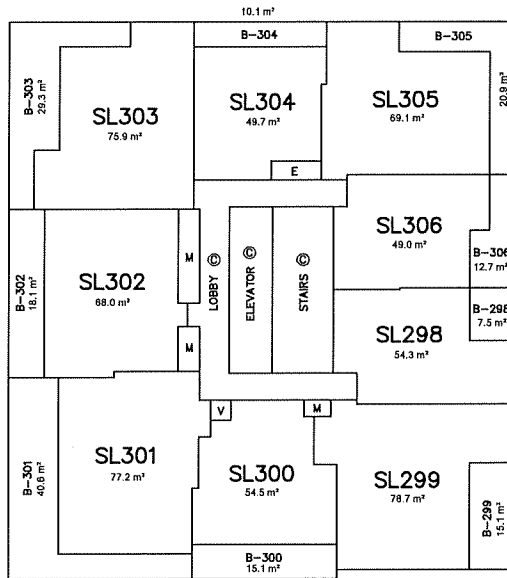


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### STRATA PLAN EPS

SHEET 45 OF 51 SHEETS



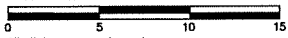
H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1816  
 File: 174824\_43.DWG

GU GORDON YU, BCLS #808  
 DATE:



### 44th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

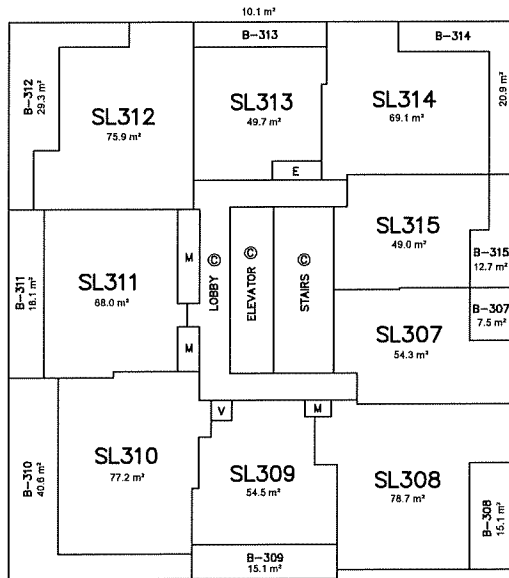


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### STRATA PLAN EPS

SHEET 46 OF 51 SHEETS

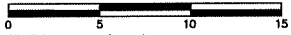


H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_44.DWG

GU GORDON YU, BCLS #808  
 DATE:

### 45th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

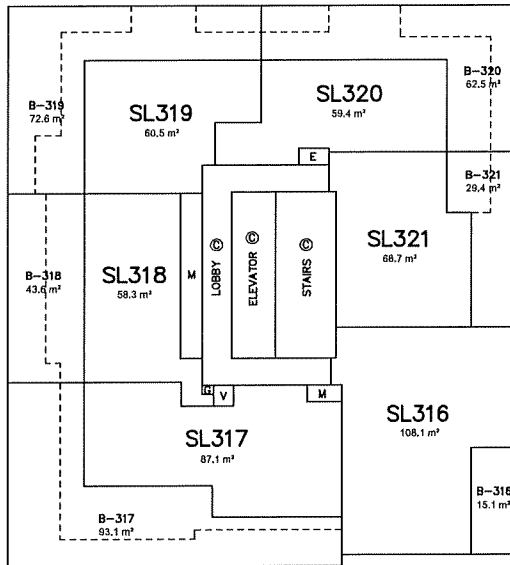
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1816  
 File: 174824\_45.DWG

GU GORDON YU, BCLS #608  
 DATE:

### STRATA PLAN EPS

SHEET 47 OF 51 SHEETS

# STRATA PLAN EPS

## 46th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

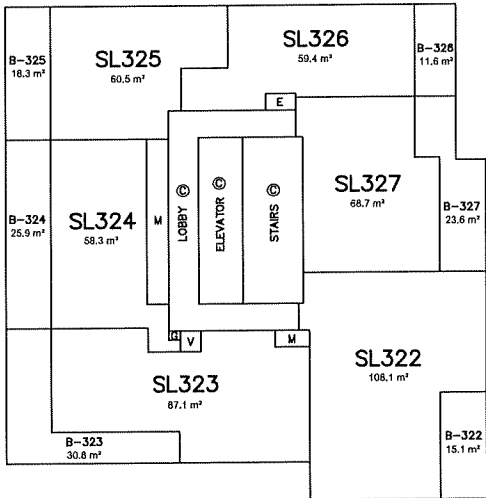
----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED



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H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1818  
 File: 174824\_46.DWG

GU GORDON YU, BCLS #808  
 DATE:

### 47th FLOOR

SCALE 1:200



All distances are in metres.  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200  
 ----- PERIMETER OF FLOOR BELOW

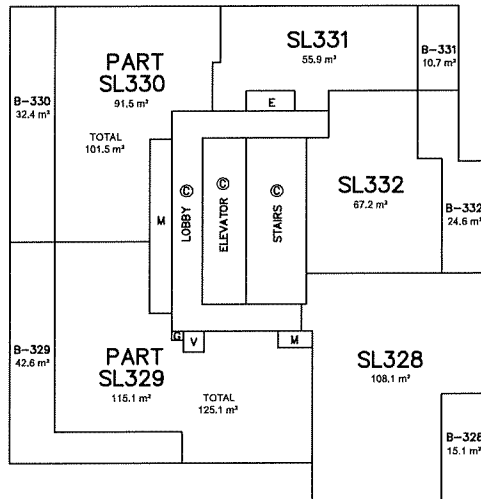
ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
 AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

SHEET 49 OF 51 SHEETS

### STRATA PLAN EPS



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H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_47.DWG

GU GORDON YU, BCLS #808  
 DATE:

# 48th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

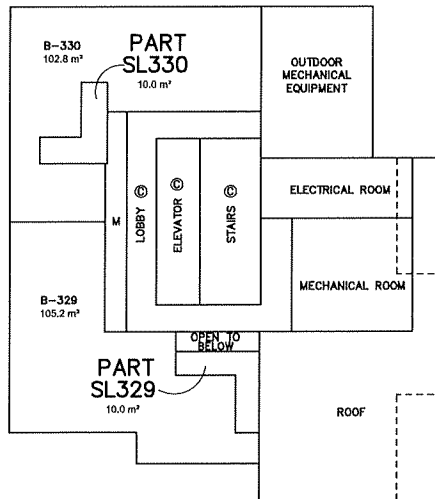
SHEET 50 OF 51 SHEETS

## STRATA PLAN EPS



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**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174824\_48.DWG

GU GORDON YU, BCLS #808  
DATE:

# 49th FLOOR

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

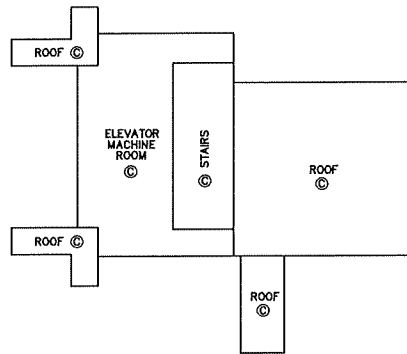
ALL ARE COMMON PROPERTIES, UNLESS NOTED OTHERWISE.  
AREAS FOR AIR SPACE PARCELS TO BE DETERMINED

SHEET 51 OF 51 SHEETS

## STRATA PLAN EPS



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H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1816  
 File: 174824\_49.DWG

GU GORDON YU, BCLS #608  
 DATE:

**Exhibit "B"**

**Form V Schedule of Proposed Unit Entitlement**

***Strata Property Act***  
**Form V**  
**Schedule of Unit Entitlement**  
*(Sections 245 (a), 246, 264)*

Re: Strata Plan EPS \_\_\_\_\_ being strata plan of

030-616-735

Lot2 District Lot 153 Group 1 New Westminster District Plan EPP86315

Except Air Space Parcels \_ and \_ Air Space Plan EPP \_\_\_\_\_

---

**STRATA PLAN CONSISTING ENTIRELY OF RESIDENTIAL STRATA LOTS**

The unit entitlement for each residential strata lot is one of the following, [*check appropriate box*] as set out in the following table:

- (a) the habitable area of the strata lot, in square metres, rounded to the nearest whole number as determined by a British Columbia land surveyor as set out in section 246 (3) (a) (i) of the *Strata Property Act*.

**Certificate of British Columbia Land Surveyor**

I, Gu Gordon Yu, a British Columbia land surveyor, certify that the following table reflects the habitable area of each residential strata lot.

Date:

.....  
Signature

**OR**

- (b) a whole number that is the same for all of the residential strata lots as set out in section 246 (3) (a) (ii) of the *Strata Property Act*.

**OR**

- (c) a number that is approved by the Superintendent of Real Estate in accordance with section 246 (3) (a) (iii) of the *Strata Property Act*.

.....  
Signature of Superintendent of Real Estate



Strata Lot No.	Sheet No.	Habitable Area in m <sup>2</sup>	Unit Entitlement	%* of Total Unit Entitlement**
1	3,4	111.6	112	0.511
2	3,4	111.6	112	0.511
3	3,4	111.6	112	0.511
4	3,4	111.6	112	0.511
5	3,4	111.6	112	0.511
6	3,4	111.6	112	0.511
7	3,4	111.6	112	0.511
8	3,4	111.6	112	0.511
9	3,4	111.6	112	0.511
10	5	76.9	77	0.351
11	5	55.8	56	0.256
12	5	55.8	56	0.256
13	5	55.8	56	0.256
14	5	55.8	56	0.256
15	5	55.8	56	0.256
16	5	55.8	56	0.256
17	5	55.8	56	0.256
18	5	77.2	77	0.351
19	14	54.3	54	0.246
20	14	78.9	79	0.360
21	14	55.3	55	0.251
22	14	75.0	75	0.342
23	14	47.6	48	0.219
24	14	70.0	70	0.319
25	14	59.1	59	0.269
26	14	87.1	87	0.397
27	14	49.0	49	0.224
28	15	54.3	54	0.246
29	15	78.9	79	0.360
30	15	55.3	55	0.251
31	15	75.0	75	0.342
32	15	47.6	48	0.219
33	15	70.0	70	0.319
34	15	59.1	59	0.269
35	15	87.1	87	0.397
36	15	49.0	49	0.224
37	16	54.3	54	0.246
38	16	78.9	79	0.360
39	16	55.3	55	0.251
40	16	75.0	75	0.342
41	16	47.6	48	0.219

42	16	70.0	70	0.319
43	16	59.1	59	0.269
44	16	87.1	87	0.397
45	16	49.0	49	0.224
46	17	54.3	54	0.246
47	17	78.9	79	0.360
48	17	55.3	55	0.251
49	17	75.0	75	0.342
50	17	47.6	48	0.219
51	17	70.0	70	0.319
52	17	59.1	59	0.269
53	17	87.1	87	0.397
54	17	49.0	49	0.224
55	18	54.3	54	0.246
56	18	78.9	79	0.360
57	18	55.3	55	0.251
58	18	75.0	75	0.342
59	18	47.6	48	0.219
60	18	70.0	70	0.319
61	18	59.1	59	0.269
62	18	87.1	87	0.397
63	18	49.0	49	0.224
64	19	54.3	54	0.246
65	19	78.9	79	0.360
66	19	55.3	55	0.251
67	19	75.0	75	0.342
68	19	47.6	48	0.219
69	19	70.0	70	0.319
70	19	59.1	59	0.269
71	19	87.1	87	0.397
72	19	49.0	49	0.224
73	20	54.3	54	0.246
74	20	78.9	79	0.360
75	20	55.3	55	0.251
76	20	75.0	75	0.342
77	20	47.6	48	0.219
78	20	70.0	70	0.319
79	20	59.1	59	0.269
80	20	87.1	87	0.397
81	20	49.0	49	0.224
82	21	54.3	54	0.246
83	21	78.9	79	0.360
84	21	55.3	55	0.251
85	21	75.0	75	0.342
86	21	47.6	48	0.219

87	21	70.0	70	0.319
88	21	59.1	59	0.269
89	21	87.1	87	0.397
90	21	49.0	49	0.224
91	22	54.3	54	0.246
92	22	78.9	79	0.360
93	22	55.3	55	0.251
94	22	75.0	75	0.342
95	22	47.6	48	0.219
96	22	70.0	70	0.319
97	22	59.1	59	0.269
98	22	87.1	87	0.397
99	22	49.0	49	0.224
100	23	54.3	54	0.246
101	23	78.9	79	0.360
102	23	55.3	55	0.251
103	23	75.0	75	0.342
104	23	47.6	48	0.219
105	23	70.0	70	0.319
106	23	59.1	59	0.269
107	23	87.1	87	0.397
108	23	49.0	49	0.224
109	24	54.3	54	0.246
110	24	78.9	79	0.360
111	24	55.3	55	0.251
112	24	75.0	75	0.342
113	24	47.6	48	0.219
114	24	70.0	70	0.319
115	24	59.1	59	0.269
116	24	87.1	87	0.397
117	24	49.0	49	0.224
118	25	54.3	54	0.246
119	25	78.9	79	0.360
120	25	55.3	55	0.251
121	25	75.0	75	0.342
122	25	47.6	48	0.219
123	25	70.0	70	0.319
124	25	59.1	59	0.269
125	25	87.1	87	0.397
126	25	49.0	49	0.224
127	26	54.3	54	0.246
128	26	78.9	79	0.360
129	26	55.3	55	0.251
130	26	75.0	75	0.342
131	26	47.6	48	0.219

132	26	70.0	70	0.319
133	26	59.1	59	0.269
134	26	87.1	87	0.397
135	26	49.0	49	0.224
136	27	54.3	54	0.246
137	27	78.9	79	0.360
138	27	55.3	55	0.251
139	27	75.0	75	0.342
140	27	47.6	48	0.219
141	27	70.0	70	0.319
142	27	59.1	59	0.269
143	27	87.1	87	0.397
144	27	49.0	49	0.224
145	28	54.3	54	0.246
146	28	78.9	79	0.360
147	28	55.3	55	0.251
148	28	75.0	75	0.342
149	28	47.6	48	0.219
150	28	70.0	70	0.319
151	28	59.1	59	0.269
152	28	87.1	87	0.397
153	28	49.0	49	0.224
154	29	54.3	54	0.246
155	29	78.9	79	0.360
156	29	55.3	55	0.251
157	29	75.0	75	0.342
158	29	47.6	48	0.219
159	29	70.0	70	0.319
160	29	59.1	59	0.269
161	29	87.1	87	0.397
162	29	49.0	49	0.224
163	30	54.3	54	0.246
164	30	78.9	79	0.360
165	30	55.3	55	0.251
166	30	75.0	75	0.342
167	30	47.6	48	0.219
168	30	70.0	70	0.319
169	30	59.1	59	0.269
170	30	87.1	87	0.397
171	30	49.0	49	0.224
172	31	54.3	54	0.246
173	31	78.9	79	0.360
174	31	55.3	55	0.251
175	31	75.0	75	0.342
176	31	47.6	48	0.219

177	31	70.0	70	0.319
178	31	59.1	59	0.269
179	31	87.1	87	0.397
180	31	49.0	49	0.224
181	32	54.3	54	0.246
182	32	78.9	79	0.360
183	32	55.3	55	0.251
184	32	75.0	75	0.342
185	32	47.6	48	0.219
186	32	70.0	70	0.319
187	32	59.1	59	0.269
188	32	87.1	87	0.397
189	32	49.0	49	0.224
190	33	54.3	54	0.246
191	33	78.9	79	0.360
192	33	55.3	55	0.251
193	33	75.0	75	0.342
194	33	47.6	48	0.219
195	33	70.0	70	0.319
196	33	59.1	59	0.269
197	33	87.1	87	0.397
198	33	49.0	49	0.224
199	34	54.3	54	0.246
200	34	78.9	79	0.360
201	34	55.3	55	0.251
202	34	75.0	75	0.342
203	34	47.6	48	0.219
204	34	70.0	70	0.319
205	34	59.1	59	0.269
206	34	87.1	87	0.397
207	34	49.0	49	0.224
208	35	54.3	54	0.246
209	35	78.7	79	0.360
210	35	54.5	55	0.251
211	35	77.2	77	0.351
212	35	68.0	68	0.310
213	35	75.9	76	0.347
214	35	49.7	50	0.228
215	35	69.1	69	0.315
216	35	49.0	49	0.224
217	36	54.3	54	0.246
218	36	78.7	79	0.360
219	36	54.5	55	0.251
220	36	77.2	77	0.351
221	36	68.0	68	0.310

222	36	75.9	76	0.347
223	36	49.7	50	0.228
224	36	69.1	69	0.315
225	36	49.0	49	0.224
226	37	54.3	54	0.246
227	37	78.7	79	0.360
228	37	54.5	55	0.251
229	37	77.2	77	0.351
230	37	68.0	68	0.310
231	37	75.9	76	0.347
232	37	49.7	50	0.228
233	37	69.1	69	0.315
234	37	49.0	49	0.224
235	38	54.3	54	0.246
236	38	78.7	79	0.360
237	38	54.5	55	0.251
238	38	77.2	77	0.351
239	38	68.0	68	0.310
240	38	75.9	76	0.347
241	38	49.7	50	0.228
242	38	69.1	69	0.315
243	38	49.0	49	0.224
244	39	54.3	54	0.246
245	39	78.7	79	0.360
246	39	54.5	55	0.251
247	39	77.2	77	0.351
248	39	68.0	68	0.310
249	39	75.9	76	0.347
250	39	49.7	50	0.228
251	39	69.1	69	0.315
252	39	49.0	49	0.224
253	40	54.3	54	0.246
254	40	78.7	79	0.360
255	40	54.5	55	0.251
256	40	77.2	77	0.351
257	40	68.0	68	0.310
258	40	75.9	76	0.347
259	40	49.7	50	0.228
260	40	69.1	69	0.315
261	40	49.0	49	0.224
262	41	54.3	54	0.246
263	41	78.7	79	0.360
264	41	54.5	55	0.251
265	41	77.2	77	0.351
266	41	68.0	68	0.310

267	41	75.9	76	0.347
268	41	49.7	50	0.228
269	41	69.1	69	0.315
270	41	49.0	49	0.224
271	42	54.3	54	0.246
272	42	78.7	79	0.360
273	42	54.5	55	0.251
274	42	77.2	77	0.351
275	42	68.0	68	0.310
276	42	75.9	76	0.347
277	42	49.7	50	0.228
278	42	69.1	69	0.315
279	42	49.0	49	0.224
280	43	54.3	54	0.246
281	43	78.7	79	0.360
282	43	54.5	55	0.251
283	43	77.2	77	0.351
284	43	68.0	68	0.310
285	43	75.9	76	0.347
286	43	49.7	50	0.228
287	43	69.1	69	0.315
288	43	49.0	49	0.224
289	44	54.3	54	0.246
290	44	78.7	79	0.360
291	44	54.5	55	0.251
292	44	77.2	77	0.351
293	44	68.0	68	0.310
294	44	75.9	76	0.347
295	44	49.7	50	0.228
296	44	69.1	69	0.315
297	44	49.0	49	0.224
298	45	54.3	54	0.246
299	45	78.7	79	0.360
300	45	54.5	55	0.251
301	45	77.2	77	0.351
302	45	68.0	68	0.310
303	45	75.9	76	0.347
304	45	49.7	50	0.228
305	45	69.1	69	0.315
306	45	49.0	49	0.224
307	46	54.3	54	0.246
308	46	78.7	79	0.360
309	46	54.5	55	0.251
310	46	77.2	77	0.351
311	46	68.0	68	0.310

312	46	75.9	76	0.347
313	46	49.7	50	0.228
314	46	69.1	69	0.315
315	46	49.0	49	0.224
316	47	108.1	108	0.493
317	47	87.1	87	0.397
318	47	58.3	58	0.265
319	47	60.5	61	0.278
320	47	59.4	59	0.269
321	47	68.7	69	0.315
322	48	108.1	108	0.493
323	48	87.1	87	0.397
324	48	58.3	58	0.265
325	48	60.5	61	0.278
326	48	59.4	59	0.269
327	48	68.7	69	0.315
328	49	108.1	108	0.493
329	49,50	125.1	125	0.570
330	49,50	101.5	102	0.465
331	49	55.9	56	0.256
332	49	67.2	67	0.306
Total number of lots: <b>332</b>			Total unit entitlement: <b>21916</b>	

\* expression of percentage is for information purposes only and has no legal effect

\*\* not required for a phase of a phased strata plan

Date: ..... [month day, year]

.....  
Signature of Owner Developer



**Exhibit "C"**

**Form J Rental Disclosure Statement**

*Strata Property Act*  
**Form J**  
**RENTAL DISCLOSURE STATEMENT**  
*(Sections 139)*

Re: City of Burnaby

Strata Plan EPS\_\_\_\_\_, to be created upon subdivision of the lands currently legally described as PID: 030-616-735 Lot 2 District Lot 153 Group 1 New Westminster District Plan EPP86315.

This Rental Disclosure Statement is:

The first Rental Disclosure Statement filed in relation to the above-noted strata plan

A changed Rental disclosure Statement filed under section 139(4) of the Strata Property Act, and the original Rental Disclosure Statement filed in relation to the above-noted strata plan was filed on February 20, 2020.

- 1) The development described above includes 332 residential strata lots.
- 2) The residential strata lots described below are rented out by the owner developer as of the date of this statement and the owner developer intends to rent out each strata lot until the date set out opposite its description.

*[Describe all strata lots rented out by owner developer as of the date of this statement.]*

Description of Strata Lot <i>[strata lot number as shown on the strata plan]</i>	Date Rental Period Expires
N/A	N/A

\*Section 143(2) of the *Strata Property Act* provides that, if this Rental Disclosure Statement is filed after December 31, 2009, a bylaw that prohibits or limits rentals will not apply to a strata lot described in this table until the date set out in the table opposite the description of the strata lot, whether or not the strata lot is conveyed before that date.

- 3) In addition to the number of residential strata lots rented out by the owner developer as of the date of this statement, the owner developer reserves the right to rent out a further 332 residential strata lots, as described below, until the date set out opposite each strata lot's description.

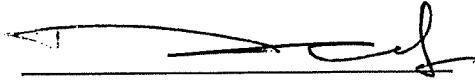
*[Describe all strata lots intended to be rented out by the owner developer.]*

Description of Strata Lot <i>[strata lot number as shown on the strata plan]</i>	Date Rental Period Expires
Strata Lots 1 to 332 Inclusive	December 31, 2110

\*Section 143(2) of the *Strata Property Act* provides that, if this Rental Disclosure Statement is filed after December 31, 2009, a bylaw that prohibits or limits rentals will not apply to a strata lot described in this table until the date set out in the table opposite the description of the strata lot, whether or not the strata lot is conveyed before that date.

4) There is a bylaw of the strata corporation that restricts the rental of strata lots, the text of which is attached to and forms part of this statement.

Date: July 26, 2022

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke, positioned above a solid horizontal line.

Signature of Owner/Developer

**BYLAWS****STRATA PLAN \_\_\_\_\_*****Excerpt*****7.7 Residential Short-Term Rentals (STR)**

(1) For the purposes of this Bylaw, a "short-term rental" is a home, or a room in a home, that is rented for less than 6 weeks at a time.

(2) Subject to uses permitted by bylaw 2.3, a resident must not use, or permit to be used, a residential strata lot except as a private residential dwelling home. Specifically, a residential strata lot is not to be used or occupied for transient, commercial or hotel purposes under a contract, licence arrangement or any other form of agreement for transient, short-term rentals or short-term occupancy or accommodation of any kind, such as commercial hotel or hotel-like accommodation, a boarding house, house letting or house sitting, a bed and breakfast or for any other short term accommodations, including without limitation, short-term accommodation advertised under the names "VRBO", "Airbnb", "Home Away" or monikers advertising, by newspaper, Craigslist, internet or otherwise, short-term occupancy or accommodation of any kind and unless granted prior written approval by the council.

**Exhibit "E"**

**Interim Budget & Estimated Monthly Strata Fees**

HIGHLINE RESIDENTIAL  
PROPOSED INTERIM BUDGET

ACCOUNT TITLE	INTERIM	RETAIL RECOVERY	OFFICE RECOVERY
<b>REVENUE</b>			
Maintenance Fee Revenue	\$ 1,462,920.57		
Utilities Recovery	0		
Income Recovery - Airspace Parcel 1 (Commercial/Office)	169,660.30		
Income Recovery - Airspace Parcel 2 (Retail)	10,830.13		
Move In Fees	0		
Access Card	0		
Interest Income	0		
<b>TOTAL REVENUE</b>	<b>\$ 1,643,411.00</b>		
<b>EXPENSES</b>			
<b>Administration</b>			
Accounting and Audit Fees	1,250.00		
Bank Charges	420.00		
Communications (Internet/Cable)	4,250.00		
Insurance	425,000.00	5,549.23	82,148.25
Insurance Appraisal	1,500.00	19.59	289.94
Management Fees	90,090.00		
Miscellaneous	6,000.00		
Office Supplies	2,250.00		
Photocopy / Postage / Courier/Administration	4,000.00		
<b>Total Administration</b>	<b>534,760.00</b>	<b>5,568.81</b>	<b>82,438.19</b>
<b>Building</b>			
Elevator	32,000.00		
Emergency Generator	3,000.00	39.17	579.87
Fire Alarm Monitoring	3,300.00		637.86
Fire Equipment Maintenance	15,000.00		2,899.35
Garage Door	4,350.00	56.80	840.81
HVAC	30,000.00	391.71	5,798.70
Janitorial	88,500.00		
Concierge	225,000.00		
Caretaker	65,000.00		
Pest Control	1,750.00	22.85	338.26
R&M - General	10,000.00		
Window Cleaning	30,000.00		5,798.70
Carpet Cleaning	5,500.00		
Supplies	600.00	7.83	115.97
Intercom/Security Lease	30,000.00	391.71	5,798.70
<b>Total Building</b>	<b>544,000.00</b>	<b>910.07</b>	<b>22,808.22</b>
<b>Utilities</b>			
Electricity	112,500.00	1,468.91	21,745.13
Garbage & Recycling	48,000.00		
Gas	146,000.00	1,906.32	28,220.34
Water & Sewage	28,500.00	372.12	5,508.77
Compactor Lease	9,000.00		
<b>Total Utilities</b>	<b>344,000.00</b>	<b>3,747.36</b>	<b>55,474.23</b>
<b>Grounds Maintenance</b>			
Irrigation	1,250.00	16.32	241.61
Landscaping	41,500.00	541.87	8,021.54
Snow Removal	3,500.00	45.70	676.52
<b>Total Grounds Maintenance</b>	<b>46,250.00</b>	<b>603.89</b>	<b>8,939.66</b>
<b>Recreation Area</b>			
Fitness Room - Quarterly Maintenance Visits	2,500.00		
Equipment Lease	20,000.00		
Amenity Area Cable and Internet	2,500.00		
<b>Total Recreation Area</b>	<b>25,000.00</b>		
<b>TOTAL EXPENSES</b>	<b>\$ 1,494,010.00</b>	<b>10,830.13</b>	<b>169,660.30</b>
Transfer to CRF	149,401.00		
<b>TOTAL EXPENSES &amp; TRANSFERS</b>	<b>\$ 1,643,411.00</b>		

## Notes and Confirmation

1. Confirmation on cost sharing breakdown for Parking garage area - residential/office/retail
2. Confirmation on Amenity - indicated as shared between office and residential, however office does not have direct access as per the drawings
3. Total estimated Enterphone cost required
4. Electrical Recovery recommendations for the Parking garage

Approximate price per sq. ft Residential

0.470708253

HIGHLINE RESIDENTIAL  
INTERIM FEE SCHEDULE

S.L.	UNIT	U/E	OPERATING FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL MONTHLY FEES DUE
1		112	559.38	63.63	623.01
2		112	559.38	63.63	623.01
3		112	559.38	63.63	623.01
4		112	559.38	63.63	623.01
5		112	559.38	63.63	623.01
6		112	559.38	63.63	623.01
7		112	559.38	63.63	623.01
8		112	559.38	63.63	623.01
9		112	559.38	63.63	623.01
10		77	384.58	43.74	428.32
11		56	279.70	31.81	311.51
12		56	279.70	31.81	311.51
13		56	279.70	31.81	311.51
14		56	279.70	31.81	311.51
15		56	279.70	31.81	311.51
16		56	279.70	31.81	311.51
17		56	279.70	31.81	311.51
18		77	384.58	43.74	428.32
19		54	269.70	30.68	300.38
20		79	394.57	44.88	439.45
21		55	274.70	31.24	305.94
22		75	374.59	42.61	417.20
23		48	239.74	27.27	267.01
24		70	349.61	39.77	389.38
25		59	294.67	33.52	328.19
26		87	434.53	49.42	483.95
27		49	244.73	27.84	272.57
28		54	269.70	30.68	300.38
29		79	394.57	44.88	439.45
30		55	274.70	31.24	305.94
31		75	374.59	42.61	417.20
32		48	239.74	27.27	267.01
33		70	349.61	39.77	389.38
34		59	294.67	33.52	328.19
35		87	434.53	49.42	483.95
36		49	244.73	27.84	272.57
37		54	269.70	30.68	300.38
38		79	394.57	44.88	439.45
39		55	274.70	31.24	305.94
40		75	374.59	42.61	417.20
41		48	239.74	27.27	267.01
42		70	349.61	39.77	389.38
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69		70	349.61	39.77	389.38
70		59	294.67	33.52	328.19
71		87	434.53	49.42	483.95
72		49	244.73	27.84	272.57
73		54	269.70	30.68	300.38
74		79	394.57	44.88	439.45
75		55	274.70	31.24	305.94
76		75	374.59	42.61	417.20
77		48	239.74	27.27	267.01
78		70	349.61	39.77	389.38
79		59	294.67	33.52	328.19
80		87	434.53	49.42	483.95
81		49	244.73	27.84	272.57
82		54	269.70	30.68	300.38
83		79	394.57	44.88	439.45
84		55	274.70	31.24	305.94
85		75	374.59	42.61	417.20
86		48	239.74	27.27	267.01
87		70	349.61	39.77	389.38

HIGHLINE RESIDENTIAL  
INTERIM FEE SCHEDULE

S.L.	UNIT	U/E	OPERATING FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL MONTHLY FEES DUE
88		59	294.67	33.52	328.19
89		87	434.53	49.42	483.95
90		49	244.73	27.84	272.57
91		54	269.70	30.68	300.38
92		79	394.57	44.88	439.45
93		55	274.70	31.24	305.94
94		75	374.59	42.61	417.20
95		48	239.74	27.27	267.01
96		70	349.61	39.77	389.38
97		59	294.67	33.52	328.19
98		87	434.53	49.42	483.95
99		49	244.73	27.84	272.57
100		54	269.70	30.68	300.38
101		79	394.57	44.88	439.45
102		55	274.70	31.24	305.94
103		75	374.59	42.61	417.20
104		48	239.74	27.27	267.01
105		70	349.61	39.77	389.38
106		59	294.67	33.52	328.19
107		87	434.53	49.42	483.95
108		49	244.73	27.84	272.57
109		54	269.70	30.68	300.38
110		79	394.57	44.88	439.45
111		55	274.70	31.24	305.94
112		75	374.59	42.61	417.20
113		48	239.74	27.27	267.01
114		70	349.61	39.77	389.38
115		59	294.67	33.52	328.19
116		87	434.53	49.42	483.95
117		49	244.73	27.84	272.57
118		54	269.70	30.68	300.38
119		79	394.57	44.88	439.45
120		55	274.70	31.24	305.94
121		75	374.59	42.61	417.20
122		48	239.74	27.27	267.01
123		70	349.61	39.77	389.38
124		59	294.67	33.52	328.19
125		87	434.53	49.42	483.95
126		49	244.73	27.84	272.57
127		54	269.70	30.68	300.38
128		79	394.57	44.88	439.45
129		55	274.70	31.24	305.94
130		75	374.59	42.61	417.20
131		48	239.74	27.27	267.01
132		70	349.61	39.77	389.38
133		59	294.67	33.52	328.19
134		87	434.53	49.42	483.95
135		49	244.73	27.84	272.57
136		54	269.70	30.68	300.38
137		79	394.57	44.88	439.45
138		55	274.70	31.24	305.94
139		75	374.59	42.61	417.20
140		48	239.74	27.27	267.01
141		70	349.61	39.77	389.38
142		59	294.67	33.52	328.19
143		87	434.53	49.42	483.95
144		49	244.73	27.84	272.57
145		54	269.70	30.68	300.38
146		79	394.57	44.88	439.45
147		55	274.70	31.24	305.94
148		75	374.59	42.61	417.20
149		48	239.74	27.27	267.01
150		70	349.61	39.77	389.38
151		59	294.67	33.52	328.19
152		87	434.53	49.42	483.95
153		49	244.73	27.84	272.57
154		54	269.70	30.68	300.38
155		79	394.57	44.88	439.45
156		55	274.70	31.24	305.94
157		75	374.59	42.61	417.20
158		48	239.74	27.27	267.01
159		70	349.61	39.77	389.38
160		59	294.67	33.52	328.19
161		87	434.53	49.42	483.95
162		49	244.73	27.84	272.57
163		54	269.70	30.68	300.38
164		79	394.57	44.88	439.45
165		55	274.70	31.24	305.94
166		75	374.59	42.61	417.20
167		48	239.74	27.27	267.01
168		70	349.61	39.77	389.38
169		59	294.67	33.52	328.19
170		87	434.53	49.42	483.95
171		49	244.73	27.84	272.57
172		54	269.70	30.68	300.38
173		79	394.57	44.88	439.45
174		55	274.70	31.24	305.94



HIGHLINE RESIDENTIAL  
INTERIM FEE SCHEDULE

S.L.	UNIT	U/E	OPERATING FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL MONTHLY FEES DUE
175		75	374.59	42.61	417.20
176		48	239.74	27.27	267.01
177		70	349.61	39.77	389.38
178		59	294.67	33.52	328.19
179		87	434.53	49.42	483.95
180		49	244.73	27.84	272.57
181		54	269.70	30.68	300.38
182		79	394.57	44.88	439.45
183		55	274.70	31.24	305.94
184		75	374.59	42.61	417.20
185		48	239.74	27.27	267.01
186		70	349.61	39.77	389.38
187		59	294.67	33.52	328.19
188		87	434.53	49.42	483.95
189		49	244.73	27.84	272.57
190		54	269.70	30.68	300.38
191		79	394.57	44.88	439.45
192		55	274.70	31.24	305.94
193		75	374.59	42.61	417.20
194		48	239.74	27.27	267.01
195		70	349.61	39.77	389.38
196		59	294.67	33.52	328.19
197		87	434.53	49.42	483.95
198		49	244.73	27.84	272.57
199		54	269.70	30.68	300.38
200		79	394.57	44.88	439.45
201		55	274.70	31.24	305.94
202		75	374.59	42.61	417.20
203		48	239.74	27.27	267.01
204		70	349.61	39.77	389.38
205		59	294.67	33.52	328.19
206		87	434.53	49.42	483.95
207		49	244.73	27.84	272.57
208		54	269.70	30.68	300.38
209		79	394.57	44.88	439.45
210		55	274.70	31.24	305.94
211		77	384.58	43.74	428.32
212		68	339.63	38.63	378.26
213		76	379.59	43.17	422.76
214		50	249.73	28.40	278.13
215		69	344.62	39.20	383.82
216		49	244.73	27.84	272.57
217		54	269.70	30.68	300.38
218		79	394.57	44.88	439.45
219		55	274.70	31.24	305.94
220		77	384.58	43.74	428.32
221		68	339.63	38.63	378.26
222		76	379.59	43.17	422.76
223		50	249.73	28.40	278.13
224		69	344.62	39.20	383.82
225		49	244.73	27.84	272.57
226		54	269.70	30.68	300.38
227		79	394.57	44.88	439.45
228		55	274.70	31.24	305.94
229		77	384.58	43.74	428.32
230		68	339.63	38.63	378.26
231		76	379.59	43.17	422.76
232		50	249.73	28.40	278.13
233		69	344.62	39.20	383.82
234		49	244.73	27.84	272.57
235		54	269.70	30.68	300.38
236		79	394.57	44.88	439.45
237		55	274.70	31.24	305.94
238		77	384.58	43.74	428.32
239		68	339.63	38.63	378.26
240		76	379.59	43.17	422.76
241		50	249.73	28.40	278.13
242		69	344.62	39.20	383.82
243		49	244.73	27.84	272.57
244		54	269.70	30.68	300.38
245		79	394.57	44.88	439.45
246		55	274.70	31.24	305.94
247		77	384.58	43.74	428.32
248		68	339.63	38.63	378.26
249		76	379.59	43.17	422.76
250		50	249.73	28.40	278.13
251		69	344.62	39.20	383.82
252		49	244.73	27.84	272.57
253		54	269.70	30.68	300.38
254		79	394.57	44.88	439.45
255		55	274.70	31.24	305.94
256		77	384.58	43.74	428.32
257		68	339.63	38.63	378.26
258		76	379.59	43.17	422.76
259		50	249.73	28.40	278.13
260		69	344.62	39.20	383.82
261		49	244.73	27.84	272.57

HIGHLINE RESIDENTIAL  
INTERIM FEE SCHEDULE

S.L.	UNIT	U/E	OPERATING FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL MONTHLY FEES DUE
262		54	269.70	30.68	300.38
263		79	394.57	44.88	439.45
264		55	274.70	31.24	305.94
265		77	384.58	43.74	428.32
266		68	339.63	38.63	378.26
267		76	379.59	43.17	422.76
268		50	249.73	28.40	278.13
269		69	344.62	39.20	383.82
270		49	244.73	27.84	272.57
271		54	269.70	30.68	300.38
272		79	394.57	44.88	439.45
273		55	274.70	31.24	305.94
274		77	384.58	43.74	428.32
275		68	339.63	38.63	378.26
276		76	379.59	43.17	422.76
277		50	249.73	28.40	278.13
278		69	344.62	39.20	383.82
279		49	244.73	27.84	272.57
280		54	269.70	30.68	300.38
281		79	394.57	44.88	439.45
282		55	274.70	31.24	305.94
283		77	384.58	43.74	428.32
284		68	339.63	38.63	378.26
285		76	379.59	43.17	422.76
286		50	249.73	28.40	278.13
287		69	344.62	39.20	383.82
288		49	244.73	27.84	272.57
289		54	269.70	30.68	300.38
290		79	394.57	44.88	439.45
291		55	274.70	31.24	305.94
292		77	384.58	43.74	428.32
293		68	339.63	38.63	378.26
294		76	379.59	43.17	422.76
295		50	249.73	28.40	278.13
296		69	344.62	39.20	383.82
297		49	244.73	27.84	272.57
298		54	269.70	30.68	300.38
299		79	394.57	44.88	439.45
300		55	274.70	31.24	305.94
301		77	384.58	43.74	428.32
302		68	339.63	38.63	378.26
303		76	379.59	43.17	422.76
304		50	249.73	28.40	278.13
305		69	344.62	39.20	383.82
306		49	244.73	27.84	272.57
307		54	269.70	30.68	300.38
308		79	394.57	44.88	439.45
309		55	274.70	31.24	305.94
310		77	384.58	43.74	428.32
311		68	339.63	38.63	378.26
312		76	379.59	43.17	422.76
313		50	249.73	28.40	278.13
314		69	344.62	39.20	383.82
315		49	244.73	27.84	272.57
316		108	539.41	61.35	600.76
317		87	434.53	49.42	483.95
318		58	289.68	32.95	322.63
319		61	304.67	34.65	339.32
320		59	294.67	33.52	328.19
321		69	344.62	39.20	383.82
322		108	539.41	61.35	600.76
323		87	434.53	49.42	483.95
324		58	289.68	32.95	322.63
325		61	304.67	34.65	339.32
326		59	294.67	33.52	328.19
327		69	344.62	39.20	383.82
328		108	539.41	61.35	600.76
329		125	624.32	71.01	695.33
330		102	509.45	57.94	567.39
331		56	279.70	31.81	311.51
332		67	334.63	38.06	372.69
TOTAL U/E		21,916	109,459.99	12,450.36	121,910.35
			x 12	x 12	x 12
			1,313,519.88	149,404.32	1,462,924.20

**Exhibit "H"**

**Contract of Purchase and Sale**



SL: \_\_\_\_\_ Unit: \_\_\_\_\_

**CONTRACT OF PURCHASE AND SALE**

BETWEEN:

**6511 Sussex Heights Development Ltd.** (the "Developer" and the "Vendor")

AND:

**Purchaser(s):**

Name(s): \_\_\_\_\_

Address(es): \_\_\_\_\_

\_\_\_\_\_

Tel: \_\_\_\_\_ Tel: \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

Country of \_\_\_\_\_ Country of \_\_\_\_\_

Residence: \_\_\_\_\_ Residence: \_\_\_\_\_

(For the purposes of the *Income Tax Act* (Canada))

(Such one or more parties being hereinafter referred to as the "Purchaser").

PROPERTY: Proposed Strata Lot \_\_\_\_\_, being Unit No. \_\_\_\_\_ (the "Strata Lot") in the development known as "HIGHLINE" (the "Development"), to be constructed as part of a 332 unit residential strata development project on the lands located at 6505 Sussex Avenue, Burnaby, BC and legally described as PID: 030-616-735 Lot 2 District Lot 153 Group 1 New Westminster District Plan EPP86315 (the "Lands"), as further described in the Disclosure Statement filed by the Vendor on February 20, 2020 (the "Initial Disclosure Statement") and all amendments thereto (the "Amendments") (the Initial Disclosure Statement and the Amendments are hereinafter collectively called the "Disclosure Statement").

PURCHASE PRICE: The Purchase Price for the Strata Lot will be:  
 (\$ \_\_\_\_\_) DOLLARS. The Purchase Price excludes any Goods and Services Tax ("GST").

P	P	V	V

**INITIALS**



SL: \_\_\_\_\_ Unit: \_\_\_\_\_

1. **Offer.** In consideration of the sum of ONE (\$1.00) DOLLAR and other good and valuable consideration now paid by each of the parties to the other (the receipt and sufficiency of which is hereby acknowledged) and other mutual covenants and agreements contained in this agreement, the Purchaser agrees to purchase the Strata Lot from the Vendor for the Purchase Price and upon the terms set forth herein subject to the Permitted Encumbrances (as hereinafter defined). The Purchaser acknowledges that the Purchaser is purchasing a strata lot which is to be constructed or is presently under construction.

The Purchase Price does not include the exclusive use of any parking stall(s) or storage locker(s) at the Development unless expressly set out in an addendum hereto. In the event the Purchaser purchases the exclusive use of a parking stall(s) and/or storage locker(s), the location of the parking stall(s) and/or storage locker(s) will be designated by the Vendor in accordance with the Disclosure Statement. The Purchaser acknowledges and agrees that the parking stall(s) and/or storage locker(s): (a) will vary in size, shape, convenience and location (including, notwithstanding any other amended or written agreement made between the parties to the contrary, and where more than one, may not be side by side); and (b) may be partially obstructed by columns, pipes, ducts, mechanical equipment, electrical equipment and other facilities. The Purchaser further acknowledges and agrees that the final determination of parking stall(s) and/or storage locker(s) assigned to a Purchaser shall be by the Vendor with no recovery by the Purchaser. The Purchaser will accept the parking stall(s) and/or storage locker(s) if any, assigned or sold to the Purchaser by the Vendor on an "as is, where is" basis and will have no claim against the Vendor in respect of any variation in the size, shape, convenience of location or obstruction of such parking stall(s) and/or storage locker(s).

2. **Deposit.** The Purchaser will pay a deposit(s) by bank draft or certified cheque (collectively, the "Deposit") to Richards Buell Sutton LLP (the "Vendor's Solicitors") in trust as stakeholder and the Deposit will be held in accordance with the *Real Estate Development Marketing Act* (British Columbia) as follows:

(a)	a deposit (the " <b>Initial Deposit</b> ") of \$10,000 upon presentation of this Contract by the Purchaser, payable by way of certified cheque, or bank draft;	\$10,000.00
(b)	a further deposit (the " <b>Second Deposit</b> ") of 10% of the Purchase Price (less the Initial Deposit), payable 7 days after acceptance of this Contract by the Vendor, payable by way of certified cheque, or bank draft;	\$ _____
(c)	a further deposit (the " <b>Third Deposit</b> ") of 10% of the Purchase Price, payable 3 months following the date of acceptance of this Contract by the Vendor, payable by way of certified cheque, or bank draft;	\$ _____
the balance of the Purchase Price, subject to adjustments, to be paid on the Completion Date by bank draft or certified cheque.		

Interest on the Deposit will, in all cases, be for the benefit of the Vendor and will not be applied on account of the Purchase Price. If the Purchaser defaults in the Purchaser's obligations hereunder, the Vendor may, at its option, retain the Deposit and interest thereon without prejudice to any other remedy, which the Vendor may have in respect of the Purchaser's default in accordance with the terms of this Contract.

P	P	V	V

**INITIALS**



SL: \_\_\_\_ Unit: \_\_\_\_

3. **Completion, Possession and Adjustment Dates.** It is currently estimated that the completion of the Strata Lot will occur between September 1, 2023 and November 30, 2023. For more information about the Completion, Possession and Adjustment Dates, see the Disclosure Statement and Addendum "A" attached hereto.

4. **Furnishings.** The Purchase Price includes the following items unless otherwise noted in the Disclosure Statement: electric oven, gas cooktop, hood fan, dishwasher, refrigerator, microwave, washer and electric dryer, window coverings, enterphone/intercom system through the phone line and heat pump to provide air conditioning and heat.

Fixtures and features as represented in the Disclosure Statement will also be included, provided that the Vendor may substitute materials of reasonably equivalent or better quality, in its discretion. Presentation centre or display suite decorator features, fixtures, wall treatments, finishings, fittings, dining light fixtures and furnishings are not included in the Purchase Price unless expressly set out in an Addendum hereto.

5. **Acceptance.** This Contract will be open for acceptance until 6:00 p.m. (Vancouver time) on the 3rd day (including weekends and statutory holidays) following the date of execution by the Purchaser and upon acceptance by the Vendor signing a copy of this Contract, there will be a binding agreement of sale and purchase in respect of the Strata Lot for the Purchase Price, on the terms and subject to the conditions set out herein.

**THE TERMS AND CONDITIONS ATTACHED HERETO AS ADDENDUM "A" ARE PART OF THIS CONTRACT. READ THEM CAREFULLY BEFORE YOU SIGN.**

THE PURCHASER HAS EXECUTED THIS CONTRACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

\_\_\_\_\_  
(Witness) (Purchaser) (Name of Purchaser)

\_\_\_\_\_  
(Witness) (Purchaser) (Name of Purchaser)

**THE PURCHASER'S OFFER TO PURCHASE CONTAINED HEREIN IS ACCEPTED BY THE VENDOR AT \_\_\_\_\_ A.M./P.M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.**

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**  
Per:

\_\_\_\_\_  
Authorized Signatory



SL: \_\_\_\_ Unit: \_\_\_\_

**Addendum "A"**

**1.0 AGREEMENT**

1.1 Once this Contract is accepted by the Vendor, the Purchaser agrees to purchase from the Vendor the Strata Lot at the Purchase Price and upon the terms set forth in the agreement created by the acceptance of this Contract by the Vendor, this Addendum and all additional addendums and schedules. Title to the Strata Lot on the Completion Date (as hereinafter defined) shall be subject only to:

- (a) the exceptions listed in Section 23(1) of the *Land Title Act* (British Columbia);
- (b) the charges and encumbrances referred to in the Disclosure Statement; and
- (c) claims of builders liens or other encumbrances where the Vendor's Solicitors have undertaken to remove same pursuant to paragraph 7.1 hereof;

(collectively, the "**Permitted Encumbrances**").

The Purchaser agrees to execute any and all agreements as may be required pursuant to the terms and conditions of the Permitted Encumbrances confirming the Purchaser acknowledges and assumes obligations under the Permitted Encumbrances.

**2.0 DESCRIPTION OF STRATA LOT**

2.1 The Strata Lot is part of the Development which is situated on the Lands as shown on the proposed strata plan attached to the Disclosure Statement, and as more particularly described in the Disclosure Statement.

**3.0 PURCHASER'S ACKNOWLEDGEMENTS**

3.1 Disclosure Statement. The Purchaser acknowledges that the Purchaser has received copies of the Initial Disclosure Statement for the Development and all Amendments, and has been given a reasonable opportunity to read the Initial Disclosure Statement and all Amendments before signing this Contract. The signing of this Contract by the Purchaser will constitute:

- (a) a receipt for the Initial Disclosure Statement and all Amendments; and
- (b) the Purchaser's acknowledgment that the Purchaser had an opportunity to read the Initial Disclosure Statement and all Amendments before signing this Contract.

3.2 Consent to Electronic Delivery of Disclosure Statement and all Amendments. Where the Purchaser has on the first page of this Contract, or on any subsequent addendum to this Contract provided an email address, the Purchaser consents to the Vendor delivering the Disclosure Statement (including all Amendments) to the Purchaser at the email address provided and the Purchaser acknowledges and agrees that such email delivery of the Disclosure Statement (including all Amendments) has afforded the Purchaser a reasonable opportunity to read the Disclosure Statement (including all Amendments) all as at the time of the Vendor's delivery of the email as shown by the Vendor's copy of the sent email.

**4.0 PURCHASE PRICE, DEPOSIT AND PAYMENT**

4.1 Payment of the Purchase Price. The Purchaser will pay the Purchase Price to the Vendor as follows:

P	P	V	V

**INITIALS**



SL: \_\_\_\_\_ Unit: \_\_\_\_\_

**Addendum "A"**

- (a) The Deposit in the amount set out in paragraph 2 of the Contract shall be paid by the Purchaser to the Vendor's Solicitors, Richards Buell Sutton LLP in Trust by way of certified cheque or bank draft. If the estimated interest to be earned will exceed the Stakeholder's administration costs, the Stakeholder will invest the Deposit in an interest bearing trust account with a Canadian chartered bank, trust company or credit union with interest to accrue to the credit of the Vendor, except as otherwise expressly provided herein (for the purposes of Section 4.0, the "Stakeholder"); and
- (b) The Balance of the Purchase Price plus or minus adjustments shall be paid by the Purchaser to the Vendor's Solicitors on the Completion Date by way of certified cheque or bank draft.

4.2 Handling of the Deposit. Subject to paragraphs 4.3 and 4.4 hereof, the Deposit shall be dealt with as follows:

- (a) If the Purchaser completes the purchase of the Strata Lot on the terms and conditions herein contained, then the Deposit shall form part of and be applied to the Purchase Price and be paid by the Stakeholder to the Vendor. Any interest earned thereon shall be paid to the Vendor;
- (b) If the Purchaser fails to complete the purchase of the Strata Lot or fails to pay any part of the Deposit on the terms and conditions herein contained, then the Deposit paid together with interest accrued thereon shall be paid by the Stakeholder to the Vendor forthwith;
- (c) If the Contract is terminated pursuant to paragraph 5.1 or if the Purchaser fails to provide notice of waiver or satisfaction of the Purchaser's conditions pursuant to paragraph 9.2 hereof, then the Deposit together with all interest accrued thereon shall be paid by the Stakeholder to the Purchaser and the Purchaser shall have no further claims against the Vendor; and
- (d) If the Vendor fails to complete the sale of the Strata Lot on the terms and conditions herein contained, then the Deposit together with all accrued interest thereon shall be paid by the Stakeholder to the Purchaser and the Purchaser shall have no further claims against the Vendor.

Notwithstanding the aforementioned, the Purchaser acknowledges and agrees that the Stakeholder will be permitted to charge and deduct and retain a deposit administration fee from each payment made by the Purchaser comprising the Deposit of not more than \$75.00 plus applicable taxes to be paid by the Purchaser, and that any payment made by the Purchaser that is returned for non-sufficient funds will be subject to a service charge of \$25.00 in each such instance.

4.3 Residency. Notwithstanding the provisions of paragraph 4.2 hereof, if the Purchaser is a non-resident of Canada as defined under the *Income Tax Act* (Canada), the Purchaser authorizes the Stakeholder to remit directly to the Receiver General for Canada such non-resident withholding tax in respect of interest earned on the Deposit as may be required by the *Income Tax Act* (Canada).

4.4 Authorization to Deal with Deposit. The Vendor and the Purchaser hereby irrevocably authorize the Stakeholder:

P	P	V	V

**INITIALS**





SL: \_\_\_\_ Unit: \_\_\_\_

**Addendum "A"**

- (a) to deal with the Deposit and all interest earned thereon in accordance with the provisions hereof, notwithstanding the provisions of Section 18 of the *Real Estate Development Marketing Act* (British Columbia); and
- (b) to interplead the Deposit and all interest thereon, at the expense of the party ultimately determined to be entitled to such funds, should any dispute arise regarding the obligations of the Stakeholder with respect to the Deposit.

4.5 Deposit Protection Agreement Under REDMA. Under Section 19 of the *Real Estate Development Marketing Act* (British Columbia), a developer who desires to use for the developer's own purposes a deposit the developer has placed with a trustee under Section 18 of the *Real Estate Development Marketing Act* (British Columbia) may, by entering into a deposit protection agreement in relation to that deposit, obtain the deposit from that trustee and use that deposit only for the developer's own purposes. Section 10 of the *Real Estate Development Marketing Regulation* (British Columbia) provides that if a developer enters into a deposit protection agreement, the developer must provide notice of the deposit protection agreement to a purchaser by including the following information in the disclosure statement:

- (a) the name and business address of the insurer;
- (b) the name of the developer who entered into the deposit protection agreement; and
- (c) the date on which the insurance takes effect.

The Purchaser acknowledges and agrees that the Developer has entered into a master deposit protection contract (the "**Master Deposit Protection Contract**") with Trisura Guarantee Insurance Company (the "**Deposit Protection Insurer**"), pursuant to which the deposits paid by purchasers of strata lots in the Development, including the Deposit, will be insured and, as such, may be released, in whole or in part, to the Developer in accordance with the terms of the Master Deposit Protection Contract and the Developer may use the Deposit for purposes related to the Development, including without limitation, the construction and marketing of the Development in accordance with the provisions of the *Real Estate Development Marketing Act* (British Columbia). Upon the release of the Deposit or any portion thereof to the Developer in accordance with the Master Deposit Protection Contract, the provisions of this Contract will be deemed to have been amended accordingly. The Purchaser acknowledges that from and after the release of the Deposit or any portion thereof pursuant to the Master Deposit Protection Contract, no further interest will be earned on the amount so released.

The Purchaser further acknowledges and agrees the Vendor may enter into such different deposit protection agreement with respect to the Deposit that the Vendor deems reasonable. The Vendor agrees that if it enters into such a different deposit protection agreement with respect to the Deposit, it will comply with Section 10 of the *Real Estate Development Marketing Regulation* (British Columbia) regarding that deposit protection agreement.

For further terms regarding deposit insurance please see Section 8.1 hereof and Section 7.1 of the Disclosure Statement.

4.6 Builders Liens. That portion, if any, of the Purchase Price required by law to be held back by the Purchaser in respect of builder's lien claims (the "**Lien Holdback**") will be paid on the Completion Date to the Vendor's Solicitors. The Lien Holdback will be held in trust by the Vendor's Solicitors pursuant to the *Strata Property Act* (British Columbia) and *Builders Lien Act* (British Columbia) (or successor statutes) solely in respect of lien claims registered in the applicable land title office in

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connection with work done at the request of the Vendor. The Vendor's Solicitors are authorized to invest the Lien Holdback in an interest bearing trust account and to pay to the Vendor the Lien Holdback plus interest, if any, accrued thereon as permitted by law; which payment will occur upon expiration of the period during which the Lien Holdback must be retained pursuant to the *Strata Property Act* and the *Builders Lien Act* (the "**Lien Holdback Period**"), less the amount of any builder's lien claims filed against the Strata Lot of which the Purchaser or the Purchaser's solicitor or notary public notifies the Vendor's Solicitor in writing by 4:00 p.m. on the last day of the Lien Holdback Period. The Purchaser hereby authorizes the Vendor to bring any legal proceedings required to clear title to the Strata Lot of any lien claims filed with respect to the Strata Lot, including payment of the whole or any part of the Lien Holdback into Court if desired by the Vendor.

**5.0 COMPLETION, POSSESSION AND ADJUSTMENT DATES**

5.1 Completion Date. The completion of the purchase and sale of the Strata Lot shall take place on the date (the "**Completion Date**") specified by the Vendor in a notice delivered to the Purchaser or the Purchaser's Solicitor stating that the Strata Lot is, or is expected to be "Ready to be Occupied" and that the title to the Strata Lot has or is expected to have been issued by the Land Title Office, provided that the Vendor or the Vendor's Solicitor will give not less than 14 days' notice thereof and provided further that if the Land Title Office is not open for business on such day, then the Completion Date shall be the next business day. "Ready to be Occupied" refers to the Strata Lot only and not to any other strata lot or the common property within the Development and the Strata Lot will be deemed to be "Ready to be Occupied" if the City of Burnaby has issued an occupancy permit to occupy the Strata Lot (the "**Occupancy Permit**"), whether such permit is conditional or unconditional. In the event the Occupancy Permit is a conditional permit issued by the City of Burnaby, the Vendor will provide the Purchaser with an unconditional Occupancy Permit for the Strata Lot or the Development as soon as is reasonably practical. If the Completion Date has not occurred on or before September 1, 2025 (the "**Outside Date**"), and the parties have not agreed to an extension, this Contract shall be terminated whereupon the Purchaser will be entitled to repayment by the Seller of the Deposit together with any interest earned thereon as the Purchaser's sole remedy and the parties will thereafter have no further obligations, liabilities or commitments to, from or against one another provided that:

- (a) If paragraph 5.3 hereof is applicable then the Outside Date will be extended for a period equivalent to such delay, which period will be determined solely by the Vendor;
- (b) The Vendor may, at its sole option, exercisable by notice to the Purchaser, in addition to any other extension pursuant to this Section 5.0, and whether or not any delay described in this Section 5.0 has occurred, elect to extend the Outside Date for up to 250 days; and
- (c) Where the Vendor has extended the Outside Date for the full time set out in subsection (b) above and provided the Vendor is still actively carrying on construction of the Development the Vendor may, at its sole option, provide notice to the Purchaser that it has elected to extend the Outside Date for up to a further 110 days.

5.2 Notice of Completion Date. The notice of the Completion Date delivered to the Purchaser or the Purchaser's Solicitors may be based on the Vendor's estimate as to when the Strata Lot will be "Ready to be Occupied" and when the title to the Strata Lot will be issued by the Land Title Office, and if the Strata Lot is not "Ready to be Occupied" or if the title is not issued by the Land Title Office on or before the Completion Date so estimated, then the Vendor may extend the

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Completion Date from time to time as required by the Vendor until the Strata Lot is "Ready to be Occupied" and the title is to be issued in the Land Title Office, by notice of such extension to the Purchaser or the Purchaser's Solicitors, provided that the Vendor shall give the Purchaser or the Purchaser's Solicitors not less than 7 days' notice of such extended Completion Date.

- 5.3 Force Majeure. If the Vendor is delayed from completing the development of the Strata Lot as a result of fire, explosion or accident, however caused, act of any governmental authority, strike, lockout, inability to obtain or delay in obtaining labour, materials or equipment or flood, act of God, inclement weather, delay or failure by carriers or contractors, unavailability of supplies or materials, breakage or other casualty, interference of the Purchaser or any other event beyond the control of the Vendor, then the time within which the Vendor must do anything hereunder and the Completion Date referred to in paragraph 5.1 will be extended for a period equivalent to such period of delay which period will be determined solely by the Vendor.
- 5.4 Adjustments. The Purchaser will assume and pay all taxes, rates, local improvement assessments, utilities and other charges, and all other adjustments both incoming and outgoing of whatever nature in respect of the Strata Lot shall be made, as of the Completion Date. The Purchaser shall pay GST in accordance with paragraph 5.7 below. If the amount of any such taxes, utilities or other items have been levied in respect of the Lands prior to registration of the strata plan, the portion thereof which shall be allocated to the Strata Lot will be in proportion to the unit entitlement the Strata Lot bears to the aggregate of the unit entitlement for all strata lots in the Development.
- 5.5 Possession. Provided the Vendor's Solicitors have received the balance of the Purchase Price and all other amounts payable by the Purchaser to the Vendor in respect of the Strata Lot on the Completion Date, the Purchaser shall have vacant possession of the Strata Lot at 12:00 pm on the second business day following the Completion Date (the "**Possession Date**").
- 5.6 Risk. The Strata Lot will be and remain at the risk of the Vendor until 12:01 a.m. on the Completion Date, after which time it will be at the risk of the Purchaser.
- 5.7 GST. The Purchaser will pay all costs in connection with the sale and purchase of the Strata Lot (including property transfer tax and any applicable taxes, including GST, and any other federal or provincial sales, service, transition, value added or other tax required to be paid by the Purchaser in connection with the purchase and sale of the Strata Lot), other than the costs the Vendor incurred in clearing title to the Strata Lot. The Purchaser acknowledges that GST and provincial sales taxes are, without duplication, applicable to the sale and purchase of the Strata Lot and will be payable by the Purchaser. The Purchaser acknowledges and agrees that the Purchase Price is exclusive of all applicable taxes, including GST, and any other federal or provincial sales, service, value added or other tax or new housing rebate, which for greater clarity are not included in the Purchase Price.

**6.0 CONSTRUCTION**

- 6.1 Construction. The Vendor will proceed to construct the Development substantially in accordance with the proposed draft strata plan attached to the Disclosure Statement, provided that the Vendor may make changes to features, design, and materials as are, in the Vendor's opinion, desirable and reasonable. The Purchaser understands and agrees that the building plans, design, and specifications for the Development may be varied to a minor extent in the reasonable discretion of the Vendor, that the area of the Strata Lot shown on the proposed strata plan is approximate, and that the address or suite and Strata Lot number assigned to the Strata Lot are

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subject to change at the Vendor's discretion. The Purchaser also acknowledges and agrees that any materials used in finishing of the Strata Lot, including, without limitation, natural stone, ceramic, porcelain, wood and laminates, may have conspicuous variations in colour, grain, vein and texture, pattern and size and any such variations are merely characteristic of the respective materials and will not be considered as defects or deficiencies in the Strata Lot and that certain materials used in the finishing of the Strata Lot may be subject to staining or changed coloration over time.

6.2 Measurement. The Purchaser acknowledges and agrees with the Vendor that if the area of the Strata Lot shown on the Final Strata Plan varies by more than eight (8%) percent from the area shown on the Preliminary Plan as at the date of this Contract, the Purchase Price shall be amended by multiplying the Purchase Price by the area of the Strata Lot shown on the Final Strata Plan and dividing the product by the area of the Strata Lot shown on the Preliminary Plan. In the event that the actual area of the Strata Lot shown on the Final Strata Plan varies by eight (8%) percent or less from the area shown on the Preliminary Plan, there shall be no adjustment to the Purchase Price. The Purchaser acknowledges and agrees that the Purchaser will have no claim against the Vendor as a result of a change in area of the Strata Lot other than for the adjustment to the Purchase Price as aforesaid.

6.3 Access. The Purchaser acknowledges and agrees that the Purchaser will not be entitled to have access to the Strata Lot prior to the Possession Date without the prior written permission of the Vendor (which the Vendor may withhold in its absolute discretion) and then only if accompanied by a representative of the Vendor, subject to paragraph 6.4. The Purchaser hereby releases the Vendor and its directors, officers, shareholders, unit holders, employees, agents, contractors and representatives (collectively, the "**Released Parties**") from and against any loss, cost, damage, injury or death resulting from any act or omission of any one or more of the Released Parties, including that arising from the negligence of any one or more of the Released Parties, or any condition within the Strata Lot or the Development and agrees to indemnify and hold harmless the Released Parties from and against any loss, cost, damage, injury or death resulting from the presence of the Purchaser or any person on behalf of the Purchaser within the Strata Lot or the Development, or any act or omission negligent or otherwise of the Purchaser or any person on behalf of the Purchaser while within the Strata Lot or the Development. The Purchaser hereby acknowledges and the Vendor hereby confirms that the Vendor has acted as agent for and on behalf of the other Released Parties with respect to obtaining the foregoing release and indemnity from the Purchaser for the benefit of such Released Parties.

6.4 Inspection. The Purchaser and a representative of the Vendor shall inspect the Strata Lot at a reasonable time designated by the Vendor prior to the Completion Date. If the Purchaser fails or refuses to inspect the Strata Lot at the time designated by the Vendor the Purchaser is deemed to have waived or forfeited any such right and is deemed to be satisfied with and have accepted the physical condition of the Strata Lot. At the conclusion of such inspection, a conclusive list of any defects or deficiencies (collectively, the "**Deficiencies**") shall be prepared that are to be rectified by the Vendor including the estimated dates and timeframes by which such corrections are to occur. The parties shall sign the list of Deficiencies and the Purchaser shall be deemed to have accepted the physical condition of the Strata Lot subject only to the Deficiencies. The Purchaser covenants and agrees to complete the purchase of the Strata Lot on the Completion Date on the terms and conditions herein contained notwithstanding that the Deficiencies may be rectified after the Completion Date. The Purchaser is not entitled to holdback any amount of the Purchase Price on closing in respect of the Deficiencies or other deficiencies. In the event of a disagreement between the Purchaser and the Vendor as to what constitutes a defect or deficiency, or whether or not a defect or deficiency has been rectified, the decision of the architect

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for the Development or any replacement therefor appointed by the Vendor in the Vendor's sole discretion will be conclusive, final and binding on the parties. Following the Completion Date, the Purchaser agrees to provide the Vendor and its representatives, contractors and agents with access to the Strata Lot at all reasonable times on reasonable notice from the Vendor in order for the Vendor or its representatives, contractors or agents to rectify any outstanding Deficiencies, and the Purchaser will in no manner interfere with or impede any such person while he or she is carrying out such work.

6.5 Service Facilities. The Purchaser acknowledges that the Development may include services facilities and equipment such as transformers, fire protection systems and equipment, mechanical and electrical systems and equipment, electrical room, vents, ducts, fans, elevators, garage gates, garbage compactors and other such facilities and equipment (collectively the "**Service Facilities**"). The Service Facilities will be located as required by the relevant authorities or as recommended by the Vendor's consultants.

**7.0 CONVEYANCE**

7.1 Conveyance. It shall be the Purchaser's responsibility to prepare the documents necessary to complete this transaction and the Purchaser shall deliver to the Vendor a freehold transfer, in registrable form (the "**Transfer**"), and a statement of adjustments, to the Vendor's Solicitor at least 7 business days prior to the Completion Date. The Vendor will provide the Purchaser or the Purchaser's Solicitors with a form of acknowledgement whereby the Purchaser acknowledges receipt of the Initial Disclosure Statement, the Amendments and any subsequent amendments to the Initial Disclosure Statement, which the Purchaser will be required to sign and return to the Vendor or the Vendor's Solicitor prior to the Completion Date. In the event the Purchaser has not received any of the amendments listed in the acknowledgement the Purchaser or the Purchaser's Solicitors shall inform the Vendor's Solicitors forthwith and shall not be obligated to sign and return the acknowledgement until the Purchaser has received all such amendments and been provided a reasonable opportunity to review same. The Purchaser agrees prior to the Completion Date to sign and deliver to the Vendor the owner registration in the form required by the Vendor's new home warranty provider. The Purchaser acknowledges that the Strata Lot will not be covered by the home warranty should the Purchaser fail to deliver the signed owner registration form prior to the Completion Date. The Purchaser will be responsible for obtaining all other documents required for the closing.

On the Completion Date, the Vendor will transfer title to the Strata Lot to the Purchaser free and clear of all registered liens, mortgages, charges and encumbrances of any nature whatsoever save and except Permitted Encumbrances and on or before the Completion Date, the Vendor will have taken whatever steps are necessary in order to obtain or make arrangements for any release or discharge of any registered liens, mortgages, charges and encumbrances save and except the Permitted Encumbrances. The Purchaser acknowledges and agrees that the Vendor will be using the purchase money received from the Purchaser to obtain a partial discharge of any construction mortgage and security collateral thereto. The Purchaser's Solicitor or notary public will pay the balance of the adjusted Purchase Price **on or before 4:30 p.m.** on the Completion Date **by way of certified cheque or bank draft** made payable and delivered at the Purchaser's expense to the Vendor's Solicitors in trust on their undertaking to pay an amount required in a written statement of indebtedness from the holder of the prior encumbrance to require the holder of the prior encumbrance to provide the Vendor's Solicitors with a registrable discharge of such prior encumbrance and to register the discharge of the aforesaid charges from title to the Strata Lot and, in the case of a claim of builders lien, on his undertaking to pay an amount sufficient to cause same to be discharged within 30 days after the Completion Date. If the Purchaser is relying

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upon a new mortgage to finance the Purchase Price, the Purchaser, while still required to pay the balance of the adjusted Purchase Price on the Completion Date, may wait to pay same until after the Transfer and new mortgage documents have been lodged for registration at the applicable Land Title Office but only if before such lodging against title to the Strata Lot, the Purchaser has:

- (a) deposited in trust with the Purchaser's Solicitors the cash balance of the Purchase Price not being financed by the mortgage;
- (b) fulfilled all the new mortgagee's conditions for funding except lodging for registration; and
- (c) made available to the Vendor's Solicitors an undertaking given by the Purchaser's Solicitors to pay on the Completion Date the balance of the adjusted Purchase Price upon the lodging of the Transfer and the new mortgage documents and the advance by the new mortgagee of the mortgage proceeds or withdraw the Transfer from registration at the Land Title Office.

7.2 Costs. The Purchaser will pay all costs (including the Purchaser's Solicitor's fees and disbursements) in connection with the completion of purchase and the sale (including applicable GST or other federal or provincial sales, value-added, property transfer or other tax other than income tax) required to be paid by the Vendor or the Purchaser in connection with the purchase and sale of the Strata Lot other than the costs of the Vendor incurred in clearing title to the Strata Lot of financial encumbrances and the legal fees of the Vendor.

**8.0 ASSIGNMENT BY PURCHASER**

8.1 Assignment. The Purchaser may only assign the Purchaser's interest in the Strata Lot or in this Contract or direct the transfer of the Strata Lot to any other or additional party with the written consent of the Vendor, and unless the Vendor so consents the Vendor shall not be required to convey the Strata Lot to anyone other than the Purchaser named herein. The Seller will not entertain any assignment requests within 24 months of the date this Contract was accepted by the Vendor or 3 months prior to the anticipated completion date, which date shall be determined in the Vendor's sole discretion. Any assignment must be in the Seller's standard form assignment agreement. If, with the consent of the Vendor, the Purchaser assigns the Purchaser's interest in the Strata Lot or this Contract or directs the transfer of the Strata Lot to any other or additional party, the Purchaser will pay to the Vendor an administration fee, as a condition for agreeing to the assignment, and for the associated legal and administrative costs, in the amount of 4% of the greater of the Purchase Price and the purchase price paid by the assignee, plus applicable GST on such fee at the time the assignment form is delivered to the Vendor, except that such administration fee will be a flat fee of \$1,000.00 plus GST if the assignee is the Purchaser's spouse, parent, child, sibling, grandparent, grandchild or a company beneficial owned and controlled by the Purchaser. No assignment by the Purchaser of the Purchaser's interest in the Strata Lot or this Contract or direction of transfer to any other person shall release the Purchaser from any of the Purchaser's obligations or liabilities hereunder. If the Purchaser assigns the Purchaser's interest in the Strata Lot pursuant to this paragraph 8.1, and a deposit protection agreement is in place, then from the date of the assignment:

- (a) the Purchaser (for the purpose of the remainder of this paragraph 8.1, the "Assignor") shall not make or pursue any claims or proceedings against the deposit insurer with respect to this Contract, the Strata Lot or the Deposit;
- (b) the Assignor quit claims and releases absolutely the deposit insurer from any and all liabilities, obligations, promises or covenants to the Assignor with respect to this Contract,

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the Strata Lot or the Deposit and confirms that the Assignor no longer has any interest in or claim to the Deposit;

- (c) the Assignor and the person to whom the Assignor assigns its interest in the Strata Lot (for the purpose of the remainder of this paragraph 8.1, the "Assignee") acknowledge and agree that the benefit of the deposit protection agreement issued by the deposit insurer in respect of the Deposit is assigned from the Assignor to the Assignee concurrently with the assignment of this Contract and that the deposit insurer will amend its records so that the insured benefit under the deposit protection agreement in respect of the Deposit is transferred from the Assignor to the Assignee; and
- (d) the Assignor and the Assignee expressly acknowledge and agree that the deposit insurer can rely on the benefit of, and seek to enforce against either or both of them, the provisions of this paragraph 8.1 notwithstanding that the deposit insurer is not a party to the assignment agreement.

8.2 Assignment Registry. Without the Developer's prior consent, any assignment of this purchase agreement is prohibited. An assignment under the *Real Estate Development Marketing Act* (British Columbia) is a transfer of some or all of the rights, obligations and benefits under a purchase agreement made in respect of a strata lot in a development property, whether the transfer is made by the purchaser under the purchase agreement to another person or is a subsequent transfer. Each proposed party to an assignment agreement must provide the Developer with the information and records required under the *Real Estate Development Marketing Act* (British Columbia).

8.3 Collection of Assignment Information. Before the Developer consents to the assignment of this purchase agreement, the Developer will be required to collect information and records under the *Real Estate Development Marketing Act* (British Columbia) from each proposed party to an assignment agreement, including personal information, respecting the following:

- (a) the party's identity;
- (b) the party's contact and business information;
- (c) the terms of the assignment agreement.

Information and records collected by the Developer must be reported by the Developer to the administrator designated under the *Property Transfer Tax Act* (British Columbia). The information and records may only be used or disclosed for tax purposes and other purposes authorized by section 20.5 of the *Real Estate Development Marketing Act* (British Columbia), which includes disclosure to the Canada Revenue Agency.

8.4 No Solicitation. The Purchaser and its agents will not advertise or solicit offers from the public with respect to the resale of the Strata Lot by the Purchaser or the Purchaser's interest under this Contract before the Completion Date without the express written consent of the Vendor, which consent may be arbitrarily withheld.

8.5 Continued Marketing. The Purchaser agrees that after completion of the conveyance contemplated by this Contract, the Purchaser shall allow the Vendor to maintain professional signage on the Strata Lot for the purposes of offering the balance of the Vendor's strata lots in the Development for sale. In addition the Purchaser acknowledges that the Vendor and the Vendor's representatives intend to continue marketing additional strata lots in the Development and in any

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other neighbouring developments that the directors of the Developer are marketing in their capacity as directors of a different developer under a different disclosure statement after the completion of the sale of the Strata Lot to the Purchaser, and that such continued marketing may include, without limitation, the maintenance of one or more strata lots owned by the developer as sales or administration offices and/or display suites, marketing events held at the Development and tours of the Development for prospective purchasers. The Purchaser agrees not to unreasonably interfere with the Vendor and the Vendor's representatives in the course of such continued marketing.

**9.0 MISCELLANEOUS**

9.1 Time of Essence. Time is of the essence hereof and unless all payments on account of the Purchase Price, together with adjustments thereto as provided herein and all other amounts payable by the Purchaser hereunder are paid when due, then the Vendor may, at the Vendor's option:

- (a) terminate this Contract and in such event the Deposit together with all accrued interest thereon will be absolutely forfeited to the Vendor on account of damages (being the minimum amount of damages the parties agree the Vendor is expected to suffer as a result of such termination), without prejudice to the Vendor's other remedies, including a right to pursue the Purchaser for any unpaid Deposit and recover any additional damages; or
- (b) elect to extend the time for completion and complete the transaction contemplated by this Contract to a certain date determined by the Vendor, in which event time shall remain of the essence and the Purchaser will pay to the Vendor, in addition to the Purchase Price, interest on the unpaid portion of the Purchase Price and other unpaid amounts payable hereunder at the rate of 18% per annum, such interest to be calculated daily from the date upon which such payment and amounts were due to the date upon which such payment and amounts are paid.

If from time to time the Purchaser's default continues beyond the last extended date for completion established pursuant to subsection (b) the Vendor may thereafter elect to terminate this Contract pursuant to subsection (a) or permit a further extension pursuant to subsection (b).

In the event the Vendor elects to terminate this Contract the Purchaser acknowledges and agrees the Stakeholder is entitled to rely on any certificate provided to the Stakeholder under the *Real Estate Development Marketing Act* (British Columbia) in connection with same and pay the Deposit and accrued interest thereon as directed by the Vendor notwithstanding the Vendor's knowledge of any adverse claim to the Deposit including a claim by the Purchaser.

9.2 Purchaser's Conditions. Notwithstanding anything herein contained to the contrary if the Purchaser's obligation to purchase the Strata Lot is subject to one or more conditions then the conditions shall be set out in an Addendum attached hereto, and, if such conditions exist then the Vendor, may, on written notice delivered to the Purchaser require the Purchaser to either satisfy or waive any or all conditions by delivering written notice within 48 hours from the time the Vendor gives notice to the Purchaser. If such written satisfaction or waiver is not received within such time, then this Contract shall terminate and the Deposit together with all accrued interest thereon shall be promptly refunded to the Purchaser.

9.3 Notices and Tender. Any notice to be given to the Purchaser will be sufficiently given if deposited in any postal receptacle in Canada addressed to the Purchaser at the Purchaser's address as set

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out on the first page of this Contract or the Purchaser's Solicitors at their offices and sent by regular mail, postage prepaid, or if delivered by hand or if transmitted by fax or email to the Purchaser's Solicitors at their office or to the Purchaser, or if delivered to the Purchaser by email at the email address set out on the first page of this Contract. For clarity, the Purchaser hereby consents to the delivery by the Vendor and the receipt by the Purchaser of all notices to be provided hereunder, including without limitation all Amendments to the Disclosure Statement, by delivery by email. Such notice shall be deemed to have been received if so delivered or transmitted, when delivered or transmitted and if mailed, on the second business day (exclusive of Saturdays, Sundays and statutory holidays) after such mailing, or, in the event of delivery by email, the notice shall be deemed to be delivered as of the date and time the notice shows as being sent from the sender's email address. The address, fax number and email address (if any) for the Purchaser will be as set out on the first page of this Contract or such other address, fax number or email address the Purchaser has last notified the Vendor in writing. Any documents to be tendered on the Purchaser may be tendered on the Purchaser or the Purchaser's Solicitors. Any notice to be given to the Vendor may be given to the Vendor or the Vendor's Solicitors in the same manner, and shall be deemed to have been received, as provided for in the preceding provisions of this section, *mutatis mutandis*. Any documents or money to be tendered on the Vendor shall be tendered by way of certified funds or bank draft and shall be delivered at the Purchaser's expense to the Vendor or the Vendor's Solicitors.

- 9.4 Agency. The Purchaser understands and acknowledges that the Purchaser has no agency relationship with Rennie Marketing Systems (the "**Vendor's Agent**"). The Purchaser acknowledges and agrees that the Vendor's Agent acts solely for the Vendor, and that the Vendor's Agent does not represent or act for the Purchaser in any capacity whatsoever. The Purchaser may wish to obtain independent advice in respect of this Contract. The Purchaser further acknowledges that the Vendor and the Vendor's Agent may allow the Vendor's Agent to assign its rights as vendor's agent with respect to the sale of the Strata Lot to an affiliate or related party of the vendor's agent at any time prior to the Completion Date.
- 9.5 Governing Law. The Contract, the agreement resulting from the acceptance of the Contract and all matters arising hereunder will be construed in accordance with and governed by the laws of British Columbia which will be deemed to be the proper law hereof, and the courts of British Columbia will have the exclusive jurisdiction to entertain and determine all claims and disputes arising out of or in any way connected with this Contract and the validity, existence and enforceability hereof.
- 9.6 Purchaser Comprising More Than One Party. If the Purchaser is comprised of more than one party, then the obligations of the Purchaser hereunder will be the joint and several obligations of each party comprising the Purchaser and any notice given to one of such parties shall be deemed to have been given at the same time to each other such party.
- 9.7 Residency of Vendor. The Vendor represents and warrants to the Purchaser that it is a resident of Canada within the meaning of the *Income Tax Act* of Canada.
- 9.8 Contractual Rights. The Contract and the agreement which results from its acceptance creates contractual rights only and not any interest in land.
- 9.9 Further Assurances. The parties hereto shall do all further acts and things and execute all such further assurances as may be necessary to give full effect to the intent and meaning of this Contract.

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- 9.10 References. All references to any party, whether a party to this Contract or not, will be read with such changes in number and gender as the context or reference requires.
- 9.11 Personal Information. The Purchaser hereby consents to the collection, use, and disclosure by the Vendor of the personal information about the Purchaser as may be required for the following purposes:
  - (a) to obtain financing for the Vendor;
  - (b) to comply with requirements of the Vendor's lenders and bankers;
  - (c) to provide services and utilities to the Development and the Strata Lot including telephone, hydro, natural gas, and cablevision;
  - (d) for insurance coverage for the Property or the Development for carrying out its services;
  - (e) to a mortgage broker, if the Purchaser so requests, for the Purchaser's mortgage application for the Purchaser's purchase of the Strata Lot;
  - (f) to the Vendor's lawyers for all matters relating to this Contract;
  - (g) to carry out and complete the sale of the Strata Lot to the Purchaser;
  - (h) to the Vendor's accountants for preparation of financial statements and tax returns including GST returns;
  - (i) for reporting purposes to any trade or professional association governing the Vendor or any investigative body having authority over the Vendor to the extent such information is required to be reported to such association or body;
  - (j) to facilitate communications between the Purchaser and the Vendor;
  - (k) to disclose the information to affiliated companies of the Vendor so that those affiliated companies may provide the Purchaser with notice of real estate projects being developed by those affiliated companies; and
  - (l) if the Strata Lot is listed on the Multiple Listing Service®, for the compilation, retention and publication associated real estate boards/associations of statistics.

The information that may be disclosed pursuant to this consent includes all information in, and copies of, this Contract and all addendums, attachments, and amendments to this Contract.

P	P	V	V

**INITIALS**

**DISCLOSURE STATEMENT - FIFTH AMENDMENT**  
*Real Estate Development Marketing Act (British Columbia)*

**HIGHLINE**  
**Burnaby, British Columbia**

**DATE of Disclosure Statement:** February 20, 2020  
**First Amendment:** February 28, 2020  
**Second Amendment:** November 17, 2020  
**Third Amendment:** February 5, 2021  
**Fourth Amendment:** July 26, 2022  
**Fifth Amendment:** October 20, 2023  
**DEVELOPER:** **6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**  
**ADDRESS FOR SERVICE:** 700 - 401 West Georgia Street,  
Vancouver, BC V6B 5A1  
**BUSINESS ADDRESS:** 700 - 4211 Kingsway  
Burnaby, BC V5H 1Z6  
**REAL ESTATE BROKERAGES:** Rennie Marketing Systems  
51 East Pender Street,  
Vancouver, BC V6A 1S9

The Developer reserves the right to appoint additional or replacement brokerage(s), and reserves the right to allow the brokerage to assign the brokers rights with respect to the marketing and sale of the Development to an affiliate or related party of the brokerage(s).

None of the Developer's agent(s) will be acting on behalf of the Purchaser.

This Fifth Amendment to Disclosure Statement has been filed with the Superintendent of Real Estate, but neither the Superintendent, nor any other authority of the government of the Province of British Columbia, has determined the merits of any statement contained in this Fifth Amendment to Disclosure Statement, or whether this Fifth Amendment to Disclosure Statement contains a misrepresentation or otherwise fails to comply with the requirements of the *Real Estate Development Marketing Act*. It is the responsibility of the Developer to disclose plainly all material facts, without misrepresentation.

This Fifth Amendment to Disclosure Statement relates to a development property that is not yet completed. Please refer to section 7.2 for information on the purchase agreement. That information has been drawn to the attention of:

**Purchaser: (insert name(s) here):**

--

And have confirmed that fact by initialling in the space provided here:

<b>Purchaser Initials</b>	

The Disclosure Statement dated February 20, 2020, as amended by the First Amendment dated February 28, 2020, the Second Amendment dated November 17, 2020, Third Amendment dated February 5, 2021, and Fourth Amendment dated July 26, 2022 is amended as follows:

**1.0 Page 4 titled "TABLE OF EXHIBITS" is deleted in its entirety and replaced with the following:**

"Final Strata Plan	A
Final Form V Schedule of Unit Entitlement	B
Form J Rental Disclosure Statement	C
Final Bylaws	D
Interim Budget & Estimated Monthly Strata Fees	E
Parking Stall Lease	F
Preliminary Plan Approval	G
Contract of Purchase and Sale	H
Zoning Bylaw	I
Legal Notations, Charges, Liens and Interests	J
Building Permit	K
Master Deposit Protection Contract	L
Airspace Agreement	M"

**2.0 Section 2.1(e) (Strata Plan) is deleted in its entirety and replaced with the following:**

"(e) Strata Plan

The layout, dimensions and location of the Development, including the Strata Lots, Common Property (as defined in Section 3.3) and Limited Common Property (as defined in Section 3.4) are shown on the final surveyed strata plan (the "**Final Strata Plan**"), attached as Exhibit "A". The filing of the Final Strata Plan also creates the strata corporation (the "**Strata Corporation**")

The Final Strata Plan has been filed at the Land Title Office and full registration on title is currently pending. Registration is expected once the Final Strata Plan has been reviewed by the Land Title Office, which will cause the subdivision of the Lands into the Strata Lots and Common Property (including the Limited Common Property).

The layout, dimensions, areas, lot lines, configuration and location of the Development and its components shown in any sales brochures, drawings, renderings, plans or other materials regarding the Development are provided for information purposes only and are not represented as being the actual final layout, areas, lot lines, dimensions, configuration or location of the Development and its components.

Purchasers are strongly encouraged to review Section 3 and Section 4 of this Disclosure Statement regarding Strata Information, and Title and Legal Matters for additional information and Exhibit "A" (Final Strata Plan)."

**3.0 Section 3.1 (Unit Entitlement) is amended by deleting the last paragraph in its entirety and replaced with the following:**

“The final Form V – Schedule of Unit Entitlement has been filed at the Land Title Office and full registration on title is currently pending. Registration is expected once the final Form V – Schedule of Unit Entitlement has been reviewed by the Land Title Office, and is attached as Exhibit “B” to this Disclosure Statement.”

**4.0 Section 3.3(a) (General Description) is amended by deleting replacing the words “Preliminary Strata Plan” with “Final Strata Plan” in the second paragraph.**

**5.0 Section 3.4 (Limited Common Property) is amended by deleting the second and third paragraphs and replacing it with the following:**

“The Developer will cause patios, decks, planters and balconies adjacent to individual Strata Lots to be designated as Limited Common Property for the exclusive use of the adjacent individual Strata Lots by filing the Final Strata Plan at the Land Title Office. Such designations are all as shown on the Final Strata Plan attached as Exhibit "A". Such designation on the Final Strata Plan may only be removed by unanimous resolution of the members of the Strata Corporation. The Developer also designated a storage room on level P8 of the parkade as Limited Common Property for the exclusive use of a strata lot. The Developer does not, at this time, intend to designate any other area of the Development as Limited Common Property but in the event that any other Common Property is designated as Limited Common Property in the future such designation may only be removed by unanimous resolution of the members of the Strata Corporation.”

**6.0 Section 3.5 (Bylaws) is amended by deleting the first paragraph and replacing it with the following:**

“The bylaws for the Strata Corporation (the "**Bylaws**") will be those contained in the filed Form Y Owner Developers' Notice of Different Bylaws ("**Form Y**") attached hereto as Exhibit “D”. The Form Y – Owner Developers' Notice of Different Bylaws have been filed at the Land Title Office and full registration on title is currently pending. Registration is expected once the Form Y – Owner Developers' Notice of Different Bylaws have been reviewed by the Land Title Office and is attached as Exhibit “D” to this Disclosure Statement.”

**7.0 Section 3.6(a) (Parking Stalls and Storage Lockers) is amended by adding the follow paragraph as the end:**

“The Developer entered into the Parking Stall Lease with Thind Parking Corp. as “Parking Tenant”, a copy of which is attached to this Disclosure Statement as Exhibit “F”.”

**8.0 Section 3.8 (Budget) is deleted in its entirety and replacing it with the following:**

"3.8 Budget

(a) Interim Budget and Monthly Strata Fees

An estimated interim budget for the Strata Corporation, based on existing comparable projects (the "**Interim Budget**"), is attached as Exhibit "E".

The Interim Budget includes an amount to be deposited to the contingency reserve fund for the Strata Corporation.

The Developer will pay all the Strata Corporation's expenses up to the end of the month in which the first conveyance of a Strata Lot to a purchaser occurs as required by Section 7 of the *Strata Property Act*.

(b) Monthly Strata Fees

The monthly payments due from each of the Strata Lot owners (the "**Monthly Strata Fees**") to pay the Strata Corporation's expenses are set out in Exhibit "E". The Monthly Strata Fees will be further adjusted once the Strata Corporation has established the actual annual budget of operating expenses following the first annual general meeting of the Strata Corporation. Since the estimated costs are based on current costs being experienced by existing comparable projects, it is possible that costs for items such as insurance premiums and utilities, which are beyond the control of the Developer, may increase, resulting in increases to the budget and to the Monthly Strata Fees.

(c) Strata Lot Expenses

Certain utilities and services are being provided and paid by the Strata Corporation and the cost will be prorated to the owners of the Strata Lots and included in the Monthly Strata Fees for the operating budget. These utilities and services are set out in the Interim Budget attached as Exhibit "E" and will include:

- (i) Electricity and gas charges on the Common Property, and collective gas charges as the Strata Lots will not be individually metered;
- (ii) Janitorial service and expenses for cleaning of Common Property and related equipment and supplies;
- (iii) An allowance for repair and maintenance - Common Property and Limited Common Property, parking lot maintenance, supplies and maintenance on the elevators;
- (iv) Common waste removal and recycling for the Development;
- (v) Generator costs, HVAC - boiler and mechanical costs common area and Limited Common Property areas;
- (vi) Landscaping maintenance, snow and ice removal on Common Property, pest control supplies and window cleaning;

- (vii) Strata property management, professional costs - audit, corporate filing, WCB, bank charges, bank fee-on-line and administration;
- (viii) Alarm monitoring and fire monitoring, fire alarm testing and fire alarm testing common area;
- (ix) Insurance and appraisal on the building and Common Property;
- (x) Maintenance of phone line and intercom;
- (xi) Amenity and fitness equipment maintenance;
- (xii) Common Area amenities;
- (xiii) Concierge and security services; and
- (xiv) Such other services that the Strata Corporation may from time to time provide.

With the exception of those utilities and services set out in the Interim Budget and those listed above in this subsection, all other utilities will be separately metered or assessed to each Strata Lot and will be the responsibility of each Strata Lot owner which includes electricity, cable and any telecom services for each Strata Lot.

Each Strata Lot owner will also be responsible for real property taxes for his/her/their Strata Lot such taxes to include those portions of any utilities charged by the City to the individual Strata Lots. Real property taxes are levied by and payable to the City. Currently, the Developer understands that water and sewer will be billed by the City charged on each Strata Lot according to a flat fee."

**9.0 Section 4.1 (Legal Description) is deleted in its entirety and replaced with the following:**

"4.1 Legal Description

(a) Parent Parcel

The prior to the filing of the Final Strata Plan, the legal description of the development lands was:

PID: 030-616-735  
Lot 2 District Lot 153 Group 1 New Westminster District Plan EPP86315

(the "**Lands**").

(b) Air Space Parcel Plan

The Developer has filed Air Space Parcel Plan EPP127626 and the below described strata plans to create separate legal parcels and strata corporations.

(i) Office Air Space Parcel

PID: TBD

Air Space Parcel 1 District Lot 153 Group 1 New Westminster District Air Space Parcel Plan EPP127626

Which parcel will be subdivided into strata lots via strata plan EPS9598, which was filed concurrently,

(the "**Office Air Space Parcel**").

(ii) Retail Air Space Parcel

PID: TBD

Air Space Parcel 2 District Lot 153 Group 1 New Westminster District Air Space Parcel Plan EPP127626

Which parcel will be subdivided into strata lots via strata plan EPS9597, which was filed concurrently,

(the "**Retail Air Space Parcel**").

(iii) Development Parcel

PID: TBD

Remainder of Lot 2 District Lot 153 Group 1 New Westminster District Plan EPP86315, Except Air Space Parcel Plan EPP127626

(the "**Development Parcel**").

The Developer has filed the Final Strata Plan (Strata Plan EPS9599) at the Land Title Office and full registration on title is currently pending. Registration is expected once the Final Strata Plan has been reviewed by the Land Title Office, which will cause the subdivision of the Development Parcel such that the legal description of the Strata Lots and Common Property (including the Limited Common Property) are expected to be:

PIDs: \_\_\_\_\_ [various]

Strata Lots 1 to 332 inclusive

District Lot 153

Strata Plan EPS9599

Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V; and

The legal description of the Common Property will be the Common Property Strata Plan EPS9599.

The PID numbers for the Strata Lots will be assigned by the Land Title Office when the Final Strata Plan is registered."



**10.0 Section 4.3(b) is amended by adding the following new subsection as follows:**

“(xix) Claim of Lien CB967086. This charges related to an amount to be owing to a landscaping contractor and will be released in due course.”

**11.0 Section 4.3 is amended by adding the following new subsection (e) as follows:**

“(e) Pending Charges

(i) Covenant CB949987. This is a replacement public art covenant to guarantee the provisions of the Public Art at the Development and is a replacement of the covenant outlined at Section 4.3(b)(xi) due to a change in the location and nature of the public art.

(ii) CB949988 and CB949989. These are priority agreements granting the Public Art Covenant CB949987 priority over the various financial charges;

(iii) Covenants CB949990, CB949996 and CB950012, Statutory Rights of Way CB949999 and Easements CB950005 and CB950008. This is a replacement combined statutory rights of way, easements and covenants in favour of the City and the neighbouring owner of the Non-Market Housing Lot, to guarantee the provision of public access to a walkway over a portion of the Lands and to provide that the owner/future Strata Corporation will be responsible for the costs associated with maintenance, repairs and replacement of the walkway. This is a replacement of the charges outlined at Section 4.3(b)(xiv);

(iv) Priority Agreement CB949991 to CB949995, CB949997, CB949998, CB950000 to CB950004, CB950006, CB950007 and CB950013 to CB950017. These are priority agreements granting the above Covenants, Statutory Rights of Way and Easements, priority over the various financial charges;

(v) Charge Release CB950018. This is a release of the existing public art covenant set out in Section 4.3(b)(xi);

(vi) Charge Release CB956174 to CB956177. These are releases of the Covenant, Statutory Right of Way and Easement noted in Section 4.3(b)(xiv), which are being replaced;

(vii) Charge CB956183 to CB956184. These are the filings creating the airspaces parcels for the Retail Development and Office Development, which are to be further subdivided via subsequent charges, these will not appear on title to the Strata Lots;

(viii) Easements CB956185 to CB956190, and Covenant CB956191. These are the charges associated with the Airspace Agreement regarding, among other things, support, access, maintenance and repair (see Section 2.1(b)). The Airspace Agreement further provides for the responsibility to maintain and repair the Shared Areas and Shared Facilities and the cost sharing obligations between the Strata Corporation (for the Development), the Office Development and the Retail Development. A copy of the Airspace Agreement is attached hereto as Exhibit “M”. Purchasers are specifically referred to Schedule A of the Airspace Agreement (page 66) regarding the Table of Owners’ Shares outlining the cost sharing and allocation of responsibility to maintain and repair;

(ix) Priority Agreements CB956192 to CB956205. These are priority agreements granting the above Easements and Covenant given pursuant to the Airspace Agreement, priority over the various financial charges;

(x) Charge Release CB956206 to CB956208. These are releases of charges as they relate to the Office Development and the Retail Development. The charges being released are included in section 4.3(b) and will continue to charge the titles to the Strata Lots;

(xi) Charge Release CB956209 to CB956210. These are releases of the charges noted in section 4.3(b)(xii) and (xiii) as these are charges that are to be enforced against the Office Development and the Retail Development only. The charges noted in Sections 4.3(b)(xii) and (xiii) will not appear on the titles to the Strata Lots.

(xii) Charges CB956211 to CB956217. These are charges as they related to the formation of the strata for the Retail Development and will not appear on title to the Strata Lots or common property of the Strata Corporation.

(xiii) Charges CB956218 to CB956263. These are charges as they related to the formation of the strata for the Office Development and will not appear on title to the Strata Lots or common property of the Strata Corporation.

(xiv) Charges CB956264 to CB956595. These are the subdivision charges creating the Strata Corporation and the Strata Lots. Each of the numbers will represent the title to a Strata Lot.

(xv) Subdivision Plan EPP127626. This charge is the drawings that create the Airspace Parcels as subdivide from the Development Parcel.

(xvi) Strata Plan EPS9597. This charge is the registered final strata plan for the Retail Development.

(xvii) Strata Plan EPS9598. This charge is the registered final strata plan for the Office Development.

(xviii) Strata Plan EPS9599. This charge is the registered final strata plan as set out in Exhibit 'A'.

(xix) Claim of Lien CB9676075. This charges related to an amount to be owing to a contractor for civil works and will be released in due course."

**12.0 Section 7.2(a) (Termination) is amended by adding the following new subsection (iii):**

"(iii) The Vendor has reasonable grounds to suspect that any part of the transactions contemplated under the Purchase Agreement are prohibited or contrary to the paragraph 10.5 of Addendum "A" of the Contract of Purchase and Sale,"

**13.0 Section 7.2(c) (Assignment) is amended by deleting subsection (i) in its entirety and replacing it with the following:**

"(i) Pursuant to paragraph 8.1 of Addendum "A" of the Purchase Agreement, the Purchaser can only assign its interest in the Strata Lot or Purchase Agreement with the

Vendor's written consent. The Vendor will not consider assignment requests within 24 months of the date the Purchase Agreement was accepted by the Vendor or 3 months prior to the anticipated completion date. As a condition for agreeing to an assignment and for any associated legal and administrative costs the Purchaser must pay an administration fee equal to 3% of the greater of the purchase price under the Purchase Agreement and the purchase price paid by the assignee, plus a fee of \$2,500 (plus GST) except that the administration fee will be a flat fee of \$2,500.00 (plus GST), if the assignee is the Purchaser's spouse, parent, child, sibling, grandparent, grandchild or a company beneficial owned and controlled by the Purchaser."

- 14.0 Exhibit "A" titled "Preliminary Strata Plan" is deleted from the Disclosure Statement and replaced with Exhibit "A" attached hereto titled "Final Strata Plan".
- 15.0 Exhibit "B" titled "Preliminary Form V – Schedule of Unit Entitlement" is deleted from the Disclosure Statement and replaced with Exhibit "B" attached hereto titled "Final Form V – Schedule of Unit Entitlement".
- 16.0 Exhibit "D" titled "Bylaws" is deleted from the Disclosure Statement and replaced with Exhibit "D" attached hereto titled "Final Bylaws".
- 17.0 Exhibit "E" titled "Interim Budget & Estimated Monthly Strata Fees" is deleted from the Disclosure Statement and replaced with Exhibit "E" attached hereto titled "Interim Budget & Estimated Monthly Strata Fees".
- 18.0 Exhibit "F" titled "Parking Stall Lease" is deleted from the Disclosure Statement and replaced with Exhibit "F" attached hereto titled "Parking Stall Lease".
- 19.0 Exhibit "H" titled "Proposed Contract of Purchase and Sale" is deleted from the Disclosure Statement and replaced with Exhibit "H" attached hereto titled "Contract of Purchase and Sale".
- 20.0 Exhibit "M" attached hereto and titled "Airspace Agreement" is added to the Disclosure Statement.

### DEEMED RELIANCE

Section 22 of the *Real Estate Development Marketing Act* provides that every purchaser who is entitled to receive this Fifth Amendment to Disclosure Statement is deemed to have relied on any false or misleading statement of a material fact contained in this Fifth Amendment to Disclosure Statement, if any, and any omission to state a material fact. The developer, its directors and any person who has signed or authorized the filing of this Fifth Amendment to Disclosure Statement are liable to compensate the purchaser for any misrepresentation, subject to any defences available under section 22 of the Act.

### DECLARATION

The foregoing statements disclose, without misrepresentation, all material facts relating to the development referred to above, as required by the *Real Estate Development Marketing Act* of British Columbia, as of October 20, 2023.

#### Developer:

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**

By its authorized signatory:

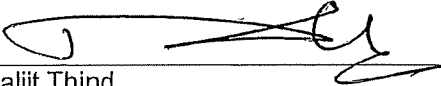


\_\_\_\_\_  
Daljit Thind

\_\_\_\_\_  
Junyi Liu

This Fifth Amendment to Disclosure Statement is executed by all of the **Directors of 6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**, on October 20, 2023 in their personal capacity:

By:

  
 \_\_\_\_\_  
 Daljit Thind

By:

\_\_\_\_\_  
Junyi Liu

### DEEMED RELIANCE

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#### Developer:

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**

By its authorized signatory:

\_\_\_\_\_  
Daljit Thind

\_\_\_\_\_  
Junyi Liu

This Fifth Amendment to Disclosure Statement is executed by all of the **Directors of 6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**, on October 20, 2023 in their personal capacity:

By: \_\_\_\_\_

Daljit Thind

By: \_\_\_\_\_

Junyi Liu

**Exhibit "A"**  
**Final Strata Plan**

## NEW WESTMINSTER LAND TITLE OFFICE

985

Oct-13-2023 16:36:44.021

SURVEY PLAN CERTIFICATION  
PROVINCE OF BRITISH COLUMBIA

0808

EPS9599

PAGE 1 OF 61 PAGES

Your electronic signature is a representation that you are a British Columbia land surveyor and a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250. By electronically signing this document, you are also electronically signing the attached plan under section 168.3 of the act.

## 1. BC LAND SURVEYOR: (Name, address, phone number)

Gordon Yu

HY and Associates Land Surveying Ltd.

#200 - 9128 152nd Street

Surrey

BC V3R 4E7

(604)-583-1616

gordon.yu@hyengineering.com

 Surveyor General Certification [For Surveyor General Use Only]

## 2. PLAN IDENTIFICATION:

Control Number: **169-291-7280**Plan Number: **EPS9599**This original plan number assignment was done under Commission #: **808**LTO Document Reference: **CB956264**

## 3. CERTIFICATION:

 Form 9  Explanatory Plan  Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on: 2023 July 14 (YYYY/Month/DD) The checklist was filed under ECR#: 273257  
The plan was completed and checked on: 2023 July 20 (YYYY/Month/DD)

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of 2023 July 14 (YYYY/Month/DD)  None  Strata Form S

 None  Strata Form U1  Strata Form U1/U2

I am a British Columbia land surveyor and certify that the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan

Certification Date: 2023 July 14 (YYYY/Month/DD)

Arterial Highway Remainder Parcel (Airspace) 4. ALTERATION:

# STRATA PLAN OF LOT 2 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP86315 EXCEPT: AIR SPACE PLAN EPP127626

SHEET 1 OF 60 SHEETS

## STRATA PLAN EPS9599

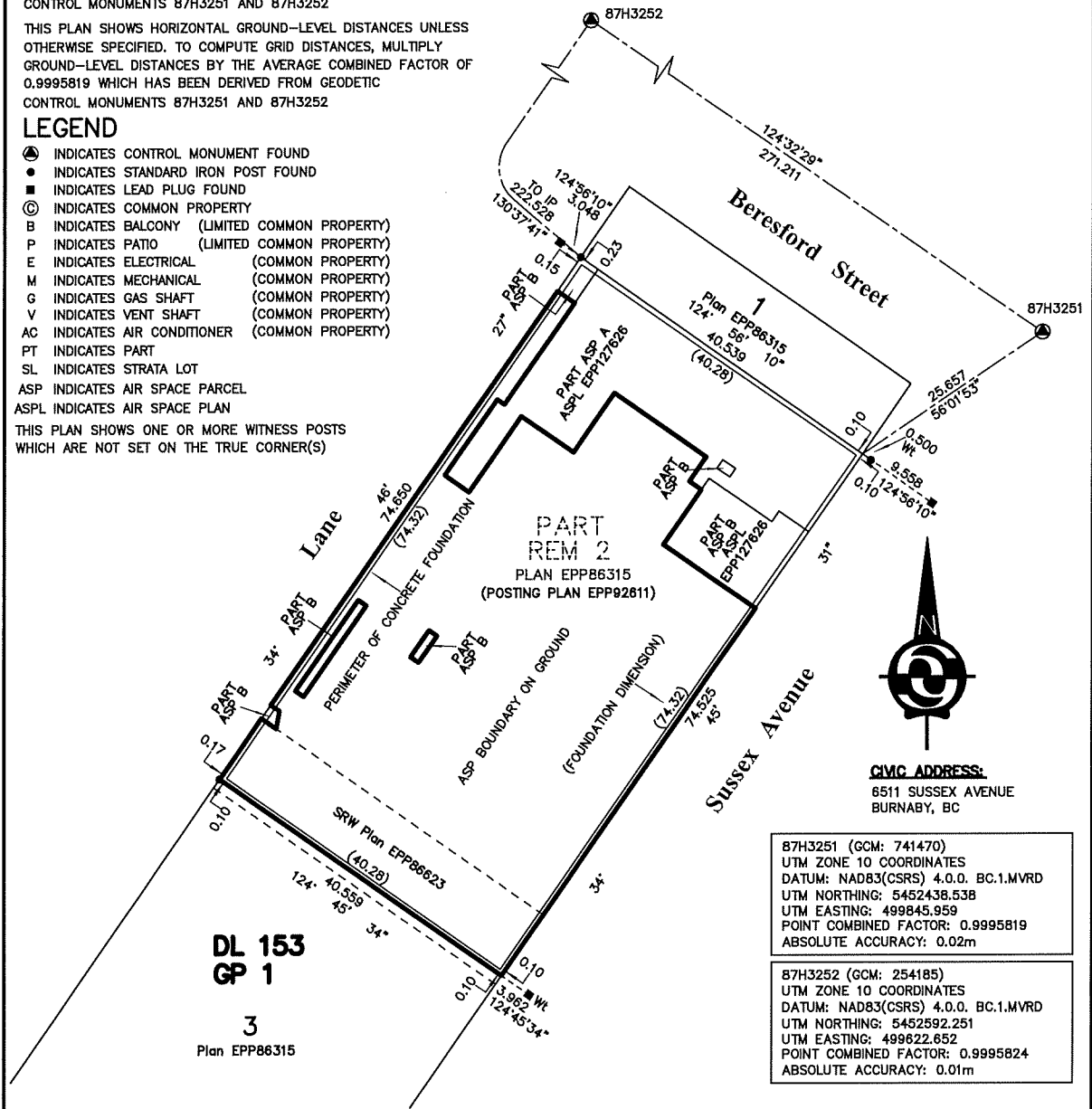
BCGS 92G.025



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:500  
 INTEGRATED SURVEY AREA NO.25, BURNABY, BC, NAD83 (CSRS) 4.0.0.BC.1.MVRD.  
 GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 87H3251 AND 87H3252 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10  
 THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 87H3251 AND 87H3252  
 THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995819 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 87H3251 AND 87H3252

### LEGEND

- INDICATES CONTROL MONUMENT FOUND
  - INDICATES STANDARD IRON POST FOUND
  - INDICATES LEAD PLUG FOUND
  - ⊙ INDICATES COMMON PROPERTY
  - B INDICATES BALCONY (LIMITED COMMON PROPERTY)
  - P INDICATES PATIO (LIMITED COMMON PROPERTY)
  - E INDICATES ELECTRICAL (COMMON PROPERTY)
  - M INDICATES MECHANICAL (COMMON PROPERTY)
  - G INDICATES GAS SHAFT (COMMON PROPERTY)
  - V INDICATES VENT SHAFT (COMMON PROPERTY)
  - AC INDICATES AIR CONDITIONER (COMMON PROPERTY)
  - PT INDICATES PART
  - SL INDICATES STRATA LOT
  - ASP INDICATES AIR SPACE PARCEL
  - ASPL INDICATES AIR SPACE PLAN
- THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S)



**CIVIC ADDRESS:**  
 6511 SUSSEX AVENUE  
 BURNABY, BC

87H3251 (GCM: 741470)  
 UTM ZONE 10 COORDINATES  
 DATUM: NAD83(CSRS) 4.0.0. BC.1.MVRD  
 UTM NORTHING: 5452438.538  
 UTM EASTING: 499845.959  
 POINT COMBINED FACTOR: 0.9995819  
 ABSOLUTE ACCURACY: 0.02m

87H3252 (GCM: 254185)  
 UTM ZONE 10 COORDINATES  
 DATUM: NAD83(CSRS) 4.0.0. BC.1.MVRD  
 UTM NORTHING: 5452592.251  
 UTM EASTING: 499822.652  
 POINT COMBINED FACTOR: 0.9995824  
 ABSOLUTE ACCURACY: 0.01m

BALCONY AND PATIO AREAS ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR BELOW AND CEILING ABOVE OR ITS EXTENSION

BALCONY AND PATIO AREAS ARE LIMITED COMMON PROPERTIES FOR THE USE OF THE STRATA LOT INDICATED (eg: B-1, P-1)

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT - CITY OF BURNABY

THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT BEEN PREVIOUSLY OCCUPIED.

THE BUILDING SHOWN ON THIS STRATA PLAN IS WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 14th DAY OF JULY, 2023  
 GU GORDON YU, BCLS #808

**H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.**  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_PG1.DWG

STRATA LOT MEASUREMENTS ARE 90° OR 45° UNLESS NOTED OTHERWISE.  
 STRATA LOT BOUNDARIES DEFINED AS:  
 - OUTSIDE OF EXTERIOR WALL/GLAZING  
 - CENTERLINE OF PARTY WALL  
 - CENTERLINE OF CORRIDOR WALL  
 - CORE CONCRETE WALL EXCLUDED

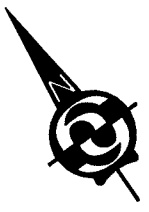
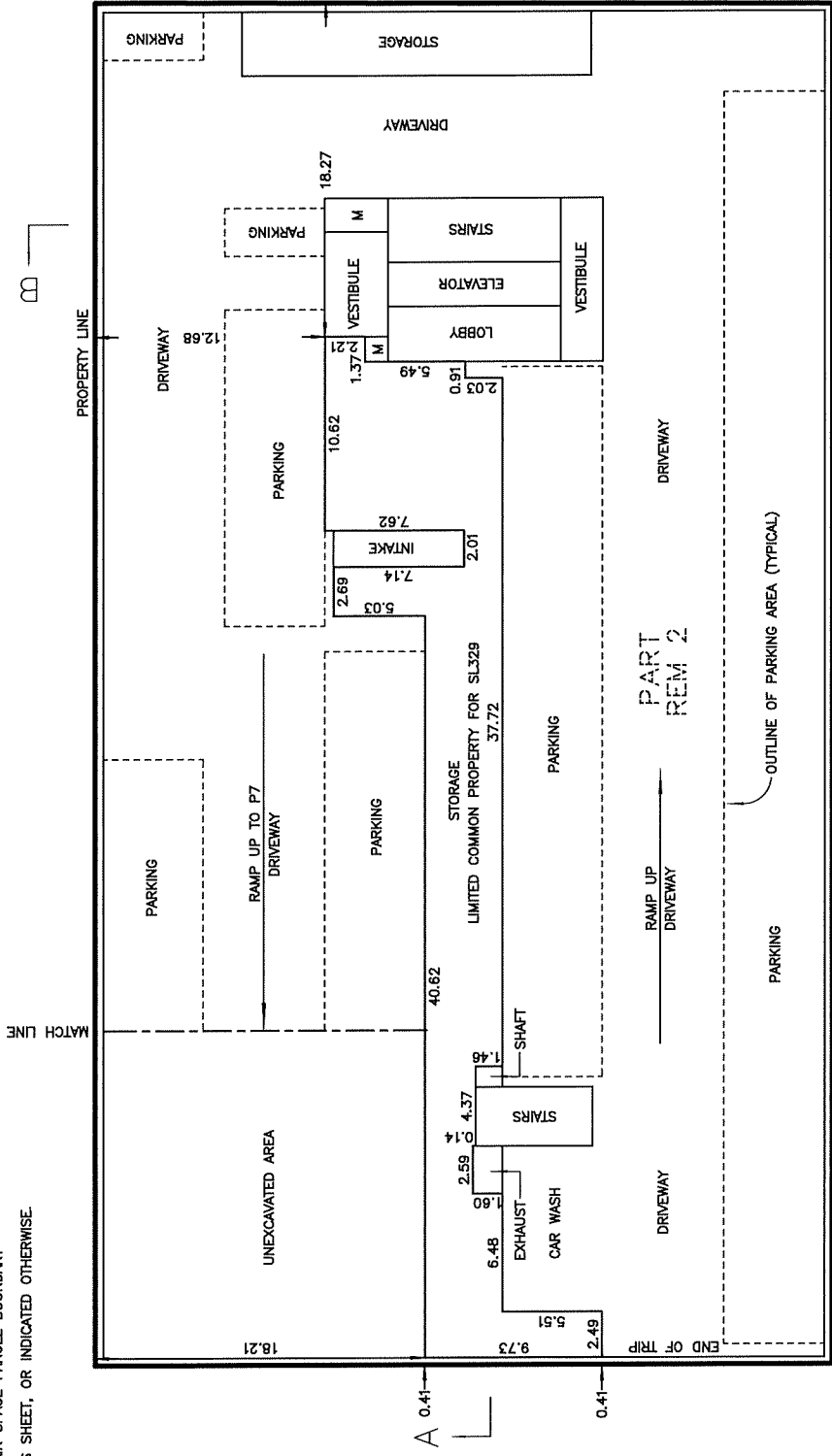


UNDERGROUND PARKING (P8)



ALL DIMENSIONS ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

— PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY  
— ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE



**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174824\_P8 REV 1.DWG

UNDERGROUND PARKING (P7)



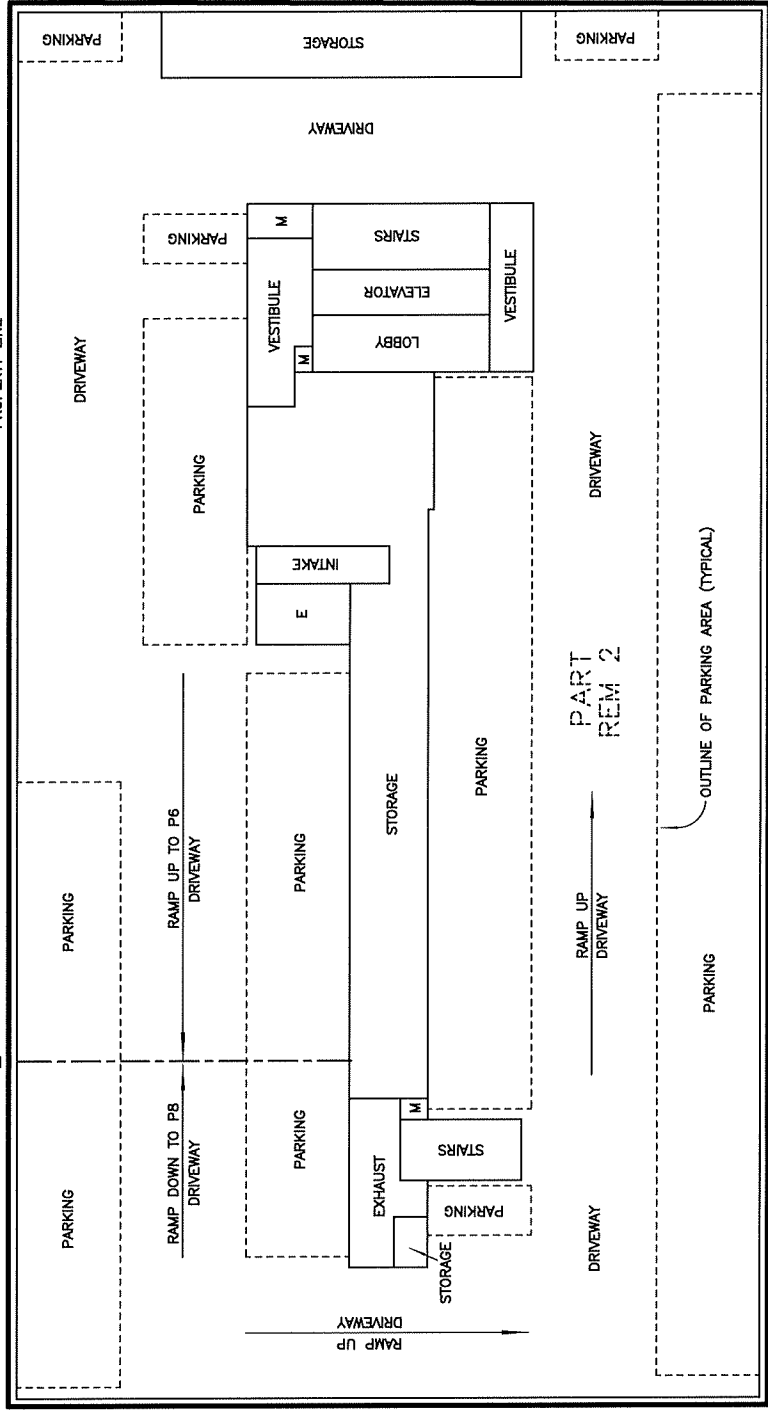
ALL DIMENSIONS ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

— PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE

MATCH LINE

PROPERTY LINE



**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**

200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174824\_P7.DWG

UNDERGROUND PARKING (P6)



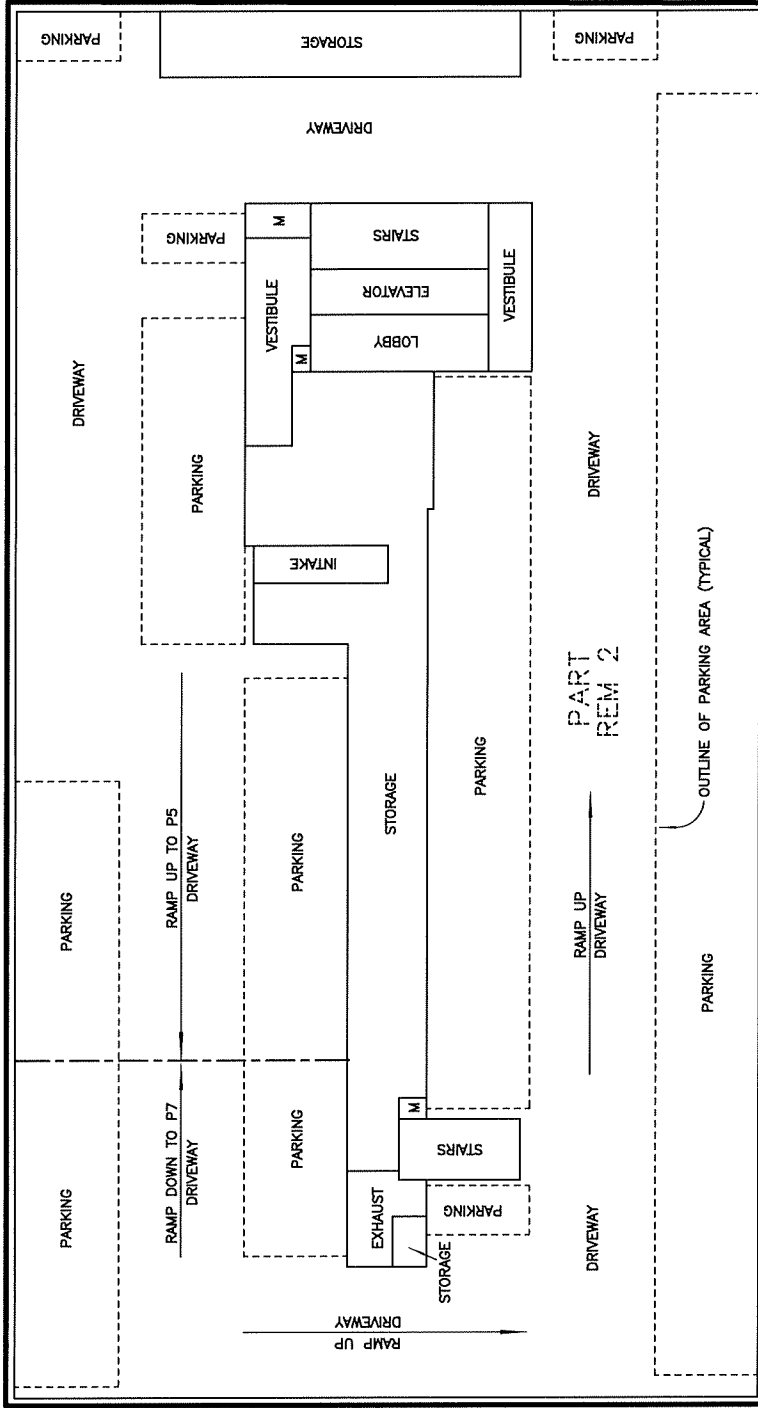
ALL DIMENSIONS ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

— PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

MATCH LINE

PROPERTY LINE



A

A



**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**

200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174824\_P6.DWG

UNDERGROUND PARKING (P5)



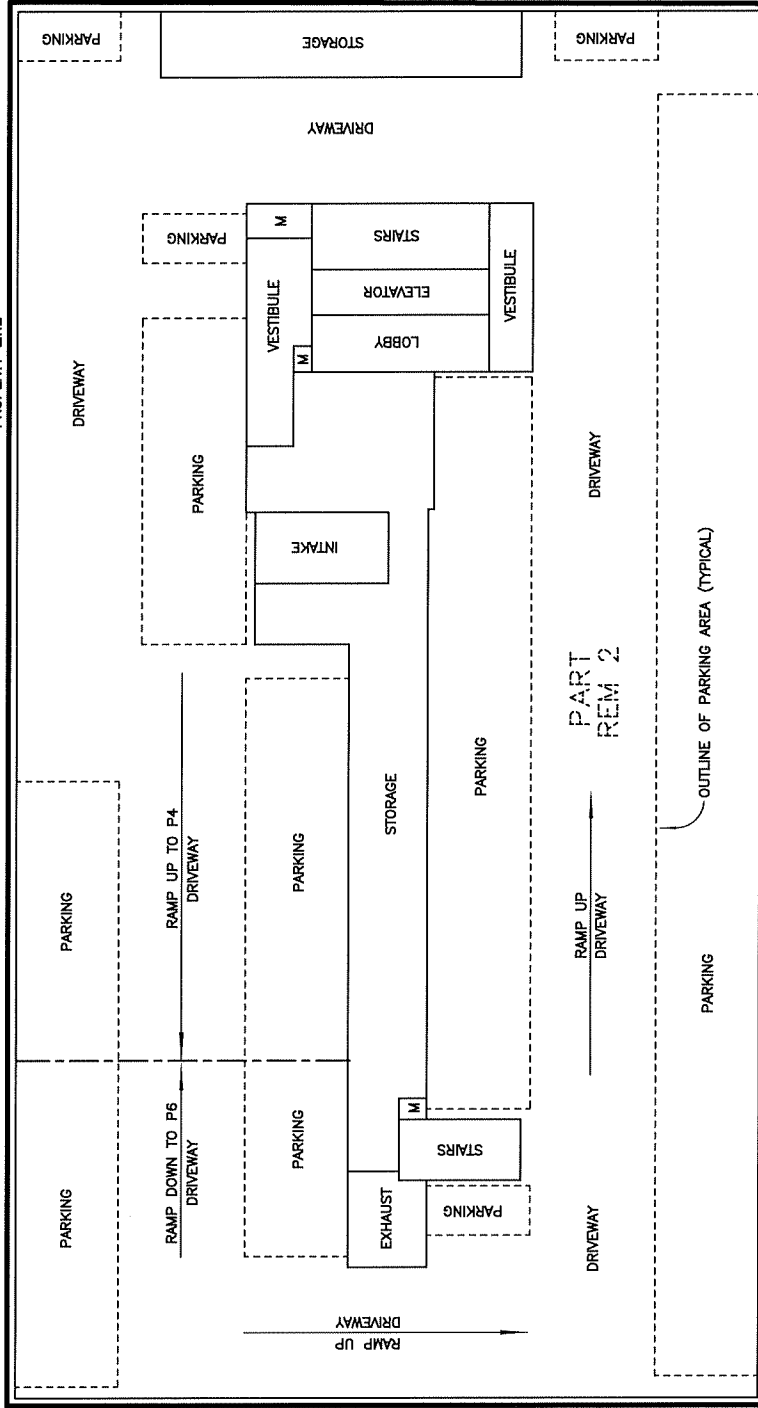
ALL DIMENSIONS ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

— PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

MATCH LINE

PROPERTY LINE



A

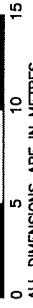
A



**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**

200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174824\_P5.DWG

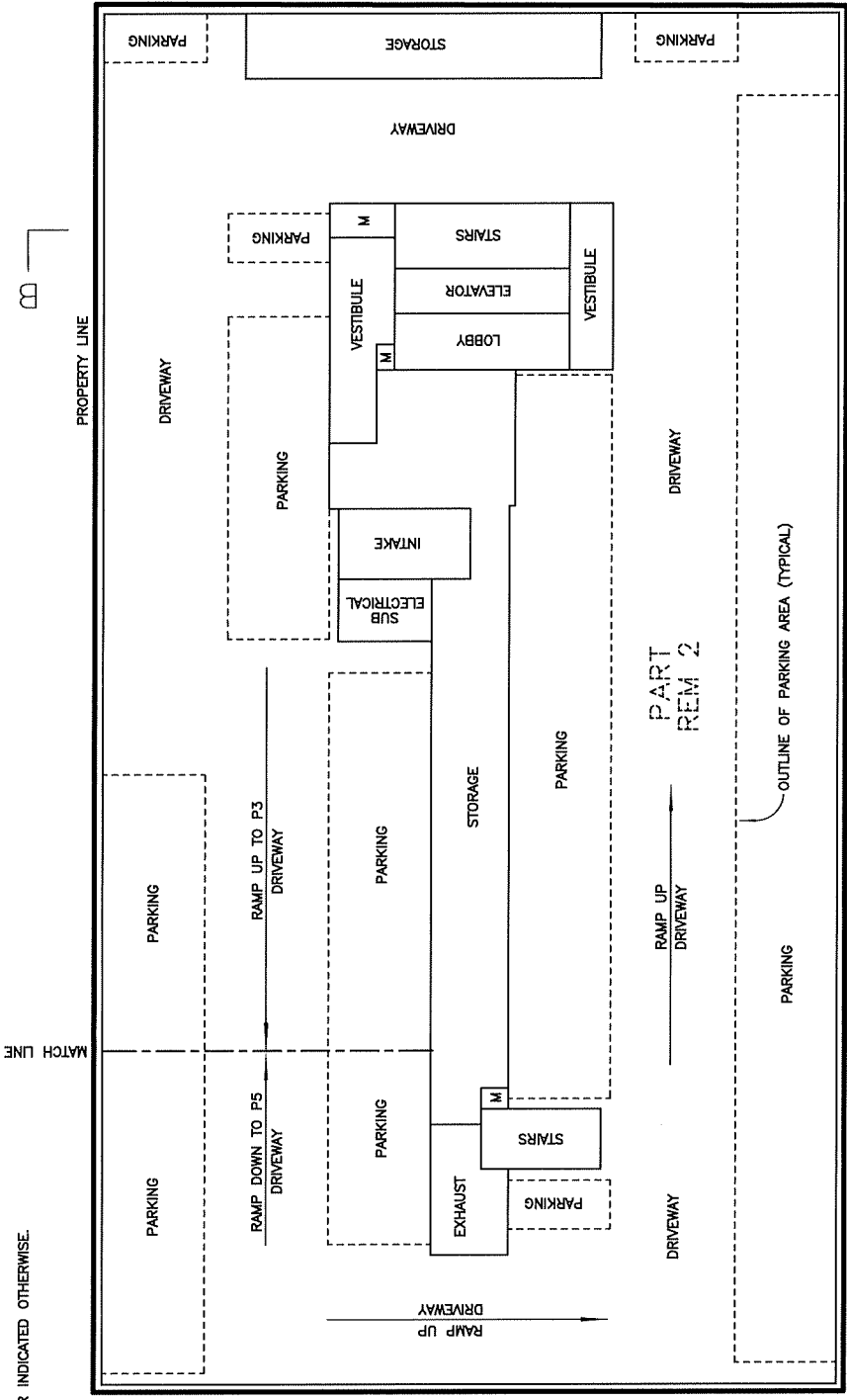
**UNDERGROUND PARKING (P4)**



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

— PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.



**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_P4.DWG

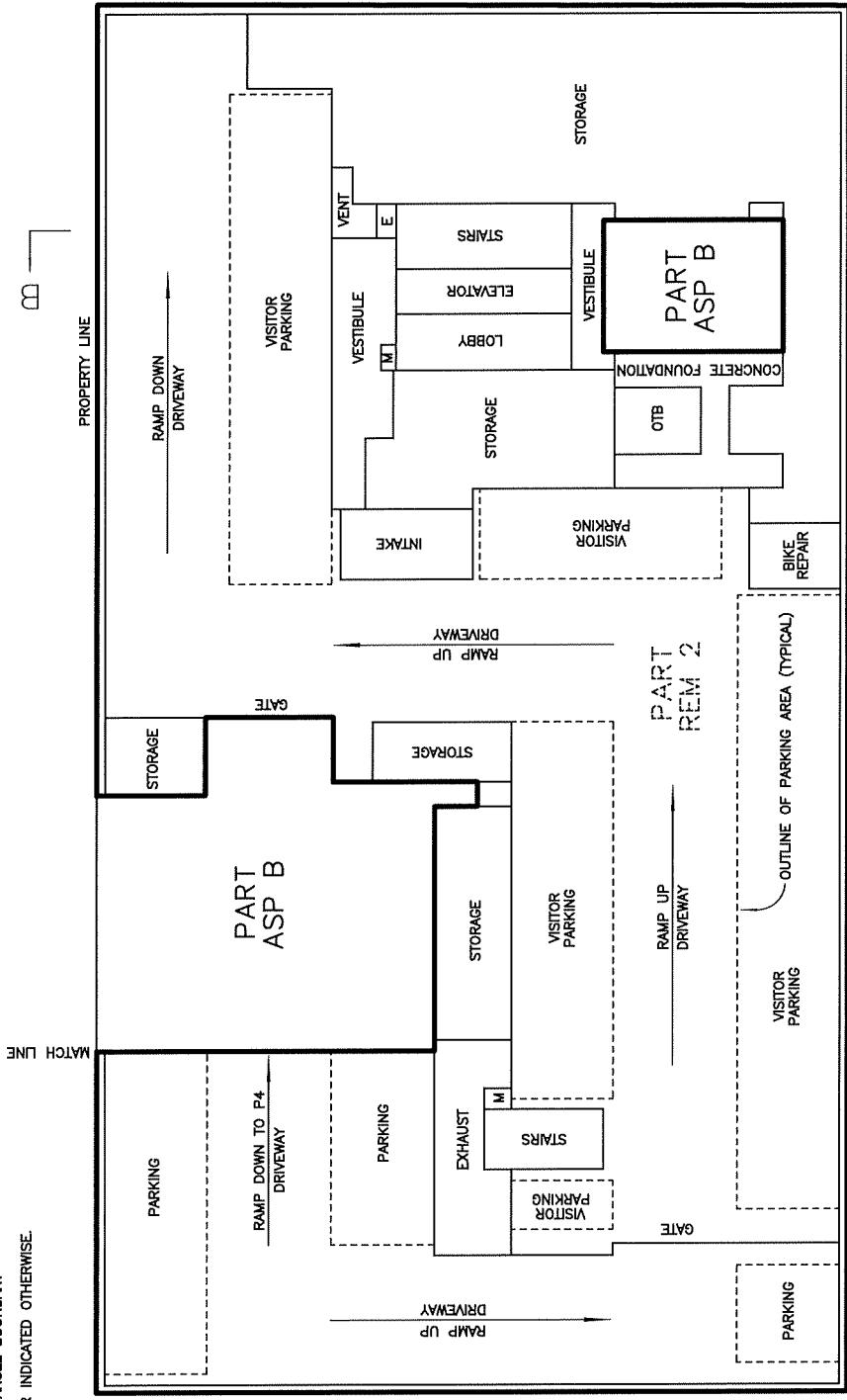
UNDERGROUND PARKING (P3)



ALL DIMENSIONS ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

— PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE



**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174824\_P3.DWG

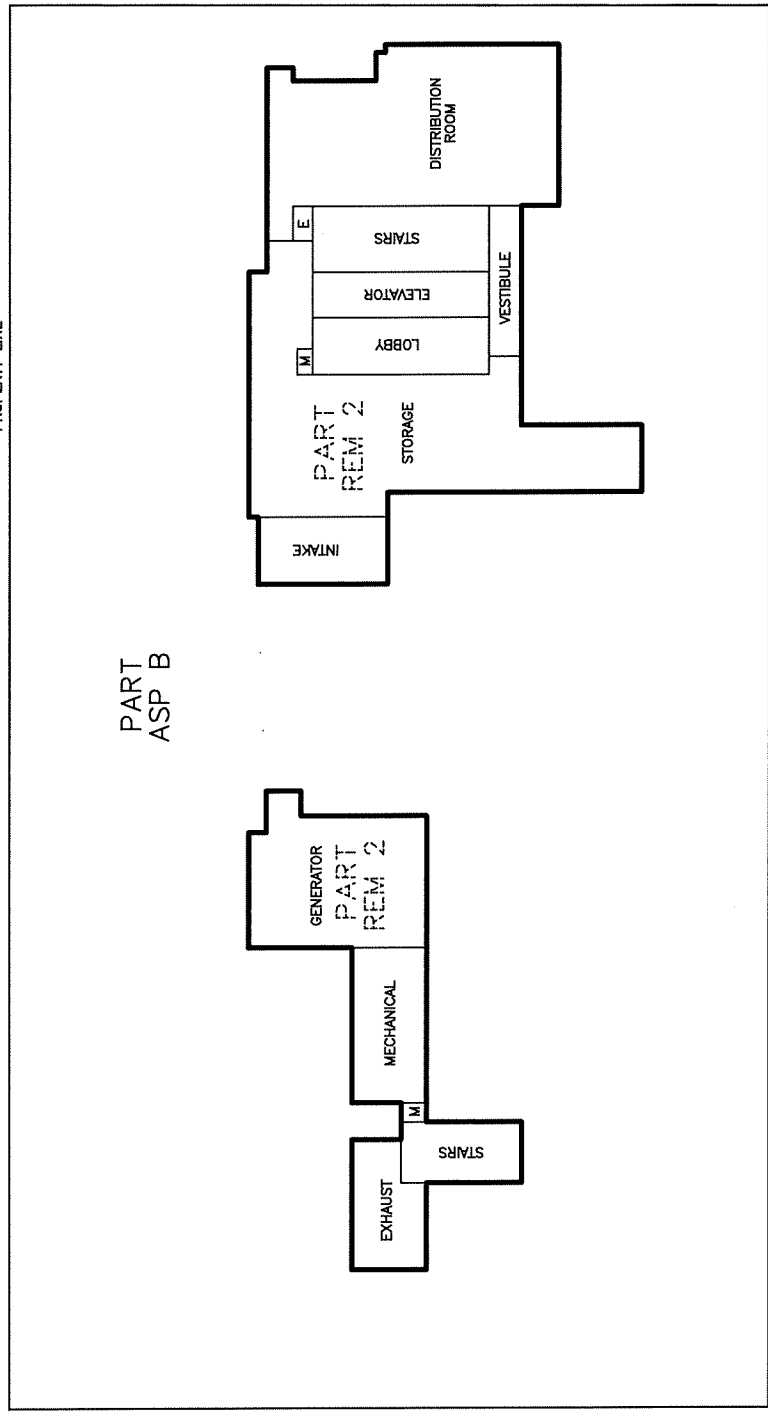
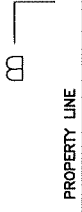
UNDERGROUND PARKING (P2)



ALL DIMENSIONS ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

— PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.



A



A

**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**

200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 563-1616  
File: 174824\_P2.DWG

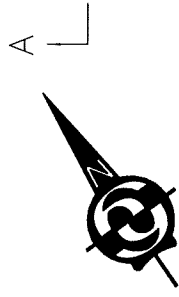
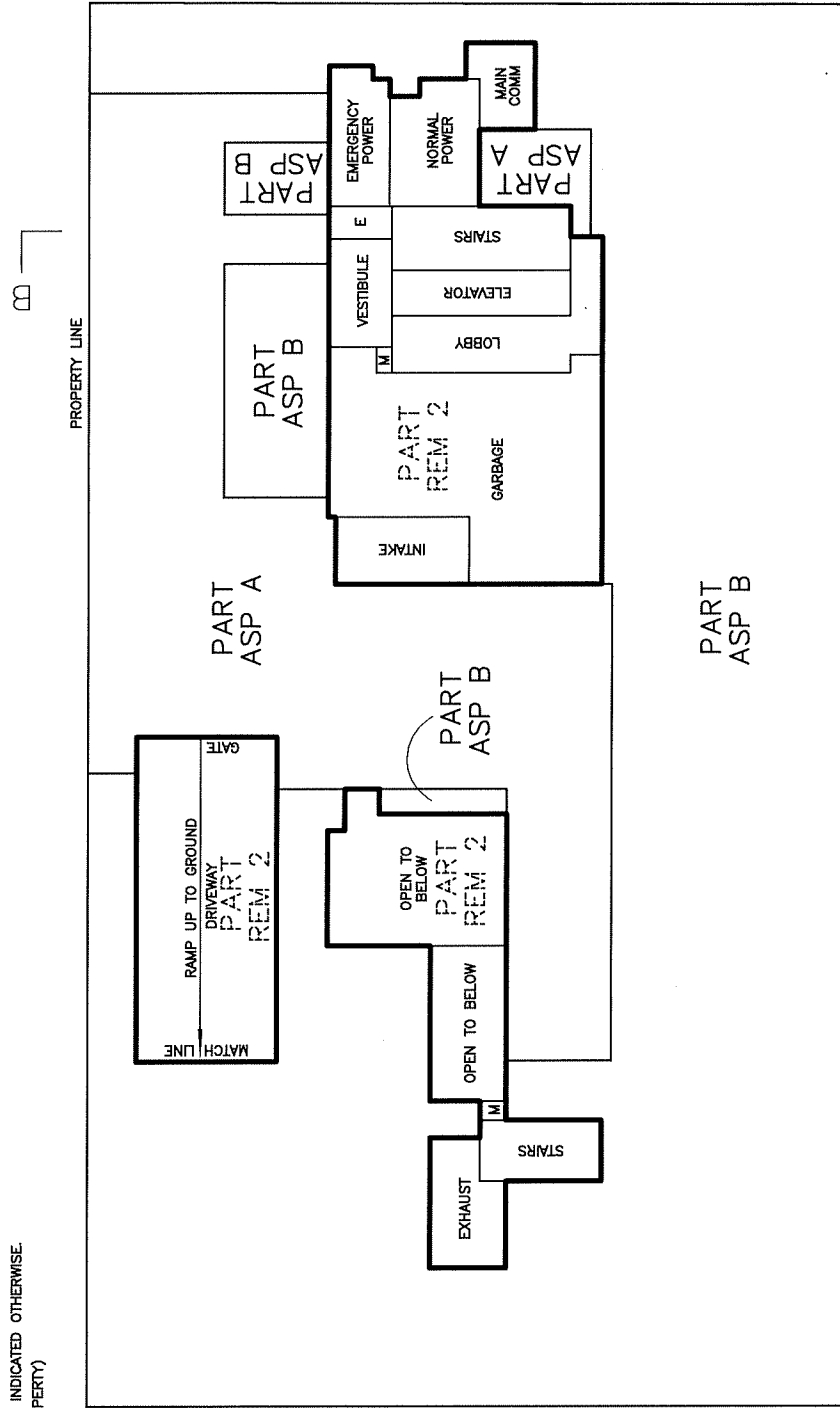
UNDERGROUND PARKING (P1)



ALL DIMENSIONS ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

— PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE  
COMM INDICATES COMMUNICATION (COMMON PROPERTY)



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**LAND SURVEYING LTD.**  
200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174824\_P1.DWG



SHEET 10 OF 60 SHEETS  
**STRATA PLAN EPS9599**

**LEVEL 1**



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

— PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY

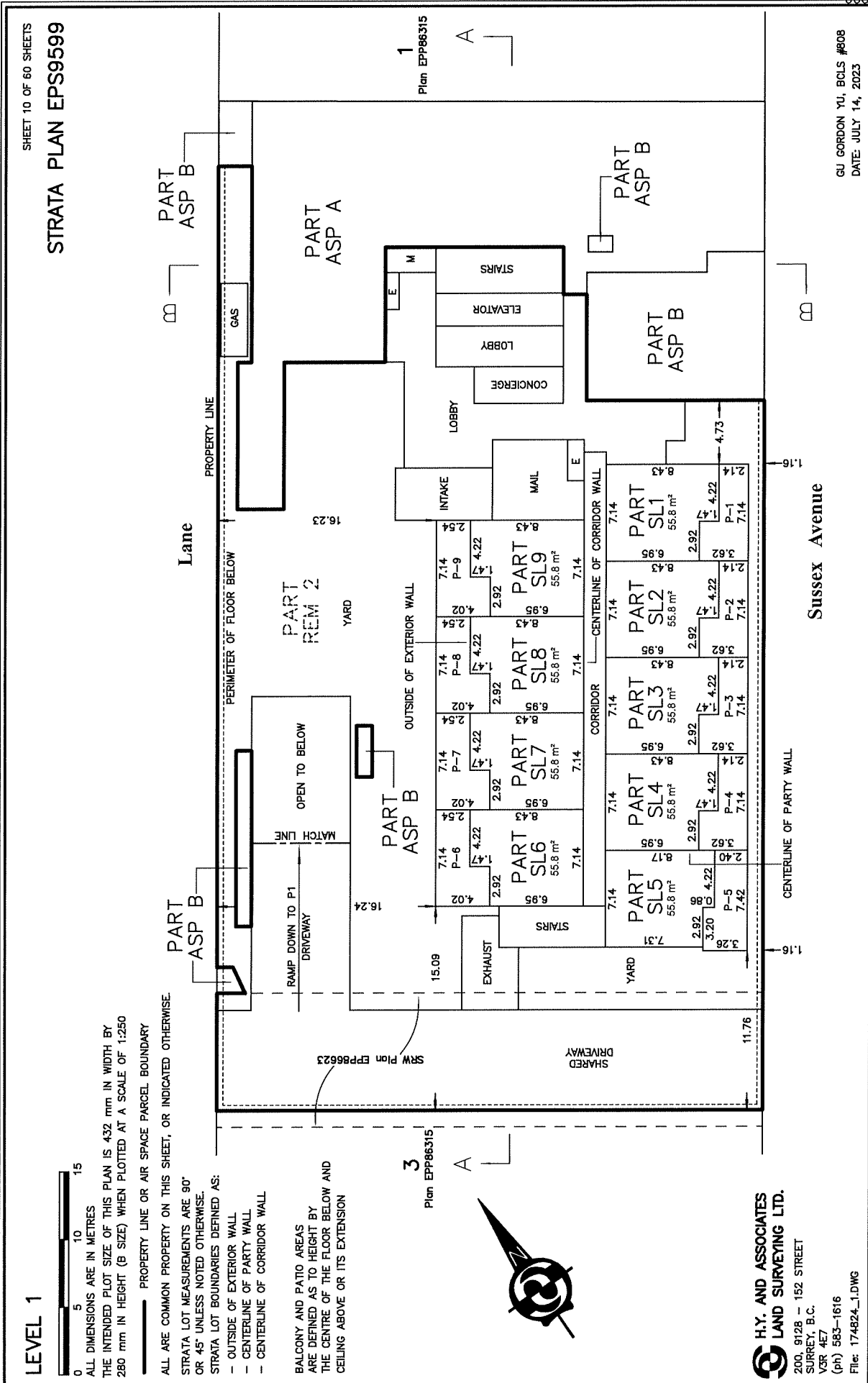
ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE

STRATA LOT MEASUREMENTS ARE 90° OR 45° UNLESS NOTED OTHERWISE.

STRATA LOT BOUNDARIES DEFINED AS:

- OUTSIDE OF EXTERIOR WALL
- CENTERLINE OF PARTY WALL
- CENTERLINE OF CORRIDOR WALL

BALCONY AND PATIO AREAS ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR BELOW AND CEILING ABOVE OR ITS EXTENSION



**LEVEL 1**



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

— PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY

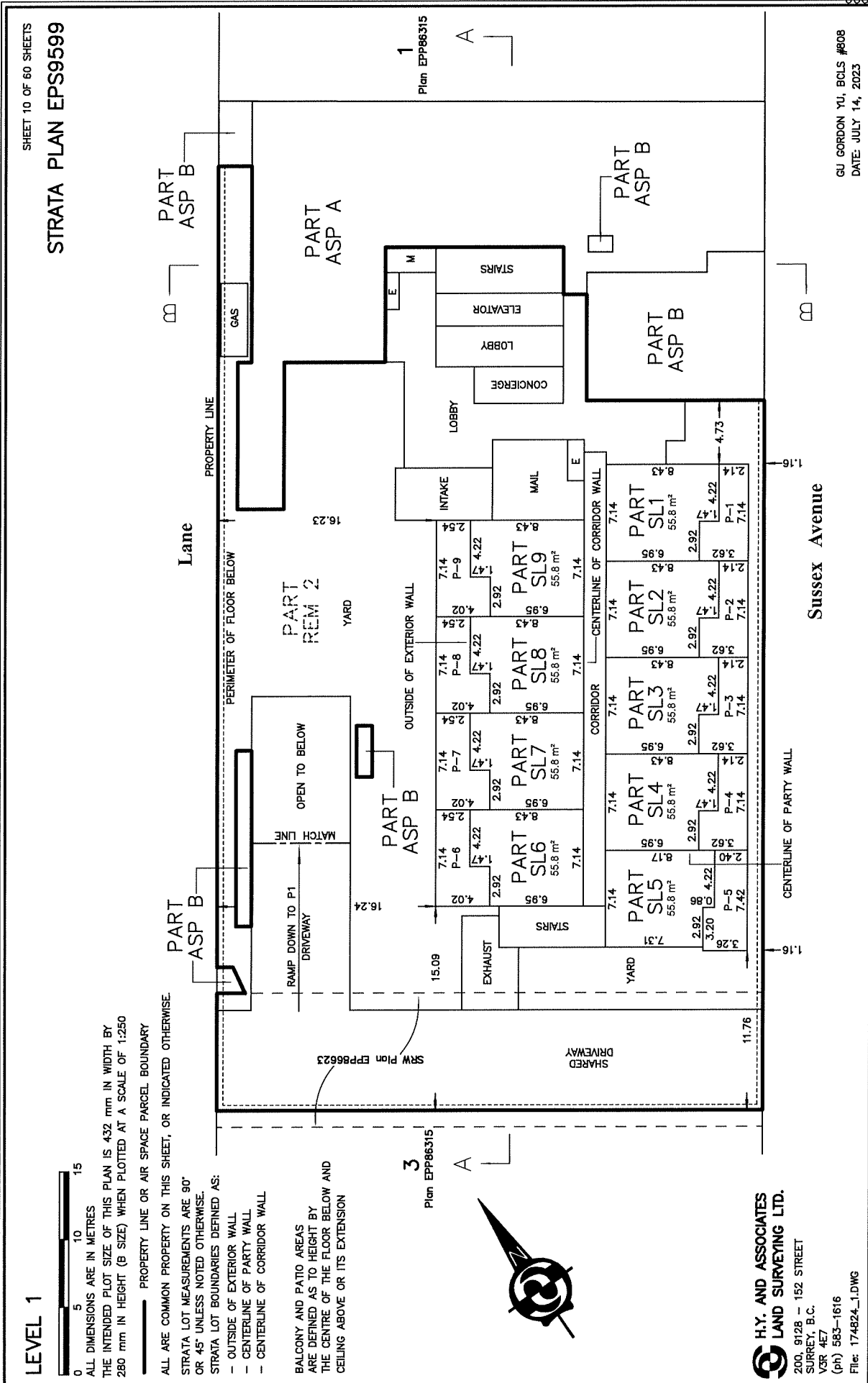
ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE

STRATA LOT MEASUREMENTS ARE 90° OR 45° UNLESS NOTED OTHERWISE.

STRATA LOT BOUNDARIES DEFINED AS:

- OUTSIDE OF EXTERIOR WALL
- CENTERLINE OF PARTY WALL
- CENTERLINE OF CORRIDOR WALL

BALCONY AND PATIO AREAS ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR BELOW AND CEILING ABOVE OR ITS EXTENSION



LEVEL 2



ALL DIMENSIONS ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

— PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY

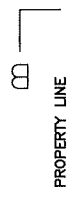
ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE

STRATA LOT MEASUREMENTS ARE 90° OR 45° UNLESS NOTED OTHERWISE.

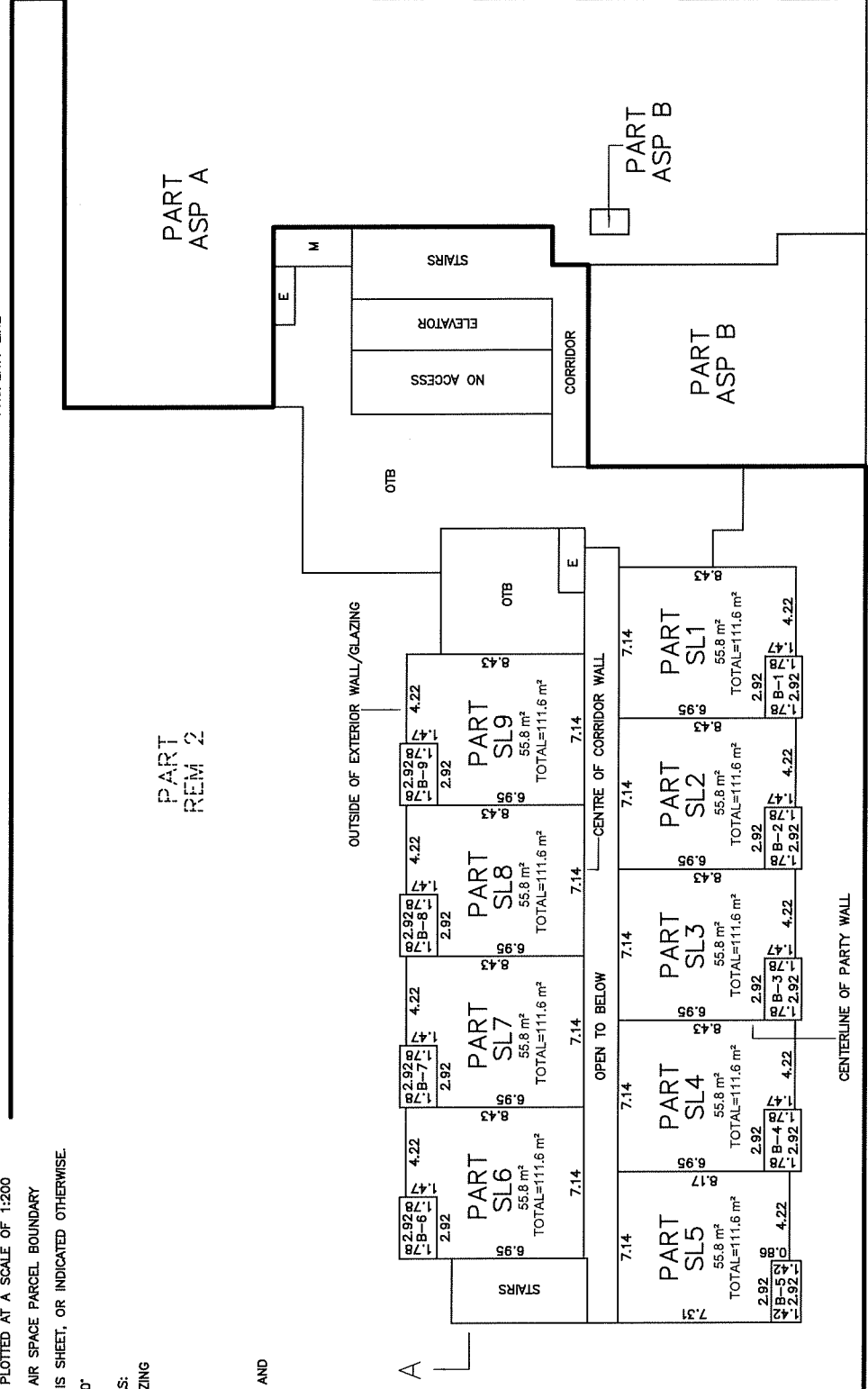
STRATA LOT BOUNDARIES DEFINED AS:

- OUTSIDE OF EXTERIOR WALL/GLAZING
- CENTERLINE OF PARTY WALL
- CENTERLINE OF CORRIDOR WALL

BALCONY AND PATIO AREAS ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR BELOW AND CEILING ABOVE OR ITS EXTENSION



PROPERTY LINE



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SURREY, B.C.  
V3R 4E7

(ph) 583-1616  
File: 174824\_2.DWG

**LEVEL 3**



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

— PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

STRATA LOT MEASUREMENTS ARE 90°  
 OR 45° UNLESS NOTED OTHERWISE.

STRATA LOT BOUNDARIES DEFINED AS:

- OUTSIDE OF EXTERIOR WALL/GLAZING
- CENTERLINE OF PARTY WALL
- CENTERLINE OF CORRIDOR WALL

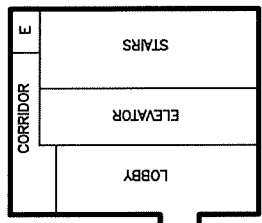
BALCONY AND PATIO AREAS  
 ARE DEFINED AS TO HEIGHT BY  
 THE CENTRE OF THE FLOOR BELOW AND  
 CEILING ABOVE OR ITS EXTENSION



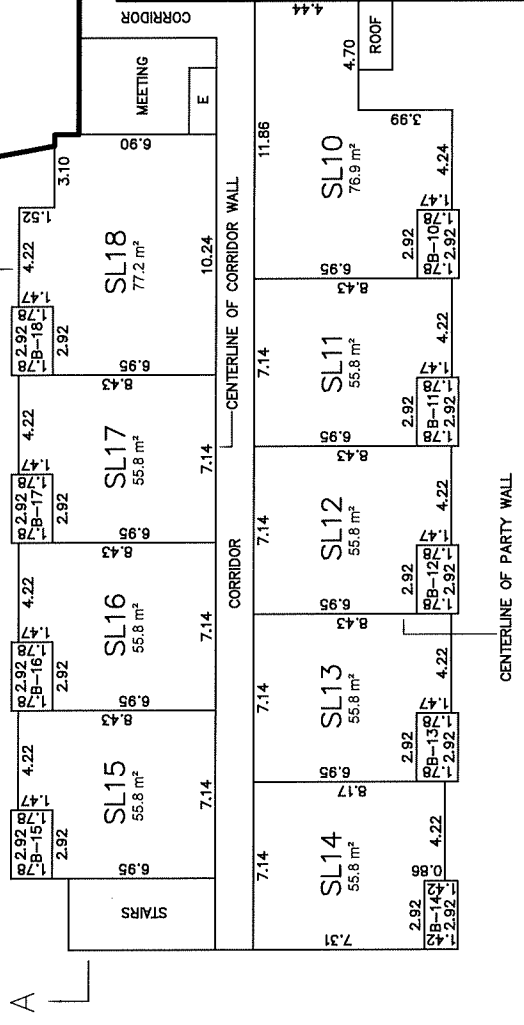
PROPERTY LINE

PART  
 REM 2

PART  
 REM 2



OUTSIDE OF EXTERIOR WALL/GLAZING



PART  
 ASP B



**H.Y. AND ASSOCIATES  
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 SURREY, B.C.  
 V3R 4E7

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File: 174824\_3.DWG

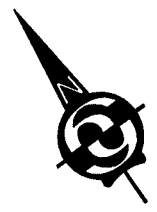
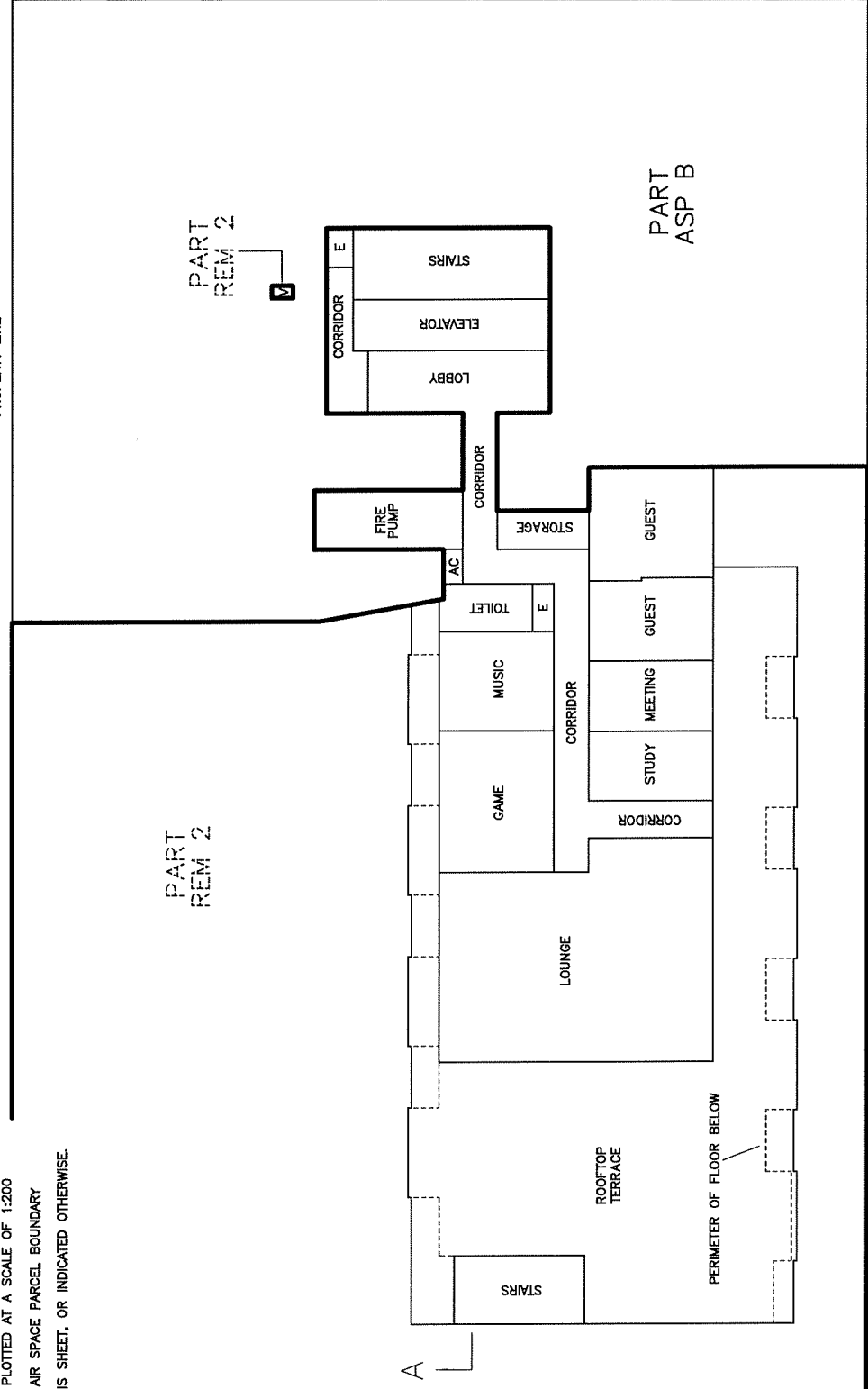
**LEVEL 4**



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

— PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE



**H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.**

200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7

(ph) 583-1616  
 File: 174824\_4.DWG

# STRATA PLAN EPS9599

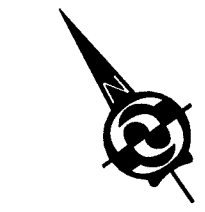
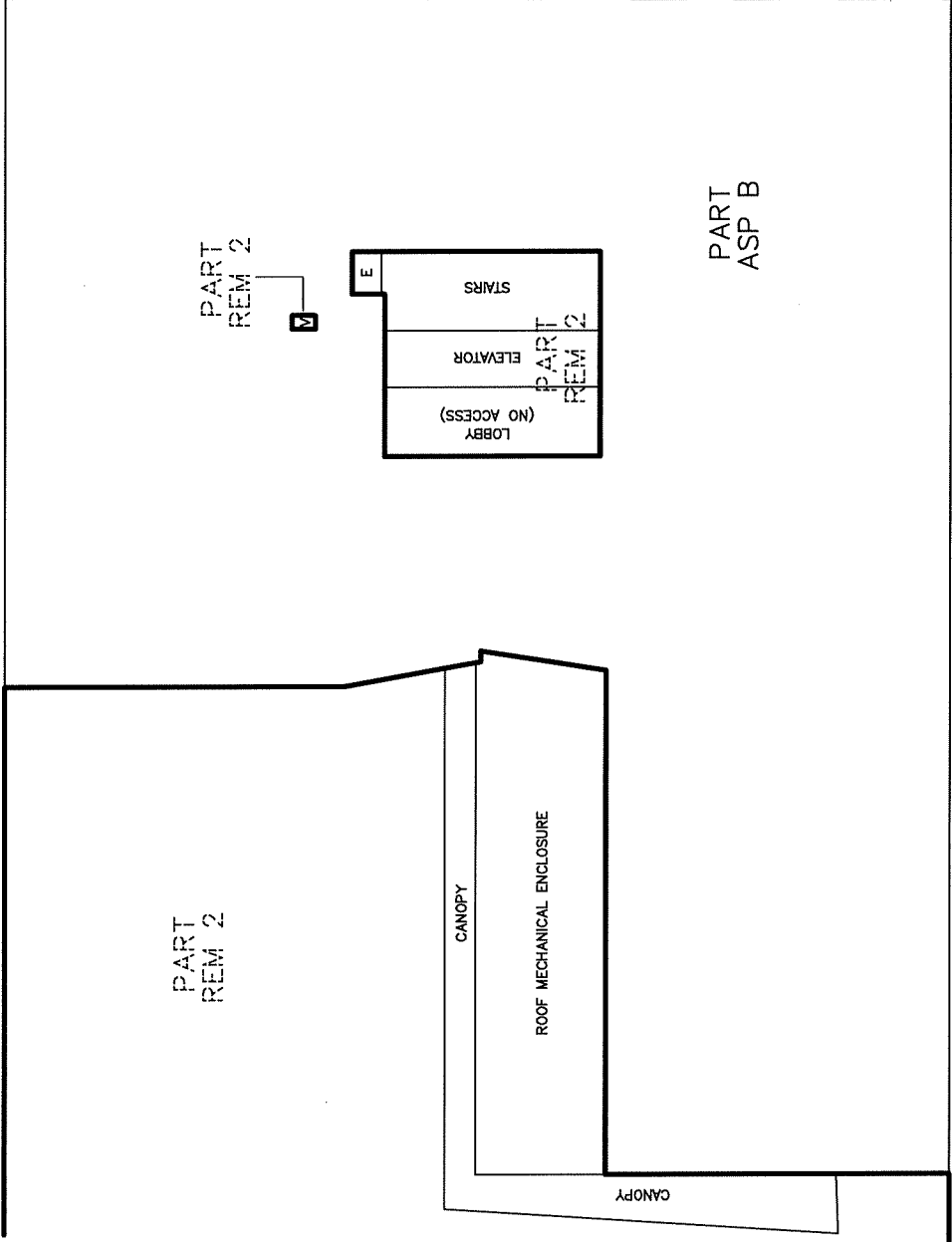
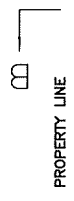
## LEVEL 5



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

— PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE



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 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_5.DWG

# LEVEL 6

## STRATA PLAN EPS9599

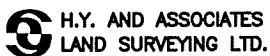
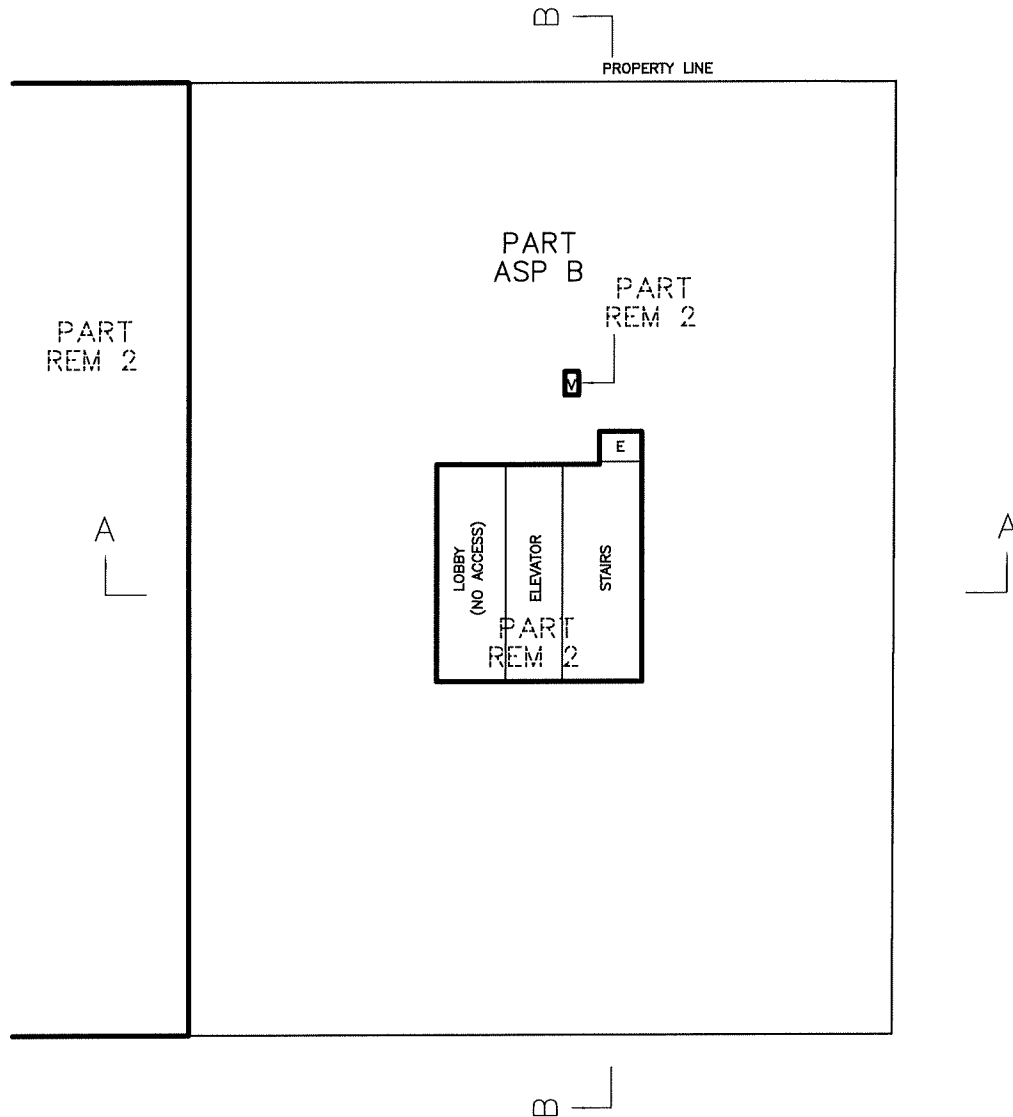


ALL DIMENSIONS ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

————— PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

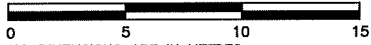


H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_6.DWG

GU GORDON YU, BCLS #808  
 DATE: JULY 14, 2023

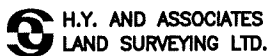
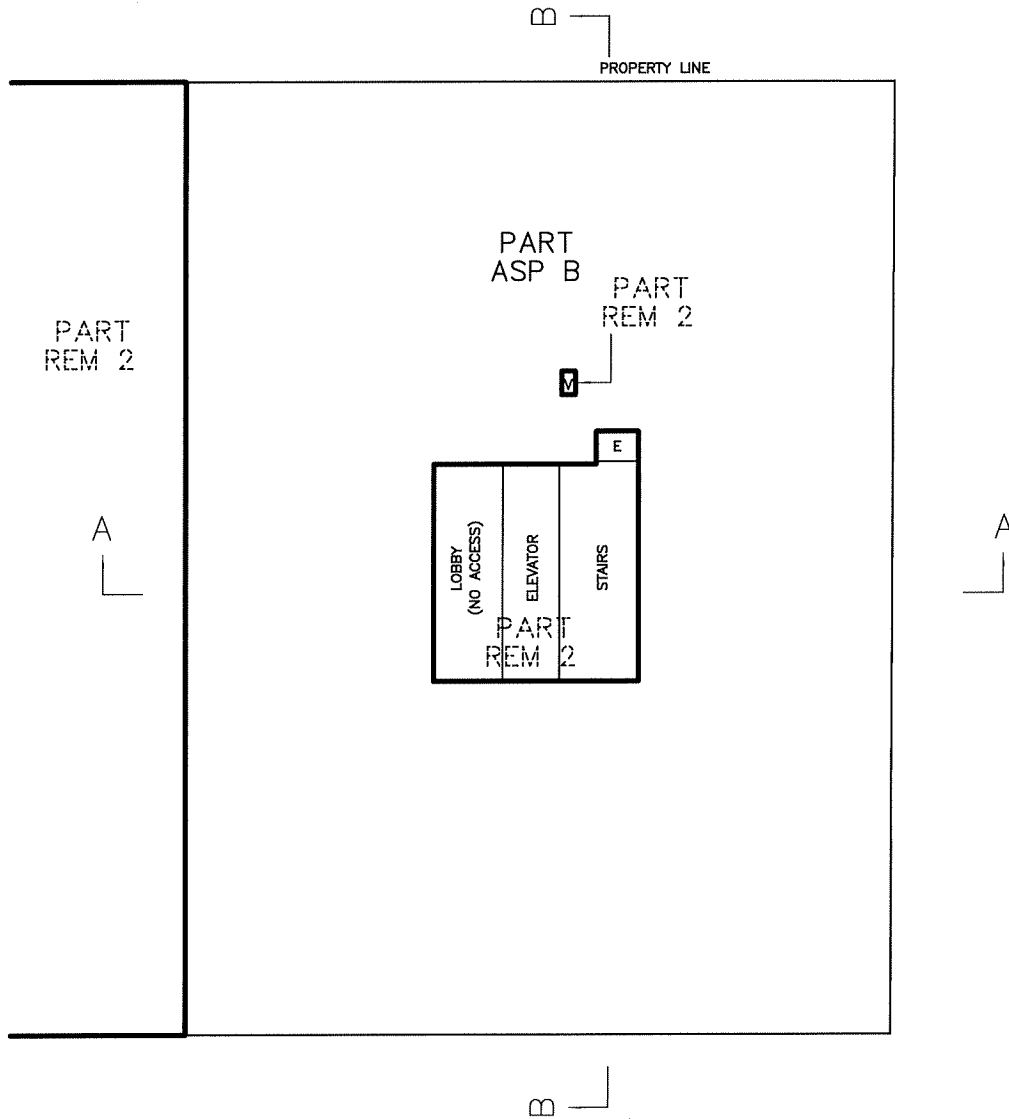
# LEVEL 7

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

————— PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY  
 ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

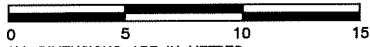


H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_7.DWG

GU GORDON YU, BCLS #808  
 DATE: JULY 14, 2023

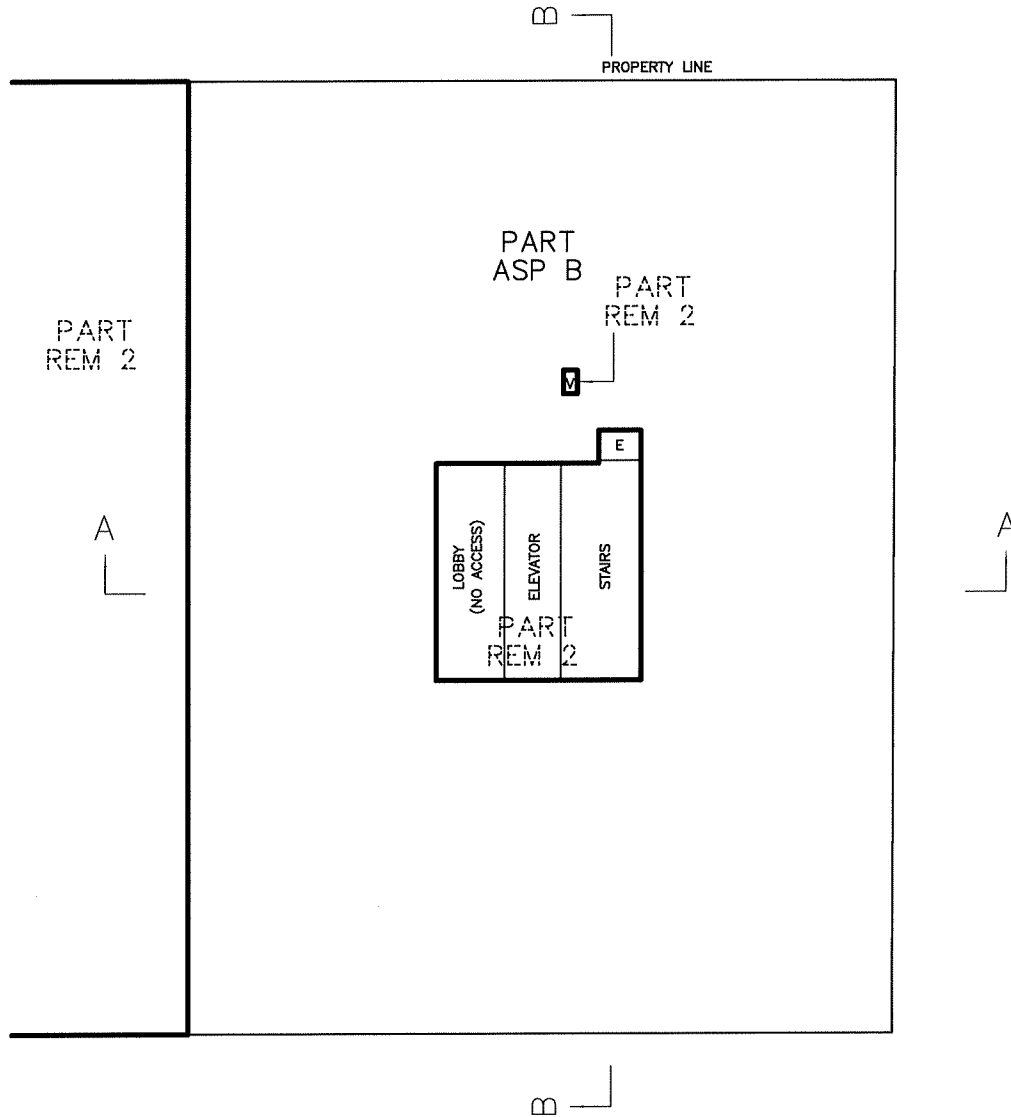
# LEVEL 8


## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

————— PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY  
 ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.



 H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.

200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_B.DWG

GU GORDON YU, BCLS #808  
 DATE: JULY 14, 2023



# LEVEL 9

## STRATA PLAN EPS9599

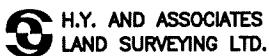
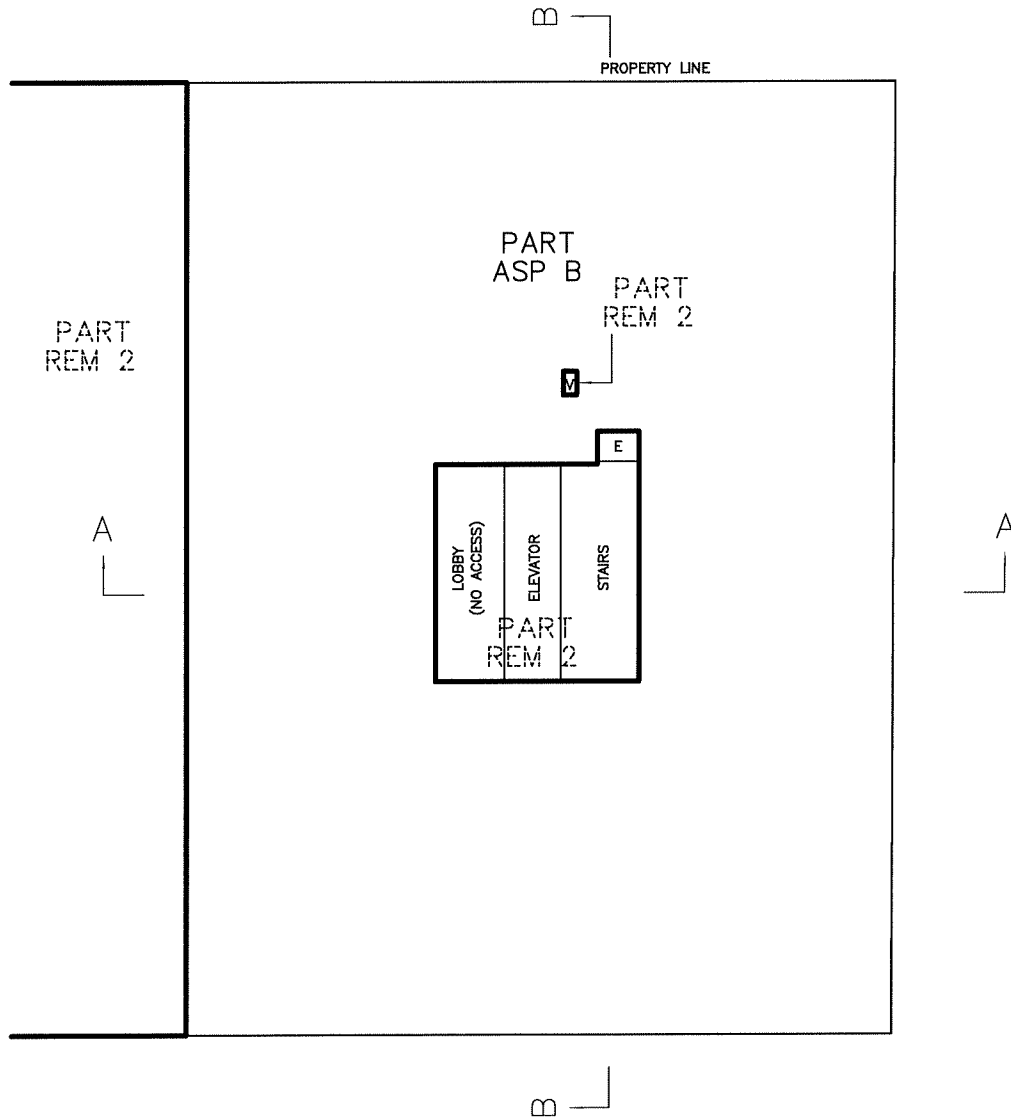


ALL DIMENSIONS ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

————— PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.



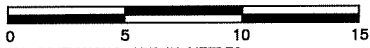
H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616

File: 174824\_9.DWG

GU GORDON YU, BCLS #808  
 DATE: JULY 14, 2023

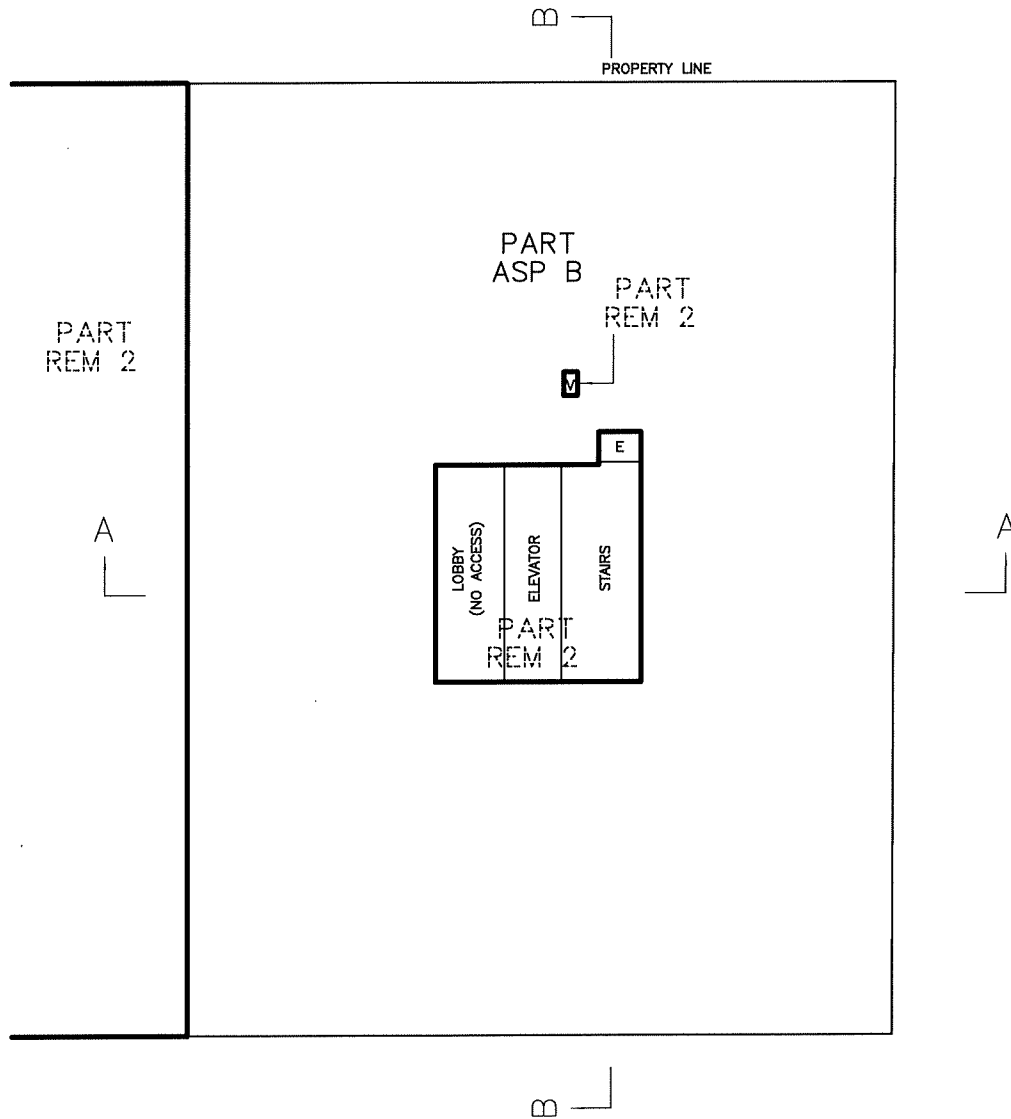
# LEVEL 10

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

— PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY  
 ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.



**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**

200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_10.DWG

GU GORDON YU, BCLS #808  
 DATE: JULY 14, 2023

# LEVEL 11

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES

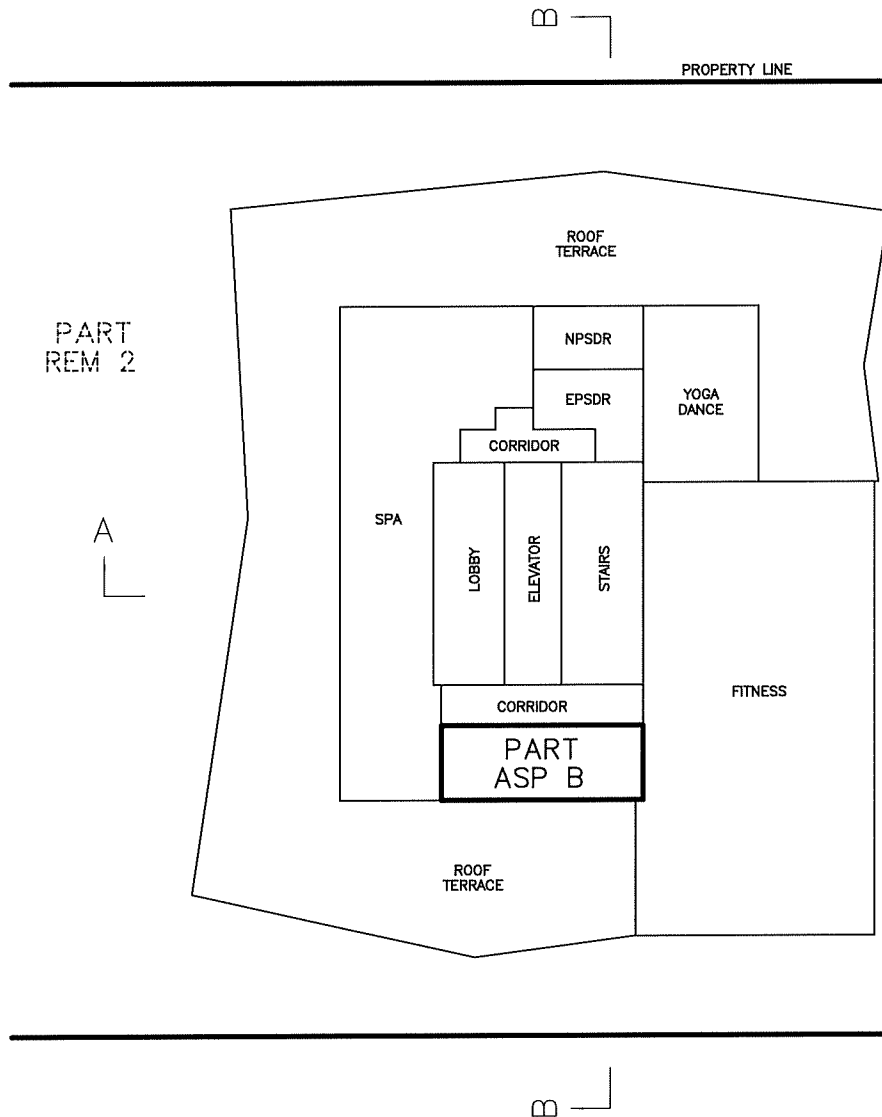
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200


— PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

NPSDR INDICATES NORMAL POWER SUB-DISTRIBUTION ROOM

EPSDR INDICATES EMERGENCY POWER SUB-DISTRIBUTION ROOM



 H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174824\_11.DWG

GU GORDON YU, BCLS #808  
DATE: JULY 14, 2023

# LEVEL 12

# STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

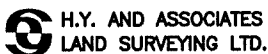
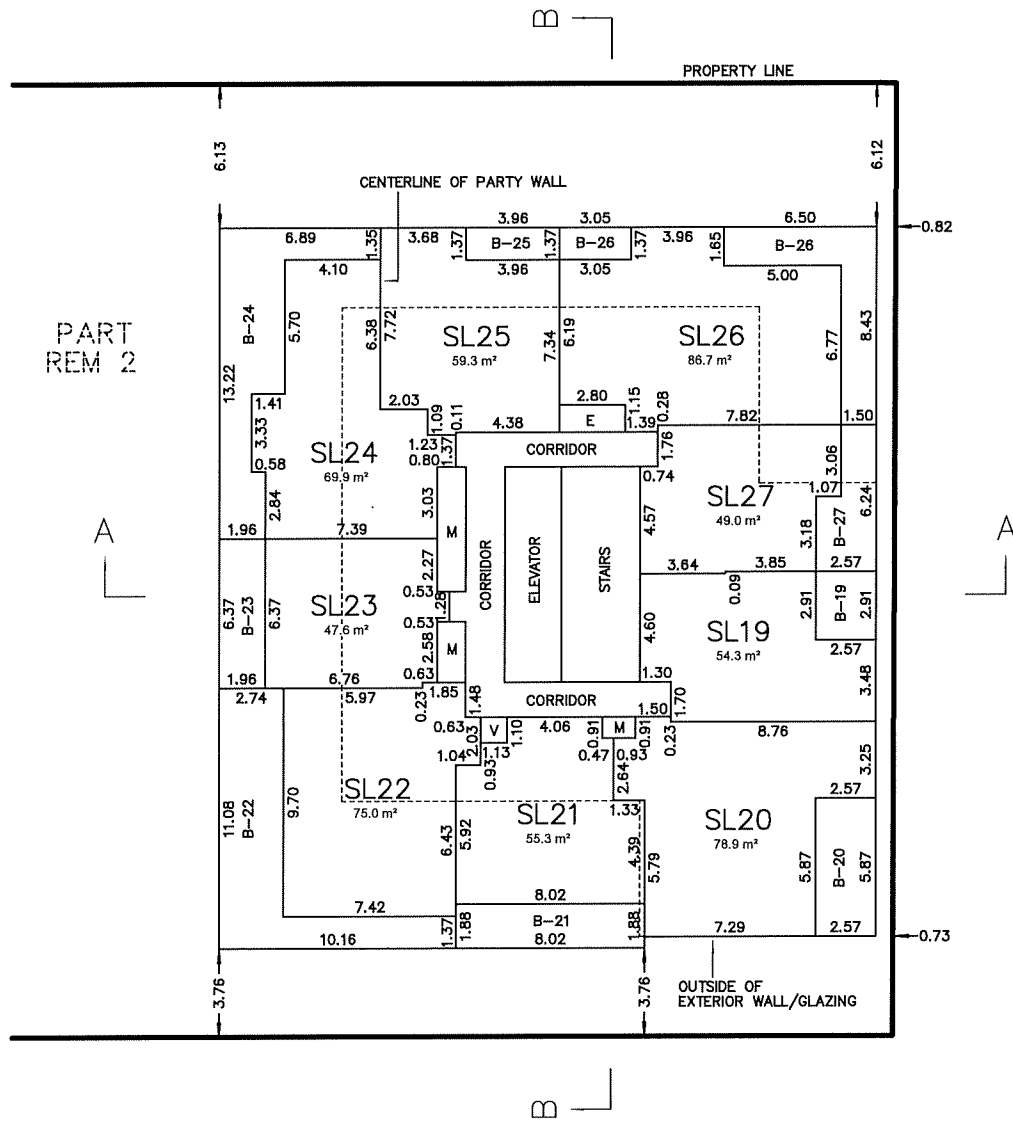
ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

STRATA LOT MEASUREMENTS ARE 90°  
 OR 45° UNLESS NOTED OTHERWISE.

STRATA LOT BOUNDARIES DEFINED AS:

- OUTSIDE OF EXTERIOR WALL/GLAZING
- CENTERLINE OF PARTY WALL
- CENTERLINE OF CORRIDOR WALL
- CORE CONCRETE WALL EXCLUDED

BALCONY AREAS  
 ARE DEFINED AS TO HEIGHT BY  
 THE CENTRE OF THE FLOOR BELOW AND  
 CEILING ABOVE OR ITS EXTENSION



H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_12.DWG

GU GORDON YU, BCLS #808  
 DATE: JULY 14, 2023

# LEVEL 13

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

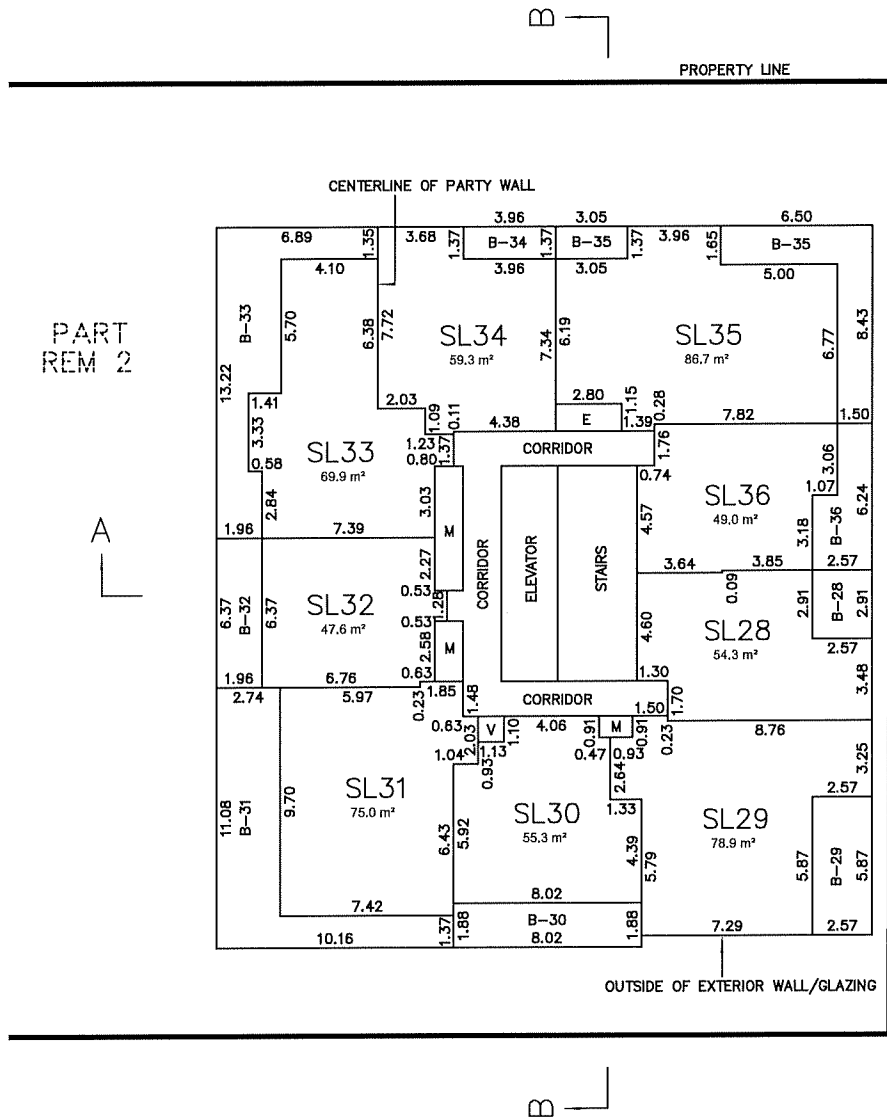
ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

STRATA LOT MEASUREMENTS ARE 90°  
 OR 45° UNLESS NOTED OTHERWISE.

STRATA LOT BOUNDARIES DEFINED AS:

- OUTSIDE OF EXTERIOR WALL/GLAZING
- CENTERLINE OF PARTY WALL
- CENTERLINE OF CORRIDOR WALL
- CORE CONCRETE WALL EXCLUDED

BALCONY AREAS  
 ARE DEFINED AS TO HEIGHT BY  
 THE CENTRE OF THE FLOOR BELOW AND  
 CEILING ABOVE OR ITS EXTENSION



H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1816  
 File: 174824\_13.DWG

GU GORDON YU, BCLS #808  
 DATE: JULY 14, 2023

# LEVEL 14

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

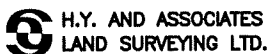
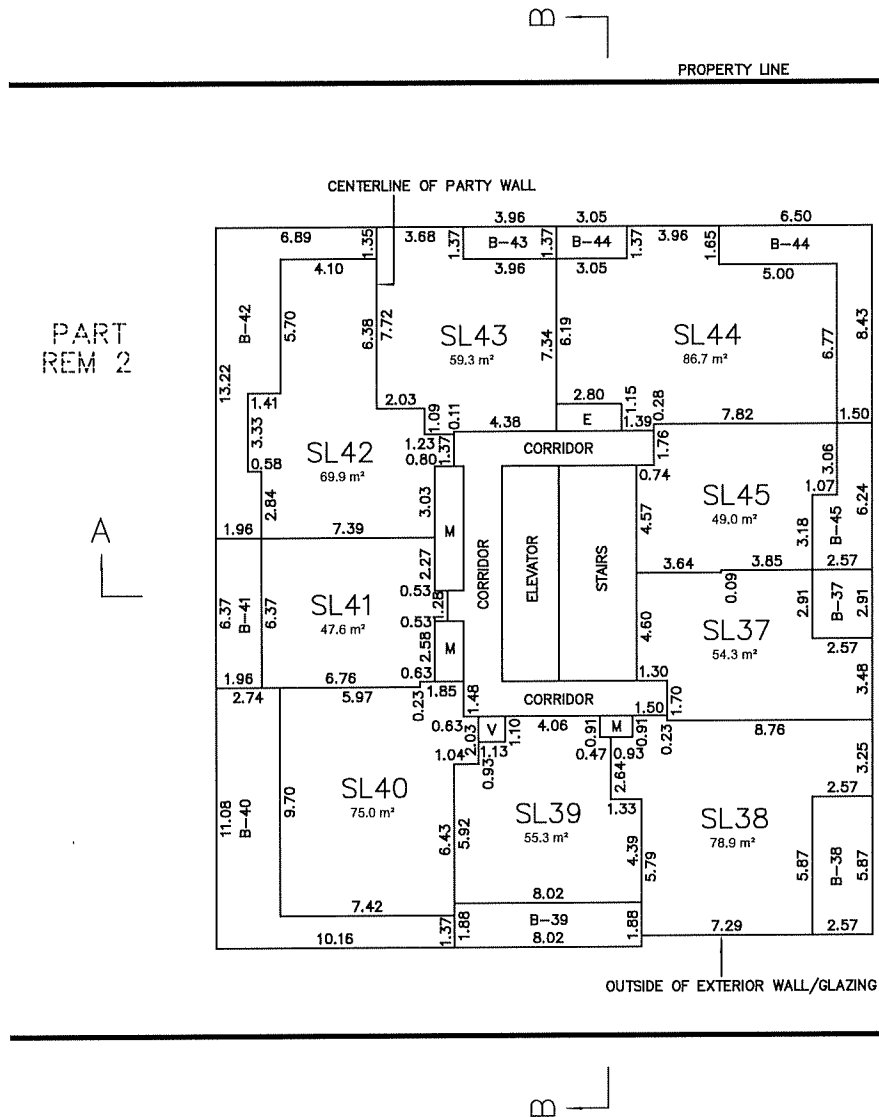
STRATA LOT MEASUREMENTS ARE 90°  
 OR 45° UNLESS NOTED OTHERWISE.

STRATA LOT BOUNDARIES DEFINED AS:

- OUTSIDE OF EXTERIOR WALL/GLAZING
- CENTERLINE OF PARTY WALL
- CENTERLINE OF CORRIDOR WALL
- CORE CONCRETE WALL EXCLUDED

BALCONY AREAS

ARE DEFINED AS TO HEIGHT BY  
 THE CENTRE OF THE FLOOR BELOW AND  
 CEILING ABOVE OR ITS EXTENSION



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 DATE: JULY 14, 2023

# LEVEL 15

## STRATA PLAN EPS9599



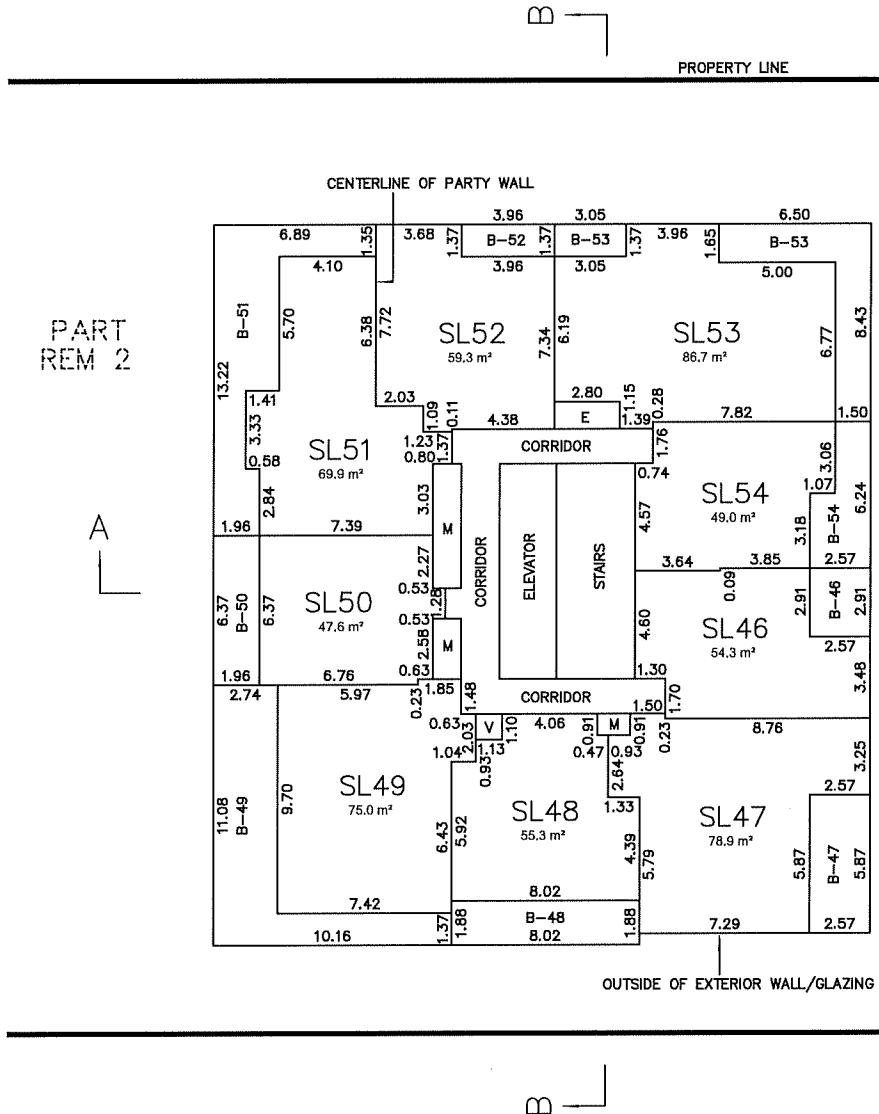
ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

- STRATA LOT MEASUREMENTS ARE 90°  
 OR 45° UNLESS NOTED OTHERWISE.  
 STRATA LOT BOUNDARIES DEFINED AS:
- OUTSIDE OF EXTERIOR WALL/GLAZING
  - CENTERLINE OF PARTY WALL
  - CENTERLINE OF CORRIDOR WALL
  - CORE CONCRETE WALL EXCLUDED



BALCONY AREAS  
 ARE DEFINED AS TO HEIGHT BY  
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 CEILING ABOVE OR ITS EXTENSION

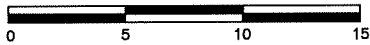


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GU GORDON YU, BCLS #808  
 DATE: JULY 14, 2023

# LEVEL 16

## STRATA PLAN EPS9599



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 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

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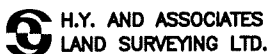
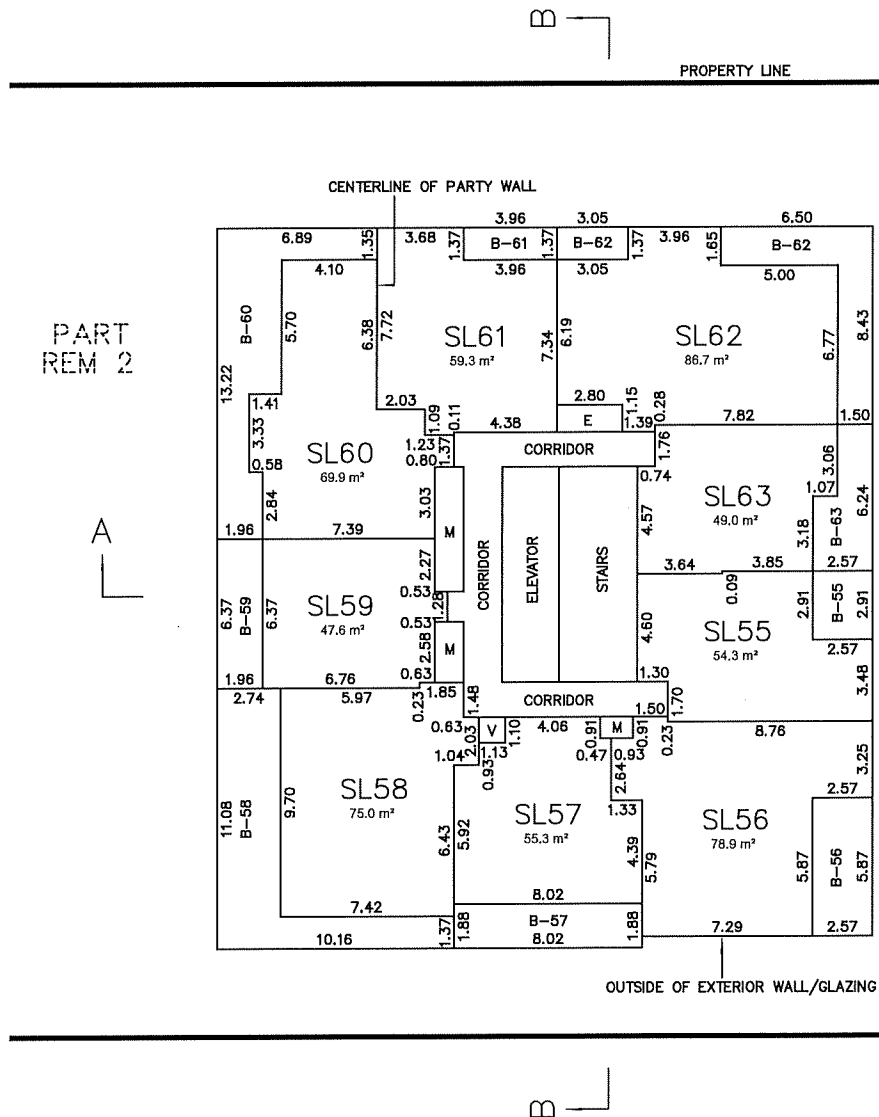
STRATA LOT MEASUREMENTS ARE 90°  
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STRATA LOT BOUNDARIES DEFINED AS:

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- CENTERLINE OF CORRIDOR WALL
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 SURREY, B.C.  
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# LEVEL 17

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

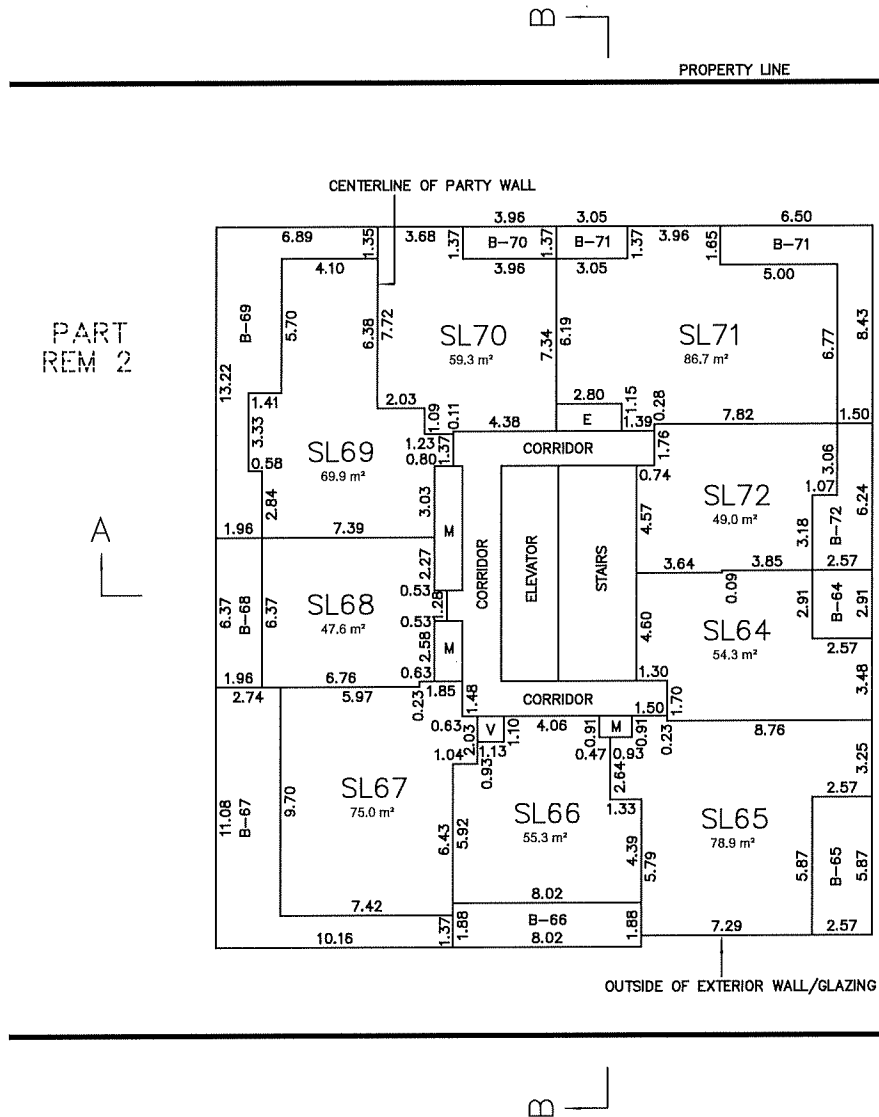
ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

STRATA LOT MEASUREMENTS ARE 90°  
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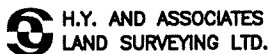
- STRATA LOT BOUNDARIES DEFINED AS:
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  - CENTERLINE OF PARTY WALL
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PART  
 REM 2



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# LEVEL 18

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
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 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

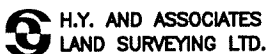
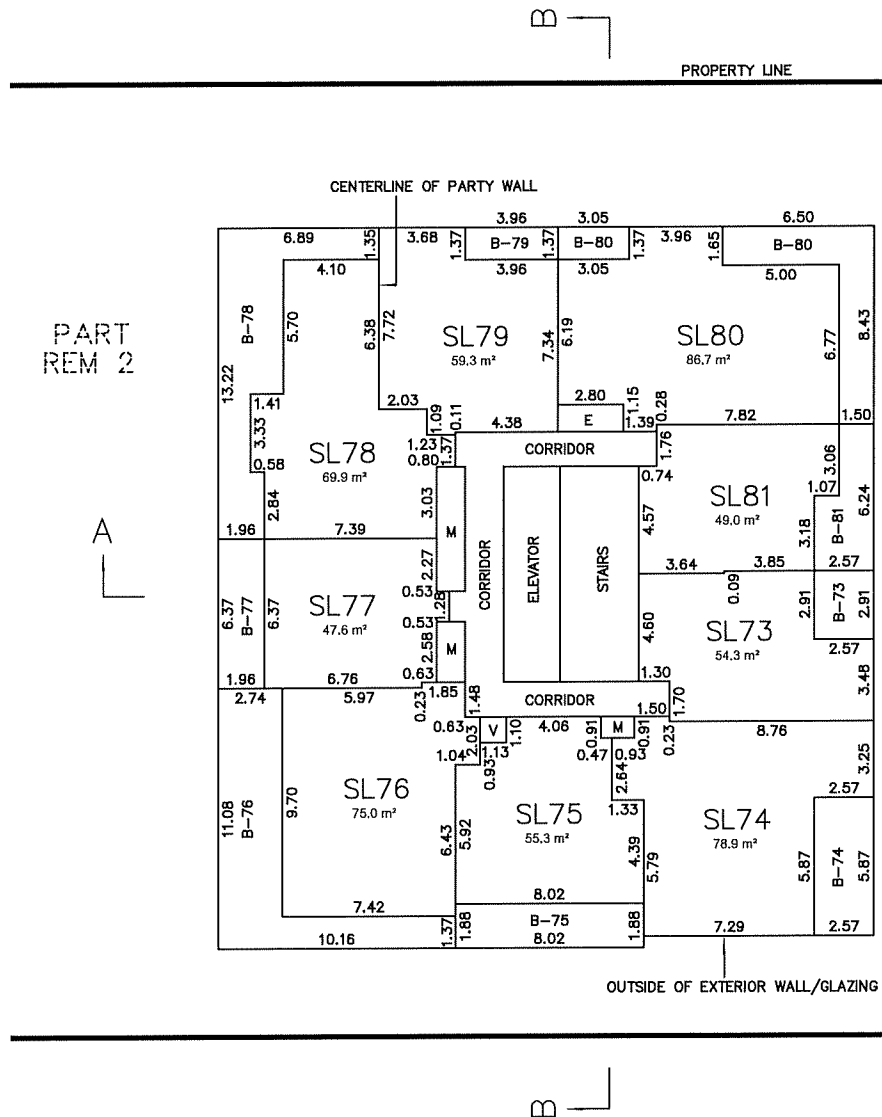
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# LEVEL 19

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
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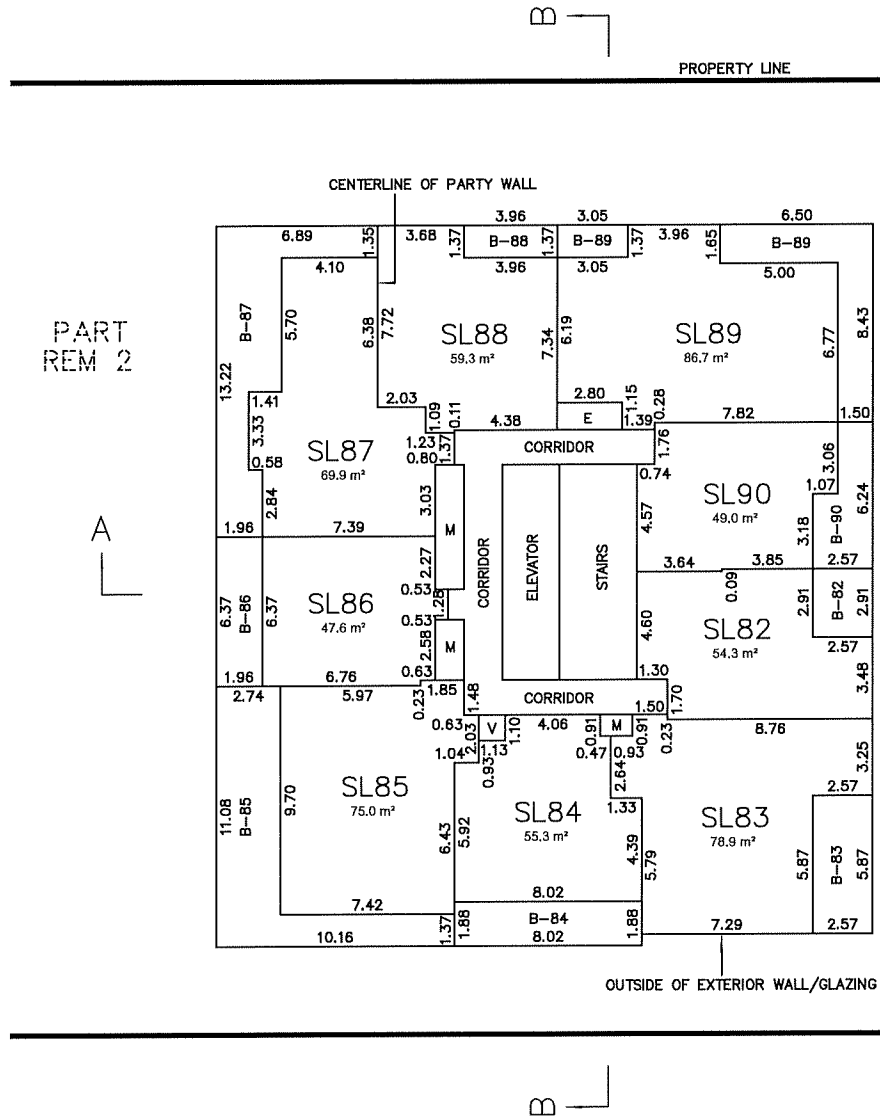
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**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**

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 SURREY, B.C.  
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GU GORDON YU, BCLS #808  
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# LEVEL 20

## STRATA PLAN EPS9599



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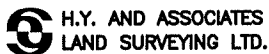
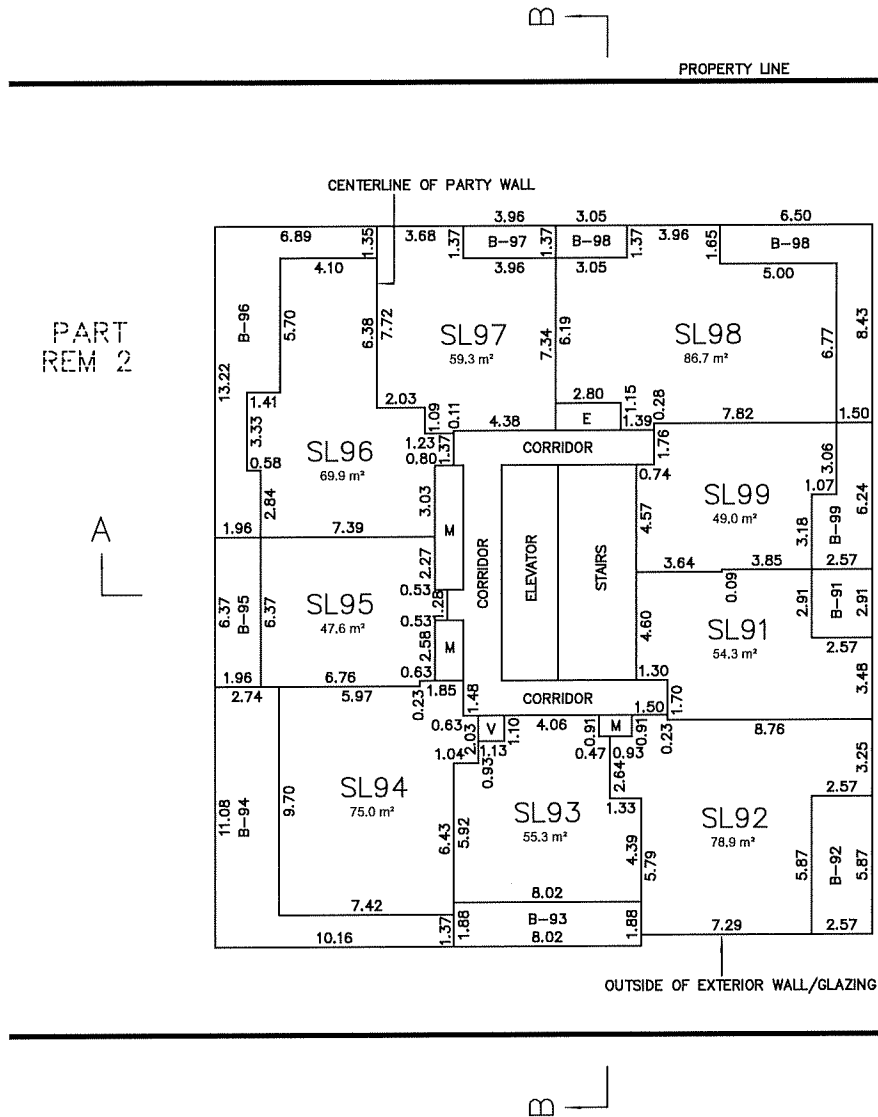
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# LEVEL 21

# STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
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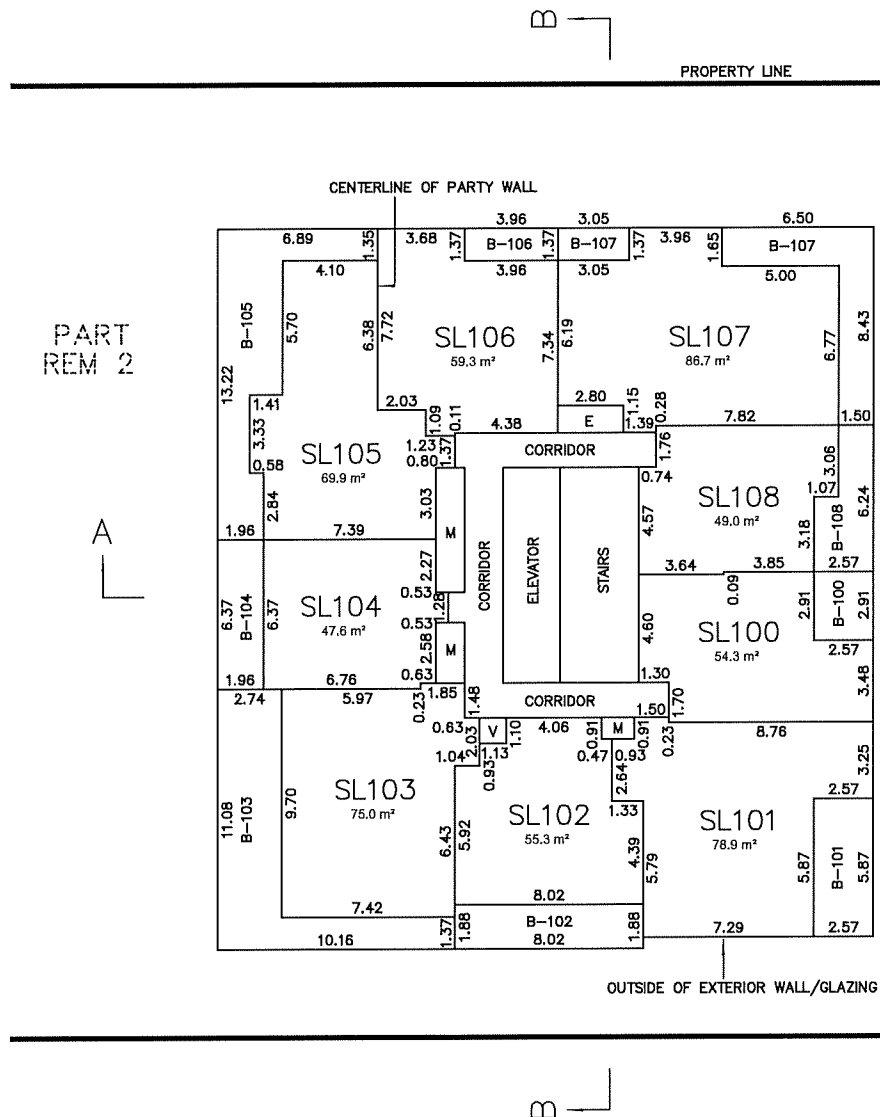
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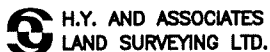
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PART  
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 File: 174824\_21.DWG

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# LEVEL 22

# STRATA PLAN EPS9599



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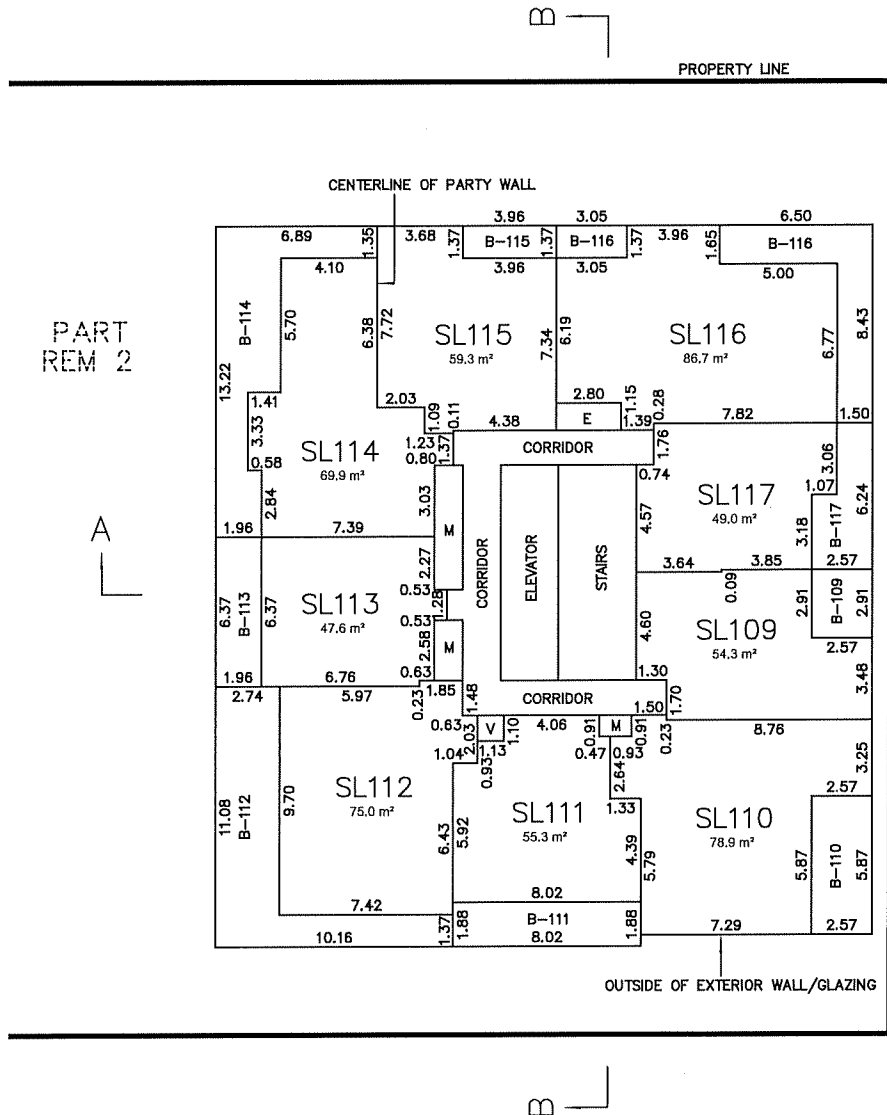
STRATA LOT MEASUREMENTS ARE 90°  
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STRATA LOT BOUNDARIES DEFINED AS:

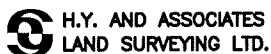
- OUTSIDE OF EXTERIOR WALL/GLAZING
- CENTERLINE OF PARTY WALL
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 REM 2



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# LEVEL 23

## STRATA PLAN EPS9599



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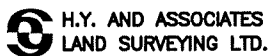
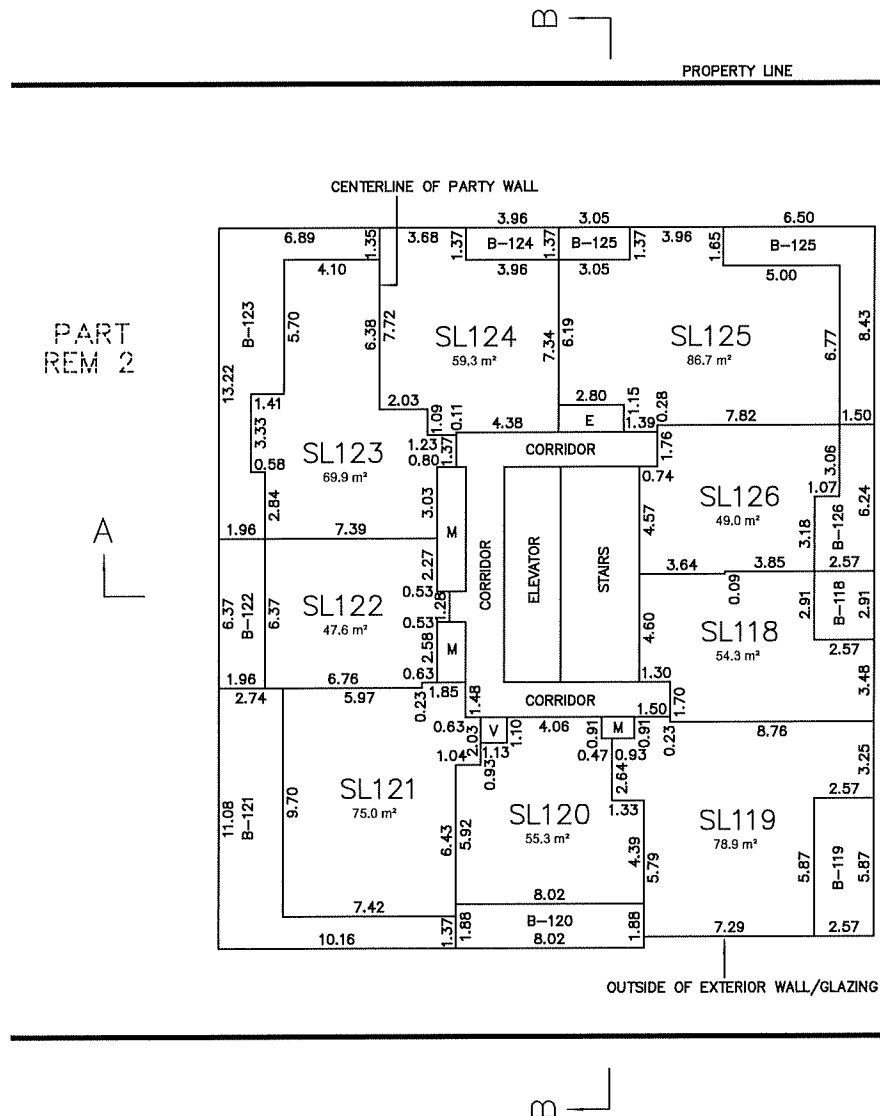
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# LEVEL 24

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
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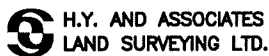
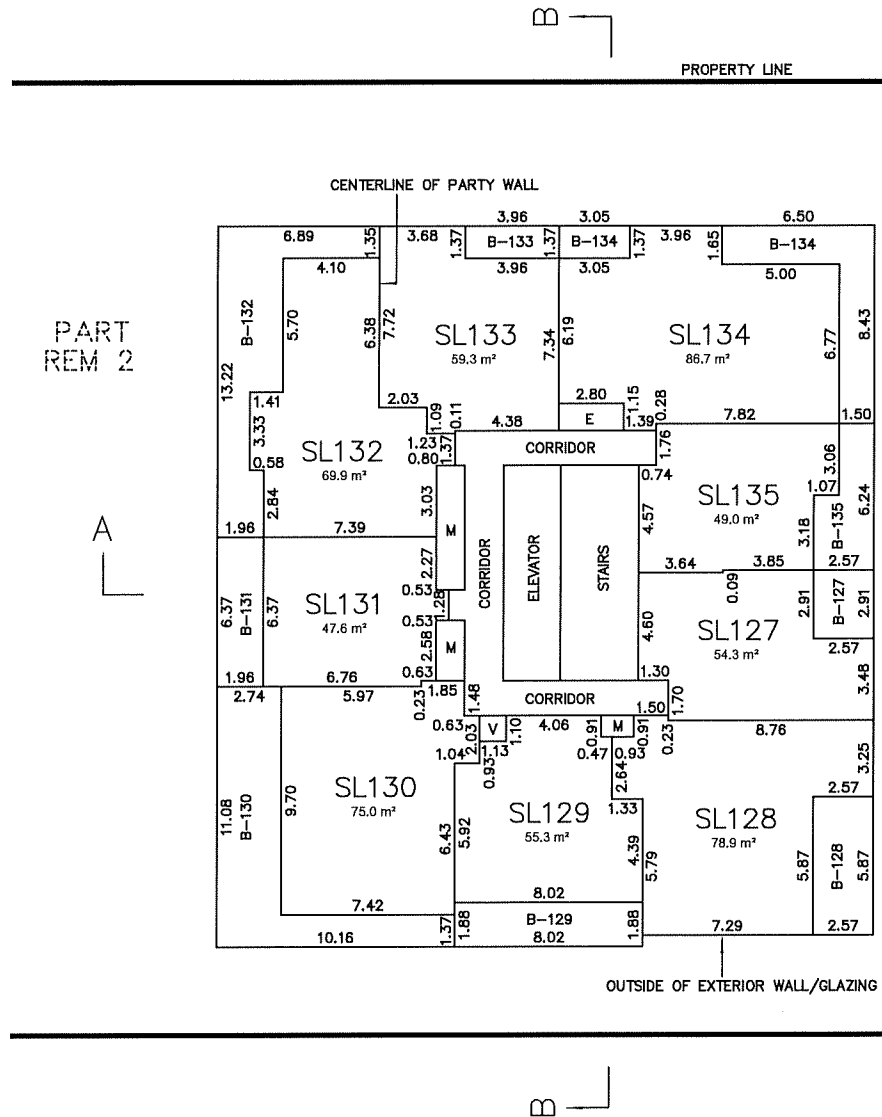
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# LEVEL 25

# STRATA PLAN EPS9599



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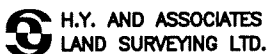
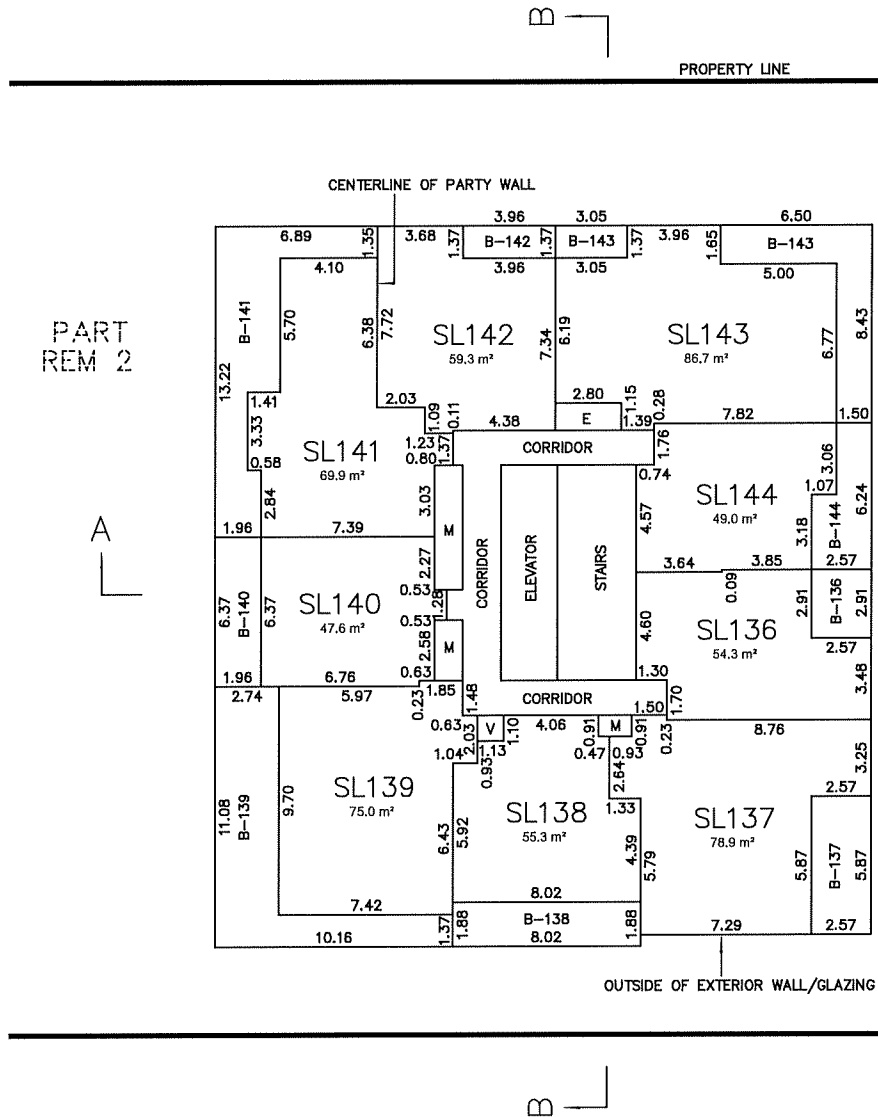
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 File: 174824\_25.DWG

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# LEVEL 26

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
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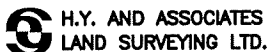
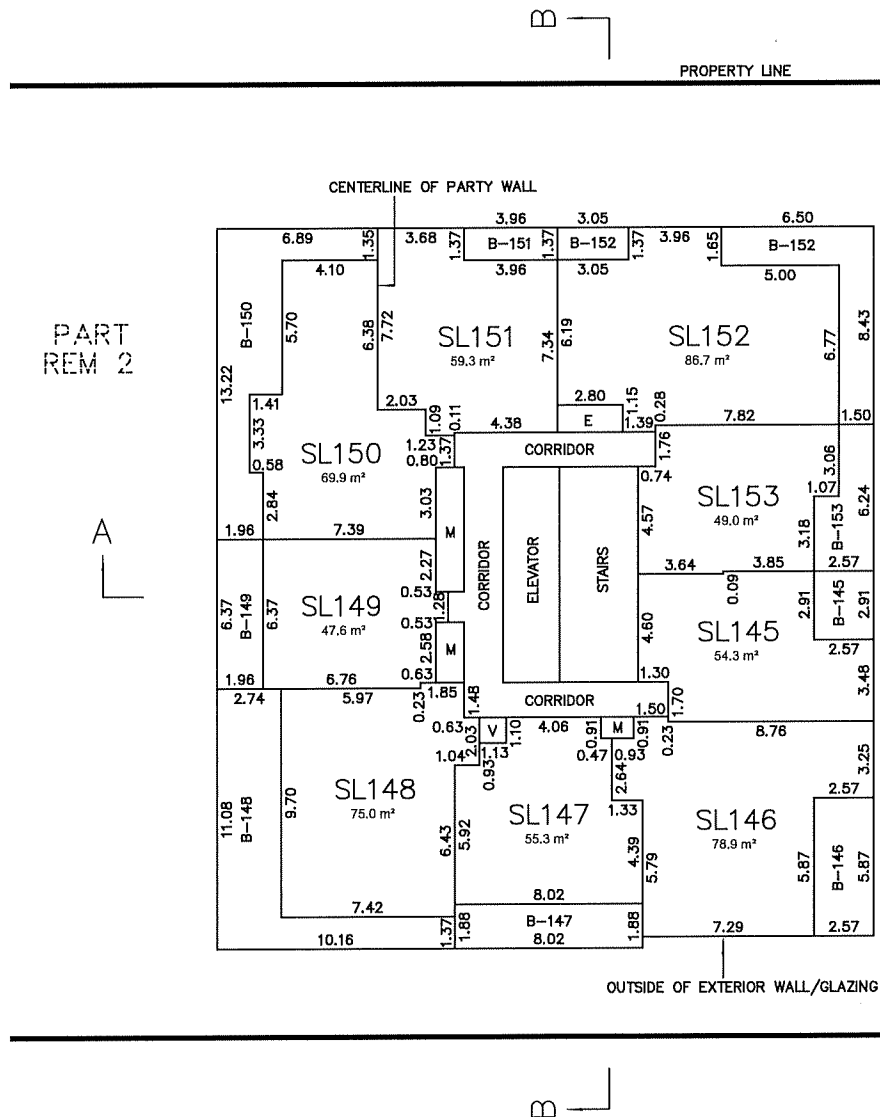
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 File: 174824\_26.DWG

GU GORDON YU, BCLS #808  
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# LEVEL 27

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
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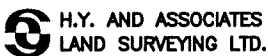
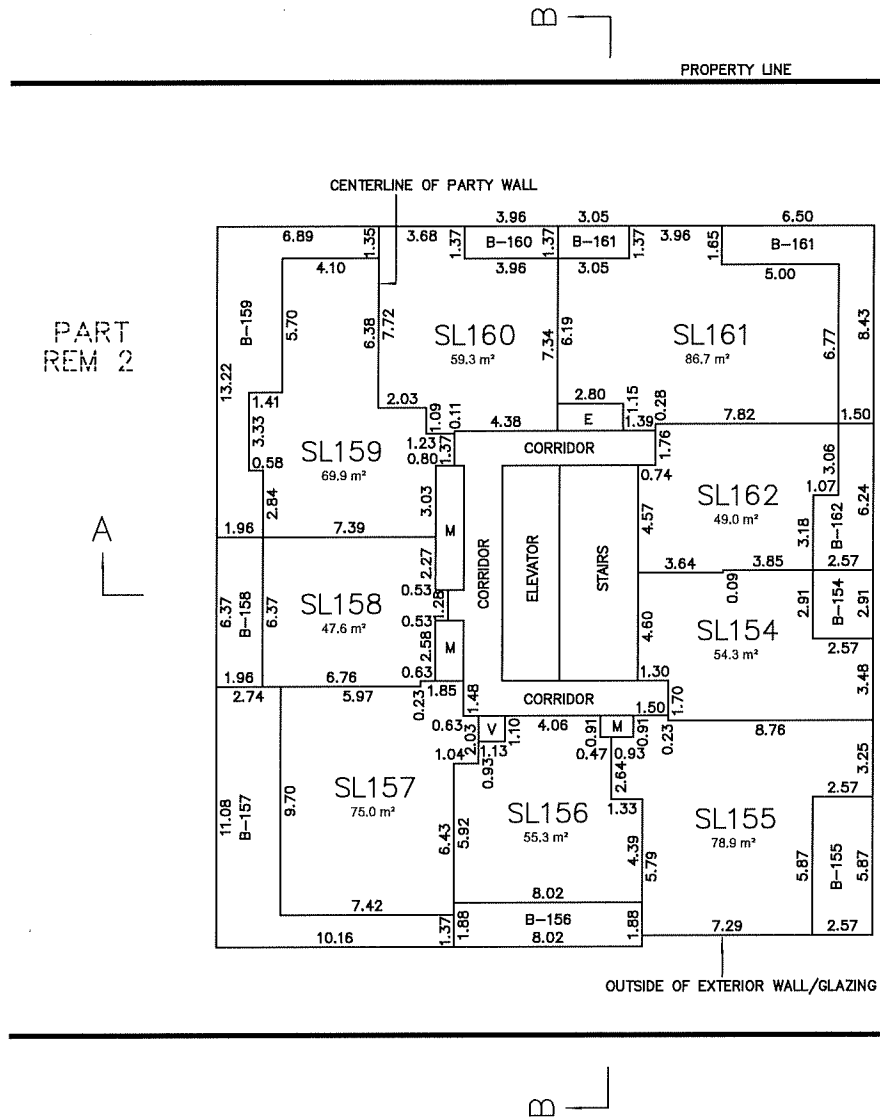
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# LEVEL 28

## STRATA PLAN EPS9599



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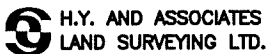
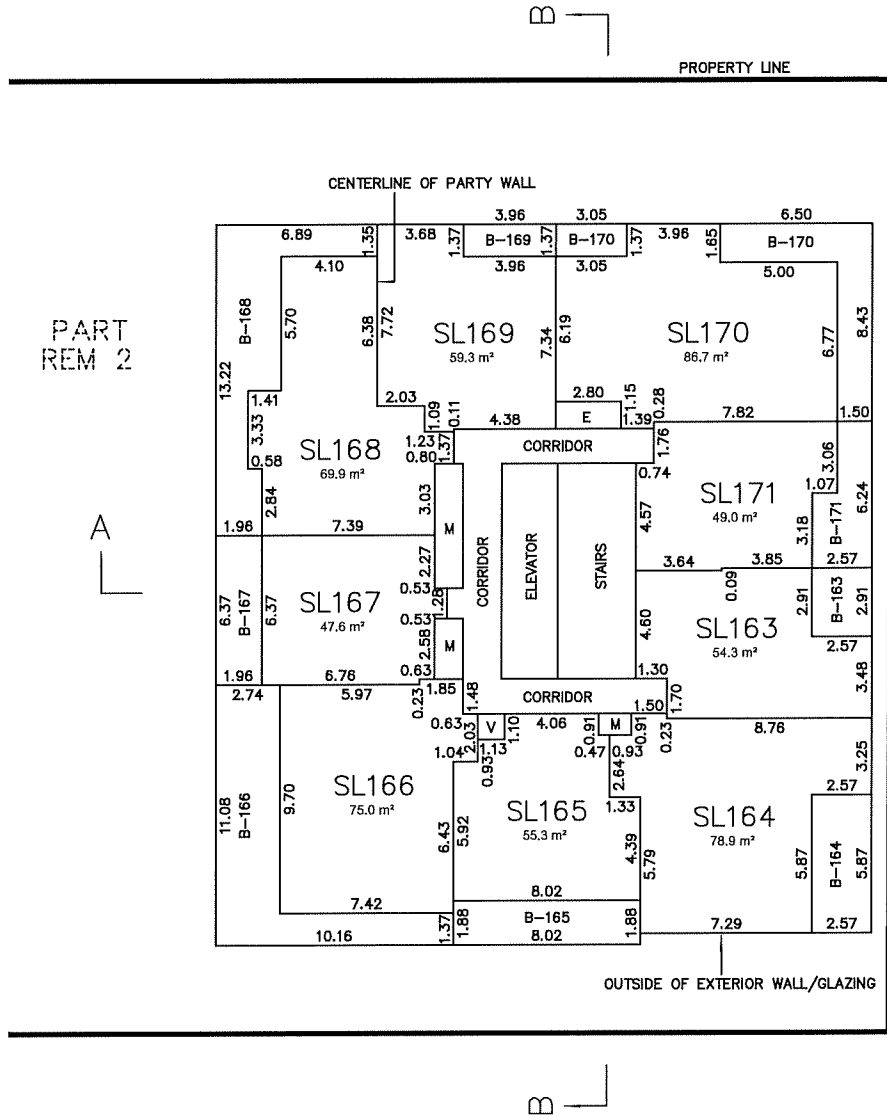
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# LEVEL 29

## STRATA PLAN EPS9599



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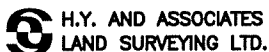
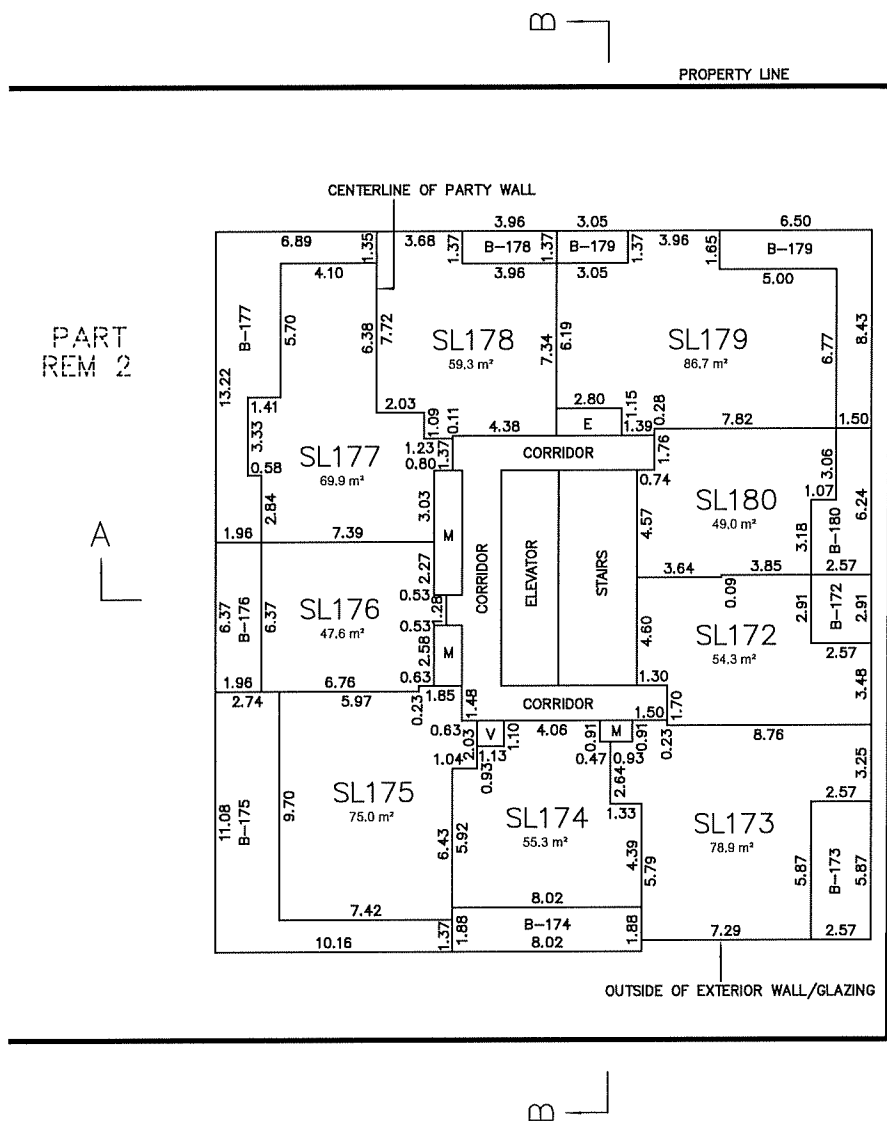
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 File: 174824\_29.DWG

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# LEVEL 30

## STRATA PLAN EPS9599



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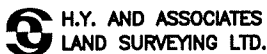
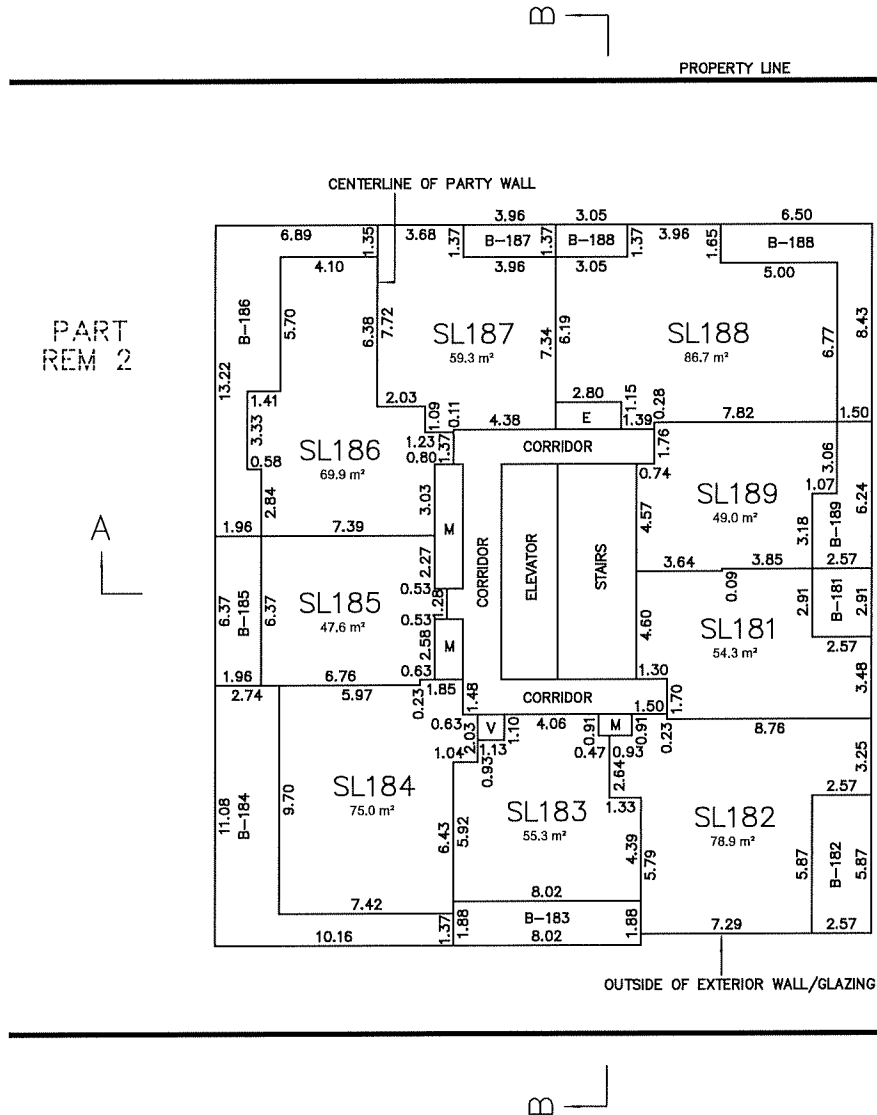
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 File: 174824\_30.DWG

GU GORDON YU, BCLS #808  
 DATE: JULY 14, 2023

# LEVEL 31

## STRATA PLAN EPS9599

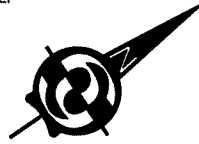


ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

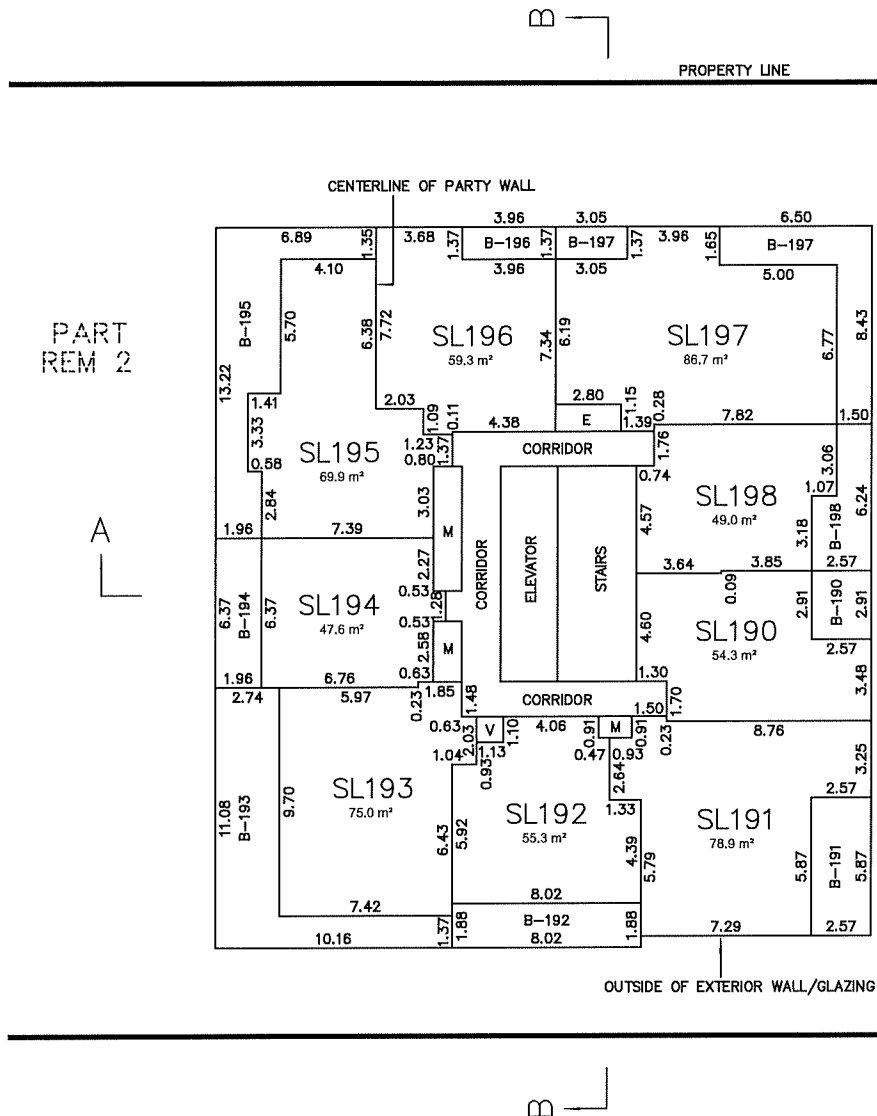
ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

STRATA LOT MEASUREMENTS ARE 90°  
 OR 45° UNLESS NOTED OTHERWISE.

- STRATA LOT BOUNDARIES DEFINED AS:
- OUTSIDE OF EXTERIOR WALL/GLAZING
  - CENTERLINE OF PARTY WALL
  - CENTERLINE OF CORRIDOR WALL
  - CORE CONCRETE WALL EXCLUDED



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 ARE DEFINED AS TO HEIGHT BY  
 THE CENTRE OF THE FLOOR BELOW AND  
 CEILING ABOVE OR ITS EXTENSION



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 File: 174824\_31.DWG

GU GORDON YU, BCLS #808  
 DATE: JULY 14, 2023

# LEVEL 32

# STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
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 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

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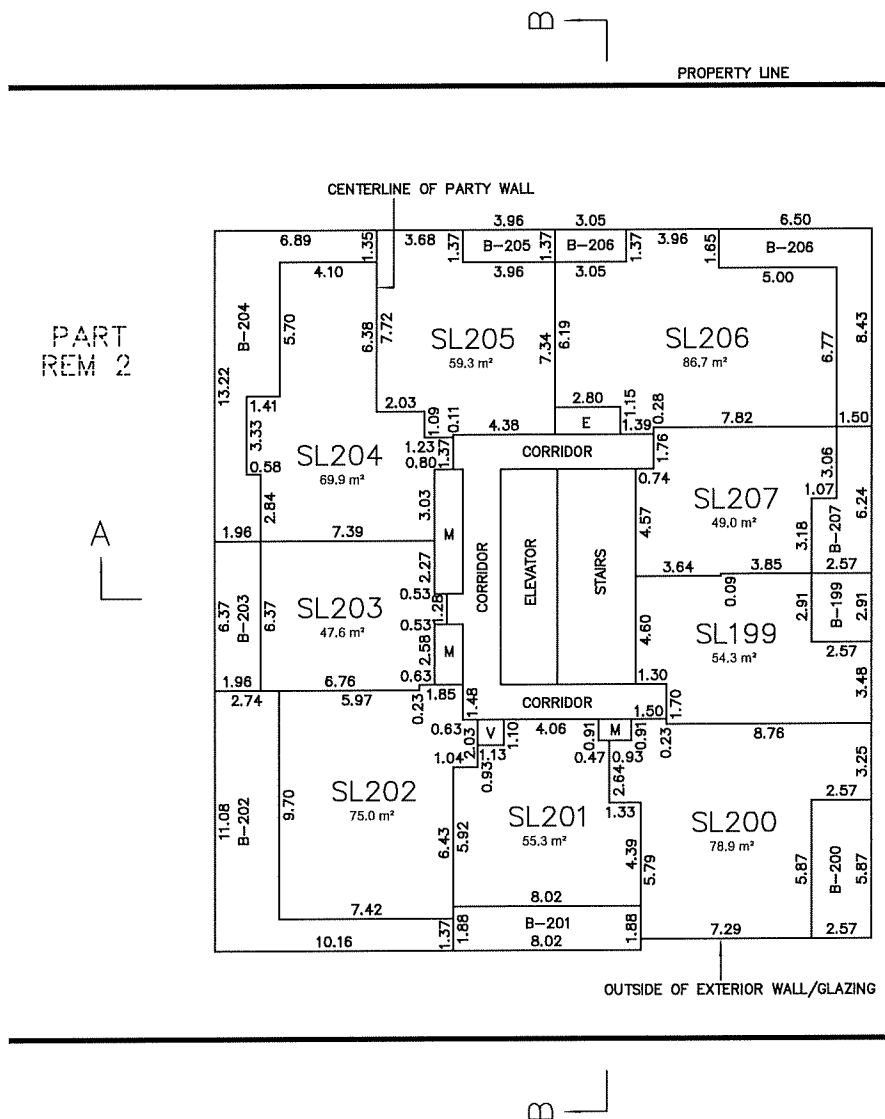
STRATA LOT MEASUREMENTS ARE 90°  
 OR 45° UNLESS NOTED OTHERWISE.

STRATA LOT BOUNDARIES DEFINED AS:

- OUTSIDE OF EXTERIOR WALL/GLAZING
- CENTERLINE OF PARTY WALL
- CENTERLINE OF CORRIDOR WALL
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# LEVEL 33

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
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 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

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STRATA LOT MEASUREMENTS ARE 90°  
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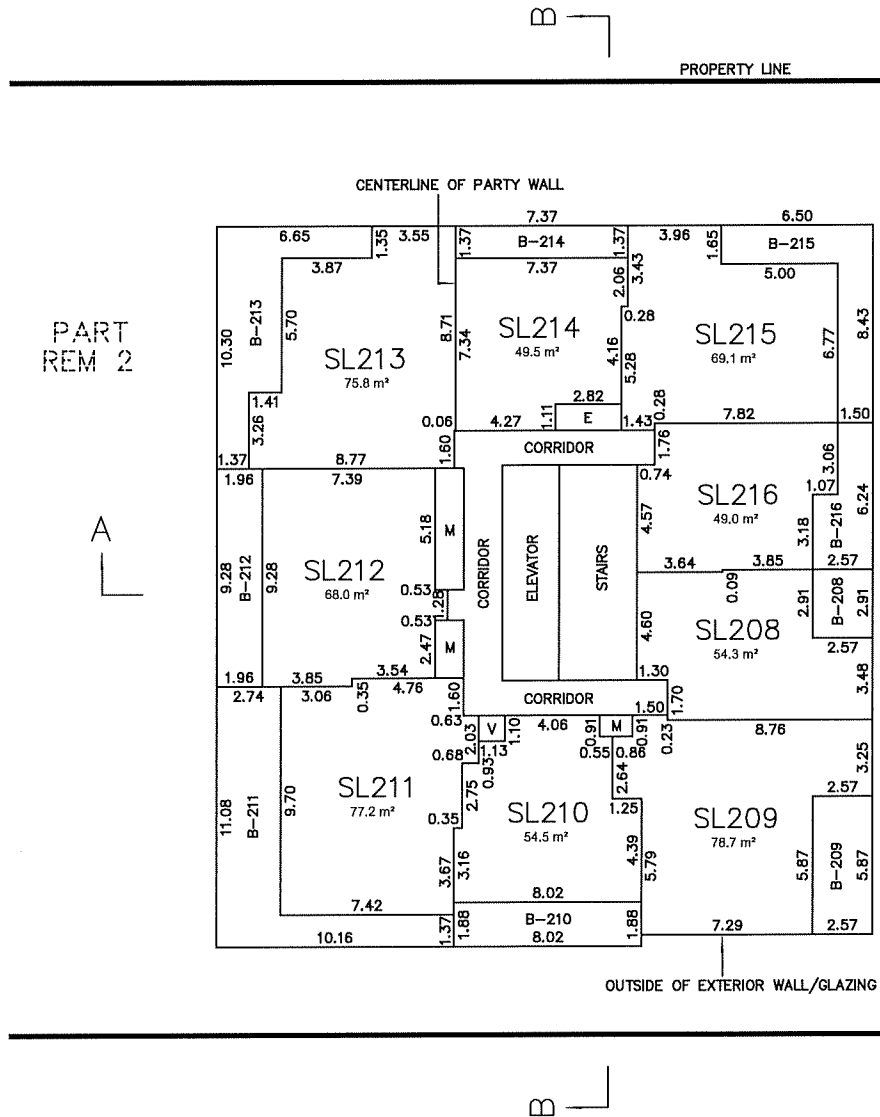
STRATA LOT BOUNDARIES DEFINED AS:

- OUTSIDE OF EXTERIOR WALL/GLAZING
- CENTERLINE OF PARTY WALL
- CENTERLINE OF CORRIDOR WALL
- CORE CONCRETE WALL EXCLUDED



BALCONY AREAS

ARE DEFINED AS TO HEIGHT BY  
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 File: 174824\_33.DWG

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 DATE: JULY 14, 2023

# LEVEL 34

## STRATA PLAN EPS9599



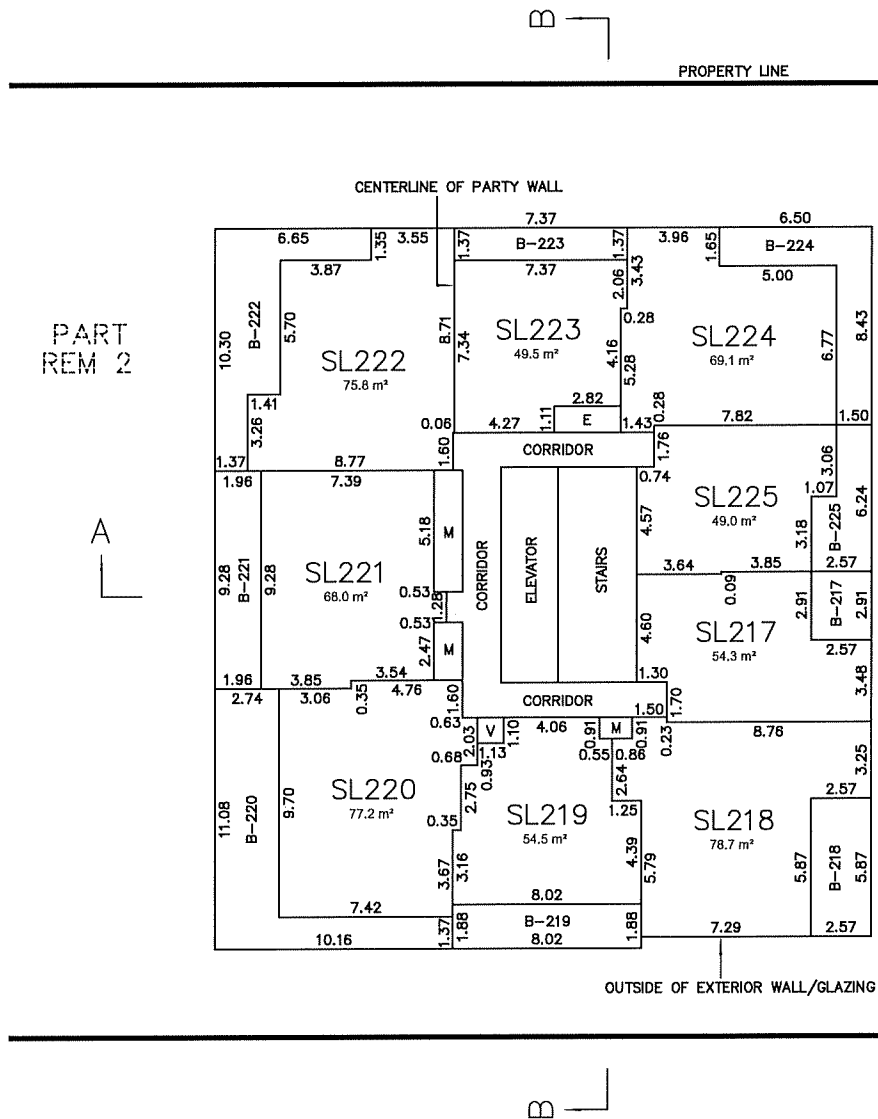
ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

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 File: 174824\_34.DWG

GU GORDON YU, BCLS #808  
 DATE: JULY 14, 2023

# LEVEL 35

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

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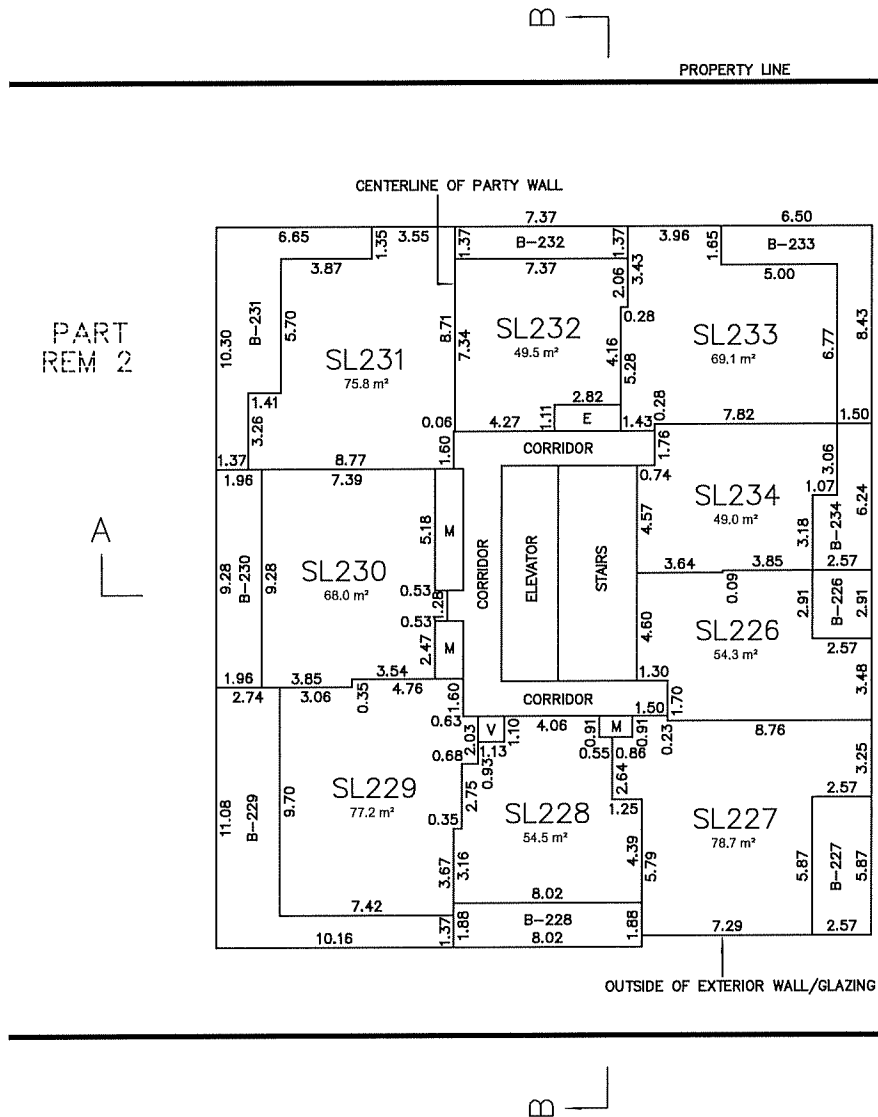
STRATA LOT BOUNDARIES DEFINED AS:

- OUTSIDE OF EXTERIOR WALL/GLAZING
- CENTERLINE OF PARTY WALL
- CENTERLINE OF CORRIDOR WALL
- CORE CONCRETE WALL EXCLUDED



BALCONY AREAS

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 CEILING ABOVE OR ITS EXTENSION

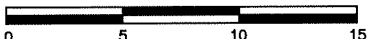


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# LEVEL 36

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

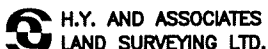
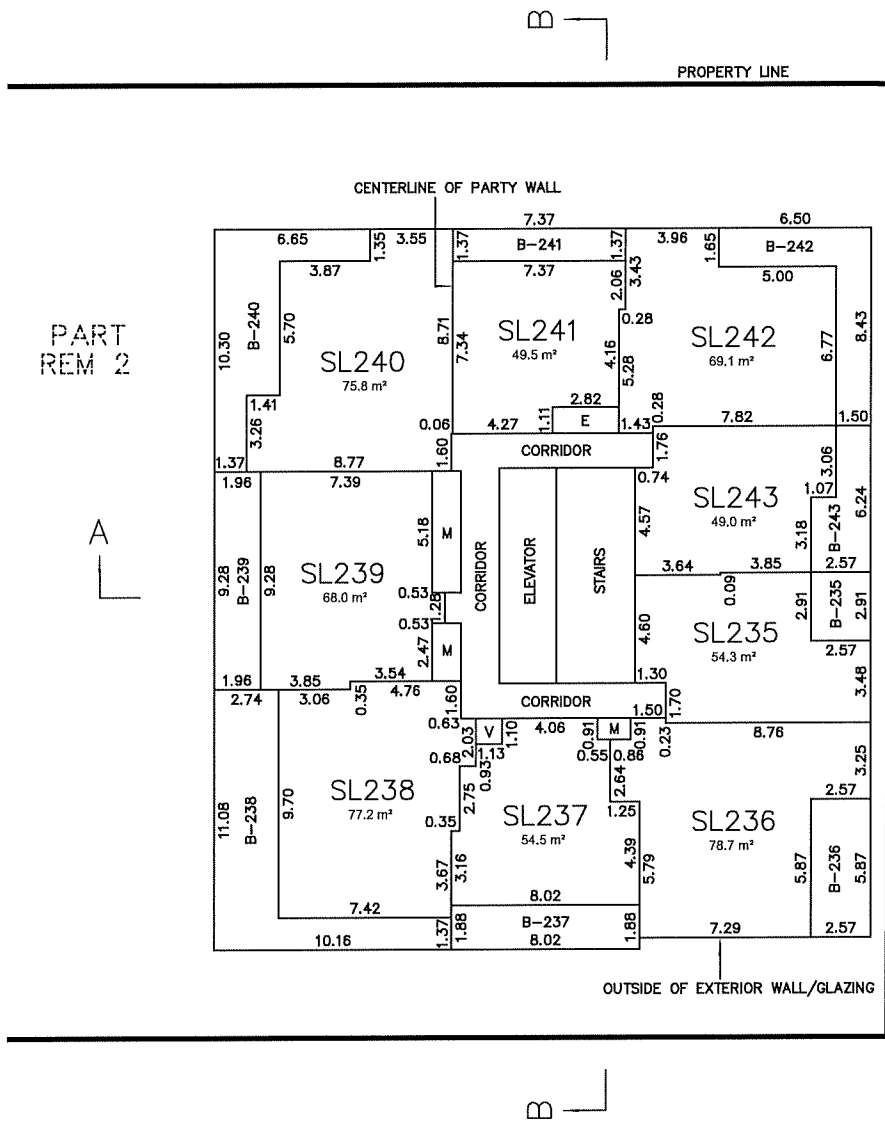
STRATA LOT MEASUREMENTS ARE 90°  
 OR 45° UNLESS NOTED OTHERWISE.

STRATA LOT BOUNDARIES DEFINED AS:

- OUTSIDE OF EXTERIOR WALL/GLAZING
- CENTERLINE OF PARTY WALL
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BALCONY AREAS

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 DATE: JULY 14, 2023

# LEVEL 37

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
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ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

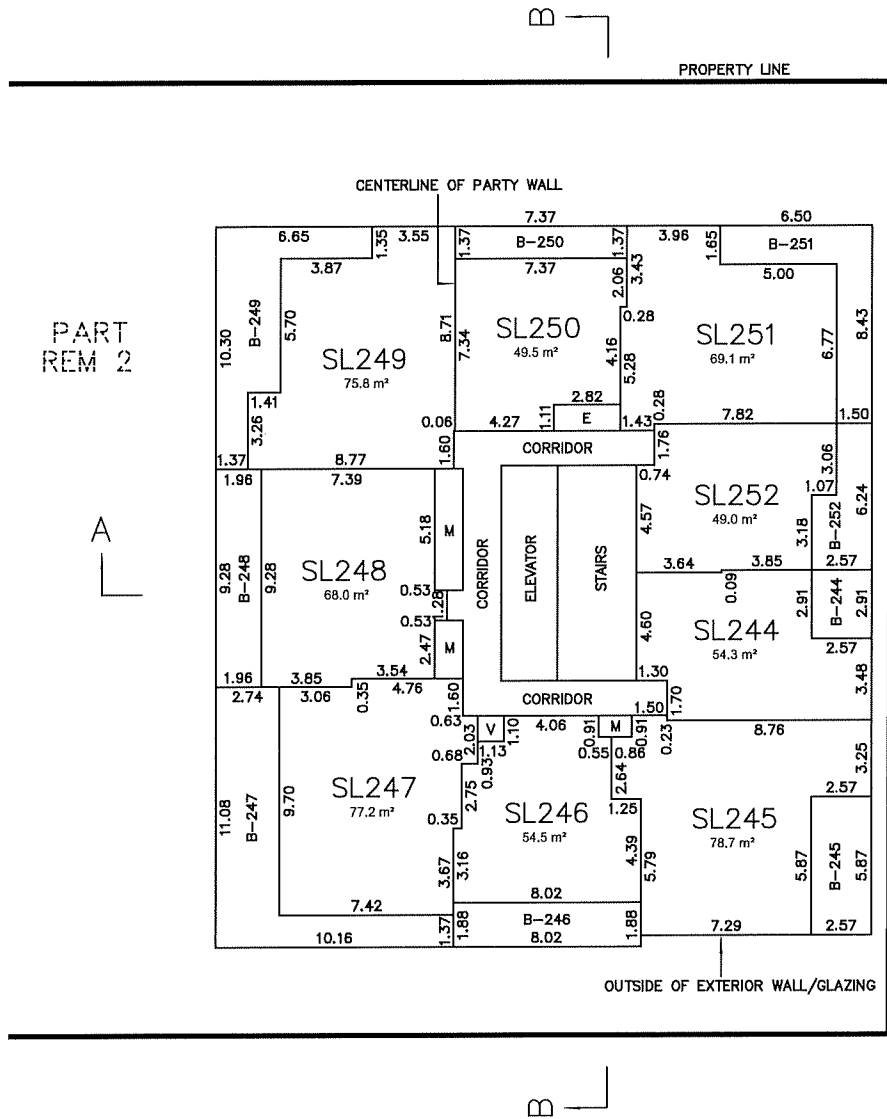
STRATA LOT MEASUREMENTS ARE 90°  
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 DATE: JULY 14, 2023

# LEVEL 38

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
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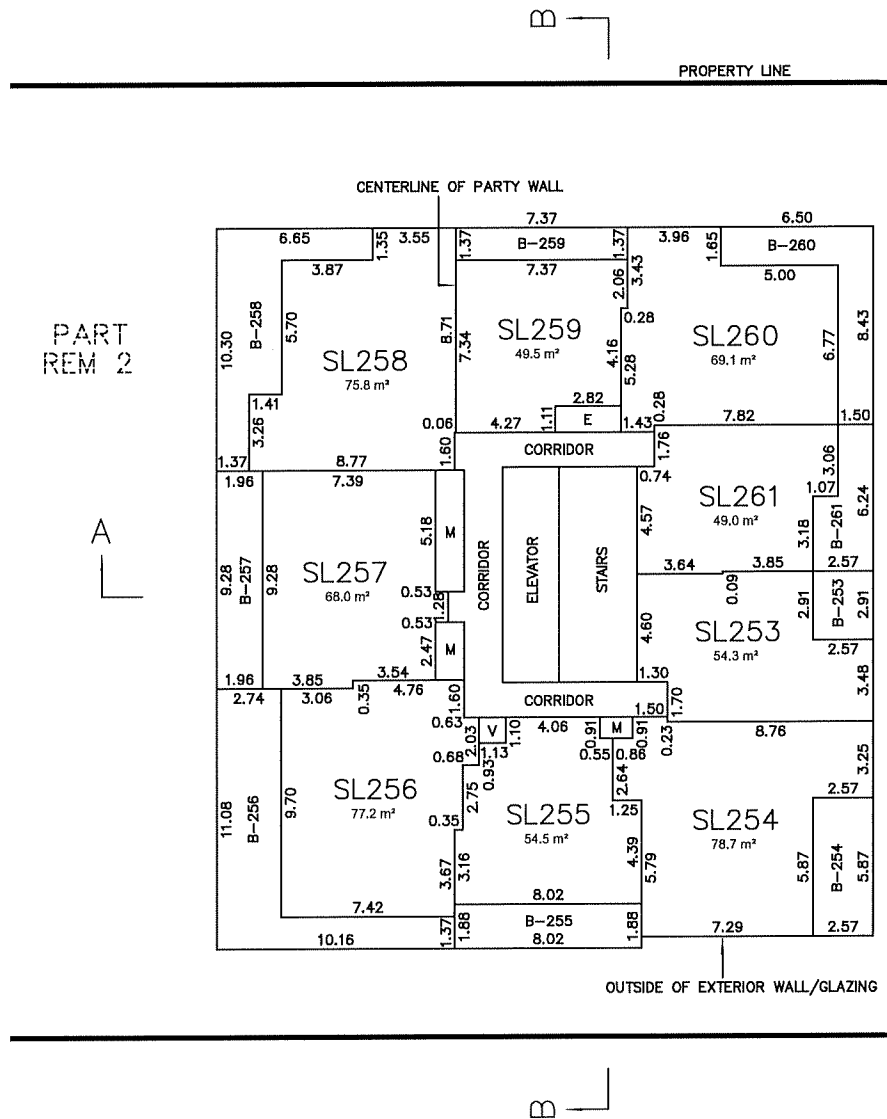
ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

STRATA LOT MEASUREMENTS ARE 90°  
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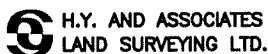
- STRATA LOT BOUNDARIES DEFINED AS:
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 DATE: JULY 14, 2023

# LEVEL 39

## STRATA PLAN EPS9599



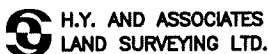
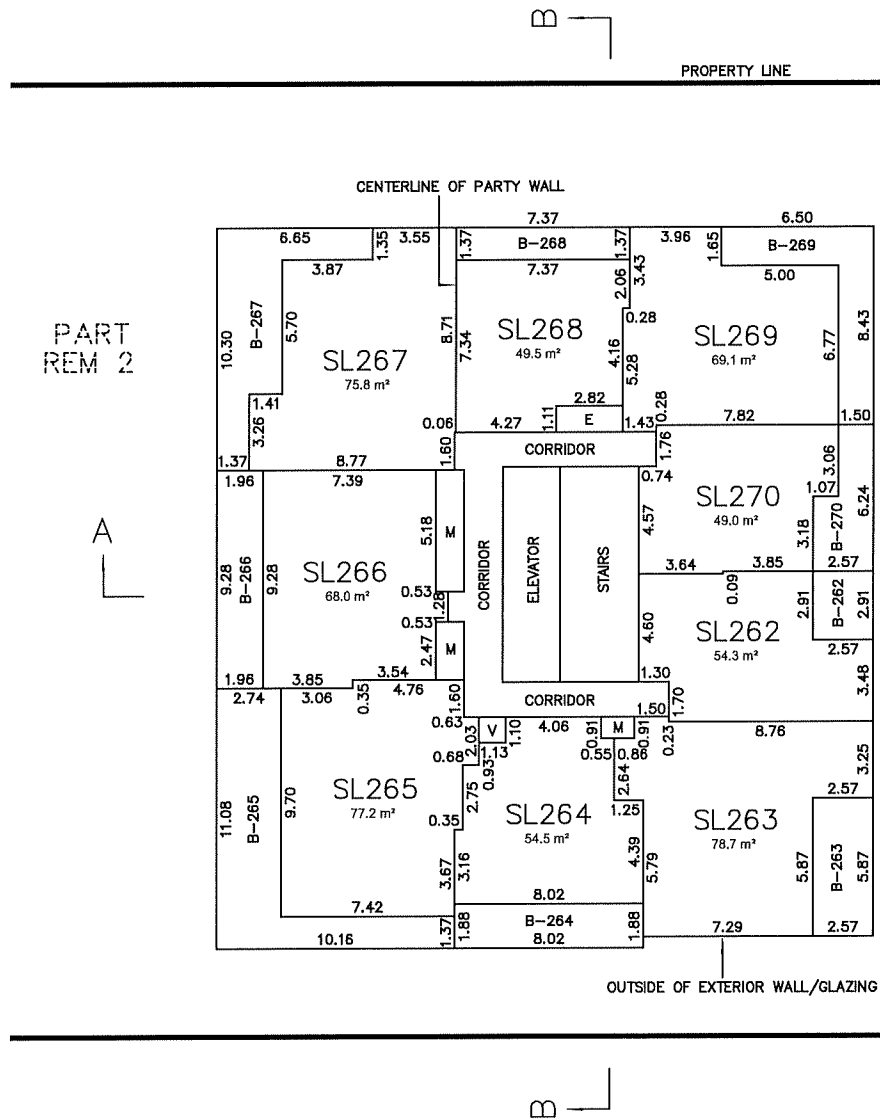
ALL DIMENSIONS ARE IN METRES  
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 File: 174824\_39.DWG

GU GORDON YU, BCLS #808  
 DATE: JULY 14, 2023

# LEVEL 40

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

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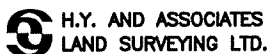
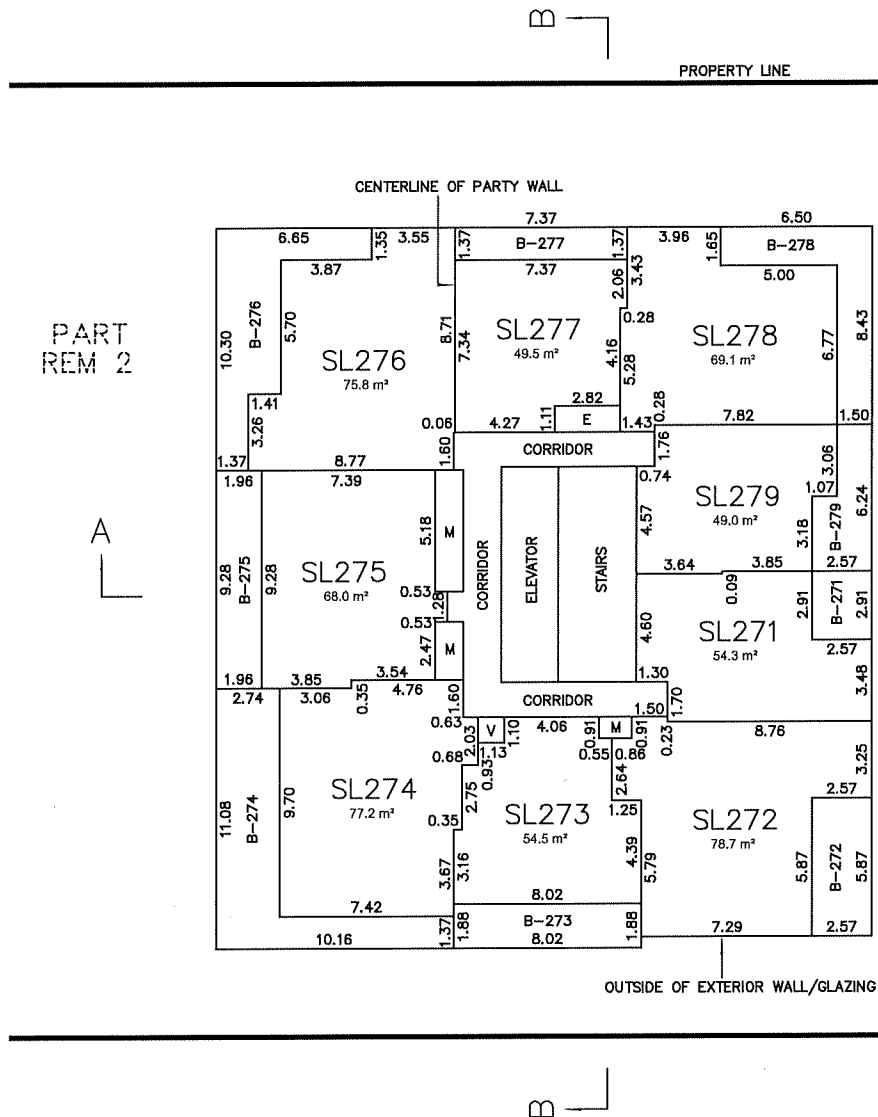
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- CENTERLINE OF PARTY WALL
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 File: 174824\_40.DWG

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 DATE: JULY 14, 2023



# LEVEL 41

# STRATA PLAN EPS9599



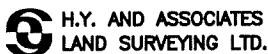
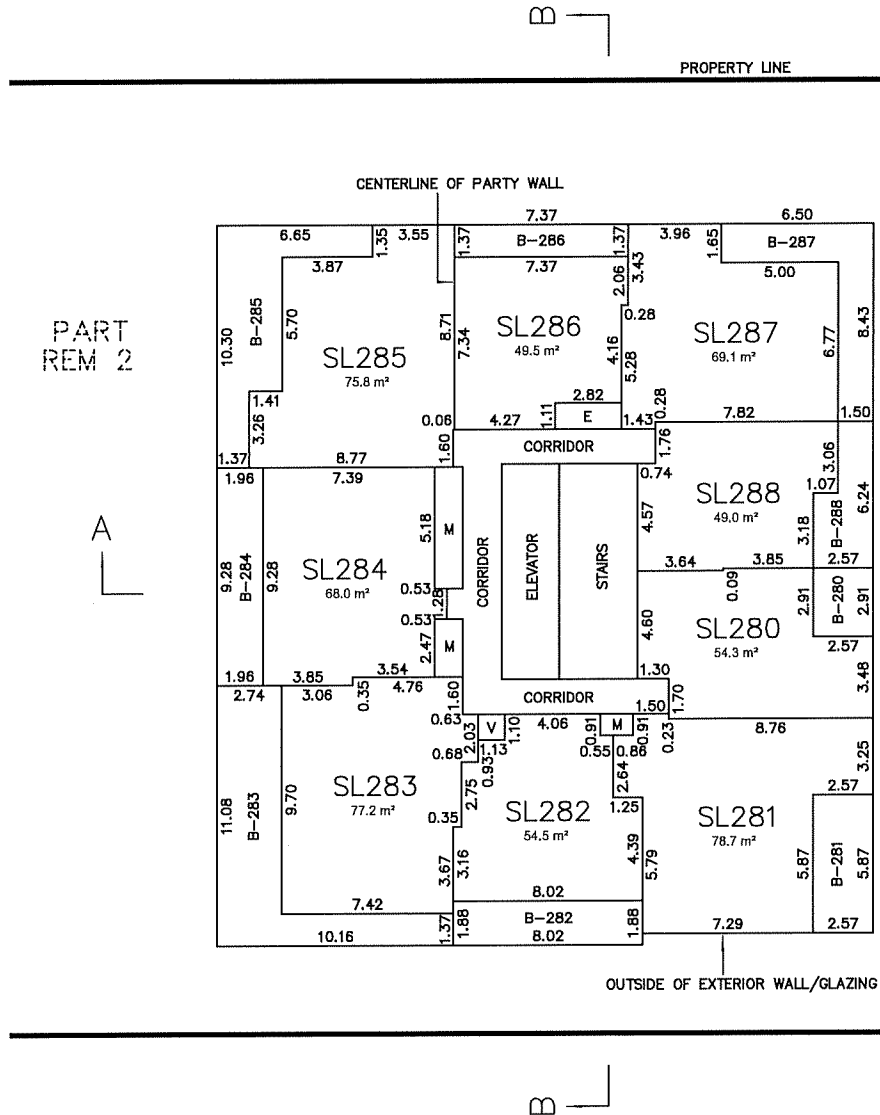
ALL DIMENSIONS ARE IN METRES  
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 File: 174824\_41.DWG

GU GORDON YU, BCLS #808  
 DATE: JULY 14, 2023

# LEVEL 42

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

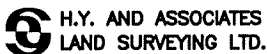
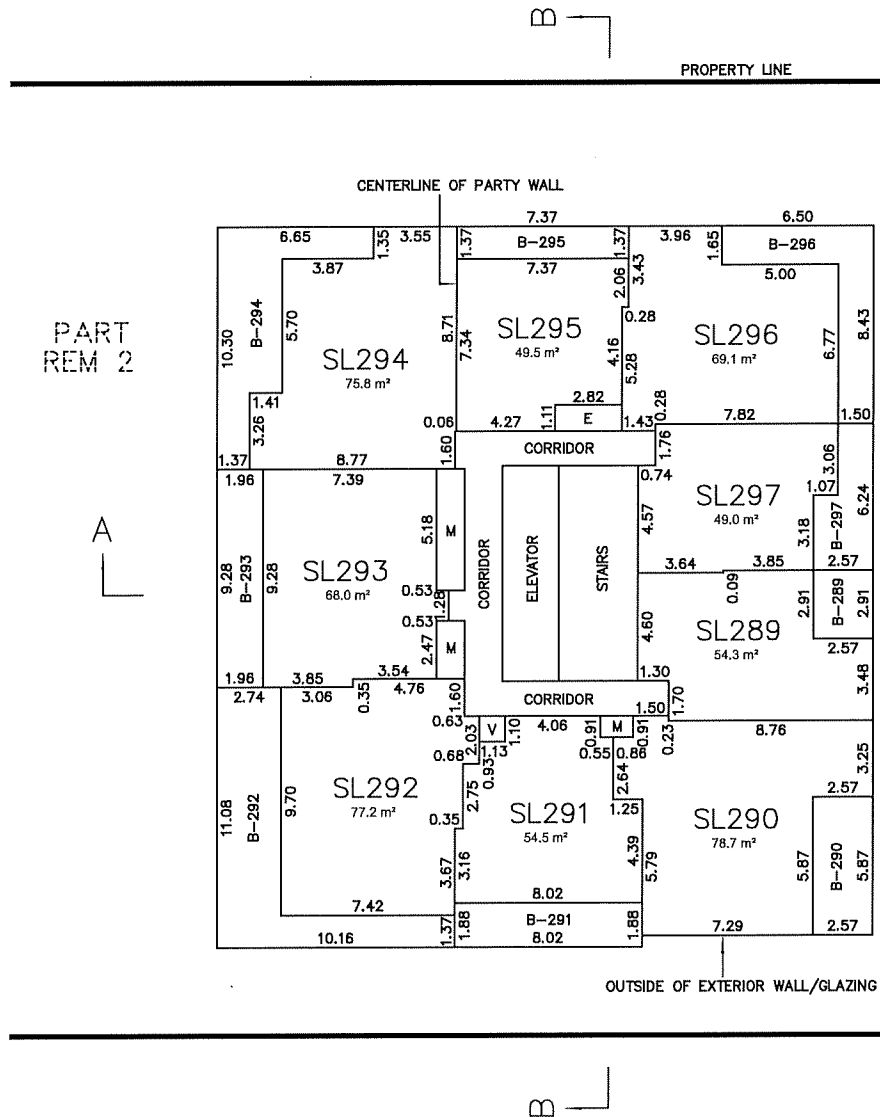
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GU GORDON YU, BCLS #808  
 DATE: JULY 14, 2023

# LEVEL 43

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

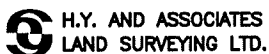
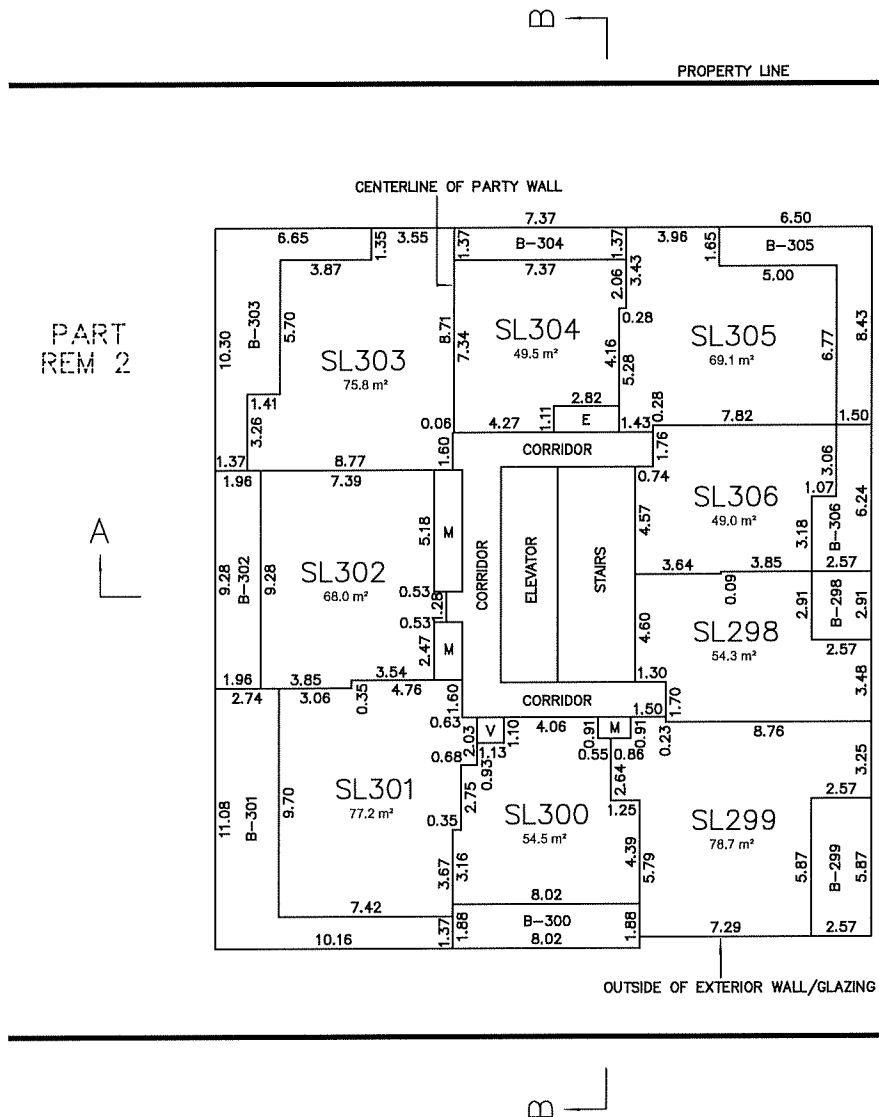
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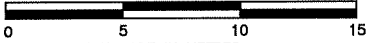


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 (ph) 583-1616  
 File: 174824\_43.DWG

GU GORDON YU, BCLS #808  
 DATE: JULY 14, 2023

# LEVEL 44

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
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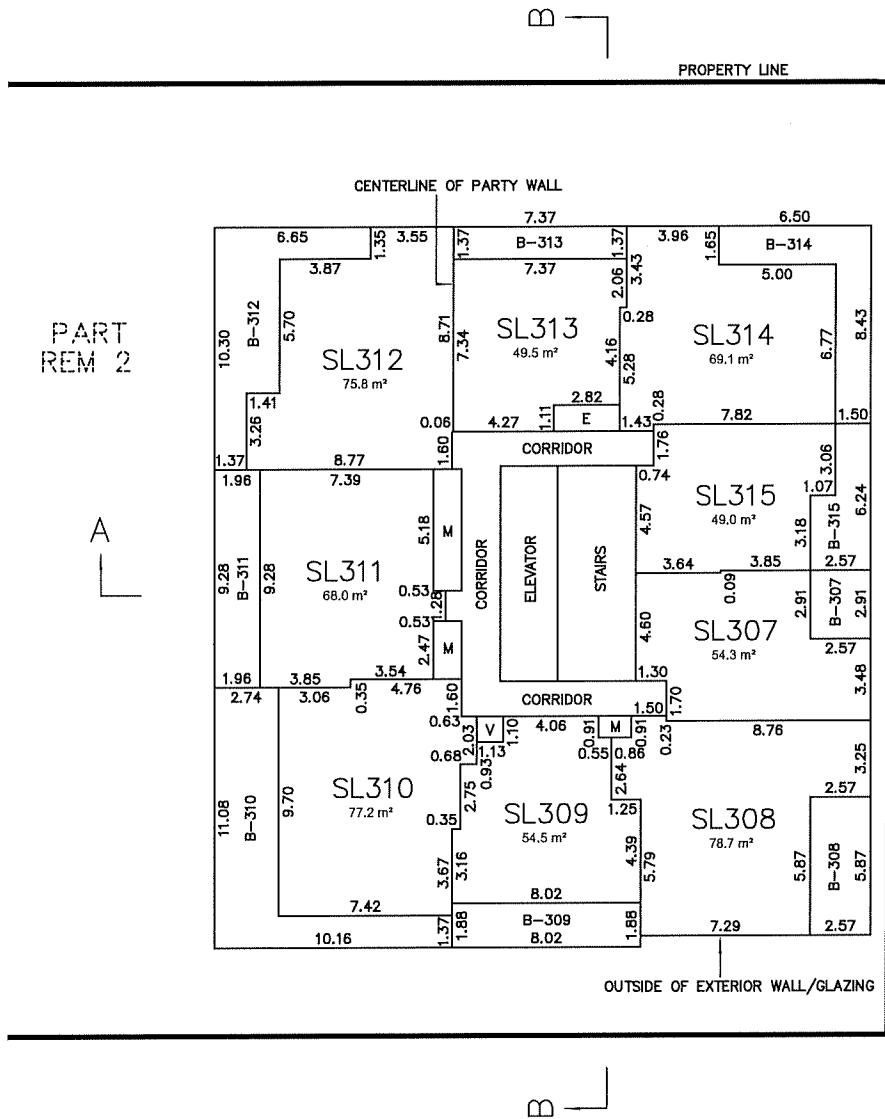
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BALCONY AREAS

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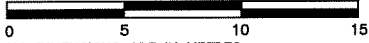


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 (ph) 583-1616  
 File: 174824\_44.DWG

GU GORDON YU, BCLS #808  
 DATE: JULY 14, 2023

# LEVEL 45

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

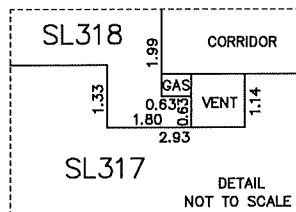
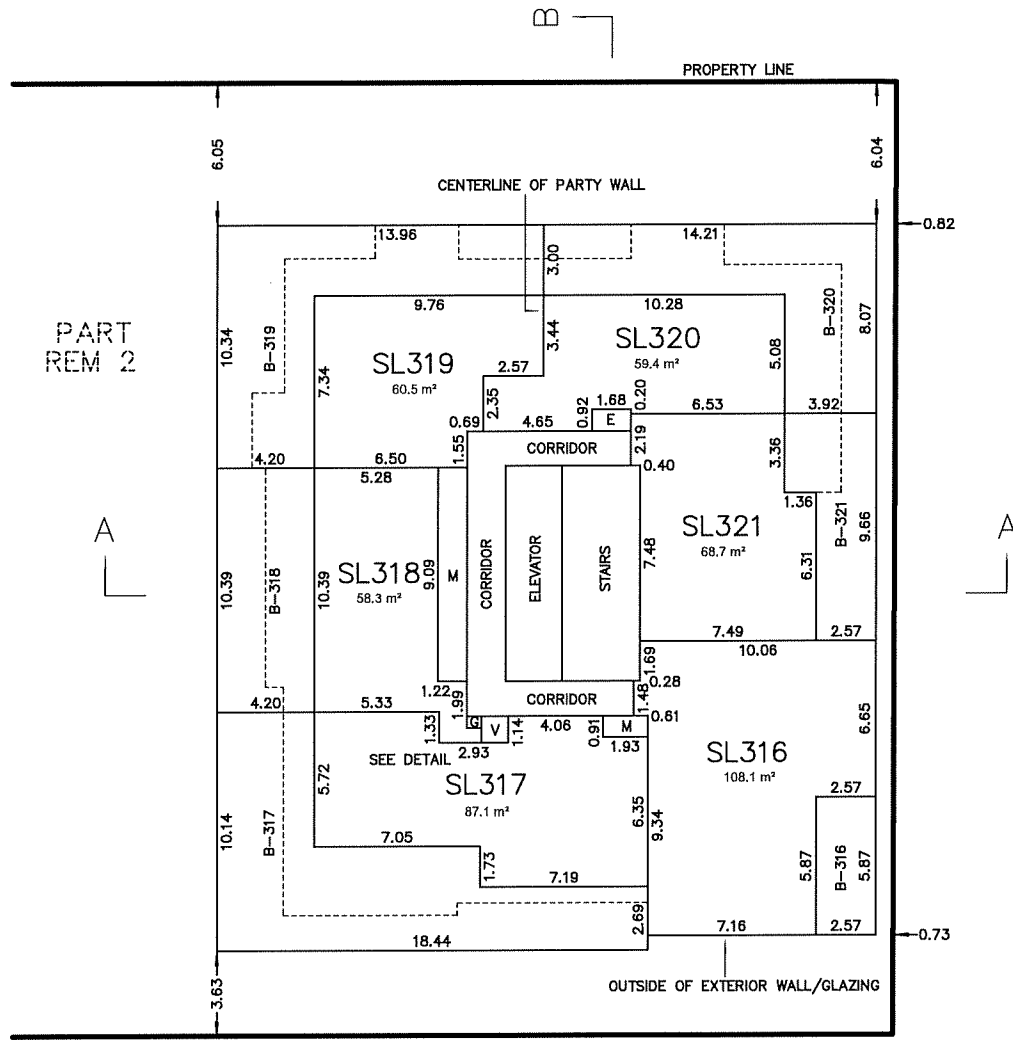
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BALCONY AREAS

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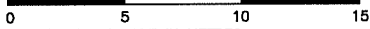
200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616

File: 174824\_45.DWG

GU GORDON YU, BCLS #808  
 DATE: JULY 14, 2023

# LEVEL 46

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
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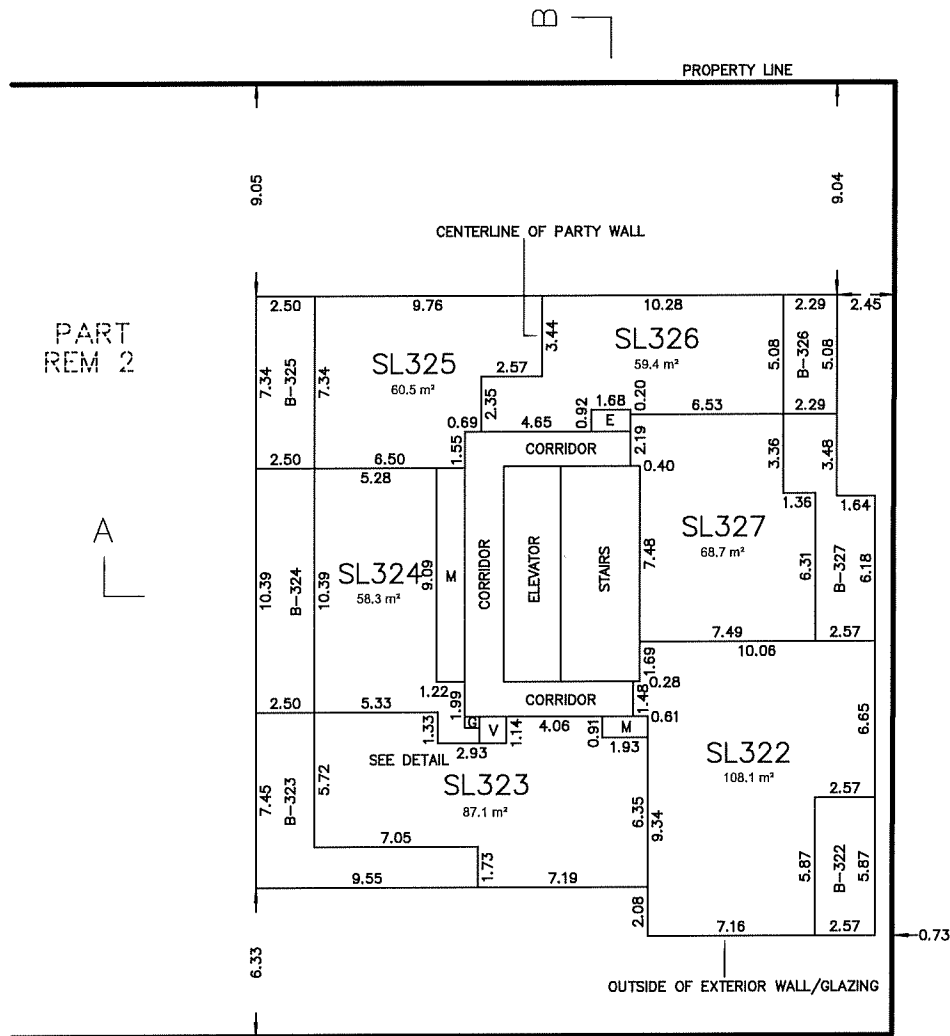
STRATA LOT BOUNDARIES DEFINED AS:

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- CENTERLINE OF CORRIDOR WALL
- CORE CONCRETE WALL EXCLUDED

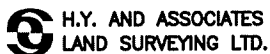
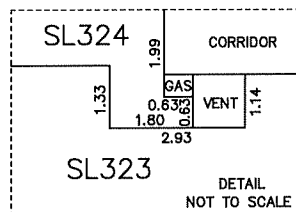


BALCONY AREAS

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PART  
 REM 2



H.Y. AND ASSOCIATES  
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 V3R 4E7  
 (ph) 583-1616

File: 174824\_46.DWG

GU GORDON YU, BCLS #808  
 DATE: JULY 14, 2023

# LEVEL 47

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

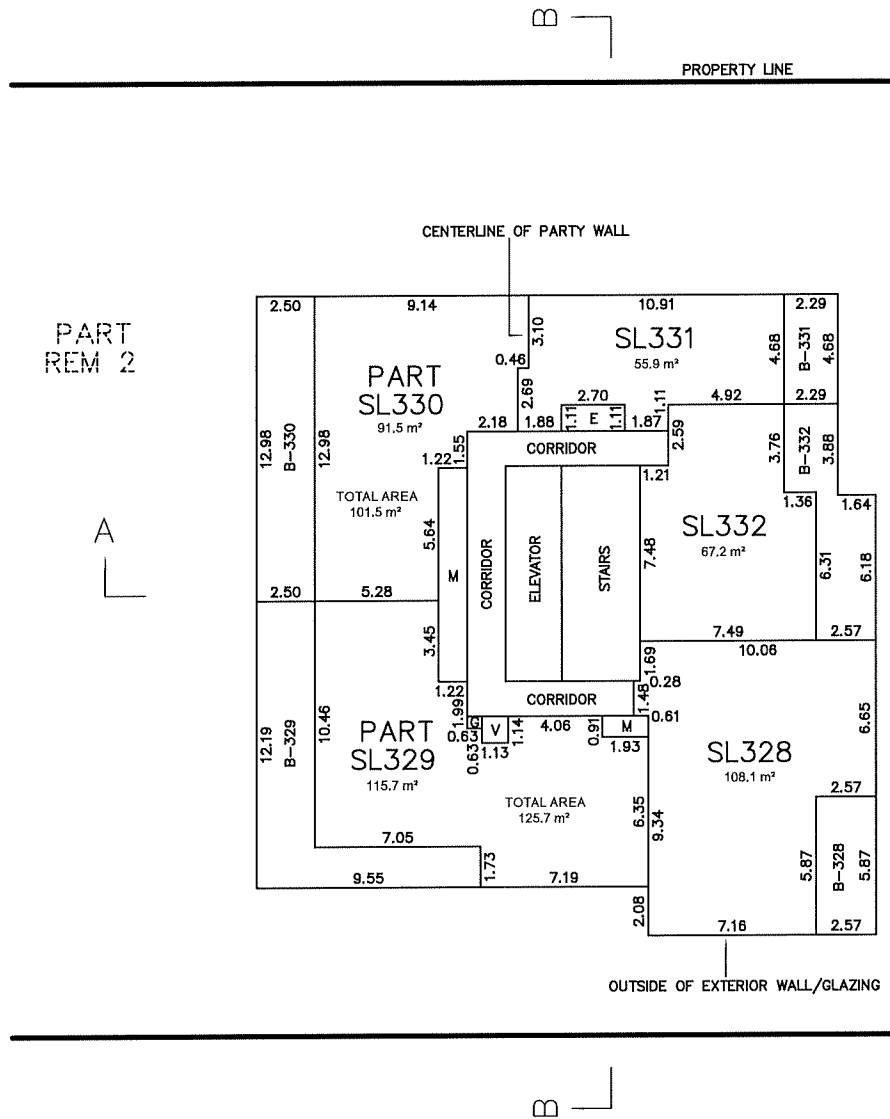
ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

STRATA LOT MEASUREMENTS ARE 90°  
 OR 45° UNLESS NOTED OTHERWISE.

- STRATA LOT BOUNDARIES DEFINED AS:
- OUTSIDE OF EXTERIOR WALL/GLAZING
  - CENTERLINE OF PARTY WALL
  - CENTERLINE OF CORRIDOR WALL
  - CORE CONCRETE WALL EXCLUDED



BALCONY AREAS  
 ARE DEFINED AS TO HEIGHT BY  
 THE CENTRE OF THE FLOOR BELOW AND  
 CEILING ABOVE OR ITS EXTENSION



H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.

200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_47.DWG

GU GORDON YU, BCLS #808  
 DATE: JULY 14, 2023

# LEVEL 48

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

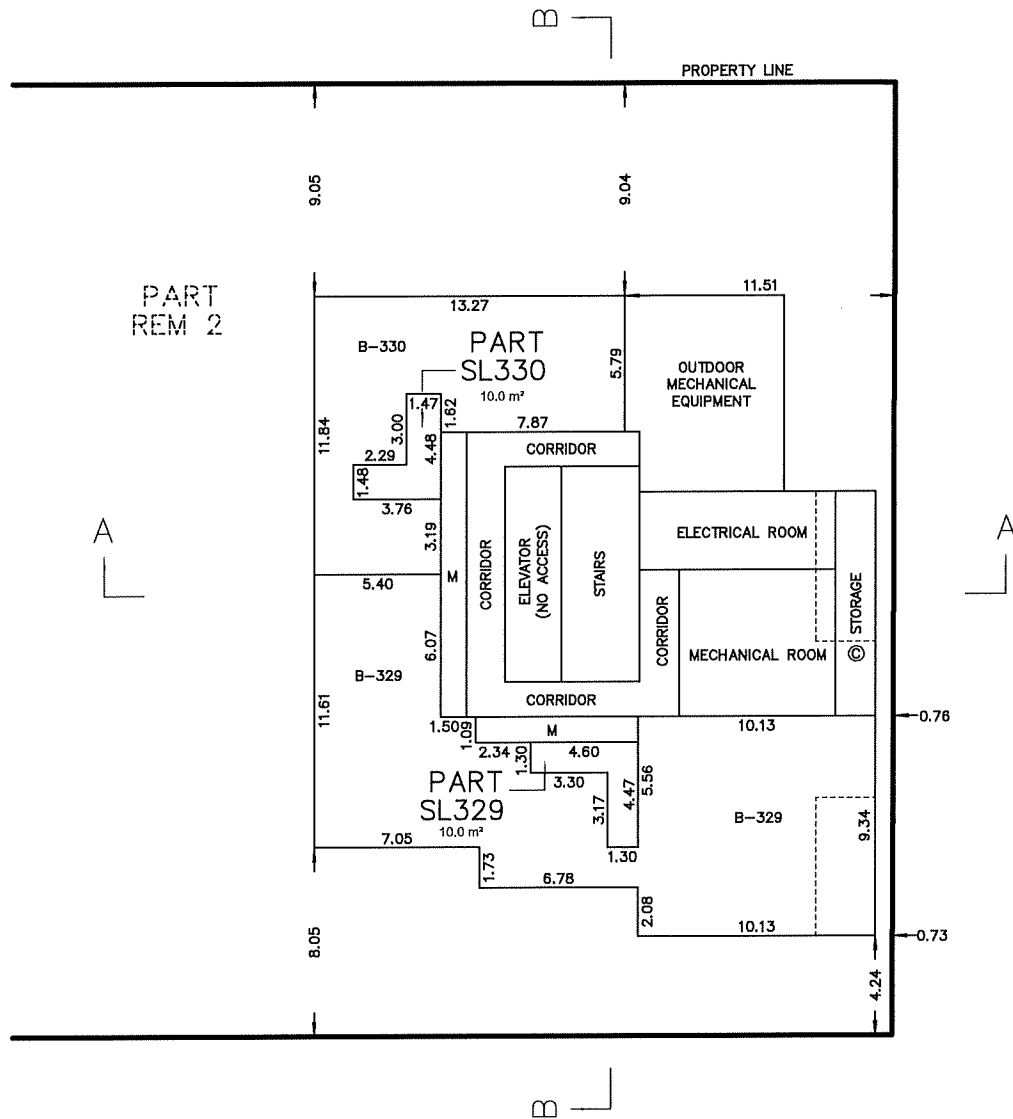
STRATA LOT MEASUREMENTS ARE 90°  
 OR 45° UNLESS NOTED OTHERWISE.

STRATA LOT BOUNDARIES DEFINED AS:

- OUTSIDE OF EXTERIOR WALL/GLAZING
- CENTERLINE OF PARTY WALL
- CENTERLINE OF CORRIDOR WALL
- CORE CONCRETE WALL EXCLUDED

BALCONY AREAS

ARE DEFINED AS TO HEIGHT BY  
 THE CENTRE OF THE FLOOR BELOW AND  
 CEILING ABOVE OR ITS EXTENSION



**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**

200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_48.DWG

GU GORDON YU, BCLS #808  
 DATE: JULY 14, 2023



# LEVEL 49

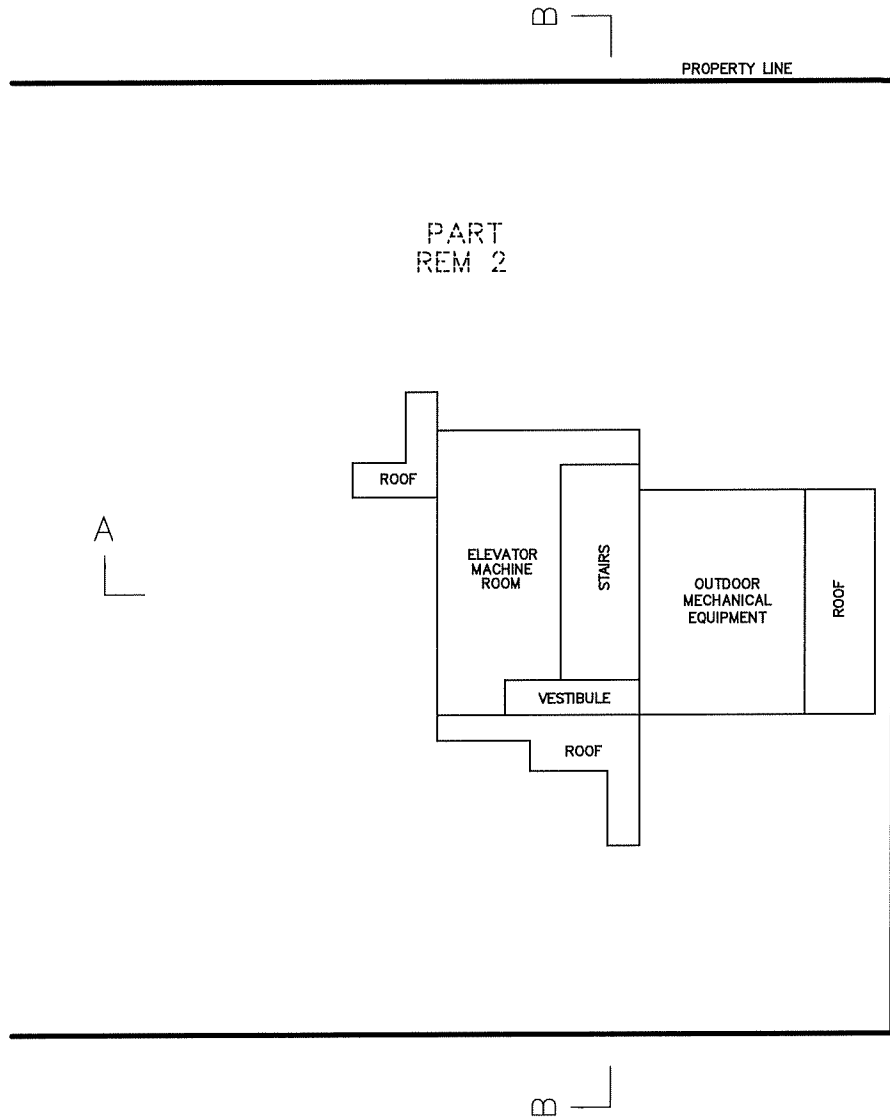
## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.



**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**

200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_49.DWG

GU GORDON YU, BCLS #808  
 DATE: JULY 14, 2023

# CROSS SECTION A-A

# STRATA PLAN EPS9599



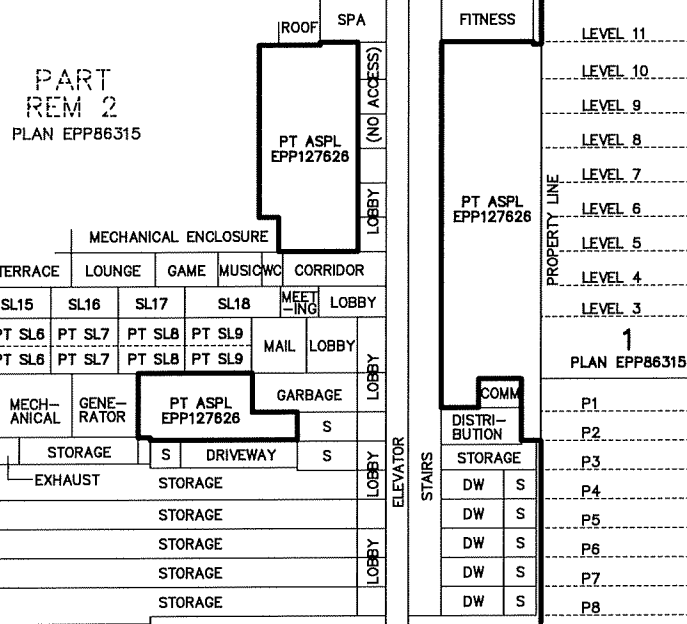
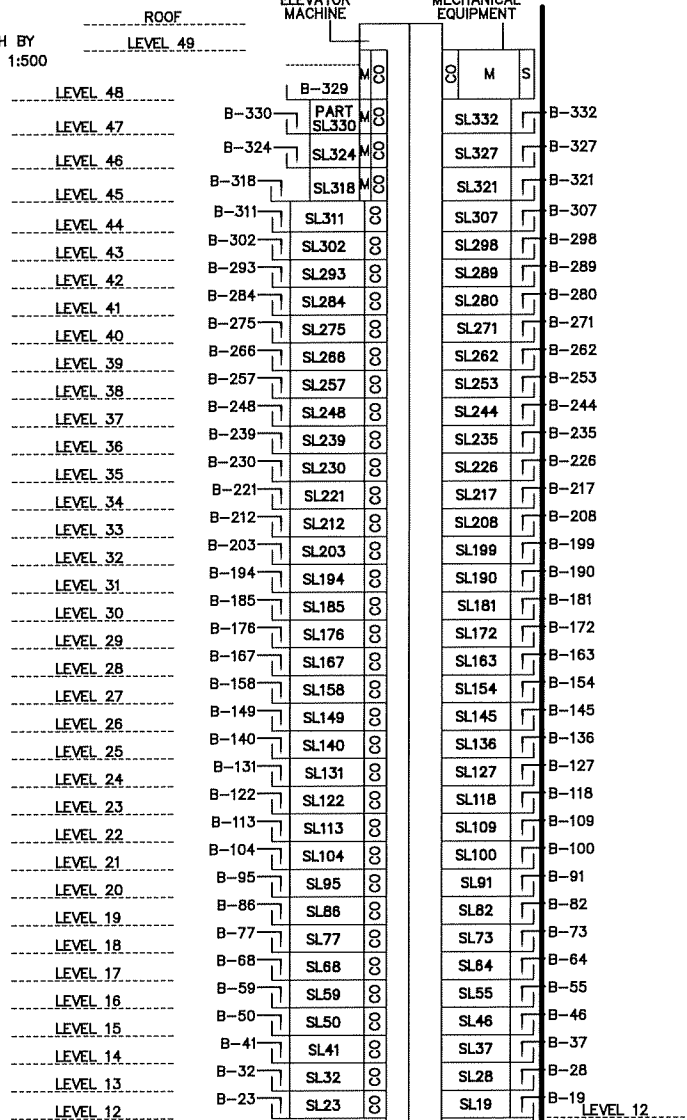
ALL DIMENSIONS ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:500

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

- STRATA LOT BOUNDARIES DEFINED AS:
- OUTSIDE OF EXTERIOR WALL/GLAZING
  - CENTERLINE OF PARTY WALL
  - CENTERLINE OF CORRIDOR WALL
  - CORE CONCRETE WALL EXCLUDED
  - CENTERLINE OF FLOOR/CEILING

BALCONY AREAS ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR BELOW AND CEILING ABOVE OR ITS EXTENSION

- CO INDICATES CORRIDOR
- DW INDICATES DRIVEWAY
- S INDICATES STORAGE
- WC INDICATES WASHROOM
- COMM INDICATES COMMUNICATION



LEVEL 2 3 SRW PLAN EPP86623 SHARED DRIVEWAY  
LEVEL 1 1 PLAN EPP86315

**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174824\_SEC A.DWG

GU GORDON YU, BCLS #808  
DATE: JULY 14, 2023

# CROSS SECTION B-B

# STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:500

ALL ARE COMMON PROPERTY ON THIS SHEET,  
 OR INDICATED OTHERWISE.

**STRATA LOT BOUNDARIES DEFINED AS:**

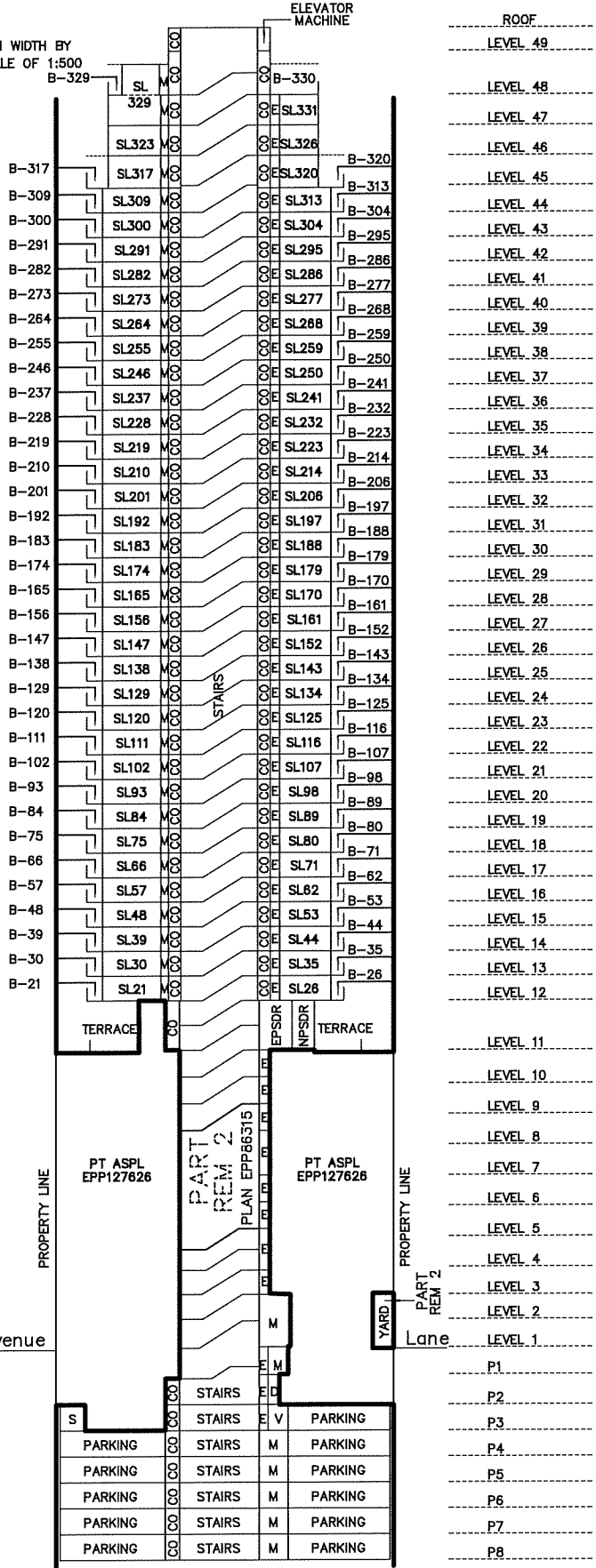
- OUTSIDE OF EXTERIOR WALL/GLAZING
- CENTERLINE OF PARTY WALL
- CENTERLINE OF CORRIDOR WALL
- CORE CONCRETE WALL EXCLUDED
- CENTERLINE OF FLOOR/CEILING

**BALCONY AREAS**

ARE DEFINED AS TO HEIGHT BY  
 THE CENTRE OF THE FLOOR BELOW AND  
 CEILING ABOVE OR ITS EXTENSION

- D INDICATES DISTRIBUTION ROOM
- S INDICATES STORAGE
- V INDICATES VENT
- CO INDICATES CORRIDOR

- NPSDR NORMAL POWER SUB-DISTRIBUTION ROOM
- EPSDR EMERGENCY POWER SUB-DISTRIBUTION ROOM



**H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.**

200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616

File: 174824\_SEC B.DWG

GU GORDON YU, BCLS #808  
 DATE: JULY 14, 2023

**Exhibit "B"**

**Final Form V Schedule of Unit Entitlement**



**Strata Property Act Filing**

1047

**NEW WESTMINSTER LAND TITLE OFFICE**

OCT 13 2023 16:36:44.022

**CB956596**

Document Fees: \$31.27

1. Contact

File No.: 47447-0010

**Corinne Hospes, Paralegal  
Richards Buell Sutton LLP, Barristers & Solicitors  
700 - 401 West Georgia Street  
Vancouver BC V6B 5A1  
604.661.9294**

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type

LTO Document Reference

**Form-V Schedule of Unit Entitlement**

3. Description of Land

PID/Plan Number

Legal Description

**EPS9599**

**STRATA PLAN EPS9599**

**Electronic Signature**

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

**Ryan Matthew  
Klassen 8DHM5R**

**Digitally signed by  
Ryan Matthew Klassen  
8DHM5R  
Date: 2023-10-13  
13:01:14 -07:00**

**Strata Property Act**  
**Form V**  
**Schedule of Unit Entitlement**  
*(Sections 245 (a), 246, 264)*

Re: Strata Plan **EPS9599** being strata plan of

030-616-735

Lot2 District Lot 153 Group 1 New Westminster District Plan EPP86315  
Except: Air Space Plan EPP127626

---

**STRATA PLAN CONSISTING ENTIRELY OF RESIDENTIAL STRATA LOTS**

The unit entitlement for each residential strata lot is one of the following, [*check appropriate box*] as set out in the following table:

- (a) the habitable area of the strata lot, in square metres, rounded to the nearest whole number as determined by a British Columbia land surveyor as set out in section 246 (3) (a) (i) of the *Strata Property Act*.

**Certificate of British Columbia Land Surveyor**

I, Gu Gordon Yu, a British Columbia land surveyor, certify that the following table reflects the habitable area of each residential strata lot.

Date: July 28, 2023



.....  
Signature

**OR**

- (b) a whole number that is the same for all of the residential strata lots as set out in section 246 (3) (a) (ii) of the *Strata Property Act*.

**OR**

- (c) a number that is approved by the Superintendent of Real Estate in accordance with section 246 (3) (a) (iii) of the *Strata Property Act*.

.....  
Signature of Superintendent of Real Estate

Strata Lot No.	Sheet No.	Habitable Area in m <sup>2</sup>	Unit Entitlement	%* of Total Unit Entitlement**
1	10,11	111.6	112	0.5110
2	10,11	111.6	112	0.5110
3	10,11	111.6	112	0.5110
4	10,11	111.6	112	0.5110
5	10,11	111.6	112	0.5110
6	10,11	111.6	112	0.5110
7	10,11	111.6	112	0.5110
8	10,11	111.6	112	0.5110
9	10,11	111.6	112	0.5110
10	12	76.9	77	0.3513
11	12	55.8	56	0.2555
12	12	55.8	56	0.2555
13	12	55.8	56	0.2555
14	12	55.8	56	0.2555
15	12	55.8	56	0.2555
16	12	55.8	56	0.2555
17	12	55.8	56	0.2555
18	12	77.2	77	0.3513
19	21	54.3	54	0.2464
20	21	78.9	79	0.3605
21	21	55.3	55	0.2509
22	21	75.0	75	0.3422
23	21	47.6	48	0.2190
24	21	69.9	70	0.3194
25	21	59.3	59	0.2692
26	21	86.7	87	0.3970
27	21	49.0	49	0.2236
28	22	54.3	54	0.2464
29	22	78.9	79	0.3605
30	22	55.3	55	0.2509
31	22	75.0	75	0.3422
32	22	47.6	48	0.2190
33	22	69.9	70	0.3194
34	22	59.3	59	0.2692
35	22	86.7	87	0.3970
36	22	49.0	49	0.2236
37	23	54.3	54	0.2464
38	23	78.9	79	0.3605
39	23	55.3	55	0.2509
40	23	75.0	75	0.3422
41	23	47.6	48	0.2190

42	23	69.9	70	0.3194
43	23	59.3	59	0.2692
44	23	86.7	87	0.3970
45	23	49.0	49	0.2236
46	24	54.3	54	0.2464
47	24	78.9	79	0.3605
48	24	55.3	55	0.2509
49	24	75.0	75	0.3422
50	24	47.6	48	0.2190
51	24	69.9	70	0.3194
52	24	59.3	59	0.2692
53	24	86.7	87	0.3970
54	24	49.0	49	0.2236
55	25	54.3	54	0.2464
56	25	78.9	79	0.3605
57	25	55.3	55	0.2509
58	25	75.0	75	0.3422
59	25	47.6	48	0.2190
60	25	69.9	70	0.3194
61	25	59.3	59	0.2692
62	25	86.7	87	0.3970
63	25	49.0	49	0.2236
64	26	54.3	54	0.2464
65	26	78.9	79	0.3605
66	26	55.3	55	0.2509
67	26	75.0	75	0.3422
68	26	47.6	48	0.2190
69	26	69.9	70	0.3194
70	26	59.3	59	0.2692
71	26	86.7	87	0.3970
72	26	49.0	49	0.2236
73	27	54.3	54	0.2464
74	27	78.9	79	0.3605
75	27	55.3	55	0.2509
76	27	75.0	75	0.3422
77	27	47.6	48	0.2190
78	27	69.9	70	0.3194
79	27	59.3	59	0.2692
80	27	86.7	87	0.3970
81	27	49.0	49	0.2236
82	28	54.3	54	0.2464
83	28	78.9	79	0.3605
84	28	55.3	55	0.2509
85	28	75.0	75	0.3422
86	28	47.6	48	0.2190



87	28	69.9	70	0.3194
88	28	59.3	59	0.2692
89	28	86.7	87	0.3970
90	28	49.0	49	0.2236
91	29	54.3	54	0.2464
92	29	78.9	79	0.3605
93	29	55.3	55	0.2509
94	29	75.0	75	0.3422
95	29	47.6	48	0.2190
96	29	69.9	70	0.3194
97	29	59.3	59	0.2692
98	29	86.7	87	0.3970
99	29	49.0	49	0.2236
100	30	54.3	54	0.2464
101	30	78.9	79	0.3605
102	30	55.3	55	0.2509
103	30	75.0	75	0.3422
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105	30	69.9	70	0.3194
106	30	59.3	59	0.2692
107	30	86.7	87	0.3970
108	30	49.0	49	0.2236
109	31	54.3	54	0.2464
110	31	78.9	79	0.3605
111	31	55.3	55	0.2509
112	31	75.0	75	0.3422
113	31	47.6	48	0.2190
114	31	69.9	70	0.3194
115	31	59.3	59	0.2692
116	31	86.7	87	0.3970
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118	32	54.3	54	0.2464
119	32	78.9	79	0.3605
120	32	55.3	55	0.2509
121	32	75.0	75	0.3422
122	32	47.6	48	0.2190
123	32	69.9	70	0.3194
124	32	59.3	59	0.2692
125	32	86.7	87	0.3970
126	32	49.0	49	0.2236
127	33	54.3	54	0.2464
128	33	78.9	79	0.3605
129	33	55.3	55	0.2509
130	33	75.0	75	0.3422
131	33	47.6	48	0.2190

132	33	69.9	70	0.3194
133	33	59.3	59	0.2692
134	33	86.7	87	0.3970
135	33	49.0	49	0.2236
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139	34	75.0	75	0.3422
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141	34	69.9	70	0.3194
142	34	59.3	59	0.2692
143	34	86.7	87	0.3970
144	34	49.0	49	0.2236
145	35	54.3	54	0.2464
146	35	78.9	79	0.3605
147	35	55.3	55	0.2509
148	35	75.0	75	0.3422
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154	36	54.3	54	0.2464
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156	36	55.3	55	0.2509
157	36	75.0	75	0.3422
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160	36	59.3	59	0.2692
161	36	86.7	87	0.3970
162	36	49.0	49	0.2236
163	37	54.3	54	0.2464
164	37	78.9	79	0.3605
165	37	55.3	55	0.2509
166	37	75.0	75	0.3422
167	37	47.6	48	0.2190
168	37	69.9	70	0.3194
169	37	59.3	59	0.2692
170	37	86.7	87	0.3970
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172	38	54.3	54	0.2464
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174	38	55.3	55	0.2509
175	38	75.0	75	0.3422
176	38	47.6	48	0.2190

177	38	69.9	70	0.3194
178	38	59.3	59	0.2692
179	38	86.7	87	0.3970
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186	39	69.9	70	0.3194
187	39	59.3	59	0.2692
188	39	86.7	87	0.3970
189	39	49.0	49	0.2236
190	40	54.3	54	0.2464
191	40	78.9	79	0.3605
192	40	55.3	55	0.2509
193	40	75.0	75	0.3422
194	40	47.6	48	0.2190
195	40	69.9	70	0.3194
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197	40	86.7	87	0.3970
198	40	49.0	49	0.2236
199	41	54.3	54	0.2464
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202	41	75.0	75	0.3422
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209	42	78.7	79	0.3605
210	42	54.5	55	0.2509
211	42	77.2	77	0.3513
212	42	68.0	68	0.3103
213	42	75.8	76	0.3468
214	42	49.5	50	0.2281
215	42	69.1	69	0.3148
216	42	49.0	49	0.2236
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219	43	54.5	55	0.2509
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221	43	68.0	68	0.3103

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231	44	75.8	76	0.3468
232	44	49.5	50	0.2281
233	44	69.1	69	0.3148
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237	45	54.5	55	0.2509
238	45	77.2	77	0.3513
239	45	68.0	68	0.3103
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241	45	49.5	50	0.2281
242	45	69.1	69	0.3148
243	45	49.0	49	0.2236
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245	46	78.7	79	0.3605
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247	46	77.2	77	0.3513
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249	46	75.8	76	0.3468
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251	46	69.1	69	0.3148
252	46	49.0	49	0.2236
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254	47	78.7	79	0.3605
255	47	54.5	55	0.2509
256	47	77.2	77	0.3513
257	47	68.0	68	0.3103
258	47	75.8	76	0.3468
259	47	49.5	50	0.2281
260	47	69.1	69	0.3148
261	47	49.0	49	0.2236
262	48	54.3	54	0.2464
263	48	78.7	79	0.3605
264	48	54.5	55	0.2509
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266	48	68.0	68	0.3103

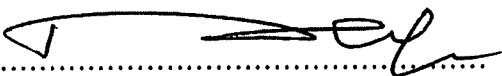
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271	49	54.3	54	0.2464
272	49	78.7	79	0.3605
273	49	54.5	55	0.2509
274	49	77.2	77	0.3513
275	49	68.0	68	0.3103
276	49	75.8	76	0.3468
277	49	49.5	50	0.2281
278	49	69.1	69	0.3148
279	49	49.0	49	0.2236
280	50	54.3	54	0.2464
281	50	78.7	79	0.3605
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301	52	77.2	77	0.3513
302	52	68.0	68	0.3103
303	52	75.8	76	0.3468
304	52	49.5	50	0.2281
305	52	69.1	69	0.3148
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312	53	75.8	76	0.3468
313	53	49.5	50	0.2281
314	53	69.1	69	0.3148
315	53	49.0	49	0.2236
316	54	108.1	108	0.4928
317	54	87.1	87	0.3970
318	54	58.3	58	0.2646
319	54	60.5	61	0.2783
320	54	59.4	59	0.2692
321	54	68.7	69	0.3148
322	55	108.1	108	0.4928
323	55	87.1	87	0.3970
324	55	58.3	58	0.2646
325	55	60.5	61	0.2783
326	55	59.4	59	0.2692
327	55	68.7	69	0.3148
328	56	108.1	108	0.4928
329	56,57	125.7	126	0.5749
330	56,57	101.5	102	0.4654
331	56	55.9	56	0.2555
332	56	67.2	67	0.3057
Total number of lots: 332			Total unit entitlement: 21917	

\* expression of percentage is for information purposes only and has no legal effect

\*\* not required for a phase of a phased strata plan

Date: .....27/Sept/2023..... [month day, year]



Signature of Owner Developer

**Exhibit "D"**  
**Final Bylaws**



Document Fees: \$31.27

1. Contact

Corinne Hospes, Paralegal  
Richards Buell Sutton LLP, Barristers & Solicitors  
700 - 401 West Georgia Street  
Vancouver BC V6B 5A1  
604.661.9294

File No.: 47447-0010  
Residential Form Y

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type

LTO Document Reference

Form-Y Owners Developers' Notice of Different Bylaws

3. Description of Land

PID/Plan Number

Legal Description

EPS9599

STRATA PLAN EPS9599

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

Ryan Matthew  
Klassen 8DHM5R

Digitally signed by  
Ryan Matthew Klassen  
8DHM5R  
Date: 2023-10-13  
13:03:15 -07:00



*Strata Property Act*  
**Form Y**  
**OWNER DEVELOPERS' NOTICE OF DIFFERENT BYLAWS**  
*(Section 245(d), Regulation section 14.6(2))*

Re: Strata Plan EPS9599, being a strata plan of:

PID: 030-616-735  
 Lot 2 District Lot 153 Group 1 New Westminster District Plan EPP86315, Except:  
 Air Space Plan EPP127616

The following or attached bylaws differ from the Standard Bylaws to the *Strata Property Act*, as permitted by section 120 of the Act:

**The *Strata Property Act* Schedule of Standard Bylaws is hereby replaced in its entirety by new Bylaws as follows:**

**BYLAWS**

**PART I - Funds, Budget and Annual General Meeting**

**1.1 Payment and collection of fees**

- (1) The strata corporation shall establish its own operating fund and contingency reserve fund for common expenses, including expenses relating to the limited common property designated for the exclusive use of all of the strata lots.
- (2) The strata corporation will prepare an annual budget of expenses for approval at annual general meetings. The strata fees payable by the owners will include the fees owing to the strata corporation.
- (3) Upon receipt each month of strata fees from the owners, the strata corporation will deposit into separate accounts that portion of such fees which is applicable to the strata corporation operating fund and the strata corporation contingency reserve fund.
- (4) Only authorized signatories for the strata corporation will be entitled to withdraw funds from the operating fund and the contingency reserve fund.
- (5) Special levies approved by the owners at a special meeting or annual general meeting of the strata corporation will be payable by the owners into the operating fund or the contingency reserve of the strata corporation, as requested by the strata corporation.
- (6) The strata corporation may register a lien against an owner's strata lot if fees have not been paid to the strata corporation as part of such owner's strata fees or if an approved special levy has not been paid by such owner.

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**PART II - Duties of Owners of all Strata Lots, Tenants, Occupants and Visitors****2.1 Payment of strata fees.**

- (1) An owner must pay strata fees to the strata corporation on or before the first day of the month to which the strata fees relate. The strata fees will be made up of the fees owing to the strata corporation.
- (2) If an owner is late in paying his or her strata fees, the owner must pay to the strata corporation interest on the late payment in the amount of 10% per annum compounded annually.

**2.2 Repair and maintenance of property by owner.**

- (1) An owner must repair and maintain the owner's strata lot, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.
- (2) An owner who has the use of limited common property must repair and maintain it, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

**2.3 Use of property.**

- (1) An owner, tenant, occupant, employee or visitor must not use a strata lot, the common property or common assets in a way that
  - (a) causes a nuisance, disturbance or hazard to another person,
  - (b) causes unreasonable or repetitive noise,
  - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
  - (d) is illegal, or
  - (e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.
- (2) An owner, tenant, occupant, employee or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under the Act.
- (3) When the purpose for which a residential strata lot is intended to be used is shown expressly or by necessary implication on or by the registered strata plan, an owner shall not use his strata lot for any other purpose, or permit it to be so used.
- (4) An owner of a residential strata lot who has or installs hard floor surfaces such as hardwood floors or tile in his or her strata lot must take all reasonable steps to satisfy noise complaints from neighbours, including without limitation, ensuring that no less than 60% of such hard floor surfaces, excepting only kitchens,

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bathrooms and entry areas, are covered with area rugs or carpet and avoiding walking on such flooring with hard shoes.

**2.4 Inform Strata Corporation.**

- (1) Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.
- (2) On request by the strata corporation, a tenant must inform the strata corporation of his or her name.

**2.5 Obtain approval before altering a strata lot.**

- (1) An owner must obtain the written approval of the strata corporation before making an alteration to a strata lot that involves any of the following:
  - (a) the structure of a building;
  - (b) the exterior of a building;
  - (c) chimneys, stairs, balconies or other things attached to the exterior of a building;
  - (d) doors, windows or skylights on the exterior of a building, or that front on the common property (ie. including, for example, adding security devices to the entrance door to a strata lot);
  - (e) fences, railings or similar structures that enclose a patio, balcony or yard;
  - (f) common property located within the boundaries of a strata lot;
  - (g) parts of the strata lot which the strata corporation must insure under the Strata Property Act including, without limitation, fixtures installed by the owner developer as part of the original construction of a strata lot (e.g. the original wall to wall carpeting).
- (2) The strata corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.
- (3) An owner must not do, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to do, any act, nor alter, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to alter, his strata lot, in any manner, which in the opinion of the strata council will alter the exterior appearance of the building.

**2.6 Obtain approval before altering common property.**

- (1) An owner must obtain the written approval of the strata corporation before making an alteration to common property, including limited common property, or common assets.
- (2) The strata corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration

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and to provide, at the request of the strata corporation, evidence of appropriate insurance coverage relating to the alteration.

## **2.7 Permit entry to strata lot.**

- (1) An owner, tenant, occupant or visitor must allow a person authorized by the strata corporation to enter the strata lot
  - (a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and
  - (b) at a reasonable time, on 48 hours' written notice,
  - (c) to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws or insure under the Act, and
  - (d) to ensure compliance with the Act and the bylaws.
- (2) The notice referred to in subsection (1)(b) must include the date and approximate time of entry, and the reason for entry.
- (3) In exercising its rights under this bylaw, the strata corporation will not unreasonably interfere with the lawful use and enjoyment of any occupant of a residential strata lot.

## **2.8 Compliance with bylaws.**

- (1) An owner, tenant, occupant, employee or visitor must comply strictly with these bylaws and with any rules adopted by the strata corporation applicable to such owner from time to time.

## **2.9 Pets.**

- (1) An owner or occupant of a residential strata lot shall not be allowed to have any caged or non-caged animal unless such animal is a dog, cat, fish or bird and at no time shall an owner have more than two non-caged animals, being a combination of two cats or two dogs or one cat and one dog, in his strata lot, either permanently or temporarily, and the owner or occupant shall register such pet(s) with the strata council by providing to the strata council a written notice, signed by the owner setting out the name, breed and colour of the pet, the strata lot number of the strata lot in which the pet is kept, the name and telephone number of the owner of the pet and the licence number of the pet (when the pet is required to be licensed), and shall only keep a pet in his strata lot in compliance with these bylaws.
- (2) An owner, tenant, occupant, employee or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.
- (3) No owner or occupant of a strata lot shall permit his pet to urinate or defecate on the common property or on any limited common property, and if any pet does urinate or defecate on the common property or on any limited common property, the owner or occupant shall immediately and completely remove all of his pet's waste from the common property or limited common property, as the case may

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be, and dispose of it in a waste container or by some other sanitary means and if, in the reasonable opinion of the strata corporation, any special cleaning is required as a result of the pet urinating or defecating, the owner or occupant shall pay all costs of such special cleaning.

- (4) An owner of a strata lot whose guest, employee or invitee brings an animal or pet onto the common property or any limited common property shall be responsible to ensure that the guest or invitee complies with all requirements of these bylaws as they relate to pets and shall perform all of the duties and obligations with respect to that animal as set out in these bylaws as if the animal were one kept by the owner or occupant in his strata lot.
- (5) The strata corporation may require removal by an owner or occupier of any residential strata lot of any pet or other animal kept by the owner or occupier in a strata lot if such pet or animal, in the opinion of the strata council, constitutes a nuisance to any owner or occupier of a strata lot, or causes danger or damage to any owner or occupier of a strata lot or to any property of the strata corporation or an owner or occupier of a strata lot.

#### **2.10 Claims on Insurance Policies.**

- (1) An owner, tenant or occupant must not do, or omit to do, whether deliberately or accidentally, any act which would result in a claim being made on the insurance policy of the strata corporation.

### **PART III - Powers and Duties of Strata Corporation and Council**

#### **3.1 Repair and maintenance of property by Strata Corporation.**

- (1) The strata corporation must repair and maintain all of the following:
  - (a) common assets of the strata corporation;
  - (b) common property that has not been designated as limited common property;
  - (c) limited common property but the duty to repair and maintain it is restricted to:
    - (i) repair and maintenance that in the ordinary course of events occurs less often than once a year, and
    - (ii) the following, no matter how often the repair or maintenance ordinarily occurs:
      - the structure of a building;
      - the exterior of a building;
      - chimneys, stairs, balconies and other things attached to the exterior of a building;
      - doors, windows and skylights on the exterior of a building or that front on the common property;

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- fences, railings and similar structures that enclose patios, balconies and yards;
- (d) a strata lot in a strata plan that is not a bare land strata plan, but the duty to repair and maintain it is restricted to:
- (i) the structure of a building,
  - (ii) the exterior of a building,
  - (iii) chimneys, stairs, balconies and other things attached to the exterior of a building,
  - (iv) doors, windows and skylights on the exterior of a building or that front on the common property, and
  - (v) fences, railings and similar structures that enclose patios, balconies and yards.

### **3.2 Council size.**

- (1) The council must have at least 3 and not more than 7 members.

### **3.3 Council members' terms.**

- (1) The term of office of a council member ends at the end of the annual general meeting at which the new council is elected.
- (2) A person whose term as council member is ending is eligible for re-election.

### **3.4 Removing council member.**

- (1) Unless all the owners are on the council, the strata corporation may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more council members.
- (2) After removing a council member, the strata corporation must hold an election at the same annual or special general meeting to replace the council member for the remainder of the term.
- (3) No person may stand for council or continue to be on council with respect to a strata lot if the strata corporation is entitled to register a lien against that strata lot under the Act.

### **3.5 Replacing council member.**

- (1) If a council member resigns or is unwilling or unable to act for a period of 2 or more months, the remaining members of the council may appoint a replacement council member for the remainder of the term.
- (2) A replacement council member may be appointed from any person eligible to sit on the council.
- (3) The council may appoint a council member under this section even if the absence of the member being replaced leaves the council without a quorum.

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- (4) If all the members of the council resign or are unwilling or unable to act for a period of 2 or more months, persons holding at least 25% of the strata corporation's votes may hold a special general meeting to elect a new council by complying with the provisions of the Act, the regulations and the bylaws respecting the calling and holding of meetings.

**3.6 Officers.**

- (1) At the first meeting of the council held after each annual general meeting of the strata corporation, the council must elect, from among its members, a president and a vice president, and may elect a secretary and a treasurer.
- (2) A person may hold more than one office at a time, other than the offices of president and vice president.
- (3) The vice president has the powers and duties of the president
  - (a) while the president is absent or is unwilling or unable to act, or
  - (b) for the remainder of the president's term if the president ceases to hold office.
- (4) If an officer other than the president is unwilling or unable to act for a period of 2 or more months, the council members may appoint a replacement officer from among themselves for the remainder of the term.

**3.7 Calling council meetings.**

- (1) Any council member may call a council meeting by giving the other council members at least one week's notice of the meeting, specifying the reason for calling the meeting.
- (2) The notice does not have to be in writing.
- (3) A council meeting may be held on less than one week's notice if
  - (a) all council members consent in advance of the meeting, or
  - (b) the meeting is required to deal with an emergency situation, and all council members either
    - (i) consent in advance of the meeting, or
    - (ii) are unavailable to provide consent after reasonable attempts to contact them.

**3.8 Requisition of council hearing.**

- (1) By application in writing, stating the reason for the request, an owner or tenant may request a hearing at a council meeting.
- (2) If a hearing is requested under subsection (1), the council must hold a meeting to hear the applicant within one month of the request.

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- (3) If the purpose of the hearing is to seek a decision of the council, the council must give the applicant a written decision within one week of the hearing.

**3.9 Quorum of council.**

- (1) A quorum of the council is
  - (a) 1, if the council consists of one member,
  - (b) 2, if the council consists of 2, 3 or 4 members,
  - (c) 3, if the council consists of 5 or 6 members, and
  - (d) 4, if the council consists of 7 members.
- (2) Council members must be present in person at the council meeting to be counted in establishing quorum.

**3.10 Council meetings.**

- (1) At the option of the council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.
- (2) If a council meeting is held by electronic means, council members are deemed to be present in person.
- (3) Owners may not attend council meetings as observers unless council, in its sole discretion, agrees to permit members to attend.
- (4) Despite subsection (3), no observers may attend those portions of council meetings that deal with any of the following:
  - (a) bylaw contravention hearings;
  - (b) rental restriction bylaw exemption hearings;
  - (c) any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

**3.11 Voting at council meetings.**

- (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.
- (2) Unless there are only 2 strata lots in the strata plan, if there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.
- (3) The results of all votes at a council meeting must be recorded in the council meeting minutes.

**3.12 Council to inform owners of minutes.**

- (1) The council must inform owners of the minutes of all council meetings within 2 weeks of the meeting, whether or not the minutes have been approved.



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**3.13 Delegation of council's powers and duties.**

- (1) Subject to subsections (2) to (4), the council may delegate some or all of its powers and duties to one or more council members or persons who are not members of the council, and may revoke the delegation.
- (2) The council may delegate its spending powers or duties, but only by a resolution that
  - (a) delegates the authority to make an expenditure of a specific amount for a specific purpose, or
  - (b) delegates the general authority to make expenditures in accordance with subsection (3).
- (3) A delegation of a general authority to make expenditures must
  - (a) set a maximum amount that may be spent, and
  - (b) indicate the purposes for which, or the conditions under which, the money may be spent.
- (4) The council may not delegate its powers to determine, based on the facts of a particular case,
  - (a) whether a person has contravened a bylaw or rule,
  - (b) whether a person should be fined, and the amount of the fine, or
  - (c) whether a person should be denied access to a recreational facility.

**3.14 Spending restrictions.**

- (1) A person may not spend the strata corporation's money unless the person has been delegated the power to do so in accordance with these bylaws.
- (2) Despite subsection (1), a council member may spend the strata corporation's money to repair or replace common property or common assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.

**3.15 Limitation on liability of council member.**

- (1) A council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the council.
- (2) Subsection (1) does not affect a council member's liability, as an owner, for a judgment against the strata corporation.

**3.16 Consents.**

- (1) Any consent, approval or permission given under these bylaws by the strata council shall be revocable at any time upon reasonable notice.

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- (2) Notwithstanding any provision of the Act, the strata corporation may proceed under the *Small Claims Act* (British Columbia) against an owner or other person to collect money owing to the strata corporation, including money owing as a fine, without requiring authorization by a resolution passed by a 3/4 vote.

#### **PART IV - Enforcement of Bylaws and Rules**

##### **4.1 Maximum fine.**

- (1) The strata corporation with respect to any bylaw or rule, may fine an owner or tenant a maximum of
- (a) \$200 for each contravention of a bylaw, and
  - (b) \$50 for each contravention of a rule.
- (2) Each owner is responsible for payment, without invoice, of any money (other than strata fees, but including special levies) owing to the strata corporation, as the case may be, as provided for in the Act or these bylaws and if the owner fails to pay any money so owing
- (3) Within 15 days after the date such money becomes due, the owner will, after having been given written notice of the default and been provided with a reasonable opportunity to answer the complaint (including a hearing if requested), be assessed and pay a fine of \$10.00, and if such default continues for a further 15 days, an additional fine of \$25.00 will be levied against and paid by the owner and for each additional month such default continues, an additional fine of \$25.00 will be levied against and paid by the owner.
- (4) Additional assessments, fines authorized by these bylaws, banking charges, filing costs, legal expenses, interest charges and any other expenses incurred by the strata corporation to enforce these bylaws, as they may be amended from time to time, or any rule or regulation which may be established from time to time by the strata council pursuant to the Act or these bylaws, shall become part of the assessment of the owner responsible and shall become due and payable on the first day of the month next following, except that any amount owing in respect of a fine or the cost of remedying the contravention of a bylaw will be calculated as a separate component of such assessment and the strata corporation may not register a lien against such separate component.

##### **4.2 Continuing contravention.**

- (1) If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.

#### **PART V - Annual and Special General Meetings**

##### **5.1 Person to chair meeting.**

- (1) Annual and special general meetings must be chaired by the president of the council.
- (2) If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.

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- (3) If neither the president nor the vice president of the council chairs the meeting, a chair must be elected by the eligible voters present in person or by proxy from among those persons who are present at the meeting.

**5.2 Participation by other than eligible voters.**

- (1) Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.
- (2) Persons who are not eligible to vote, including tenants and occupants, may participate in the discussion at the meeting, but only if permitted to do so by the chair of the meeting.
- (3) Persons who are not eligible to vote, including tenants and occupants, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

**5.3 Voting.**

- (1) At an annual or special general meeting, voting cards must be issued to eligible voters.
- (2) At an annual or special general meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.
- (3) If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other method.
- (4) The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.
- (5) If there is a tie vote at an annual or special general meeting, the president, or, if the president is absent or unable or unwilling to vote, the vice president may break the tie by casting a second, deciding vote.
- (6) If there are only 2 strata lots in the strata plan, subsection (5) does not apply.
- (7) Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.
- (8) An owner who is otherwise an eligible voter may not exercise his or her vote for a strata lot, except on matters requiring an unanimous vote, if the strata corporation is entitled to register a lien against that strata lot.

**5.4 Order of business.**

- (1) The order of business at annual and special general meetings is as follows:
  - (a) certify proxies and corporate representatives and issue voting cards;
  - (b) determine that there is a quorum;
  - (c) elect a person to chair the meeting, if necessary;

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- (d) present to the meeting proof of notice of meeting or waiver of notice;
- (e) approve the agenda;
- (f) approve minutes from the last annual or special general meeting;
- (g) deal with unfinished business;
- (h) receive reports of council activities and decisions since the previous annual general meeting, including reports of committees, if the meeting is an annual general meeting;
- (i) ratify any new rules made by the strata corporation;
- (j) report on insurance coverage, if the meeting is an annual general meeting;
- (k) approve the budget for the coming year, if the meeting is an annual general meeting;
- (l) deal with new business, including any matters about which notice has been given;
- (m) elect a council, if the meeting is an annual general meeting;
- (n) terminate the meeting.

**5.5 Electronic Attendance at Meetings.**

- (1) Attendance by persons at an annual or special general meeting may be by telephone or other electronic method if such method permits all persons participating in the meeting to communicate with each other during the meeting.

**PART VI - Common Expenses**

**6.1 Strata fees.**

- (1) The strata lot owners' contributions to the common expenses of the Strata Corporation shall be levied in accordance with this bylaw.

**6.2 Apportionment of common expenses.**

- (1) Common expenses shall be apportioned between the strata lots and to individual strata lots in the following manner:
  - (a) common expenses, shall be for the account of the strata corporation and shall be allocated to all strata lots and shall be borne by the owners in proportion to the unit entitlement of their strata lot or as otherwise set out in the current budget of the strata corporation; and
  - (b) common expenses attributable to any one strata lot shall be allocated to such strata lot.

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**6.3 Expenses attributable to limited common property.**

- (1) Where the strata plan includes limited common property, expenses attributable to the limited common property which would not have been expended if the area had not been designated as limited common property shall be borne equally by the owners of the strata lots entitled to use the limited common property.

**PART VII - Bylaws Applicable to Residential Strata Lots**

**7.1 Use of property.**

- (1) An owner of a residential strata lot shall not:
- (a) use, or permit any occupant of his strata lot to use, his strata lot for any purpose which involves undue traffic or noise in or about the strata lot or common property between the hours of 10:30 p.m. and 7:00 a.m. or that encourages loitering by persons in or about the strata lot or common property;
  - (b) make, cause or produce or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to make, cause or produce, undue noise, smell, vibration or glare in or about any strata lot or common property or to do anything which will interfere unreasonably with any other owner or occupant;
  - (c) use, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to use, any musical instrument, amplifier, sound reproduction equipment or other device within or about any strata lot or, the common property or any limited common property such that it causes a disturbance or interferes with the comfort of any other owner or occupant;
  - (d) obstruct or use, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to obstruct or use, the sidewalks, walkways, passages and driveways of the common property for any purpose other than ingress or egress from the strata lots or parking areas within the common property of the strata plan;
  - (e) leave, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to leave, on the common property or any limited common property, any shopping cart or any other item designated from time to time by the strata council;
  - (f) use, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to use, a barbecue, hibachi or other like cooking device on a balcony, deck or patio unless such barbecue, hibachi or cooking device is powered by propane or electricity and such propane or electricity powered barbecues, hibachis and other light cooking devices shall not be used except in accordance with rules and regulations made by the strata corporation from time to time;
  - (g) shake, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to shake, any mops or dusters of any kind, nor throw, or permit any occupant of his strata lot or any

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guest, employee, agent or invitee of the owner or occupant to throw, any refuse, out of the windows or doors or from the balcony of a strata lot;

- (h) do, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to do, anything that will increase the risk of fire or the rate of insurance on the building or any part thereof;
- (i) permit a condition to exist within his strata lot which will result in the waste or excessive consumption of the building's domestic water supply or heated water;
- (j) allow his strata lot to become unsanitary or a source of odour;
- (k) feed, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to feed, pigeons, gulls or other birds, squirrels, rodents or other animals from the strata lot or anywhere on or in close proximity to the common property or any limited common property, but this shall not apply to a pet permitted to be kept in his strata lot pursuant to these bylaws and the rules and regulations made hereunder, which pet shall be fed only in his strata lot;
- (l) install, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to install, any window coverings, visible from the exterior of his strata lot which are different in size or colour from those of the original building specifications;
- (m) hang or display, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to hang or display, any laundry, washing, clothing, bedding or other articles from windows, balconies or other parts of the building so that they are visible from the outside of the building;
- (n) use or install, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant use or install, in or about the strata lot any shades, awnings, window or balcony guards or screens, ventilators, supplementary heating or air conditioning devices, except those installations approved in writing by the strata council;
- (o) erect on or fasten to, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to erect on or fasten to, the strata lot, the common property or any limited common property any television or radio antenna, satellite dish or similar structure or appurtenance thereto;
- (p) place, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to place, any signs, billboards, notices or other advertising matter of any kind on, or visible from, the exterior of a strata lot;
- (q) place, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to place any indoor-outdoor carpeting on any deck, patio or balcony, or place any items on any deck, patio or the balcony except free-standing, self-contained planter boxes, summer furniture and accessories (subject to bylaw 7.2) nor install, or permit any

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occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to install, any a hanging plants or baskets or other hanging items within three feet of a balcony railing line; and

- (r) give, or permit any occupant of his strata lot to give, any keys, combinations, security cards or other means of access to the building, the parking garage or common areas to any person other than an employee, contractor, occupant or guest of the strata lot permitted by these bylaws.

## **7.2 Use of limited common property.**

- (1) Owners of residential strata lots which do not have enclosed balconies shall not place planters or other such items or equipment within any part of the limited common property designated on the strata plan exclusively for the use of such owner unless, in the opinion of the strata council, such planters, items or equipment are in keeping with the balance of the development in terms of design, quality, proportion and colour. Any such planters, items or equipment will be maintained in good and tidy condition on an ongoing basis and the responsibility for such maintenance will be solely for the account of the owner of the strata lot entitled to the use of the limited common property on which they are placed.

## **7.3 Garbage disposal.**

- (1) An owner of a residential strata lot shall remove ordinary household compostable materials, refuse, recyclables and garbage from his strata lot and deposit it in the containers provided by the strata corporation for that purpose; all garbage shall be bagged and tied before so depositing and the owner shall remove any materials other than ordinary household compostable material, refuse, recyclables and garbage from the strata plan property at his expense.

## **7.4 Bicycles, storage and parking.**

- (1) Bicycles are not permitted in elevators, hallways or any other common areas. No bicycles are to be kept on the balconies or patios; instead, they shall be stored within the bicycle rooms located in the underground parking facility or such other area as may be prescribed by the strata council. All bicycles must enter or exit the building by way of the vehicle entry to the parking garage only.
- (2) Any owner, tenant, occupant of a strata lot or guest, employee, agent or invitee of any owner or occupant, that leaves any item anywhere on or in the common property or on any limited common property does so at his own risk, subject to any claim that may properly be made under any insurance policy maintained by the strata corporation by anyone that is an insured under that policy.
- (3) An owner, tenant or occupant of a residential strata lot must use parking stalls only for the parking of licensed and insured motor vehicles, trailers, motorcycles or bicycles, and not for the parking of any other type of vehicle or the storage of any other item, unless otherwise approved in writing by the strata council.
- (4) An owner of a residential strata lot shall not:
  - (a) use, or permit any occupant of his strata lot to use, any parking space in the building or on the common property or on any limited common property, except the parking space which has been specifically assigned

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to his strata lot, a parking space leased by the owner or, when specifically agreed with another owner, the parking space assigned to the strata lot of that other owner;

- (b) carry out, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to carry out, any oil changes, major repairs or adjustments to motor vehicles or other mechanical equipment on common property or on any limited common property, except in the case of emergency;
  - (c) rent or lease the parking space assigned by the strata corporation to his strata lot to or otherwise permit that parking space to be regularly used by anyone that is not a resident of the building;
  - (d) park, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to park any vehicle, in a manner which will reduce the width of the garage roadway or ramp or any roadway on the common property or on any limited common property; and
  - (e) use, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to use, any part of the common property (other than established storage rooms or lockers) for storage, without the written consent of the strata council.
- (5) An owner, tenant or occupant of a residential strata lot must promptly and at its own expense clean up any oil or other substance which spills or leaks onto the common property as a result of any activity prohibited by bylaw 7.4(4)(b).

**7.5 Move in/move out:**

- (1) The strata corporation may regulate the times and manner in which any moves into or out of residential strata lots may be made and require that such moves be co-ordinated with the manager of the building at least 7 days in advance of such moves, or such lesser period as the strata council may, in its sole discretion, permit, provided that if an owner carries out, or permits any tenant or occupant, or any guest, employee, agent or invitee of the owner or his tenant or an occupant of the strata lot, to carry out, any move into or out of his strata lot otherwise than in accordance with such prior arrangements made with the manager of the building, the owner will be subject to a fine of \$100.00, such fine to be paid on or before the due date of the next monthly assessment payable by such owner.
- (2) An owner of a residential strata lot must notify the strata corporation in advance of the date and time that the owner or an occupant of his or her strata lot will be moving into or out of the strata lot.

**7.6 Rentals.**

- (1) Before a tenant may move into any strata lot, the owner shall deliver or cause to be delivered to the strata corporation a "Form K - Notice of Tenant's Responsibilities" in the form set out in the Act, signed by the tenant.
- (2) An owner shall advise the strata council in writing of the time and date that any tenant intends to move in or out of the strata lot, at least seven (7) days in



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advance and shall make arrangements with the manager of the building to co-ordinate any such move in accordance with bylaw 7.5.

**7.7 Residential Short-Term Rentals (STR)**

- (1) For the purposes of this Bylaw, a "short-term rental" is a home, or a room in a home, that is rented for less than 6 weeks at a time.
- (2) Subject to uses permitted by bylaw 2.3, a resident must not use, or permit to be used, a residential strata lot except as a private residential dwelling home. Specifically, a residential strata lot is not to be used or occupied for transient, commercial or hotel purposes under a contract, licence arrangement or any other form of agreement for transient, short-term rentals or short-term occupancy or accommodation of any kind, such as commercial hotel or hotel-like accommodation, a boarding house, house letting or house sitting, a bed and breakfast or for any other short term accommodations, including without limitation, short-term accommodation advertised under the names "VRBO", "Airbnb", "Home Away" or monikers advertising, by newspaper, Craigslist, internet or otherwise, short-term occupancy or accommodation of any kind and unless granted prior written approval by the council.

**7.8 Selling of strata lots.**

- (1) An owner of a residential strata lot, when selling his strata lot, will not permit "For Sale" signs to be placed on or about the common property except on the signage board located adjacent to the entrance to the building which is designated for such purpose.
- (2) An owner of a residential strata lot, when selling his strata lot, will not hold or permit to be held, any public open house except in the matter prescribed by the strata council. One open house for agents will be allowed per listing. Unless the strata council otherwise prescribes, all showings must be by appointment only.

**PART VIII - Voluntary Dispute Resolution**

**8.1 Voluntary dispute resolution.**

- (1) A dispute among owners, tenant, the strata corporation or any combination of them may be referred to a dispute resolution committee by a party to the dispute if
  - (a) all the parties to the dispute consent, and
  - (b) the dispute involves the Act, the regulations, the bylaws or the rules.
- (2) A dispute resolution committee consists of
  - (a) one owner or tenant of the strata corporation nominated by each of the disputing parties and one owner or tenant chosen to chair the committee by the persons nominated by the disputing parties, or
  - (b) any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties.

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- (3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.


**PART IX - Marketing Activities by Owner Developer Display Lot**

**9.1 Marketing activities.**

- (1) During the time that the owner developer of the strata corporation is a first owner of any units, it shall have the right to maintain any unit or units, whether owned or leased by it, as a display unit or units, and to carry on sales functions, including, without limitation, placing and displaying of signs, the advertising and holding of special promotions and open houses and other marketing events, it considers necessary in order to enable it to sell the units.
- (2) An owner developer may use any strata lots that the owner developer owns or rents as display lots for the sale of other strata lots in the strata plan.

Dated the 27 day of Sept, 2023

By its authorized signatory:



Name: Daljit Singh Thind  
Signature of Owner/Developer

**Exhibit "E"**

**Interim Budget & Estimated Monthly Strata Fees**

**HIGHLINE RESIDENTIAL  
PROPOSED INTERIM BUDGET**

ACCOUNT TITLE	INTERIM	RETAIL RECOVERY	OFFICE RECOVERY
<b>REVENUE</b>			
<b>Maintenance Fee Revenue</b>	\$ 1,490,376.49		
Utilities Recovery	0		
Income Recovery - Airspace Parcel 1 (Commercial/Office)	175,459.00		
Income Recovery - Airspace Parcel 2 (Retail)	10,575.52		
Move In Fees	0		
Access Card	0		
Interest Income	0		
<b>TOTAL REVENUE</b>	<u>\$ 1,676,411.00</u>		
<b>EXPENSES</b>			
<b>Administration</b>			
Accounting and Audit Fees	1,250.00		
Bank Charges	420.00		
Communications (Internet/Cable)	4,250.00		
Insurance	375,000.00	4,896.38	72,483.75
Insurance Appraisal	1,500.00	19.59	289.94
Management Fees	90,090.00		
Miscellaneous	6,000.00		
Office Supplies	2,250.00		
Photocopy / Postage / Courier/Administration	4,000.00		
<b>Total Administration</b>	<u>484,760.00</u>	<u>4,915.96</u>	<u>72,773.69</u>
<b>Building</b>			
Elevator	32,000.00		
Emergency Generator	3,000.00	39.17	579.87
Fire Alarm - ULC Monitoring	3,300.00		637.86
Fire Equipment Maintenance	15,000.00		2,899.35
Garage Door	4,350.00	56.80	840.81
HVAC	20,000.00	261.14	3,865.80
HVAC VRF System	49,500.00		9,567.86
Janitorial	88,500.00		
Concierge	225,000.00		
Caretaker	65,000.00		
Pest Control	1,750.00	22.85	338.26
R&M - General	10,000.00		
Window Cleaning	30,000.00		5,798.70
Carpet Cleaning	5,500.00		
Supplies	600.00	7.83	115.97
Intercom/Security Lease	30,000.00	391.71	5,798.70
<b>Total Building</b>	<u>583,500.00</u>	<u>779.50</u>	<u>30,443.18</u>
<b>Utilities</b>			
Electricity	153,000.00	1,997.72	29,573.37
Garbage & Recycling	48,000.00		
Gas	146,000.00	1,906.32	28,220.34
Water & Sewage	28,500.00	372.12	5,508.77
Compactor Lease	9,000.00		
<b>Total Utilities</b>	<u>384,500.00</u>	<u>4,276.17</u>	<u>63,302.48</u>
<b>Grounds Maintenance</b>			
Irrigation	1,250.00	16.32	241.61
Landscaping	41,500.00	541.87	8,021.54
Snow Removal	3,500.00	45.70	676.52
<b>Total Grounds Maintenance</b>	<u>46,250.00</u>	<u>603.89</u>	<u>8,939.66</u>
<b>Recreation Area</b>			
Fitness Room - Quarterly Maintenance Visits	2,500.00		
Equipment Lease	20,000.00		
Amenity Area Cable and Internet	2,500.00		
<b>Total Recreation Area</b>	<u>25,000.00</u>		
<b>TOTAL EXPENSES</b>	<u>\$ 1,524,010.00</u>	<u>10,575.52</u>	<u>175,459.00</u>
Transfer to CRF	152,401.00		
<b>TOTAL EXPENSES &amp; TRANSFERS</b>	<u>\$ 1,676,411.00</u>		

**HIGHLINE RESIDENTIAL  
INTERIM FEE SCHEDULE**

S.L.	UNIT	U/E	OPERATING FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL MONTHLY FEES DUE
1	TH1	112	569.78	64.90	634.68
2	TH2	112	569.78	64.90	634.68
3	TH3	112	569.78	64.90	634.68
4	TH4	112	569.78	64.90	634.68
5	TH5	112	569.78	64.90	634.68
6	TH6	112	569.78	64.90	634.68
7	TH7	112	569.78	64.90	634.68
8	TH8	112	569.78	64.90	634.68
9	TH9	112	569.78	64.90	634.68
10	301	77	391.72	44.62	436.34
11	302	56	284.89	32.45	317.34
12	303	56	284.89	32.45	317.34
13	304	56	284.89	32.45	317.34
14	305	56	284.89	32.45	317.34
15	306	56	284.89	32.45	317.34
16	307	56	284.89	32.45	317.34
17	308	56	284.89	32.45	317.34
18	309	77	391.72	44.62	436.34
19	1201	54	274.71	31.29	306.00
20	1202	79	401.89	45.78	447.67
21	1203	55	279.80	31.87	311.67
22	1204	75	381.55	43.46	425.01
23	1205	48	244.19	27.81	272.00
24	1206	70	356.11	40.56	396.67
25	1207	59	300.15	34.19	334.34
26	1208	87	442.60	50.41	493.01
27	1209	49	249.28	28.39	277.67
28	1301	54	274.71	31.29	306.00
29	1302	79	401.89	45.78	447.67
30	1303	55	279.80	31.87	311.67
31	1304	75	381.55	43.46	425.01
32	1305	48	244.19	27.81	272.00
33	1306	70	356.11	40.56	396.67
34	1307	59	300.15	34.19	334.34
35	1308	87	442.60	50.41	493.01
36	1309	49	249.28	28.39	277.67
37	1401	54	274.71	31.29	306.00
38	1402	79	401.89	45.78	447.67
39	1403	55	279.80	31.87	311.67
40	1404	75	381.55	43.46	425.01
41	1405	48	244.19	27.81	272.00
42	1406	70	356.11	40.56	396.67
43	1407	59	300.15	34.19	334.34
44	1408	87	442.60	50.41	493.01
45	1409	49	249.28	28.39	277.67
46	1501	54	274.71	31.29	306.00
47	1502	79	401.89	45.78	447.67
48	1503	55	279.80	31.87	311.67
49	1504	75	381.55	43.46	425.01
50	1505	48	244.19	27.81	272.00
51	1506	70	356.11	40.56	396.67

**HIGHLINE RESIDENTIAL  
INTERIM FEE SCHEDULE**

<b>S.L.</b>	<b>UNIT</b>	<b>U/E</b>	<b>OPERATING FUND CONTRIBUTION</b>	<b>CRF FUND CONTRIBUTION</b>	<b>TOTAL MONTHLY FEES DUE</b>
52	1507	59	300.15	34.19	334.34
53	1508	87	442.60	50.41	493.01
54	1509	49	249.28	28.39	277.67
55	1601	54	274.71	31.29	306.00
56	1602	79	401.89	45.78	447.67
57	1603	55	279.80	31.87	311.67
58	1604	75	381.55	43.46	425.01
59	1605	48	244.19	27.81	272.00
60	1606	70	356.11	40.56	396.67
61	1607	59	300.15	34.19	334.34
62	1608	87	442.60	50.41	493.01
63	1609	49	249.28	28.39	277.67
64	1701	54	274.71	31.29	306.00
65	1702	79	401.89	45.78	447.67
66	1703	55	279.80	31.87	311.67
67	1704	75	381.55	43.46	425.01
68	1705	48	244.19	27.81	272.00
69	1706	70	356.11	40.56	396.67
70	1707	59	300.15	34.19	334.34
71	1708	87	442.60	50.41	493.01
72	1709	49	249.28	28.39	277.67
73	1801	54	274.71	31.29	306.00
74	1802	79	401.89	45.78	447.67
75	1803	55	279.80	31.87	311.67
76	1804	75	381.55	43.46	425.01
77	1805	48	244.19	27.81	272.00
78	1806	70	356.11	40.56	396.67
79	1807	59	300.15	34.19	334.34
80	1808	87	442.60	50.41	493.01
81	1809	49	249.28	28.39	277.67
82	1901	54	274.71	31.29	306.00
83	1902	79	401.89	45.78	447.67
84	1903	55	279.80	31.87	311.67
85	1904	75	381.55	43.46	425.01
86	1905	48	244.19	27.81	272.00
87	1906	70	356.11	40.56	396.67
88	1907	59	300.15	34.19	334.34
89	1908	87	442.60	50.41	493.01
90	1909	49	249.28	28.39	277.67
91	2001	54	274.71	31.29	306.00
92	2002	79	401.89	45.78	447.67
93	2003	55	279.80	31.87	311.67
94	2004	75	381.55	43.46	425.01
95	2005	48	244.19	27.81	272.00
96	2006	70	356.11	40.56	396.67
97	2007	59	300.15	34.19	334.34
98	2008	87	442.60	50.41	493.01
99	2009	49	249.28	28.39	277.67
100	2101	54	274.71	31.29	306.00
101	2102	79	401.89	45.78	447.67
102	2103	55	279.80	31.87	311.67

**HIGHLINE RESIDENTIAL  
INTERIM FEE SCHEDULE**

<b>S.L.</b>	<b>UNIT</b>	<b>U/E</b>	<b>OPERATING FUND CONTRIBUTION</b>	<b>CRF FUND CONTRIBUTION</b>	<b>TOTAL MONTHLY FEES DUE</b>
103	2104	75	381.55	43.46	425.01
104	2105	48	244.19	27.81	272.00
105	2106	70	356.11	40.56	396.67
106	2107	59	300.15	34.19	334.34
107	2108	87	442.60	50.41	493.01
108	2109	49	249.28	28.39	277.67
109	2201	54	274.71	31.29	306.00
110	2202	79	401.89	45.78	447.67
111	2203	55	279.80	31.87	311.67
112	2204	75	381.55	43.46	425.01
113	2205	48	244.19	27.81	272.00
114	2206	70	356.11	40.56	396.67
115	2207	59	300.15	34.19	334.34
116	2208	87	442.60	50.41	493.01
117	2209	49	249.28	28.39	277.67
118	2301	54	274.71	31.29	306.00
119	2302	79	401.89	45.78	447.67
120	2303	55	279.80	31.87	311.67
121	2304	75	381.55	43.46	425.01
122	2305	48	244.19	27.81	272.00
123	2306	70	356.11	40.56	396.67
124	2307	59	300.15	34.19	334.34
125	2308	87	442.60	50.41	493.01
126	2309	49	249.28	28.39	277.67
127	2401	54	274.71	31.29	306.00
128	2402	79	401.89	45.78	447.67
129	2403	55	279.80	31.87	311.67
130	2404	75	381.55	43.46	425.01
131	2405	48	244.19	27.81	272.00
132	2406	70	356.11	40.56	396.67
133	2407	59	300.15	34.19	334.34
134	2408	87	442.60	50.41	493.01
135	2409	49	249.28	28.39	277.67
136	2501	54	274.71	31.29	306.00
137	2502	79	401.89	45.78	447.67
138	2503	55	279.80	31.87	311.67
139	2504	75	381.55	43.46	425.01
140	2505	48	244.19	27.81	272.00
141	2506	70	356.11	40.56	396.67
142	2507	59	300.15	34.19	334.34
143	2508	87	442.60	50.41	493.01
144	2509	49	249.28	28.39	277.67
145	2601	54	274.71	31.29	306.00
146	2602	79	401.89	45.78	447.67
147	2603	55	279.80	31.87	311.67
148	2604	75	381.55	43.46	425.01
149	2605	48	244.19	27.81	272.00
150	2606	70	356.11	40.56	396.67
151	2607	59	300.15	34.19	334.34
152	2608	87	442.60	50.41	493.01
153	2609	49	249.28	28.39	277.67

**HIGHLINE RESIDENTIAL  
INTERIM FEE SCHEDULE**

S.L.	UNIT	U/E	OPERATING FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL MONTHLY FEES DUE
154	2701	54	274.71	31.29	306.00
155	2702	79	401.89	45.78	447.67
156	2703	55	279.80	31.87	311.67
157	2704	75	381.55	43.46	425.01
158	2705	48	244.19	27.81	272.00
159	2706	70	356.11	40.56	396.67
160	2707	59	300.15	34.19	334.34
161	2708	87	442.60	50.41	493.01
162	2709	49	249.28	28.39	277.67
163	2801	54	274.71	31.29	306.00
164	2802	79	401.89	45.78	447.67
165	2803	55	279.80	31.87	311.67
166	2804	75	381.55	43.46	425.01
167	2805	48	244.19	27.81	272.00
168	2806	70	356.11	40.56	396.67
169	2807	59	300.15	34.19	334.34
170	2808	87	442.60	50.41	493.01
171	2809	49	249.28	28.39	277.67
172	2901	54	274.71	31.29	306.00
173	2902	79	401.89	45.78	447.67
174	2903	55	279.80	31.87	311.67
175	2904	75	381.55	43.46	425.01
176	2905	48	244.19	27.81	272.00
177	2906	70	356.11	40.56	396.67
178	2907	59	300.15	34.19	334.34
179	2908	87	442.60	50.41	493.01
180	2909	49	249.28	28.39	277.67
181	3001	54	274.71	31.29	306.00
182	3002	79	401.89	45.78	447.67
183	3003	55	279.80	31.87	311.67
184	3004	75	381.55	43.46	425.01
185	3005	48	244.19	27.81	272.00
186	3006	70	356.11	40.56	396.67
187	3007	59	300.15	34.19	334.34
188	3008	87	442.60	50.41	493.01
189	3009	49	249.28	28.39	277.67
190	3101	54	274.71	31.29	306.00
191	3102	79	401.89	45.78	447.67
192	3103	55	279.80	31.87	311.67
193	3104	75	381.55	43.46	425.01
194	3105	48	244.19	27.81	272.00
195	3106	70	356.11	40.56	396.67
196	3107	59	300.15	34.19	334.34
197	3108	87	442.60	50.41	493.01
198	3109	49	249.28	28.39	277.67
199	3201	54	274.71	31.29	306.00
200	3202	79	401.89	45.78	447.67
201	3203	55	279.80	31.87	311.67
202	3204	75	381.55	43.46	425.01
203	3205	48	244.19	27.81	272.00
204	3206	70	356.11	40.56	396.67



**HIGHLINE RESIDENTIAL  
INTERIM FEE SCHEDULE**

S.L.	UNIT	U/E	OPERATING FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL MONTHLY FEES DUE
205	3207	59	300.15	34.19	334.34
206	3208	87	442.60	50.41	493.01
207	3209	49	249.28	28.39	277.67
208	3301	54	274.71	31.29	306.00
209	3302	79	401.89	45.78	447.67
210	3303	55	279.80	31.87	311.67
211	3304	77	391.72	44.62	436.34
212	3305	68	345.94	39.40	385.34
213	3306	76	386.63	44.04	430.67
214	3307	50	254.37	28.97	283.34
215	3308	69	351.03	39.98	391.01
216	3309	49	249.28	28.39	277.67
217	3401	54	274.71	31.29	306.00
218	3402	79	401.89	45.78	447.67
219	3403	55	279.80	31.87	311.67
220	3404	77	391.72	44.62	436.34
221	3405	68	345.94	39.40	385.34
222	3406	76	386.63	44.04	430.67
223	3407	50	254.37	28.97	283.34
224	3408	69	351.03	39.98	391.01
225	3409	49	249.28	28.39	277.67
226	3501	54	274.71	31.29	306.00
227	3502	79	401.89	45.78	447.67
228	3503	55	279.80	31.87	311.67
229	3504	77	391.72	44.62	436.34
230	3505	68	345.94	39.40	385.34
231	3506	76	386.63	44.04	430.67
232	3507	50	254.37	28.97	283.34
233	3508	69	351.03	39.98	391.01
234	3509	49	249.28	28.39	277.67
235	3601	54	274.71	31.29	306.00
236	3602	79	401.89	45.78	447.67
237	3603	55	279.80	31.87	311.67
238	3604	77	391.72	44.62	436.34
239	3605	68	345.94	39.40	385.34
240	3606	76	386.63	44.04	430.67
241	3607	50	254.37	28.97	283.34
242	3608	69	351.03	39.98	391.01
243	3609	49	249.28	28.39	277.67
244	3701	54	274.71	31.29	306.00
245	3702	79	401.89	45.78	447.67
246	3703	55	279.80	31.87	311.67
247	3704	77	391.72	44.62	436.34
248	3705	68	345.94	39.40	385.34
249	3706	76	386.63	44.04	430.67
250	3707	50	254.37	28.97	283.34
251	3708	69	351.03	39.98	391.01
252	3709	49	249.28	28.39	277.67
253	3801	54	274.71	31.29	306.00
254	3802	79	401.89	45.78	447.67
255	3803	55	279.80	31.87	311.67

**HIGHLINE RESIDENTIAL  
INTERIM FEE SCHEDULE**

S.L.	UNIT	U/E	OPERATING FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL MONTHLY FEES DUE
256	3804	77	391.72	44.62	436.34
257	3805	68	345.94	39.40	385.34
258	3806	76	386.63	44.04	430.67
259	3807	50	254.37	28.97	283.34
260	3808	69	351.03	39.98	391.01
261	3809	49	249.28	28.39	277.67
262	3901	54	274.71	31.29	306.00
263	3902	79	401.89	45.78	447.67
264	3903	55	279.80	31.87	311.67
265	3904	77	391.72	44.62	436.34
266	3905	68	345.94	39.40	385.34
267	3906	76	386.63	44.04	430.67
268	3907	50	254.37	28.97	283.34
269	3908	69	351.03	39.98	391.01
270	3909	49	249.28	28.39	277.67
271	4001	54	274.71	31.29	306.00
272	4002	79	401.89	45.78	447.67
273	4003	55	279.80	31.87	311.67
274	4004	77	391.72	44.62	436.34
275	4005	68	345.94	39.40	385.34
276	4006	76	386.63	44.04	430.67
277	4007	50	254.37	28.97	283.34
278	4008	69	351.03	39.98	391.01
279	4009	49	249.28	28.39	277.67
280	4101	54	274.71	31.29	306.00
281	4102	79	401.89	45.78	447.67
282	4103	55	279.80	31.87	311.67
283	4104	77	391.72	44.62	436.34
284	4105	68	345.94	39.40	385.34
285	4106	76	386.63	44.04	430.67
286	4107	50	254.37	28.97	283.34
287	4108	69	351.03	39.98	391.01
288	4109	49	249.28	28.39	277.67
289	4201	54	274.71	31.29	306.00
290	4202	79	401.89	45.78	447.67
291	4203	55	279.80	31.87	311.67
292	4204	77	391.72	44.62	436.34
293	4205	68	345.94	39.40	385.34
294	4206	76	386.63	44.04	430.67
295	4207	50	254.37	28.97	283.34
296	4208	69	351.03	39.98	391.01
297	4209	49	249.28	28.39	277.67
298	4301	54	274.71	31.29	306.00
299	4302	79	401.89	45.78	447.67
300	4303	55	279.80	31.87	311.67
301	4304	77	391.72	44.62	436.34
302	4305	68	345.94	39.40	385.34
303	4306	76	386.63	44.04	430.67
304	4307	50	254.37	28.97	283.34
305	4308	69	351.03	39.98	391.01
306	4309	49	249.28	28.39	277.67

**HIGHLINE RESIDENTIAL  
INTERIM FEE SCHEDULE**

S.L.	UNIT	U/E	OPERATING FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL MONTHLY FEES DUE
307	4401	54	274.71	31.29	306.00
308	4402	79	401.89	45.78	447.67
309	4403	55	279.80	31.87	311.67
310	4404	77	391.72	44.62	436.34
311	4405	68	345.94	39.40	385.34
312	4406	76	386.63	44.04	430.67
313	4407	50	254.37	28.97	283.34
314	4408	69	351.03	39.98	391.01
315	4409	49	249.28	28.39	277.67
316	4501	108	549.43	62.58	612.01
317	4502	87	442.60	50.41	493.01
318	4503	58	295.06	33.61	328.67
319	4504	61	310.32	35.35	345.67
320	4505	59	300.15	34.19	334.34
321	4506	69	351.03	39.98	391.01
322	4601	108	549.43	62.58	612.01
323	4602	87	442.60	50.41	493.01
324	4603	58	295.06	33.61	328.67
325	4604	61	310.32	35.35	345.67
326	4605	59	300.15	34.19	334.34
327	4606	69	351.03	39.98	391.01
328	4701	108	549.43	62.58	612.01
329	4702	126	641.00	73.01	714.01
330	4703	102	518.90	59.11	578.01
331	4704	56	284.89	32.45	317.34
332	4705	67	340.85	38.82	379.67
<b>TOTAL U/E</b>		21,917	111,498.26	12,699.74	124,198.00
			x 12	x 12	x 12
			<b>1,337,979.12</b>	<b>152,396.88</b>	<b>1,490,376.00</b>

**Exhibit "F"**  
**Parking Stall Lease**

## PARKING FACILITY AND STORAGE LEASE

THIS AGREEMENT made as of the 12<sup>th</sup> day of October, 2023.

BETWEEN:

**6511 Sussex Heights Development Ltd.** (Inc. No. BC1067371) a British Columbia company having an office at 700 - 4211 Kingsway, Burnaby, BC V5H 1Z6

(the "**Owner**")

AND:

**Thind Parking Corp.** (Inc. No BC1178658) a British Columbia company having an office at 700-4211 Kingsway, Burnaby, BC V5H 1Z6

(the "**Tenant**")

WHEREAS:

- A. The Owner is the registered owner or is entitled to become the registered owner of certain lands and premises located in the City of Burnaby, British Columbia legally described as:

PID: 030-616-735  
Lot 2 District Lot 153 Group 1 New Westminster District Plan  
EPP86315

(the "**Lands**").

- B. The Owner has agreed to Lease to the Tenant:

- (i) All of the parking stalls (herein collectively the "**Stalls**" and individually a "**Stall**") in the underground parking facility; and
- (ii) All of the lockers in the common property storage areas (herein collectively the "**Storage**" and individually a "**Locker**").

to be located on, inter alia, the Lands and denoted by the letter "R", "V" "C" or "O" with respect to the Stalls, and as a red box with a number or yellow square with a number, with respect to the Storage, as set out in Schedule "A", (the "**Plan**") of strata plans EPS9597, EPS9598 and EPS9599 all prepared by Chris Dikeakos Architects Inc., as may be amended by such surveyor from time to time, all on the terms and conditions set out in this Lease and with the right of Tenant to grant partial assignment of this Lease pertaining to a particular Stall and Locker.

- C. After entering into this Lease, Owner proposes to subdivide the Property by means of strata plans EPS9597, EPS9598 and EPS9599 (each a "**Strata Plan**" and together the "**Strata Plans**") pursuant to the *Strata Property Act* (British Columbia) to create a multiple use strata development (the "**Strata Development**").

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- D. Each of the Strata Plans will designate the Stalls and Storage as common property of the respective strata corporation (each a "**Strata Corporation**" and together the "**Strata Corporations**") formed upon the deposit for registration of the Strata Plans in the appropriate Land Title Office.
- E. Each of the parties to this Lease agrees that title to the common property of each of the Strata Corporations will be encumbered by the Lease.

NOW THEREFORE this Lease witnesses that, in consideration of the premises and the sum of \$10.00 of lawful money of Canada now paid by the Tenant to the Owner, the receipt and sufficiency of which is hereby acknowledged by the Owner, and in consideration of the mutual promises and agreements set forth in the Lease, the parties agree each with the other as follows:

## ARTICLE 1 GRANT AND TERM

### 1.1 Grant

Owner hereby leases to the Tenant for the Term (as defined in Section 1.2) all of the Stalls and Storage. The Owner and the Tenant agree that the Owner may cause to be prepared a more detailed plan of the Stalls and the Storage in which event such more detailed plan will be substituted for the Plan and all references herein to the "**Plan**" will be references to such more detailed plan.

### 1.2 Term

The term (the "**Term**") of this Lease shall commence on the day the Owner becomes the registered owner of the lands and terminate on the earlier of:

- (a) The 31st day of December, 2120;
- (b) The date the Strata Corporations are dissolved; and
- (c) The date the Strata Corporations file a notice of destruction in prescribed form with the Registrar of the appropriate Land Title Office following the destruction or deemed destruction of the building in which the Stalls and Storage are located.

### 1.3 Rent

The parties of this Lease acknowledge that the sum of \$10.00 now paid by the Tenant to the Owner will be the only payment required to be paid to the Owner the Tenant.

## ARTICLE 2 SUBDIVISION BY STRATA PLAN

### 2.1 Strata Plan

This Lease and the covenants and obligations of the Owner under this Lease run with and bind the Lands, and upon the subdivision of the Lands by means of the Strata Plans such covenants and obligations shall:

- (a) continue to run with and bind the common property of the Strata Plans; and

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(b) be automatically assumed by the respective Strata Corporations as the representative of the owners of strata lots within the Strata Development,

at which time the Owner will be absolutely released from any obligations or liabilities hereunder.

## **2.2 Common Property**

This Lease is intended to apply only to a portion of the common property that will be created upon the deposit for registration of the Strata Plans and not at any time to burden any strata lot or limited common property.

### **ARTICLE 3 MAINTENANCE AND ENCUMBRANCES**

#### **3.1 Maintenance**

The Owner confirms that until the deposit for registration of the Strata Plans, the Owner shall be solely responsible for the control, management and administration of the Stalls and Storage but thereafter, pursuant to Section 2.1 of this Lease, the Strata Corporations may pass bylaws or make rules and regulations with respect to the Stalls and Storage as long as such bylaws, rules or regulations do not materially interfere with the rights of Tenant or any subsequent assignee under this Lease, subject to any registered encumbrances of the Strata Corporations.

#### **3.2 Alterations**

Tenant, its successors and permitted assigns, are not entitled to alter, or to perform any repairs of any sort whatsoever to the Stalls and Storage. Any such alterations or repairs are the sole responsibility and obligations of the Owner prior to the registration of the Strata Plans, and thereafter the sole responsibility and obligations of the Strata Corporations.

#### **3.3 Subordination**

Tenant agrees to subordinate its interest pursuant to this Lease to any financial encumbrance registered by the Owner against the Lands.

#### **3.4 No Right to Encumber**

Tenant, its successors and permitted assigns, are not entitled to mortgage, charge, pledge or otherwise grant their interest in a Stall or Locker as security to any person.

### **ARTICLE 4 ASSIGNMENT**

#### **4.1 Partial Assignments**

Tenant may partially assign this Lease and its rights under the Lease pertaining to a particular Stall or Locker to purchasers of strata lots within the Strata Development or to the respective Strata Corporations. Any such assignment will be for such consideration as the Tenant may in its sole discretion determine, which consideration may be retained by the Tenant for its own benefit. Any assignment by the Tenant, or by any subsequent

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assignee, of this Lease and its rights under this Lease pertaining to a particular Stall or Locker:

- (a) subject to section 4.7 and 4.8, will be absolute, and the assignee and its lessees, successors and permitted assigns will be entitled to the use and enjoyment of the Stall and/or Locker so assigned for the balance of the Term;
- (b) will be an assignment of rights to which an assignee will only be entitled to for so long as such assignee owns a strata lot within the Strata Development, unless the assignment is to a Strata Corporation;
- (c) may only be assigned to an owner or purchaser of a strata lot within the Strata Development; and
- (d) will not be effective until written notice of such assignment (together with a copy of such assignment if available) is delivered by the assigned to the respective Strata Corporation, subject to section 4.2 of this Lease.

#### **4.2 Automatic Assignment**

If a holder of an interest in a Stall and/or Locker sells all of his or her interest in the strata lot within the Strata Development to which such Stall and/or Locker is at such time appurtenant as shown on the register maintained under section 4.6 without concurrently executing an assignment of such Stall and/or Locker to another owner or purchaser of a strata lot within the Strata Development, then the interest of such holder in such Stall and/or Locker will automatically be assigned to and assumed by the purchaser of such strata lot without execution of partial assignment of this Lease with respect to such Stall and/or Locker or delivery of notice of such partial assignment to the respective Strata Corporation.

#### **4.3 Consent**

The consent of the Owner or the Strata Corporation will not be required for any assignment of this Lease. The Strata Corporation will not interfere with or attempt to interrupt or terminate the rights of the assignee under any such assignment except as expressly agreed by such assignee or as required by the City of Burnaby pursuant to any registered agreements against the Strata Corporations.

#### **4.4 Form of Partial Assignments**

Subject to sections 4.1 and 4.2, all partial assignments of this Lease shall be substantially in the form attached hereto as Schedule "B". No such partial assignment shall be registrable by an assignee in the Land Title Office.

#### **4.5 Release of Assignors**

Upon the assignment to an assignee of a partial assignment of this Lease pertaining to a particular Stall and/or Locker, Tenant and any subsequent assignor of an interest in such Stall and/or Locker will be automatically and absolutely released from any obligations or liabilities under this Lease pertaining to the Stall and/or Locker.



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#### 4.6 Register of Partial Assignments

Owner, and after the registration of the Strata Plans, the Strata Corporations, will each maintain a register of every Stall and Locker, within the common property of each respective Strata Corporation, and will record on such register each partial assignment of this Lease, indicating:

- (a) the number of the Stall assigned and the number of the Locker assigned;
- (b) the date of assignment;
- (c) the name and address of the assignee; and
- (d) the number of the strata lot within the Strata Development owned by the assignee to which such Stall and/or Locker is at the time appurtenant, unless the assignee is the Strata Corporation in which even the Stall and/or Locker need not be appurtenant to the strata lot.

Upon request by any owner or prospective purchaser of a strata lot within the respective Strata Development, the respective Strata Corporation will provide a certificate within 7 days of receipt of such request, certifying the name and address of the owner to whom a particular Stall and/or Locker is assigned and the number of the strata lot within the respective Strata Corporation to which such Stall is at the time appurtenant, the Strata Corporation may require a fee of not more than \$10.00, or a greater amount reasonably prescribed by the bylaws of the Strata Corporation, from the person requesting such certificate. Upon the Strata Corporation becoming aware of a partial assignment pertaining to a particular Stall and/or Locker under section 4.1 or 4.2 the Strata Corporation will amend the register accordingly.

#### 4.7 Right to Swap - Accessible Parking

Notwithstanding anything else herein, some of the Stalls have been designated as disabled person parking stalls (the "**Accessible Stalls**"). The Tenant will determine which owner or purchaser of a strata lot, if any, will be partially assigned an Accessible Stall. For greater certainty, a purchaser or owner of a strata lot will not be entitled to the exclusive use of an Accessible Stall unless expressly specified in the contract of purchase and sale or related contract addendum entered into by the purchaser and the Owner. The Accessible Stalls may be allocated to an owner or purchaser who does not qualify for the use of limited mobility parking permits ("**Parking Permit**") pursuant to the requirements of the Social Planning and Research Council of B.C. ("**SPARC BC**"). For greater certainty, an owner or purchaser who generally qualifies for the use of a Parking Permit will only be assigned an Accessible Stall.

The Tenant or the Strata Corporation reserves the right to reallocate Accessible Stalls from one owner or purchaser of a strata lot to another, with no compensation payable to either party, by providing 30 days written notice to the owner or purchaser of a strata lot to which an Accessible Stall has been assigned, informing them of such reallocation and providing them with a new Parking Stall (the "**Accessible Parking Notice**") if:

- (A) the owner receiving the Accessible Parking Notice does not qualify for and has not been issued a valid Parking Permit; and

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- (B) the owner requesting to be assigned an Accessible Stall (the "**New Accessible Stall Owner**"):
  - (1) has been issued a valid Parking Permit; and
  - (2) does not currently have Accessible Stall assigned to their strata lot.

At the end of the notice period under the Accessible Parking Notice the owner who received the Accessible Parking Notice and the New Accessible Stall Owner will execute an assignment of the partial interest in the Lease, which documentation is to be provided by the Tenant or Strata Corporation.

#### 4.8 Right to Swap - EV Parking Stalls

Some of the Stalls have been designated as electric vehicle parking stalls (the "**EV Stalls**") pursuant to covenant CA7154302 (the "**Covenant**"). The Tenant will determine which owner or purchaser of a strata lot, if any, will be partially assigned an EV Stall. For greater certainty, a purchaser or owner of a strata lot will not be entitled to the exclusive use of an EV Stall unless expressly specified in the contract of purchase and sale or related contract addendum entered into by the purchaser and the Owner. The EV Stalls may be allocated to an owner or purchaser who does not own an electric vehicle.

The Tenant or the Strata Corporation reserves the right to reallocate EV Stalls from one owner or purchaser of a strata lot to another, with no compensation payable to either party, by providing 30 days written notice to the owner or purchaser of a strata lot to which an EV Stall has been assigned, informing them of such reallocation and providing them with a new Parking Stall (the "**EV Parking Notice**") if:

- (A) the owner receiving the EV Parking Notice does not own an electric car;
- (B) the City or the Covenant require the EV Stall to be transferred; and
- (C) the owner requesting to be assigned an EV Stall (the "**New EV Stall Owner**"):
  - (1) has an electric vehicle; and
  - (2) does not currently have EV Stall assigned to their strata lot.

At the end of the notice period under the EV Parking Notice the owner who received the EV Parking Notice and the New EV Stall Owner will execute an assignment of the partial interest in the Lease, which documentation is to be provided by the Tenant or Strata Corporation.

**ARTICLE 5  
MISCELLANEOUS**

**5.1 Form of Agreement**

Each of the parties hereto agree to amend the form of this Lease to meet the requirements of the Registrar of the Land Title Office or of any governmental or public authority or as otherwise necessary to confirm unto the patties the rights granted in this Lease.

**5.2 Definitions**

Any term defined in the recitals of this Lease will have the same meaning throughout this Lease unless otherwise redefined.


**5.3 Enurement**

This Lease shall enure to the benefit of and be binding upon each of the parties hereto and their respective successors and permitted assigns.

IN WITNESS WHEREOF the parties hereto have executed this Lease as of the year and date first above written.

**6511 Sussex Heights Development Ltd.,**  
as Owner:


Per:

DocuSigned by:  
  
C88279F80EDF479...

Authorized Signatory  
Daljit Singh Thind

**THIND PARKING CORP.,** as Tenant:

Per:

DocuSigned by:  
  
C88279F80EDF479...

Authorized Signatory  
Daljit Singh Thind

**Schedule "A"**  
**[Plan]**







**LEGEND**

- 1.00 CONCRETE
- 1.01 CONCRETE WITH POLYPROPYLENE FIBER
- 1.02 CONCRETE WITH POLYPROPYLENE FIBER AND STAIN RESISTANT AGENT
- 1.03 CONCRETE WITH POLYPROPYLENE FIBER AND STAIN RESISTANT AGENT AND STAIN RESISTANT AGENT
- 1.04 CONCRETE WITH POLYPROPYLENE FIBER AND STAIN RESISTANT AGENT AND STAIN RESISTANT AGENT
- 1.05 CONCRETE WITH POLYPROPYLENE FIBER AND STAIN RESISTANT AGENT AND STAIN RESISTANT AGENT
- 1.06 CONCRETE WITH POLYPROPYLENE FIBER AND STAIN RESISTANT AGENT AND STAIN RESISTANT AGENT
- 1.07 CONCRETE WITH POLYPROPYLENE FIBER AND STAIN RESISTANT AGENT AND STAIN RESISTANT AGENT
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- 1.18 CONCRETE WITH POLYPROPYLENE FIBER AND STAIN RESISTANT AGENT AND STAIN RESISTANT AGENT
- 1.19 CONCRETE WITH POLYPROPYLENE FIBER AND STAIN RESISTANT AGENT AND STAIN RESISTANT AGENT
- 1.20 CONCRETE WITH POLYPROPYLENE FIBER AND STAIN RESISTANT AGENT AND STAIN RESISTANT AGENT
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- 1.23 CONCRETE WITH POLYPROPYLENE FIBER AND STAIN RESISTANT AGENT AND STAIN RESISTANT AGENT
- 1.24 CONCRETE WITH POLYPROPYLENE FIBER AND STAIN RESISTANT AGENT AND STAIN RESISTANT AGENT
- 1.25 CONCRETE WITH POLYPROPYLENE FIBER AND STAIN RESISTANT AGENT AND STAIN RESISTANT AGENT
- 1.26 CONCRETE WITH POLYPROPYLENE FIBER AND STAIN RESISTANT AGENT AND STAIN RESISTANT AGENT
- 1.27 CONCRETE WITH POLYPROPYLENE FIBER AND STAIN RESISTANT AGENT AND STAIN RESISTANT AGENT
- 1.28 CONCRETE WITH POLYPROPYLENE FIBER AND STAIN RESISTANT AGENT AND STAIN RESISTANT AGENT
- 1.29 CONCRETE WITH POLYPROPYLENE FIBER AND STAIN RESISTANT AGENT AND STAIN RESISTANT AGENT
- 1.30 CONCRETE WITH POLYPROPYLENE FIBER AND STAIN RESISTANT AGENT AND STAIN RESISTANT AGENT
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- 1.32 CONCRETE WITH POLYPROPYLENE FIBER AND STAIN RESISTANT AGENT AND STAIN RESISTANT AGENT
- 1.33 CONCRETE WITH POLYPROPYLENE FIBER AND STAIN RESISTANT AGENT AND STAIN RESISTANT AGENT
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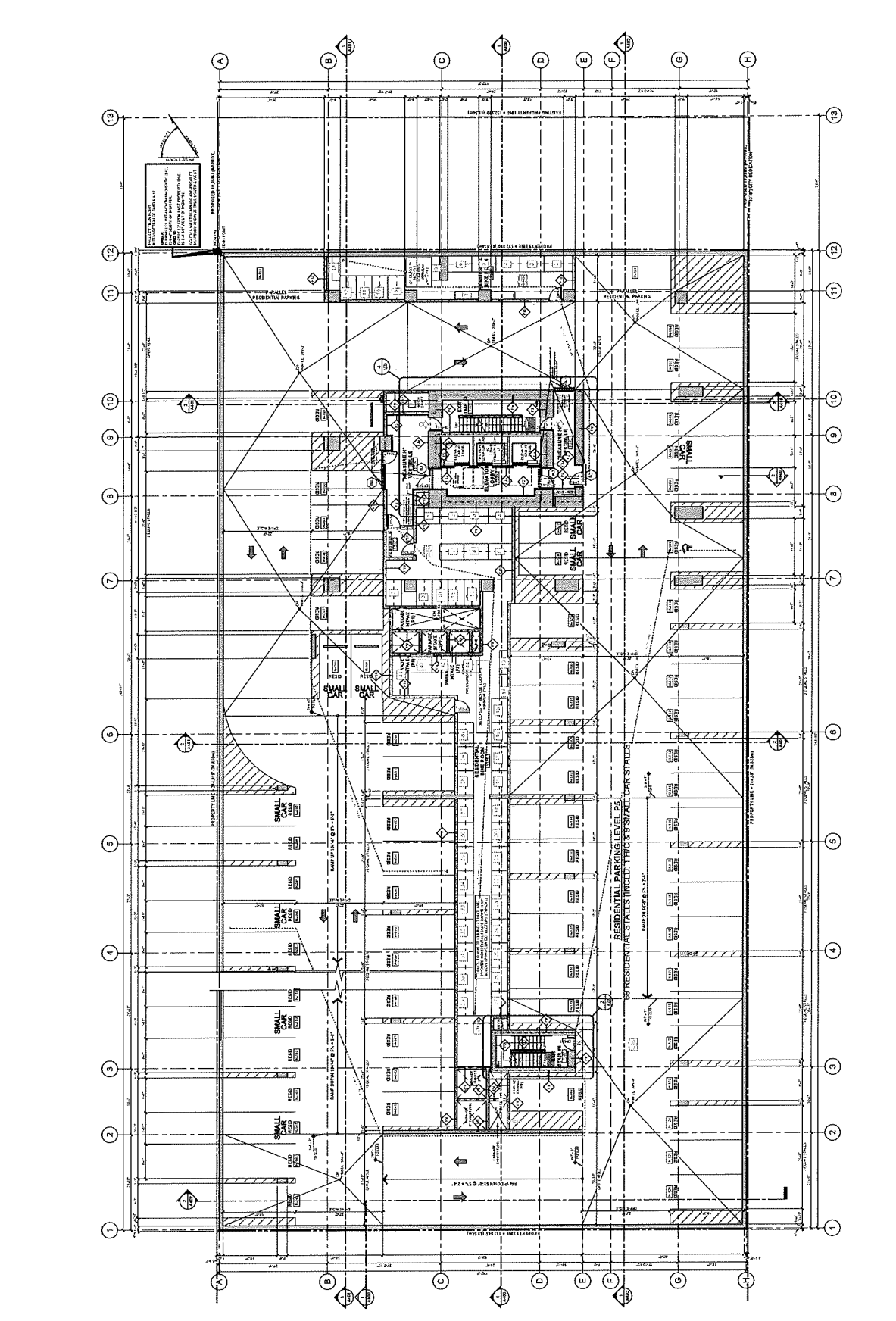
**CDP**  
CHRIS DREXAKOS  
ARCHITECTS INC.

**Third PROPERTIES**

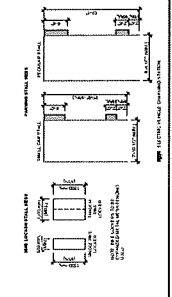
**HIGHLINE<sup>®</sup> RESIDENTIAL OFFICE & RETAIL BUILDINGS**

108  
**PARKING PLAN LEVEL P5**

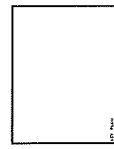
A203 R



- NOTES:**
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
  2. SEE GENERAL NOTES FOR CONSTRUCTION DETAILS.
  3. SEE GENERAL NOTES FOR MATERIALS AND FINISHES.
  4. SEE GENERAL NOTES FOR ELEVATIONS AND FINISHES.
  5. SEE GENERAL NOTES FOR SCHEDULES AND FINISHES.
  6. SEE GENERAL NOTES FOR SPECIFICATIONS AND FINISHES.
  7. SEE GENERAL NOTES FOR CONTRACT CONDITIONS AND FINISHES.
  8. SEE GENERAL NOTES FOR SUBMITTALS AND FINISHES.
  9. SEE GENERAL NOTES FOR CONSTRUCTION SEQUENCE AND FINISHES.
  10. SEE GENERAL NOTES FOR SAFETY AND FINISHES.
  11. SEE GENERAL NOTES FOR ACCESSIBILITY AND FINISHES.
  12. SEE GENERAL NOTES FOR SIGNAGE AND FINISHES.
  13. SEE GENERAL NOTES FOR UTILITIES AND FINISHES.
  14. SEE GENERAL NOTES FOR LIGHTING AND FINISHES.
  15. SEE GENERAL NOTES FOR MECHANICAL AND FINISHES.
  16. SEE GENERAL NOTES FOR ELECTRICAL AND FINISHES.
  17. SEE GENERAL NOTES FOR TELECOMMUNICATIONS AND FINISHES.
  18. SEE GENERAL NOTES FOR FURNITURE AND FINISHES.
  19. SEE GENERAL NOTES FOR EQUIPMENT AND FINISHES.
  20. SEE GENERAL NOTES FOR STORAGE AND FINISHES.
  21. SEE GENERAL NOTES FOR MAINTENANCE AND FINISHES.
  22. SEE GENERAL NOTES FOR SECURITY AND FINISHES.
  23. SEE GENERAL NOTES FOR ENVIRONMENTAL AND FINISHES.
  24. SEE GENERAL NOTES FOR HISTORIC PRESERVATION AND FINISHES.
  25. SEE GENERAL NOTES FOR ARCHITECTURAL MONUMENTS AND FINISHES.







**LEGEND**

1. CONSTRUCTION

2. EXISTING

3. FINISH

4. MECHANICAL

5. ELECTRICAL

6. PLUMBING

7. STRUCTURAL

8. LANDSCAPE

9. SITEWORK

10. UTILITIES

11. FURNITURE

12. EQUIPMENT

13. SIGNAGE

14. OTHER

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**CHRIS DIKEAKOS ARCHITECTS INC.**  
 1400 WEST 10TH AVENUE SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 WWW.CDARCHITECTS.COM



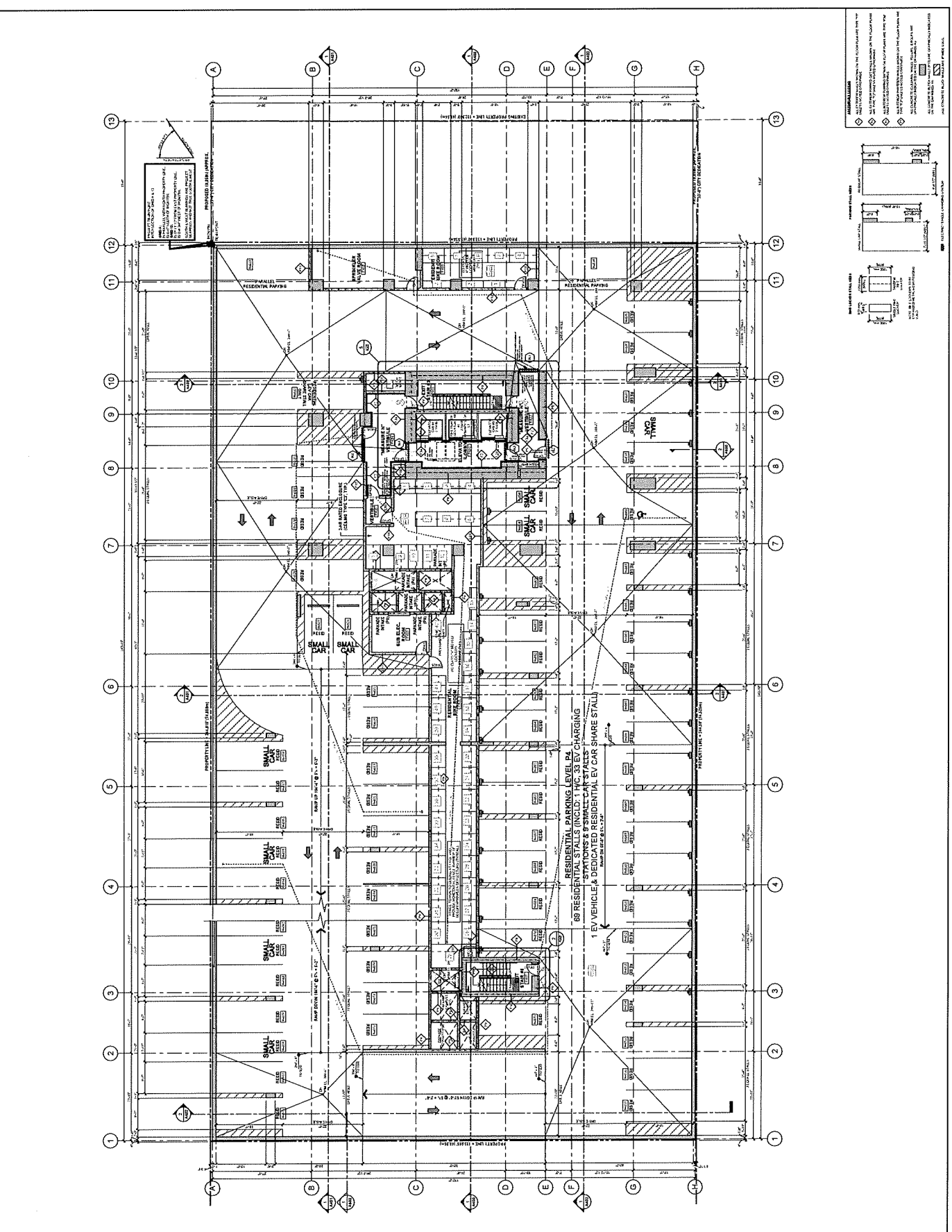
**HIGHLINE RESIDENTIAL SUITE & RETAIL BUILDING**  
 1400 WEST 10TH AVENUE, DENVER, CO

1099

**PARKING PLAN LEVEL P4**

DATE: 10/15/2024  
 DRAWN BY: J. SMITH  
 CHECKED BY: M. JONES

A204 R



REVISIONS

NO. DATE DESCRIPTION

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**LEGEND**

- 1.0 PROJECT TITLE
- 1.1 CLIENT
- 1.2 SITE
- 1.3 DATE
- 1.4 DRAWING NO.
- 1.5 PROJECT NO.
- 1.6 SHEET NO.
- 1.7 DRAWING SCALE
- 1.8 SHEET SCALE
- 1.9 PROJECT LOCATION
- 1.10 PROJECT DESCRIPTION
- 1.11 PROJECT PHASE
- 1.12 PROJECT STATUS
- 1.13 PROJECT BOUNDARIES
- 1.14 PROJECT COORDINATES
- 1.15 PROJECT ELEVATIONS
- 1.16 PROJECT DIMENSIONS
- 1.17 PROJECT AREA
- 1.18 PROJECT PERIMETER
- 1.19 PROJECT CENTERLINE
- 1.20 PROJECT OFFSETS
- 1.21 PROJECT CLEARANCES
- 1.22 PROJECT TOLERANCES
- 1.23 PROJECT SURVEY DATA
- 1.24 PROJECT UTILITY DATA
- 1.25 PROJECT ADJACENT PROPERTIES
- 1.26 PROJECT ZONING DATA
- 1.27 PROJECT REGULATIONS
- 1.28 PROJECT STANDARDS
- 1.29 PROJECT SPECIFICATIONS
- 1.30 PROJECT CONTRACT DOCUMENTS
- 1.31 PROJECT ASSUMPTIONS
- 1.32 PROJECT RISKS
- 1.33 PROJECT MITIGATION
- 1.34 PROJECT MONITORING
- 1.35 PROJECT REPORTING
- 1.36 PROJECT COMMUNICATION
- 1.37 PROJECT RECORDING
- 1.38 PROJECT ARCHIVING
- 1.39 PROJECT RETRIEVAL
- 1.40 PROJECT PRESERVATION

**CREW**

- 1.01 PROJECT MANAGER
- 1.02 PROJECT COORDINATOR
- 1.03 PROJECT DESIGNER
- 1.04 PROJECT CHECKER
- 1.05 PROJECT APPROVER

**REVISIONS**

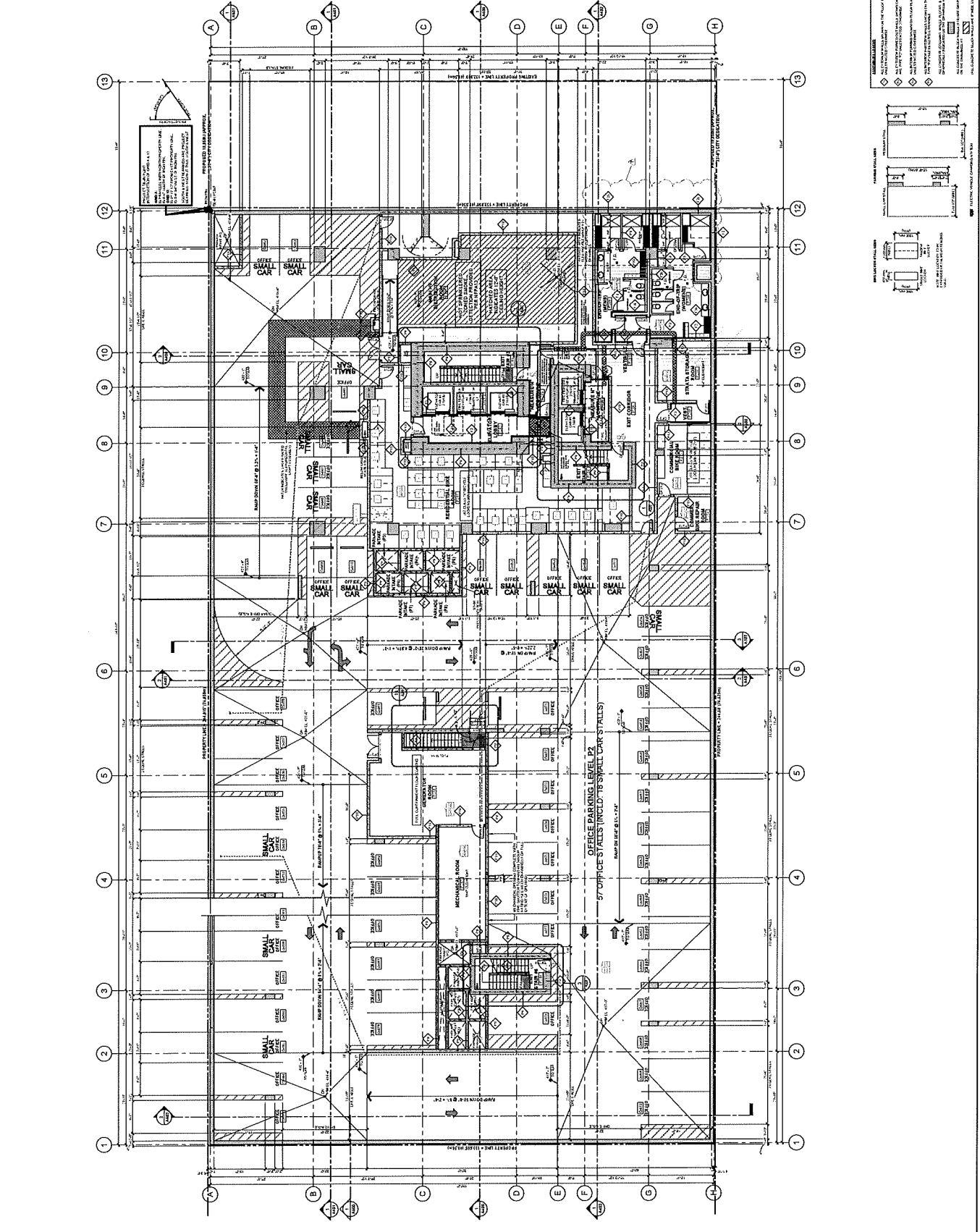
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**THIRD PROPERTIES**

**HIGHLINE RESIDENTIAL OFFICE & RETAIL BUILDING**

**PARKING PLAN LEVEL P2**

**A206**



- GENERAL NOTES:**
- 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
  - 2. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND PROVIDE THE NECESSARY CORRECTIONS TO THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY SUPPORTS FOR THE EXISTING CONDITIONS AND PROVIDE THE NECESSARY CORRECTIONS TO THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY SUPPORTS FOR THE EXISTING CONDITIONS AND PROVIDE THE NECESSARY CORRECTIONS TO THE CONTRACT DOCUMENTS.
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- PARKING STALLS:**
- SMALL CAR STALL: 12'0" x 22'0"
  - OFFICE STALL: 12'0" x 30'0"
  - TRUCK STALL: 24'0" x 40'0"
  - VEHICLE SERVICE STALL: 24'0" x 40'0"
  - BICYCLE STALL: 5'0" x 10'0"
- MECHANICAL ROOM:** 24'0" x 30'0"
- ELECTRICAL OPERATIONS & BATTERY ROOM:** 24'0" x 30'0"
- STAIRS:** 12'0" x 12'0"
- ELEVATOR:** 12'0" x 12'0"
- PLANT ROOM:** 12'0" x 12'0"
- WALKWAY:** 4'0" x 4'0"
- TRUCK SERVICE STALL:** 24'0" x 40'0"

**VEHICLE SERVICE STALL:** 24'0" x 40'0"

**BICYCLE STALL:** 5'0" x 10'0"

**OFFICE STALL:** 12'0" x 30'0"

**SMALL CAR STALL:** 12'0" x 22'0"

**TRUCK STALL:** 24'0" x 40'0"

**VEHICLE SERVICE STALL:** 24'0" x 40'0"

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**LEGEND**

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	CONCRETE
	STONE
	TILE
	CARPET
	WOOD PANELING
	WALL PAINT
	CEILING PAINT
	ACOUSTIC CEILING
	GLASS

DIMENSIONS	
	HEIGHT
	LENGTH
	WIDTH
	RADIUS
	ANGLE

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITS
2	REVISED PER ARCHITECT COMMENTS
3	REVISED PER ENGINEER COMMENTS

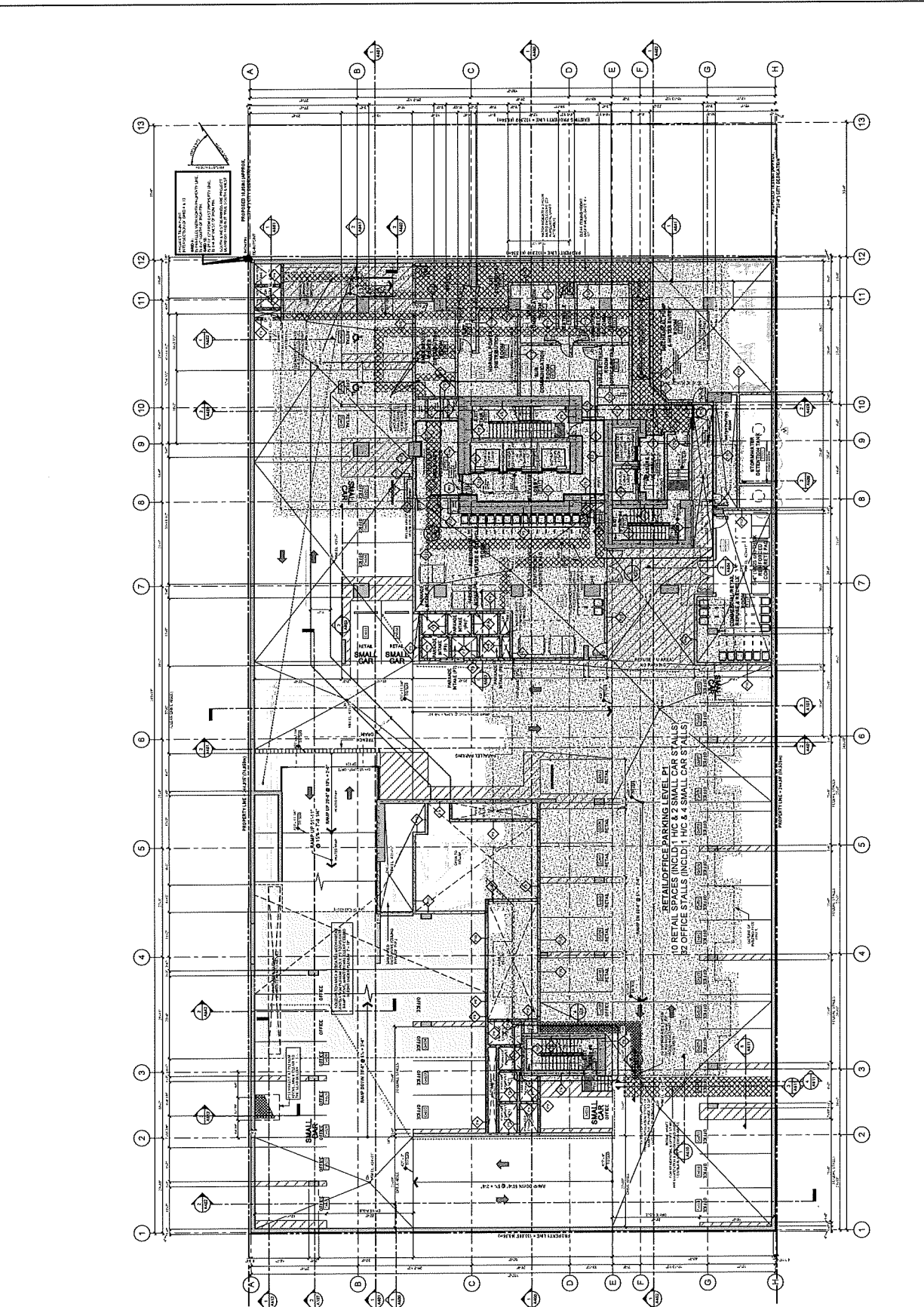


**CHRIS DINEAVOS ARCHITECTS INC.**  
1425 W. CENTRAL EXPRESSWAY, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1111  
WWW.CDIA.COM

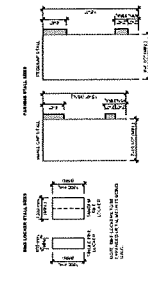


**HIGHLINE**  
RESIDENTIAL  
RETAIL & OFFICE  
BUILDING

1102	<b>PARKING PLAN LEVEL P1</b>	DATE: 12/15/11	SCALE: AS SHOWN
W			



- NOTES:**
- SEE PERMITS FOR ALL APPLICABLE CODES AND REGULATIONS.
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- 2 -

**Schedule "B"**  
**Parking Stall and Storage Assignment Agreement "Highline"**  
**EPS \_\_\_\_\_**

BETWEEN:

**Thind Parking Corp.**  
(the "Assignor")

AND:

\_\_\_\_\_  
(the "Assignee")

**RE: Parking stall(s) No(s) \_\_\_\_\_ (the "Stalls") and Storage Locker No. \_\_\_\_\_ (the "Locker") shown on Strata Plan EPS \_\_\_\_\_.**

WHEREAS the Assignor is the lessee of the Stall and/or Locker and the Assignee is either The Owners, Strata Plan No. EPS \_\_\_\_\_ (the "Strata Corporation") or the registered owner or purchaser of strata lot \_\_\_\_\_ (the "Strata Lot") in Highline.

In consideration of the covenants and agreements set forth in the Assignment, the parties agree with each other as follows:

1. Assignment: The Assignor hereby assigns to the Assignee its partial interest in the lease (the "Lease") dated October 11<sup>th</sup>, 2023 made between 6511 Sussex Heights Development Ltd. as "Owner", and the Assignor as "Lessee", pertaining to the exclusive right to lease the Stall and/or Locker for the balance of the Term (as defined in the Lease). This Assignment will not be effective until the Assignee has given a copy of this Assignment to the Owners, Strata Plan No. EPS \_\_\_\_\_ (the "Strata Corporation").
2. Assignment Contingent Upon Strata Lot Ownership: Unless the Assignee is the Strata Corporation, the Assignee, its successors, permitted assigns, heirs, executors or administrators shall only be entitled to the rights with respect to the Stall for as long as the Assignee owns the Strata Lot.
3. Compliance: The Assignee agrees to use the Stall in accordance with the bylaws, rules and regulations of the Strata Corporation, but only to the extent such bylaws, rules and regulations do not materially interfere with the Assignee's rights under this Assignment.
4. Sale or Disposition: The Assignee may only assign its rights under this Assignment to the Strata Corporation, a purchaser of the Strata Lot or to another owner of the strata lot within the Strata Corporation.
5. Acknowledgement: The Assignee acknowledges having received a copy of the Lease and agrees to be fully bound by its terms.
6. Enurement: This Assignment shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

The parties have executed this Assignment effective as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Thind Parking Corp.**

Per: \_\_\_\_\_  
Assignor

\_\_\_\_\_  
Assignee

**Exhibit "H"**

**Contract of Purchase and Sale**



SL: \_\_\_\_ Unit: \_\_\_\_

**CONTRACT OF PURCHASE AND SALE**

BETWEEN:

**6511 Sussex Heights Development Ltd. (the "Developer" and the "Vendor")**

AND:

**Purchaser(s):**

Name(s): \_\_\_\_\_

Address(es): \_\_\_\_\_

\_\_\_\_\_

Tel: \_\_\_\_\_ Tel: \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

Country of \_\_\_\_\_ Country of \_\_\_\_\_

Residence: \_\_\_\_\_ Residence: \_\_\_\_\_

(For the purposes of the *Income Tax Act* (Canada))

(Such one or more parties being hereinafter referred to as the "**Purchaser**").

The Purchaser certifies to the Vendor that:

- a) he/she/they is/are a non-resident of Canada under the Income Tax Act (Canada) (Y/N) \_\_\_\_; and
- b) he/she/they is/are a Canadian Citizen or a Permanent Resident (as defined in the Immigration and Refugee Protection Act (Canada)) (Y/N) \_\_\_\_. If "no" country of citizenship & residency: \_\_\_\_\_

**PROPERTY:** Proposed Strata Lot \_\_\_\_, being Unit No. \_\_\_\_\_ (the "**Strata Lot**") in the development known as "HIGHLINE" (the "**Development**"), to be constructed as part of a 332 unit residential strata development project on the lands located at 6505 Sussex Avenue, Burnaby, BC and legally described as PID: 030-616-735 Lot 2 District Lot 153 Group 1 New Westminster District Plan EPP86315 (the "**Lands**"), as further described in the Disclosure Statement filed by the Vendor on February 20, 2020 (the "**Initial Disclosure Statement**") and all amendments thereto (the "**Amendments**") (the Initial Disclosure Statement and the Amendments are hereinafter collectively called the "**Disclosure Statement**").

**PURCHASE PRICE:** The Purchase Price for the Strata Lot will be:

(\$ \_\_\_\_\_) DOLLARS. The Purchase Price excludes any Goods and Services Tax ("**GST**").

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**INITIALS**



SL: \_\_\_\_ Unit: \_\_\_\_

1. **Offer.** In consideration of the sum of ONE (\$1.00) DOLLAR and other good and valuable consideration now paid by each of the parties to the other (the receipt and sufficiency of which is hereby acknowledged) and other mutual covenants and agreements contained in this agreement, the Purchaser agrees to purchase the Strata Lot from the Vendor for the Purchase Price and upon the terms set forth herein subject to the Permitted Encumbrances (as hereinafter defined). The Purchaser acknowledges that the Purchaser is purchasing a strata lot which is to be constructed or is presently under construction.

The Purchase Price does not include the exclusive use of any parking stall(s) or storage locker(s) at the Development unless expressly set out in an addendum hereto. In the event the Purchaser purchases the exclusive use of a parking stall(s) and/or storage locker(s), the location of the parking stall(s) and/or storage locker(s) will be designated by the Vendor in accordance with the Disclosure Statement. The Purchaser acknowledges and agrees that the parking stall(s) and/or storage locker(s): (a) will vary in size, shape, convenience and location (including, notwithstanding any other amended or written agreement made between the parties to the contrary, and where more than one, may not be side by side); and (b) may be partially obstructed by columns, pipes, ducts, mechanical equipment, electrical equipment and other facilities. The Purchaser further acknowledges and agrees that the final determination of parking stall(s) and/or storage locker(s) assigned to a Purchaser shall be by the Vendor with no recovery by the Purchaser. The Purchaser will accept the parking stall(s) and/or storage locker(s) if any, assigned or sold to the Purchaser by the Vendor on an "as is, where is" basis and will have no claim against the Vendor in respect of any variation in the size, shape, convenience of location or obstruction of such parking stall(s) and/or storage locker(s).

2. **Deposit.** The Purchaser will pay a deposit(s) by bank draft or certified cheque (collectively, the "Deposit") to Richards Buell Sutton LLP (the "Vendor's Solicitors") in trust as stakeholder and the Deposit will be held in accordance with the *Real Estate Development Marketing Act* (British Columbia) as follows:

(a)	a deposit (the "Initial Deposit") of \$10,000 upon presentation of this Contract by the Purchaser, payable by way of certified cheque, or bank draft;	\$10,000.00
(b)	a further deposit (the "Second Deposit") of 10% of the Purchase Price (less the Initial Deposit), payable 7 days after acceptance of this Contract by the Vendor, payable by way of certified cheque, or bank draft;	\$_____
(c)	a further deposit (the "Third Deposit") of 10% of the Purchase Price, payable 3 months following the date of acceptance of this Contract by the Vendor, payable by way of certified cheque, or bank draft;	\$_____
the balance of the Purchase Price, subject to adjustments, to be paid on the Completion Date by bank draft or certified cheque.		

Interest on the Deposit will, in all cases, be for the benefit of the Vendor and will not be applied on account of the Purchase Price. If the Purchaser defaults in the Purchaser's obligations hereunder, the Vendor may, at its option, retain the Deposit and interest thereon without prejudice to any other remedy, which the Vendor may have in respect of the Purchaser's default in accordance with the terms of this Contract.

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- 3. **Completion, Possession and Adjustment Dates.** It is currently estimated that the completion of the Strata Lot will occur between July 1, 2023 and September 30, 2023. For more information about the Completion, Possession and Adjustment Dates, see the Disclosure Statement and Addendum "A" attached hereto.
- 4. **Furnishings.** The Purchase Price includes the following items unless otherwise noted in the Disclosure Statement: electric oven, gas cooktop, hood fan, dishwasher, refrigerator, microwave, washer and electric dryer, window coverings, enterphone/intercom system through the phone line and heat pump to provide air conditioning and heat.

Fixtures and features as represented in the Disclosure Statement will also be included, provided that the Vendor may substitute materials of reasonably equivalent or better quality, in its discretion. Presentation centre or display suite decorator features, fixtures, wall treatments, finishings, fittings, dining light fixtures and furnishings are not included in the Purchase Price unless expressly set out in an Addendum hereto.

- 5. **Acceptance.** This Contract will be open for acceptance until 6:00 p.m. (Vancouver time) on the 3rd day (including weekends and statutory holidays) following the date of execution by the Purchaser and upon acceptance by the Vendor signing a copy of this Contract, there will be a binding agreement of sale and purchase in respect of the Strata Lot for the Purchase Price, on the terms and subject to the conditions set out herein.

**THE TERMS AND CONDITIONS ATTACHED HERETO AS ADDENDUM "A" ARE PART OF THIS CONTRACT. READ THEM CAREFULLY BEFORE YOU SIGN.**

THE PURCHASER HAS EXECUTED THIS CONTRACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

\_\_\_\_\_  
(Witness) (Purchaser) (Name of Purchaser)

\_\_\_\_\_  
(Witness) (Purchaser) (Name of Purchaser)

**THE PURCHASER'S OFFER TO PURCHASE CONTAINED HEREIN IS ACCEPTED BY THE VENDOR AT \_\_\_\_\_ A.M./P.M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.**

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**  
Per:

\_\_\_\_\_  
Authorized Signatory



SL: \_\_\_\_ Unit: \_\_\_\_

**Addendum "A"**

**1.0 AGREEMENT**

1.1 Once this Contract is accepted by the Vendor, the Purchaser agrees to purchase from the Vendor the Strata Lot at the Purchase Price and upon the terms set forth in the agreement created by the acceptance of this Contract by the Vendor, this Addendum and all additional addendums and schedules. Title to the Strata Lot on the Completion Date (as hereinafter defined) shall be subject only to:

- (a) the exceptions listed in Section 23(1) of the *Land Title Act* (British Columbia);
- (b) the charges and encumbrances referred to in the Disclosure Statement; and
- (c) claims of builders liens or other encumbrances where the Vendor's Solicitors have undertaken to remove same pursuant to paragraph 7.1 hereof;

(collectively, the "**Permitted Encumbrances**").

The Purchaser agrees to execute any and all agreements as may be required pursuant to the terms and conditions of the Permitted Encumbrances confirming the Purchaser acknowledges and assumes obligations under the Permitted Encumbrances.

**2.0 DESCRIPTION OF STRATA LOT**

2.1 The Strata Lot is part of the Development which is situated on the Lands as shown on the proposed strata plan attached to the Disclosure Statement, and as more particularly described in the Disclosure Statement.

**3.0 PURCHASER'S ACKNOWLEDGEMENTS**

3.1 Disclosure Statement. The Purchaser acknowledges that the Purchaser has received copies of the Initial Disclosure Statement for the Development and all Amendments, and has been given a reasonable opportunity to read the Initial Disclosure Statement and all Amendments before signing this Contract. The signing of this Contract by the Purchaser will constitute:

- (a) a receipt for the Initial Disclosure Statement and all Amendments; and
- (b) the Purchaser's acknowledgment that the Purchaser had an opportunity to read the Initial Disclosure Statement and all Amendments before signing this Contract.

3.2 Consent to Electronic Delivery of Disclosure Statement and all Amendments. Where the Purchaser has on the first page of this Contract, or on any subsequent addendum to this Contract provided an email address, the Purchaser consents to the Vendor delivering the Disclosure Statement (including all Amendments) to the Purchaser at the email address provided and the Purchaser acknowledges and agrees that such email delivery of the Disclosure Statement (including all Amendments) has afforded the Purchaser a reasonable opportunity to read the Disclosure Statement (including all Amendments) all as at the time of the Vendor's delivery of the email as shown by the Vendor's copy of the sent email.

**4.0 PURCHASE PRICE, DEPOSIT AND PAYMENT**

4.1 Payment of the Purchase Price. The Purchaser will pay the Purchase Price to the Vendor as follows:

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**Addendum "A"**

- (a) The Deposit in the amount set out in paragraph 2 of the Contract shall be paid by the Purchaser to the Vendor's Solicitors, Richards Buell Sutton LLP in Trust by way of certified cheque or bank draft. If the estimated interest to be earned will exceed the Stakeholder's administration costs, the Stakeholder will invest the Deposit in an interest bearing trust account with a Canadian chartered bank, trust company or credit union with interest to accrue to the credit of the Vendor, except as otherwise expressly provided herein (for the purposes of Section 4.0, the "Stakeholder"); and
- (b) The Balance of the Purchase Price plus or minus adjustments shall be paid by the Purchaser to the Vendor's Solicitors on the Completion Date by way of certified cheque or bank draft.

4.2 Handling of the Deposit. Subject to paragraphs 4.3 and 4.4 hereof, the Deposit shall be dealt with as follows:

- (a) If the Purchaser completes the purchase of the Strata Lot on the terms and conditions herein contained, then the Deposit shall form part of and be applied to the Purchase Price and be paid by the Stakeholder to the Vendor. Any interest earned thereon shall be paid to the Vendor;
- (b) If the Purchaser fails to complete the purchase of the Strata Lot or fails to pay any part of the Deposit on the terms and conditions herein contained, then the Deposit paid together with interest accrued thereon shall be paid by the Stakeholder to the Vendor forthwith;
- (c) If the Contract is terminated pursuant to paragraph 5.1 or if the Purchaser fails to provide notice of waiver or satisfaction of the Purchaser's conditions pursuant to paragraph 9.2 hereof, then the Deposit together with all interest accrued thereon shall be paid by the Stakeholder to the Purchaser and the Purchaser shall have no further claims against the Vendor; and
- (d) If the Vendor fails to complete the sale of the Strata Lot on the terms and conditions herein contained, then the Deposit together with all accrued interest thereon shall be paid by the Stakeholder to the Purchaser and the Purchaser shall have no further claims against the Vendor.

Notwithstanding the aforementioned, the Purchaser acknowledges and agrees that the Stakeholder will be permitted to charge and deduct and retain a deposit administration fee from each payment made by the Purchaser comprising the Deposit of not more than \$75.00 plus applicable taxes to be paid by the Purchaser, and that any payment made by the Purchaser that is returned for non-sufficient funds will be subject to a service charge of \$25.00 in each such instance.

4.3 Residency. Notwithstanding the provisions of paragraph 4.2 hereof, if the Purchaser is a non-resident of Canada as defined under the *Income Tax Act* (Canada), the Purchaser authorizes the Stakeholder to remit directly to the Receiver General for Canada such non-resident withholding tax in respect of interest earned on the Deposit as may be required by the *Income Tax Act* (Canada).

4.4 Authorization to Deal with Deposit. The Vendor and the Purchaser hereby irrevocably authorize the Stakeholder:

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- (a) to deal with the Deposit and all interest earned thereon in accordance with the provisions hereof, notwithstanding the provisions of Section 18 of the *Real Estate Development Marketing Act* (British Columbia); and
- (b) to interplead the Deposit and all interest thereon, at the expense of the party ultimately determined to be entitled to such funds, should any dispute arise regarding the obligations of the Stakeholder with respect to the Deposit.

4.5 Deposit Protection Agreement Under REDMA. Under Section 19 of the *Real Estate Development Marketing Act* (British Columbia), a developer who desires to use for the developer's own purposes a deposit the developer has placed with a trustee under Section 18 of the *Real Estate Development Marketing Act* (British Columbia) may, by entering into a deposit protection agreement in relation to that deposit, obtain the deposit from that trustee and use that deposit only for the developer's own purposes. Section 10 of the *Real Estate Development Marketing Regulation* (British Columbia) provides that if a developer enters into a deposit protection agreement, the developer must provide notice of the deposit protection agreement to a purchaser by including the following information in the disclosure statement:

- (a) the name and business address of the insurer;
- (b) the name of the developer who entered into the deposit protection agreement; and
- (c) the date on which the insurance takes effect.

The Purchaser acknowledges and agrees that the Developer has entered into a master deposit protection contract (the "**Master Deposit Protection Contract**") with Trisura Guarantee Insurance Company (the "**Deposit Protection Insurer**"), pursuant to which the deposits paid by purchasers of strata lots in the Development, including the Deposit, will be insured and, as such, may be released, in whole or in part, to the Developer in accordance with the terms of the Master Deposit Protection Contract and the Developer may use the Deposit for purposes related to the Development, including without limitation, the construction and marketing of the Development in accordance with the provisions of the *Real Estate Development Marketing Act* (British Columbia). Upon the release of the Deposit or any portion thereof to the Developer in accordance with the Master Deposit Protection Contract, the provisions of this Contract will be deemed to have been amended accordingly. The Purchaser acknowledges that from and after the release of the Deposit or any portion thereof pursuant to the Master Deposit Protection Contract, no further interest will be earned on the amount so released.

The Purchaser further acknowledges and agrees the Vendor may enter into such different deposit protection agreement with respect to the Deposit that the Vendor deems reasonable. The Vendor agrees that if it enters into such a different deposit protection agreement with respect to the Deposit, it will comply with Section 10 of the *Real Estate Development Marketing Regulation* (British Columbia) regarding that deposit protection agreement.

For further terms regarding deposit insurance please see Section 8.1 hereof and Section 7.1 of the Disclosure Statement.

4.6 Builders Liens. That portion, if any, of the Purchase Price required by law to be held back by the Purchaser in respect of builder's lien claims (the "**Lien Holdback**") will be paid on the Completion Date to the Vendor's Solicitors. The Lien Holdback will be held in trust by the Vendor's Solicitors pursuant to the *Strata Property Act* (British Columbia) and *Builders Lien Act* (British Columbia) (or successor statutes) solely in respect of lien claims registered in the applicable land title office in

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connection with work done at the request of the Vendor. The Vendor's Solicitors are authorized to invest the Lien Holdback in an interest bearing trust account and to pay to the Vendor the Lien Holdback plus interest, if any, accrued thereon as permitted by law; which payment will occur upon expiration of the period during which the Lien Holdback must be retained pursuant to the *Strata Property Act* and the *Builders Lien Act* (the "**Lien Holdback Period**"), less the amount of any builder's lien claims filed against the Strata Lot of which the Purchaser or the Purchaser's solicitor or notary public notifies the Vendor's Solicitor in writing by 4:00 p.m. on the last day of the Lien Holdback Period. The Purchaser hereby authorizes the Vendor to bring any legal proceedings required to clear title to the Strata Lot of any lien claims filed with respect to the Strata Lot, including payment of the whole or any part of the Lien Holdback into Court if desired by the Vendor.

**5.0 COMPLETION, POSSESSION AND ADJUSTMENT DATES**

5.1 Completion Date. The completion of the purchase and sale of the Strata Lot shall take place on the date (the "**Completion Date**") specified by the Vendor in a notice delivered to the Purchaser or the Purchaser's Solicitor stating that the Strata Lot is, or is expected to be "Ready to be Occupied" and that the title to the Strata Lot has or is expected to have been issued by the Land Title Office, provided that the Vendor or the Vendor's Solicitor will give not less than 14 days' notice thereof and provided further that if the Land Title Office is not open for business on such day, then the Completion Date shall be the next business day. "Ready to be Occupied" refers to the Strata Lot only and not to any other strata lot or the common property within the Development and the Strata Lot will be deemed to be "Ready to be Occupied" if the City of Burnaby has issued an occupancy permit to occupy the Strata Lot (the "**Occupancy Permit**"), whether such permit is conditional or unconditional. In the event the Occupancy Permit is a conditional permit issued by the City of Burnaby, the Vendor will provide the Purchaser with an unconditional Occupancy Permit for the Strata Lot or the Development as soon as is reasonably practical. If the Completion Date has not occurred on or before September 1, 2025 (the "**Outside Date**"), and the parties have not agreed to an extension, this Contract shall be terminated whereupon the Purchaser will be entitled to repayment by the Seller of the Deposit together with any interest earned thereon as the Purchaser's sole remedy and the parties will thereafter have no further obligations, liabilities or commitments to, from or against one another provided that:

- (a) If paragraph 5.3 hereof is applicable then the Outside Date will be extended for a period equivalent to such delay, which period will be determined solely by the Vendor;
- (b) The Vendor may, at its sole option, exercisable by notice to the Purchaser, in addition to any other extension pursuant to this Section 5.0, and whether or not any delay described in this Section 5.0 has occurred, elect to extend the Outside Date for up to 250 days; and
- (c) Where the Vendor has extended the Outside Date for the full time set out in subsection (b) above and provided the Vendor is still actively carrying on construction of the Development the Vendor may, at its sole option, provide notice to the Purchaser that it has elected to extend the Outside Date for up to a further 110 days.

5.2 Notice of Completion Date. The notice of the Completion Date delivered to the Purchaser or the Purchaser's Solicitors may be based on the Vendor's estimate as to when the Strata Lot will be "Ready to be Occupied" and when the title to the Strata Lot will be issued by the Land Title Office, and if the Strata Lot is not "Ready to be Occupied" or if the title is not issued by the Land Title Office on or before the Completion Date so estimated, then the Vendor may extend the

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Completion Date from time to time as required by the Vendor until the Strata Lot is "Ready to be Occupied" and the title is to be issued in the Land Title Office, by notice of such extension to the Purchaser or the Purchaser's Solicitors, provided that the Vendor shall give the Purchaser or the Purchaser's Solicitors not less than 7 days' notice of such extended Completion Date.

- 5.3 Force Majeure. If the Vendor is delayed from completing the development of the Strata Lot as a result of fire, explosion or accident, however caused, act of any governmental authority, strike, lockout, inability to obtain or delay in obtaining labour, materials or equipment or flood, act of God, inclement weather, delay or failure by carriers or contractors, unavailability of supplies or materials, breakage or other casualty, interference of the Purchaser or any other event beyond the control of the Vendor, then the time within which the Vendor must do anything hereunder and the Completion Date referred to in paragraph 5.1 will be extended for a period equivalent to such period of delay which period will be determined solely by the Vendor.
- 5.4 Adjustments. The Purchaser will assume and pay all taxes, rates, local improvement assessments, utilities and other charges, and all other adjustments both incoming and outgoing of whatever nature in respect of the Strata Lot shall be made, as of the Completion Date. The Purchaser shall pay GST in accordance with paragraph 5.7 below. If the amount of any such taxes, utilities or other items have been levied in respect of the Lands prior to registration of the strata plan, the portion thereof which shall be allocated to the Strata Lot will be in proportion to the unit entitlement the Strata Lot bears to the aggregate of the unit entitlement for all strata lots in the Development.
- 5.5 Possession. Provided the Vendor's Solicitors have received the balance of the Purchase Price and all other amounts payable by the Purchaser to the Vendor in respect of the Strata Lot on the Completion Date, the Purchaser shall have vacant possession of the Strata Lot at 12:00 pm on the second business day following the Completion Date (the "**Possession Date**").
- 5.6 Risk. The Strata Lot will be and remain at the risk of the Vendor until 12:01 a.m. on the Completion Date, after which time it will be at the risk of the Purchaser.
- 5.7 GST. The Purchaser will pay all costs in connection with the sale and purchase of the Strata Lot (including property transfer tax and any applicable taxes, including GST, and any other federal or provincial sales, service, transition, value added or other tax required to be paid by the Purchaser in connection with the purchase and sale of the Strata Lot), other than the costs the Vendor incurred in clearing title to the Strata Lot. The Purchaser acknowledges that GST and provincial sales taxes are, without duplication, applicable to the sale and purchase of the Strata Lot and will be payable by the Purchaser. The Purchaser acknowledges and agrees that the Purchase Price is exclusive of all applicable taxes, including GST, and any other federal or provincial sales, service, value added or other tax or new housing rebate, which for greater clarity are not included in the Purchase Price.

**6.0 CONSTRUCTION**

- 6.1 Construction. The Vendor will proceed to construct the Development substantially in accordance with the proposed draft strata plan attached to the Disclosure Statement, provided that the Vendor may make changes to features, design, and materials as are, in the Vendor's opinion, desirable and reasonable. The Purchaser understands and agrees that the building plans, design, and specifications for the Development may be varied to a minor extent in the reasonable discretion of the Vendor, that the area of the Strata Lot shown on the proposed strata plan is approximate, and that the address or suite and Strata Lot number assigned to the Strata Lot are

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subject to change at the Vendor's discretion. The Purchaser also acknowledges and agrees that any materials used in finishing of the Strata Lot, including, without limitation, natural stone, ceramic, porcelain, wood and laminates, may have conspicuous variations in colour, grain, vein and texture, pattern and size and any such variations are merely characteristic of the respective materials and will not be considered as defects or deficiencies in the Strata Lot and that certain materials used in the finishing of the Strata Lot may be subject to staining or changed coloration over time.

6.2 Measurement. The Purchaser acknowledges and agrees with the Vendor that if the area of the Strata Lot shown on the Final Strata Plan varies by more than eight (8%) percent from the area shown on the Preliminary Plan as at the date of this Contract, the Purchase Price shall be amended by multiplying the Purchase Price by the area of the Strata Lot shown on the Final Strata Plan and dividing the product by the area of the Strata Lot shown on the Preliminary Plan. In the event that the actual area of the Strata Lot shown on the Final Strata Plan varies by eight (8%) percent or less from the area shown on the Preliminary Plan, there shall be no adjustment to the Purchase Price. The Purchaser acknowledges and agrees that the Purchaser will have no claim against the Vendor as a result of a change in area of the Strata Lot other than for the adjustment to the Purchase Price as aforesaid.

6.3 Access. The Purchaser acknowledges and agrees that the Purchaser will not be entitled to have access to the Strata Lot prior to the Possession Date without the prior written permission of the Vendor (which the Vendor may withhold in its absolute discretion) and then only if accompanied by a representative of the Vendor, subject to paragraph 6.4. The Purchaser hereby releases the Vendor and its directors, officers, shareholders, unit holders, employees, agents, contractors and representatives (collectively, the "**Released Parties**") from and against any loss, cost, damage, injury or death resulting from any act or omission of any one or more of the Released Parties, including that arising from the negligence of any one or more of the Released Parties, or any condition within the Strata Lot or the Development and agrees to indemnify and hold harmless the Released Parties from and against any loss, cost, damage, injury or death resulting from the presence of the Purchaser or any person on behalf of the Purchaser within the Strata Lot or the Development, or any act or omission negligent or otherwise of the Purchaser or any person on behalf of the Purchaser while within the Strata Lot or the Development. The Purchaser hereby acknowledges and the Vendor hereby confirms that the Vendor has acted as agent for and on behalf of the other Released Parties with respect to obtaining the foregoing release and indemnity from the Purchaser for the benefit of such Released Parties.

6.4 Inspection. The Purchaser and a representative of the Vendor shall inspect the Strata Lot at a reasonable time designated by the Vendor prior to the Completion Date. If the Purchaser fails or refuses to inspect the Strata Lot at the time designated by the Vendor the Purchaser is deemed to have waived or forfeited any such right and is deemed to be satisfied with and have accepted the physical condition of the Strata Lot. At the conclusion of such inspection, a conclusive list of any defects or deficiencies (collectively, the "**Deficiencies**") shall be prepared that are to be rectified by the Vendor including the estimated dates and timeframes by which such corrections are to occur. The parties shall sign the list of Deficiencies and the Purchaser shall be deemed to have accepted the physical condition of the Strata Lot subject only to the Deficiencies. The Purchaser covenants and agrees to complete the purchase of the Strata Lot on the Completion Date on the terms and conditions herein contained notwithstanding that the Deficiencies may be rectified after the Completion Date. The Purchaser is not entitled to holdback any amount of the Purchase Price on closing in respect of the Deficiencies or other deficiencies. In the event of a disagreement between the Purchaser and the Vendor as to what constitutes a defect or deficiency, or whether or not a defect or deficiency has been rectified, the decision of the architect

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for the Development or any replacement therefor appointed by the Vendor in the Vendor's sole discretion will be conclusive, final and binding on the parties. Following the Completion Date, the Purchaser agrees to provide the Vendor and its representatives, contractors and agents with access to the Strata Lot at all reasonable times on reasonable notice from the Vendor in order for the Vendor or its representatives, contractors or agents to rectify any outstanding Deficiencies, and the Purchaser will in no manner interfere with or impede any such person while he or she is carrying out such work.

6.5 Service Facilities. The Purchaser acknowledges that the Development may include services facilities and equipment such as transformers, fire protection systems and equipment, mechanical and electrical systems and equipment, electrical room, vents, ducts, fans, elevators, garage gates, garbage compactors and other such facilities and equipment (collectively the "**Service Facilities**"). The Service Facilities will be located as required by the relevant authorities or as recommended by the Vendor's consultants.

**7.0 CONVEYANCE**

7.1 Conveyance. It shall be the Purchaser's responsibility to prepare the documents necessary to complete this transaction and the Purchaser shall deliver to the Vendor a freehold transfer, in registrable form (the "**Transfer**"), and a statement of adjustments, to the Vendor's Solicitor at least 7 business days prior to the Completion Date. The Vendor will provide the Purchaser or the Purchaser's Solicitors with a form of acknowledgement whereby the Purchaser acknowledges receipt of the Initial Disclosure Statement, the Amendments and any subsequent amendments to the Initial Disclosure Statement, which the Purchaser will be required to sign and return to the Vendor or the Vendor's Solicitor prior to the Completion Date. In the event the Purchaser has not received any of the amendments listed in the acknowledgement the Purchaser or the Purchaser's Solicitors shall inform the Vendor's Solicitors forthwith and shall not be obligated to sign and return the acknowledgement until the Purchaser has received all such amendments and been provided a reasonable opportunity to review same. The Purchaser agrees prior to the Completion Date to sign and deliver to the Vendor the owner registration in the form required by the Vendor's new home warranty provider. The Purchaser acknowledges that the Strata Lot will not be covered by the home warranty should the Purchaser fail to deliver the signed owner registration form prior to the Completion Date. The Purchaser will be responsible for obtaining all other documents required for the closing.

On the Completion Date, the Vendor will transfer title to the Strata Lot to the Purchaser free and clear of all registered liens, mortgages, charges and encumbrances of any nature whatsoever save and except Permitted Encumbrances and on or before the Completion Date, the Vendor will have taken whatever steps are necessary in order to obtain or make arrangements for any release or discharge of any registered liens, mortgages, charges and encumbrances save and except the Permitted Encumbrances. The Purchaser acknowledges and agrees that the Vendor will be using the purchase money received from the Purchaser to obtain a partial discharge of any construction mortgage and security collateral thereto. The Purchaser's Solicitor or notary public will pay the balance of the adjusted Purchase Price **on or before 4:30 p.m.** on the Completion Date **by way of certified cheque or bank draft** made payable and delivered at the Purchaser's expense to the Vendor's Solicitors in trust on their undertaking to pay an amount required in a written statement of indebtedness from the holder of the prior encumbrance to require the holder of the prior encumbrance to provide the Vendor's Solicitors with a registrable discharge of such prior encumbrance and to register the discharge of the aforesaid charges from title to the Strata Lot and, in the case of a claim of builders lien, on his undertaking to pay an amount sufficient to cause same to be discharged within 30 days after the Completion Date. If the Purchaser is relying

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**INITIALS**





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**Addendum "A"**

upon a new mortgage to finance the Purchase Price, the Purchaser, while still required to pay the balance of the adjusted Purchase Price on the Completion Date, may wait to pay same until after the Transfer and new mortgage documents have been lodged for registration at the applicable Land Title Office but only if before such lodging against title to the Strata Lot, the Purchaser has:

- (a) deposited in trust with the Purchaser's Solicitors the cash balance of the Purchase Price not being financed by the mortgage;
- (b) fulfilled all the new mortgagee's conditions for funding except lodging for registration; and
- (c) made available to the Vendor's Solicitors an undertaking given by the Purchaser's Solicitors to pay on the Completion Date the balance of the adjusted Purchase Price upon the lodging of the Transfer and the new mortgage documents and the advance by the new mortgagee of the mortgage proceeds or withdraw the Transfer from registration at the Land Title Office.

7.2 Costs. The Purchaser will pay all costs (including the Purchaser's Solicitor's fees and disbursements) in connection with the completion of purchase and the sale (including applicable GST or other federal or provincial sales, value-added, property transfer or other tax other than income tax) required to be paid by the Vendor or the Purchaser in connection with the purchase and sale of the Strata Lot other than the costs of the Vendor incurred in clearing title to the Strata Lot of financial encumbrances and the legal fees of the Vendor.

**8.0 ASSIGNMENT BY PURCHASER**

8.1 Assignment. The Purchaser may only assign the Purchaser's interest in the Strata Lot or in this Contract or direct the transfer of the Strata Lot to any other or additional party with the written consent of the Vendor, and unless the Vendor so consents the Vendor shall not be required to convey the Strata Lot to anyone other than the Purchaser named herein. The Seller will not entertain any assignment requests within 24 months of the date this Contract was accepted by the Vendor or 3 months prior to the anticipated completion date, which date shall be determined in the Vendor's sole discretion. Any assignment must be in the Seller's standard form assignment agreement. If, with the consent of the Vendor, the Purchaser assigns the Purchaser's interest in the Strata Lot or this Contract or directs the transfer of the Strata Lot to any other or additional party, the Purchaser will pay to the Vendor an administration fee, as a condition for agreeing to the assignment, and for the associated legal and administrative costs, in the amount of 3% of the greater of the Purchase Price and the purchase price paid by the assignee, plus \$2,500, plus applicable GST on such fees (being the 3% plus \$2,500) at the time the assignment form is delivered to the Vendor, except that such administration fee will be a flat fee of \$2,500.00 plus GST if the assignee is the Purchaser's spouse, parent, child, sibling, grandparent, grandchild or a company beneficial owned and controlled by the Purchaser. No assignment by the Purchaser of the Purchaser's interest in the Strata Lot or this Contract or direction of transfer to any other person shall release the Purchaser from any of the Purchaser's obligations or liabilities hereunder. If the Purchaser assigns the Purchaser's interest in the Strata Lot pursuant to this paragraph 8.1, and a deposit protection agreement is in place, then from the date of the assignment:

- (a) the Purchaser (for the purpose of the remainder of this paragraph 8.1, the "Assignor") shall not make or pursue any claims or proceedings against the deposit insurer with respect to this Contract, the Strata Lot or the Deposit;

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**INITIALS**



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**Addendum "A"**

- (b) the Assignor quit claims and releases absolutely the deposit insurer from any and all liabilities, obligations, promises or covenants to the Assignor with respect to this Contract, the Strata Lot or the Deposit and confirms that the Assignor no longer has any interest in or claim to the Deposit;
- (c) the Assignor and the person to whom the Assignor assigns its interest in the Strata Lot (for the purpose of the remainder of this paragraph 8.1, the "**Assignee**") acknowledge and agree that the benefit of the deposit protection agreement issued by the deposit insurer in respect of the Deposit is assigned from the Assignor to the Assignee concurrently with the assignment of this Contract and that the deposit insurer will amend its records so that the insured benefit under the deposit protection agreement in respect of the Deposit is transferred from the Assignor to the Assignee; and
- (d) the Assignor and the Assignee expressly acknowledge and agree that the deposit insurer can rely on the benefit of, and seek to enforce against either or both of them, the provisions of this paragraph 8.1 notwithstanding that the deposit insurer is not a party to the assignment agreement.

8.2 Assignment Registry. Without the Developer's prior consent, any assignment of this purchase agreement is prohibited. An assignment under the *Real Estate Development Marketing Act* (British Columbia) is a transfer of some or all of the rights, obligations and benefits under a purchase agreement made in respect of a strata lot in a development property, whether the transfer is made by the purchaser under the purchase agreement to another person or is a subsequent transfer. Each proposed party to an assignment agreement must provide the Developer with the information and records required under the *Real Estate Development Marketing Act* (British Columbia).

8.3 Collection of Assignment Information. Before the Developer consents to the assignment of this purchase agreement, the Developer will be required to collect information and records under the *Real Estate Development Marketing Act* (British Columbia) from each proposed party to an assignment agreement, including personal information, respecting the following:

- (a) the party's identity;
- (b) the party's contact and business information;
- (c) the terms of the assignment agreement.

Information and records collected by the Developer must be reported by the Developer to the administrator designated under the *Property Transfer Tax Act* (British Columbia). The information and records may only be used or disclosed for tax purposes and other purposes authorized by section 20.5 of the *Real Estate Development Marketing Act* (British Columbia), which includes disclosure to the Canada Revenue Agency.

8.4 No Solicitation. The Purchaser and its agents will not advertise or solicit offers from the public with respect to the resale of the Strata Lot by the Purchaser or the Purchaser's interest under this Contract before the Completion Date without the express written consent of the Vendor, which consent may be arbitrarily withheld.

8.5 Continued Marketing. The Purchaser agrees that after completion of the conveyance contemplated by this Contract, the Purchaser shall allow the Vendor to maintain professional signage on the Strata Lot for the purposes of offering the balance of the Vendor's strata lots in the

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**INITIALS**



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**Addendum "A"**

Development for sale. In addition the Purchaser acknowledges that the Vendor and the Vendor's representatives intend to continue marketing additional strata lots in the Development and in any other neighbouring developments that the directors of the Developer are marketing in their capacity as directors of a different developer under a different disclosure statement after the completion of the sale of the Strata Lot to the Purchaser, and that such continued marketing may include, without limitation, the maintenance of one or more strata lots owned by the developer as sales or administration offices and/or display suites, marketing events held at the Development and tours of the Development for prospective purchasers. The Purchaser agrees not to unreasonably interfere with the Vendor and the Vendor's representatives in the course of such continued marketing.

**9.0 MISCELLANEOUS**

9.1 Time of Essence. Time is of the essence hereof and unless all payments on account of the Purchase Price, together with adjustments thereto as provided herein and all other amounts payable by the Purchaser hereunder are paid when due, then the Vendor may, at the Vendor's option:

- (a) terminate this Contract and in such event the Deposit together with all accrued interest thereon will be absolutely forfeited to the Vendor on account of damages (being the minimum amount of damages the parties agree the Vendor is expected to suffer as a result of such termination), without prejudice to the Vendor's other remedies, including a right to pursue the Purchaser for any unpaid Deposit and recover any additional damages; or
- (b) elect to extend the time for completion and complete the transaction contemplated by this Contract to a certain date determined by the Vendor, in which event time shall remain of the essence and the Purchaser will pay to the Vendor, in addition to the Purchase Price, interest on the unpaid portion of the Purchase Price and other unpaid amounts payable hereunder at the rate of 18% per annum, such interest to be calculated daily from the date upon which such payment and amounts were due to the date upon which such payment and amounts are paid.

If from time to time the Purchaser's default continues beyond the last extended date for completion established pursuant to subsection (b) the Vendor may thereafter elect to terminate this Contract pursuant to subsection (a) or permit a further extension pursuant to subsection (b).

In the event the Vendor elects to terminate this Contract the Purchaser acknowledges and agrees the Stakeholder is entitled to rely on any certificate provided to the Stakeholder under the *Real Estate Development Marketing Act* (British Columbia) in connection with same and pay the Deposit and accrued interest thereon as directed by the Vendor notwithstanding the Vendor's knowledge of any adverse claim to the Deposit including a claim by the Purchaser.

9.2 Purchaser's Conditions. Notwithstanding anything herein contained to the contrary if the Purchaser's obligation to purchase the Strata Lot is subject to one or more conditions then the conditions shall be set out in an Addendum attached hereto, and, if such conditions exist then the Vendor, may, on written notice delivered to the Purchaser require the Purchaser to either satisfy or waive any or all conditions by delivering written notice within 48 hours from the time the Vendor gives notice to the Purchaser. If such written satisfaction or waiver is not received within such time, then this Contract shall terminate and the Deposit together with all accrued interest thereon shall be promptly refunded to the Purchaser.

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**Addendum "A"**

- 9.3 Notices and Tender. Any notice to be given to the Purchaser will be sufficiently given if deposited in any postal receptacle in Canada addressed to the Purchaser at the Purchaser's address as set out on the first page of this Contract or the Purchaser's Solicitors at their offices and sent by regular mail, postage prepaid, or if delivered by hand or if transmitted by fax or email to the Purchaser's Solicitors at their office or to the Purchaser, or if delivered to the Purchaser by email at the email address set out on the first page of this Contract. For clarity, the Purchaser hereby consents to the delivery by the Vendor and the receipt by the Purchaser of all notices to be provided hereunder, including without limitation all Amendments to the Disclosure Statement, by delivery by email. Such notice shall be deemed to have been received if so delivered or transmitted, when delivered or transmitted and if mailed, on the second business day (exclusive of Saturdays, Sundays and statutory holidays) after such mailing, or, in the event of delivery by email, the notice shall be deemed to be delivered as of the date and time the notice shows as being sent from the sender's email address. The address, fax number and email address (if any) for the Purchaser will be as set out on the first page of this Contract or such other address, fax number or email address the Purchaser has last notified the Vendor in writing. Any documents to be tendered on the Purchaser may be tendered on the Purchaser or the Purchaser's Solicitors. Any notice to be given to the Vendor may be given to the Vendor or the Vendor's Solicitors in the same manner, and shall be deemed to have been received, as provided for in the preceding provisions of this section, *mutatis mutandis*. Any documents or money to be tendered on the Vendor shall be tendered by way of certified funds or bank draft and shall be delivered at the Purchaser's expense to the Vendor or the Vendor's Solicitors.
- 9.4 Agency. The Purchaser understands and acknowledges that the Purchaser has no agency relationship with Rennie Marketing Systems (the "**Vendor's Agent**"). The Purchaser acknowledges and agrees that the Vendor's Agent acts solely for the Vendor, and that the Vendor's Agent does not represent or act for the Purchaser in any capacity whatsoever. The Purchaser may wish to obtain independent advice in respect of this Contract. The Purchaser further acknowledges that the Vendor and the Vendor's Agent may allow the Vendor's Agent to assign its rights as vendor's agent with respect to the sale of the Strata Lot to an affiliate or related party of the vendor's agent at any time prior to the Completion Date.
- 9.5 Governing Law. The Contract, the agreement resulting from the acceptance of the Contract and all matters arising hereunder will be construed in accordance with and governed by the laws of British Columbia which will be deemed to be the proper law hereof, and the courts of British Columbia will have the exclusive jurisdiction to entertain and determine all claims and disputes arising out of or in any way connected with this Contract and the validity, existence and enforceability hereof.
- 9.6 Purchaser Comprising More Than One Party. If the Purchaser is comprised of more than one party, then the obligations of the Purchaser hereunder will be the joint and several obligations of each party comprising the Purchaser and any notice given to one of such parties shall be deemed to have been given at the same time to each other such party.
- 9.7 Residency of Vendor. The Vendor represents and warrants to the Purchaser that it is a resident of Canada within the meaning of the *Income Tax Act* of Canada.
- 9.8 Contractual Rights. The Contract and the agreement which results from its acceptance creates contractual rights only and not any interest in land.

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**INITIALS**



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**Addendum "A"**

- 9.9 Further Assurances. The parties hereto shall do all further acts and things and execute all such further assurances as may be necessary to give full effect to the intent and meaning of this Contract.
- 9.10 References. All references to any party, whether a party to this Contract or not, will be read with such changes in number and gender as the context or reference requires.
- 9.11 Personal Information. The Purchaser hereby consents to the collection, use, and disclosure by the Vendor of the personal information about the Purchaser as may be required for the following purposes:
  - (a) to obtain financing for the Vendor;
  - (b) to comply with requirements of the Vendor's lenders and bankers;
  - (c) to provide services and utilities to the Development and the Strata Lot including telephone, hydro, natural gas, and cablevision;
  - (d) for insurance coverage for the Property or the Development for carrying out its services;
  - (e) to a mortgage broker, if the Purchaser so requests, for the Purchaser's mortgage application for the Purchaser's purchase of the Strata Lot;
  - (f) to the Vendor's lawyers for all matters relating to this Contract;
  - (g) to carry out and complete the sale of the Strata Lot to the Purchaser;
  - (h) to the Vendor's accountants for preparation of financial statements and tax returns including GST returns;
  - (i) for reporting purposes to any trade or professional association governing the Vendor or any investigative body having authority over the Vendor to the extent such information is required to be reported to such association or body;
  - (j) to facilitate communications between the Purchaser and the Vendor;
  - (k) to disclose the information to affiliated companies of the Vendor so that those affiliated companies may provide the Purchaser with notice of real estate projects being developed by those affiliated companies; and
  - (l) if the Strata Lot is listed on the Multiple Listing Service®, for the compilation, retention and publication associated real estate boards/associations of statistics.

The information that may be disclosed pursuant to this consent includes all information in, and copies of, this Contract and all addendums, attachments, and amendments to this Contract.

**10.0 PROHIBITION ON THE PURCHASE OF RESIDENTIAL PROPERTY BY NON-CANADIANS**

- 10.1 Prohibition. As of January 1, 2023, the federal Prohibition on the Purchase of Residential Property by Non-Canadians Act and associated Regulations (the "Prohibition Act") bans Non-Canadians, as defined by the Prohibition Act, from directly or indirectly purchasing certain Residential Property, as defined in the Prohibition Act, in Canada for a period of 2 years.

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**INITIALS**



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**Addendum "A"**

10.2 Purchaser Representations and Warranties. The Purchaser hereby represents and warrants to the Vendor each of the following:

- (a) the Purchaser has knowledge of the matters set out herein and has informed itself of the provisions of the Prohibition Act and has had the ability to obtain independent advice in respect of this Contract;
- (b) the Purchaser wishes to purchase Residential Property for its own account and not on behalf of a third party;
- (c) the Purchaser acknowledges that the Vendor is relying upon the representations warranties outlined herein in entering into Contract with the Purchaser;
- (d) the Purchaser is:
  - (i) not a Non-Canadian, as defined by the Prohibition Act; OR
  - (ii) a Non-Canadian, however, is exempted from the prohibition due to an exception (evidence of which has been provided to the Vendor).

10.3 Consent. The Purchaser consents to the collection, use, and disclosure of the information herein for the purpose of informing the Vendor that the Purchaser is legally permitted to purchase Residential Property.

10.4 Indemnity. The Purchaser hereby agrees to indemnify, defend and save harmless the Vendor from and against any and all actions, suits, losses, penalties, damages and expenses which the Vendor and its directors, officers, employees, agents, representatives, affiliates, associates, successors and assigns may suffer or incur or be put to by reason of any of the warranties or representations set forth in paragraph 9.2 being untrue or incorrect.

10.5 Termination. The Vendor may in its sole discretion terminate this Contract if the Vendor has reasonable grounds to suspect that any part of the transaction contemplated by this Contract is prohibited by, or contrary to, the Prohibition Act. In the event of such termination, the Deposit will be absolutely forfeited to the Vendor in accordance with paragraph 9.1 on account of damages without prejudice to the Vendor's other remedies, including a right to recover any additional damages.

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**INITIALS**

**Exhibit "M"**  
**Airspace Agreement**



## 1. Application

Document Fees: \$1641.57

**Corinne Hospes, Paralegal**  
**Richards Buell Sutton LLP, Barristers & Solicitors**  
 700 - 401 West Georgia Street  
 Vancouver BC V6B 5A1  
 604.661.9294

File No.: 47447-0010  
 ASP Easements & Covenant

## 2. Description of Land

PID/Plan Number	Legal Description
030-616-735	LOT 2 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP86315, EXCEPT AIR SPACE PARCEL PLAN EPP127626
EPP127626	AIR SPACE PARCEL A DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT AIR SPACE PARCEL PLAN EPP127626
EPP127626	AIR SPACE PARCEL B DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT AIR SPACE PARCEL PLAN EPP127626





## 3. Nature of Interest

Type	Number	Additional Information
<b>EASEMENT</b>		<p><b>Section 2.1</b>  <b>Easement Over: PID: 030-616-735</b>  <b>Lot 2 District Lot 153 Group 1 New</b>  <b>Westminster District Plan EPP86315, Except</b>  <b>Airspace Parcel Plan EPP127626</b></p> <p><b>Dominant Lands:</b>  <b>NO PID</b>  <b>Air Space Parcel A District Lot 153 Group 1 New</b>  <b>Westminster District Air Space Parcel Plan</b>  <b>EPP127626</b></p>
<b>EASEMENT</b>		<p><b>Section 2.2</b>  <b>Easement Over: PID: 030-616-735</b>  <b>Lot 2 District Lot 153 Group 1 New</b>  <b>Westminster District Plan EPP86315, Except</b>  <b>Airspace Parcel Plan EPP127626</b></p> <p><b>Dominant Lands:</b>  <b>NO PID</b>  <b>Air Space Parcel B District Lot 153 Group 1 New</b>  <b>Westminster District Air Space Parcel Plan</b>  <b>EPP127626</b></p>
<b>EASEMENT</b>		<p><b>Section 3.1</b>  <b>Easement Over: NO PID</b>  <b>Air Space Parcel A District Lot 153 Group 1 New</b>  <b>Westminster District Air Space Parcel Plan</b>  <b>EPP127626</b></p> <p><b>Dominant Lands:</b>  <b>PID: 030-616-735</b>  <b>Lot 2 District Lot 153 Group 1 New</b>  <b>Westminster District Plan EPP86315, Except</b>  <b>Airspace Parcel Plan EPP127626</b></p>
<b>EASEMENT</b>		<p><b>Section 3.2</b>  <b>Easement over: NO PID</b>  <b>Air Space Parcel A District Lot 153 Group 1 New</b>  <b>Westminster District Air Space Parcel Plan</b>  <b>EPP127626</b></p> <p><b>Dominant Lands:</b>  <b>NO PID</b>  <b>Air Space Parcel B District Lot 153 Group 1 New</b>  <b>Westminster District Air Space Parcel Plan</b>  <b>EPP127626</b></p>

Type	Number	Additional Information
<b>EASEMENT</b>		<b>Section 4.1</b> <b>Easement over: NO PID</b> <b>Air Space Parcel B District Lot 153 Group 1 New Westminster District Air Space Parcel Plan EPP127626</b>  <b>Dominant Lands:</b> <b>PID: 030-616-735</b> <b>Lot 2 District Lot 153 Group 1 New Westminster District Plan EPP86315, Except Airspace Parcel Plan EPP127626</b>
<b>EASEMENT</b>		<b>Section 4.2</b> <b>Easement over: NO PID</b> <b>Air Space Parcel B District Lot 153 Group 1 New Westminster District Air Space Parcel Plan EPP127626</b>  <b>Dominant Lands:</b> <b>NO PID</b> <b>Air Space Parcel A District Lot 153 Group 1 New Westminster District Air Space Parcel Plan EPP127626</b>
<b>COVENANT</b>		<b>Section 219 Covenant</b> <b>Section 5.1</b>  <b>Person Entitled to Interest:</b> <b>City of Burnaby</b>
<b>PRIORITY AGREEMENT</b>		<b>Granting the first Easement herein priority over Mortgages Nos. CA8699742, CA8699744, CA9151202 and CA9151204, and Assignments of Rents Nos. CA8699743, CA8699745, CA9151203 and CA9151205</b>
<b>PRIORITY AGREEMENT</b>		<b>Granting the first Easement herein priority over Mortgage No. CA8702400 and Assignment of Rents No. CA8702401</b>
<b>PRIORITY AGREEMENT</b>		<b>Granting the second Easement herein priority over Mortgages Nos. CA8699742, CA8699744, CA9151202 and CA9151204, and Assignments of Rents Nos. CA8699743, CA8699745, CA9151203 and CA9151205</b>
<b>PRIORITY AGREEMENT</b>		<b>Granting the second Easement herein priority over Mortgage No. CA8702400 and Assignment of Rents No. CA8702401</b>
<b>PRIORITY AGREEMENT</b>		<b>Granting the third Easement herein priority over Mortgages Nos. CA8699742, CA8699744, CA9151202 and CA9151204, and Assignments of Rents Nos. CA8699743, CA8699745, CA9151203 and CA9151205</b>

Type	Number	Additional Information
<b>PRIORITY AGREEMENT</b>		Granting the third Easement herein priority over Mortgage No. CA8702400 and Assignment of Rents No. CA8702401
<b>PRIORITY AGREEMENT</b>		Granting the fourth Easement herein priority over Mortgages Nos. CA8699742, CA8699744, CA9151202 and CA9151204, and Assignments of Rents Nos. CA8699743, CA8699745, CA9151203 and CA9151205
<b>PRIORITY AGREEMENT</b>		Granting the fourth Easement herein priority over Mortgage No. CA8702400 and Assignment of Rents No. CA8702401
<b>PRIORITY AGREEMENT</b>		Granting the fifth Easement herein priority over Mortgages Nos. CA8699742, CA8699744, CA9151202 and CA9151204, and Assignments of Rents Nos. CA8699743, CA8699745, CA9151203 and CA9151205
<b>PRIORITY AGREEMENT</b>		Granting the fifth Easement herein priority over Mortgage No. CA8702400 and Assignment of Rents No. CA8702401
<b>PRIORITY AGREEMENT</b>		Granting the sixth Easement herein priority over Mortgages Nos. CA8699742, CA8699744, CA9151202 and CA9151204, and Assignments of Rents Nos. CA8699743, CA8699745, CA9151203 and CA9151205
<b>PRIORITY AGREEMENT</b>		Granting the sixth Easement herein priority over Mortgage No. CA8702400 and Assignment of Rents No. CA8702401 Page 138
<b>PRIORITY AGREEMENT</b>		Granting the Section 219 Covenant herein priority over Mortgages Nos. CA8699742, CA8699744, CA9151202 and CA9151204, and Assignments of Rents Nos. CA8699743, CA8699745, CA9151203 and CA9151205
<b>PRIORITY AGREEMENT</b>		Granting the Section 219 Covenant herein priority over Mortgage No. CA8702400 and Assignment of Rents No. CA8702401

## 4. Terms

Part 2 of this instrument consists of:

**(b) Express Charge Terms Annexed as Part 2**

## 5. Transferor(s)

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD., NO.BC1067371****CITY OF BURNABY****KINGSETT MORTGAGE CORPORATION, NO.A0081500, (AS TO CONSENT AND PRIORITY ONLY)**



**TRISURA GUARANTEE INSURANCE COMPANY, NO.A0067995, (AS TO CONSENT AND PRIORITY ONLY)**

6. Transferee(s)

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.** BC1067371  
 #700 - 4211 KINGSWAY  
 BURNABY BC V5H 1Z6  
 AS OWNER OF AIRSPACE PARCEL A, AIRSPACE PARCEL B  
 AND LOT 2

**CITY OF BURNABY**  
 4949 CANADA WAY  
 BURNABY BC V5G 1M2  
 (AS TO SECTION 219 COVENANT)

7. Additional or Modified Terms

8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
<p>_____</p> <p><b>Brendan J. Sallis</b>  <b>Commissioner for Taking Affidavits</b>  <b>for British Columbia</b>                      700 - 4211 Kingsway                      Burnaby BC V5H 1A6</p>	<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 0 auto;"> <p>YYYY-MM-DD</p> <p><b>2023-09-21</b></p> </div>	<p><b>6511 SUSSEX HEIGHTS</b>  <b>DEVELOPMENT LTD.</b>                      By their Authorized Signatory</p> <p>_____</p> <p><b>Daljit Thind</b></p>

Expiry: March 31, 2024

**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  
**Charge**  
General Instrument – Part 1

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

\_\_\_\_\_  
**Sharon Wishnowsky**  
**Barrister & Solicitor**  
4949 Canada Way  
Burnaby BC V5G 1M2

YYYY-MM-DD  
  
**2023-10-11**

**CITY OF BURNABY**  
By their Authorized Signatory

\_\_\_\_\_  
**Blanka Zeinabova, Deputy**  
**Corporate Officer**

604-570-3645

**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.

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

\_\_\_\_\_  
**David Vernon**  
**Barrister & Solicitor**  
3700 - 40 King Street West  
Toronto ON M5H 3Y2

YYYY-MM-DD  
  
**2023-09-19**

**KINGSETT MORTGAGE**  
**CORPORATION**  
By their Authorized Signatory

\_\_\_\_\_  
**Bryan Salazar, Managing Director,**  
**Mortgage Underwriting and**  
**Funding**

**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  
**Charge**  
General Instrument – Part 1

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

\_\_\_\_\_  
**Kiera Stel**  
**Barrister & Solicitor**  
Bennett Jones LLP  
2500 Park Place - 666 Burrard Street  
Vancouver BC V6C 2X8

YYYY-MM-DD  
  
**2023-09-21**

**TRISURA GUARANTEE INSURANCE  
COMPANY**  
By their Authorized Signatory

\_\_\_\_\_  
**Peter Williams**

Tel: 604.891.5346 Fax: 604.891.5100

**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.

**Electronic Signature**

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.

**Ryan Matthew  
Klassen 8DHM5R**

**Digitally signed by  
Ryan Matthew Klassen  
8DHM5R  
Date: 2023-10-13  
13:21:12 -07:00**

**MASTER AIRSPACE EASEMENT AGREEMENT  
AND SECTION 219 COVENANT**

THIS AGREEMENT made the 13th day of October, 2023.

BETWEEN:

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**  
#700-4211 KINGSWAY  
BURNABY, BC V5H 1Z6

(in its capacity as owner of the Remainder, the "**Remainder Owner**")

AND:

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**  
#700-4211 KINGSWAY  
BURNABY, BC V5H 1Z6

(in its capacity as owner of ASP A, the "**ASP A Owner**")

AND:

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**  
#700-4211 KINGSWAY  
BURNABY, BC V5H 1Z6

(in its capacity as owner of ASP B, the "**ASP B Owner**")

AND:

**CITY OF BURNABY**  
4949 Canada Way  
Burnaby, BC V5G 1M2

(the "**City**")

WHEREAS:

- A. The Remainder Owner is the registered owner of the Remainder;
- B. The ASP A Owner is the registered owner of ASP A;
- C. The ASP B Owner is the registered owner of ASP B;
- D. Each Owner is causing to be Constructed the following Development within each Parcel:
 

ASP A	Commercial and retail complex including part of the Parking Facility;
ASP B	Office including part of the Parking Facility;
Remainder	Residential building including part of the Parking Facility

- E. The Developments comprising the Project will share the Parking Facility that will be located partly within the Remainder Development, partly within the ASP A Development, and partly within the ASP B Development and certain other elements and systems;
- F. Certain rooms or areas within the Development on one Parcel will be for the shared use of the Users of that Development and the Users of the Development on the Other Parcels;
- G. Each Owner wishes to grant certain rights, licenses and easements to the Other Owners over its Parcel in order to provide support, access, utilities and certain other benefits appurtenant to the Other Parcels;
- H. Pursuant to Section 18(5) of the *Property Law Act* (British Columbia), a registered owner in fee simple may grant to itself an easement over land that it owns for the benefit of other land that it owns in fee simple;
- I. The Approving Officer has approved the application for the subdivision of the Parent Property into the Parcels subject to the condition, among others, that the easements and covenants contained in this Agreement be entered into to provide for certain rights, licenses and easements between the Parcels;
- J. The Remainder Owner, ASP A Owner and the ASP B Owner have requested that the City consider the Project to be a single building for the purposes of the Building Code and the Building Bylaw;
- K. The Remainder Owner, ASP A Owner and the ASP B Owner wish to develop the Project as if it were a single building constructed on a single parcel of land for purposes of compliance with the Building Bylaw on the basis of the Alternative Solution Requirements and the Remainder Owner, ASP A Owner and the ASP B Owner have agreed to grant to the City, pursuant to Section 219 of the *Land Title Act*, a covenant to address the Building Bylaw compliance issues as aforesaid;
- L. Fire and life safety in the Project relies on shared systems and building elements of the contiguous Developments on the Remainder, ASP A and ASP B and such shared systems and building elements must be maintained and operated so as not to compromise fire and life safety;
- M. Section 219 of the *Land Title Act* provides that the Remainder Owner, ASP A Owner and the ASP B Owner may grant a covenant to the City of a negative or positive nature respecting the use of the Remainder, ASP A and ASP B; and
- N. The City wishes to become a party to this Agreement to ensure that the rights, licences and easements hereby created continue to enure to the benefit of the owners from time to time of the Parcels.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the matters referred to in the foregoing recitals, the covenants and mutual agreements herein contained and other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged and agreed to by the parties), the parties, for themselves and their successors and assigns, hereby acknowledge, agree, covenant, declare and grant as follows:



## ARTICLE 1 DEFINITIONS

### 1.1 Definitions

In this Agreement, the following terms have the following meanings unless the context otherwise requires:

- (a) **“Alternative Solution Report”** means the report entitled “Air Space Parcel Subdivision Report, Alternative Solution Report, for Sussex Market Housing Mixed Use Development, 6505, 6511 Sussex Avenue, Burnaby BC” prepared by the Building Code Consultant, dated February 21, 2023 and last revised October 5, 2023 and accepted by the City, a copy of which is attached hereto as Schedule B;
- (b) **“Alternative Solution Requirements”** means any physical elements of the Project or a Development on or within a Parcel and the mechanical or other systems comprising the Building Code alternative solution requirements for the Project (including, without limitation, any Fire Prevention Equipment, the Utility Systems, Utility Systems Corridors and Pedestrian Access Routes) as may be set out in the Alternative Solution Report;
- (c) **“ASP A”** means the lands and premises situated in Burnaby, British Columbia and legally described as follows:
  - Air Space Parcel A
  - District Lot 153 Group 1 New Westminster District
  - Air Space Parcel Plan EPP127626;
- (d) **“ASP A Development”** means any Development from time to time in, on or within ASP A;
- (e) **“ASP B”** means the lands and premises situated in Burnaby, British Columbia and legally described as follows:
  - Air Space Parcel B
  - District Lot 153 Group 1 New Westminster District
  - Air Space Parcel Plan EPP127626;
- (f) **“ASP B Development”** means any Development from time to time in, on or within ASP B;
- (g) **“ASP B Roof Deck”** means the landscaped roof deck located on level 5 of the ASP B Development, which are intended to be part of the ASP B Exclusive Use Areas and Facilities;
- (h) **“Approving Officer”** means the approving officer from time to time for the City;
- (i) **“BCICAC”** means the British Columbia International Commercial Arbitration Centre or successor organization;
- (j) **“Building Bylaw”** means the City’s *Building Bylaw* in effect on the date of this Agreement;

- (k) **“Building Code”** means the *British Columbia Building Code* in effect at the time the building permit application for a Development is made;
- (l) **“Building Code Consultant”** means GHL Consultants Ltd.;
- (m) **“Chief Building Inspector”** means the chief building inspector from time to time for the City;
- (n) **“City Personnel”** means the City’s elected officials, officers, employees, agents, contractors, licensees, permittees, nominees and delegates, and includes, without limitation, the Approving Officer and the Chief Building Inspector;
- (o) **“Claims and Expenses”** means any and all actions, causes of action, suits and claims, whether at law or in equity, losses, damages, expenses, costs (including legal costs on a solicitor - client basis) and injuries (including personal injury and death), of any kind or nature whatsoever;
- (p) **“Commercial End of Trip Facilities”** means the rooms designated by the ASP B Owner for the purpose of bicycle repair, bicycle storage, washrooms and shower facilities for ASP A and ASP B, to be located on level P2 on the southeast side of the Project, as shown in clouding and labelled on the Sketch Plan attached hereto as Schedule D;
- (q) **“Commercial Garbage/Recycling Room”** means the room designated by the ASP B Owner for the purpose of storing, sorting, loading and unloading garbage, recycling and other refuse by ASP A and ASP B, to be located on level P1 on the southeast side of the Project, as shown in clouding and labelled on the Sketch Plan attached hereto as Schedule D;
- (r) **“Commercial Loading Bay”** means the loading bay designated by the ASP A Owner for the purpose of loading and unloading items to ASP A and ASP B, to be located on level 1 on the north side of the Project, as shown in clouding and labelled on the Sketch Plan attached hereto as Schedule D;
- (s) **“Common Areas and Facilities”** means:
  - (i) those Utility Systems, Utility Systems Corridors, Fire Prevention Equipment, Pedestrian Access Routes, Vehicular Access Routes, Service Rooms, Support Structures, the Commercial End of Trip Facilities, the Commercial Garbage/Recycling Room, the Commercial Loading Bay and other areas, facilities, systems and equipment located in or upon a Parcel which, unless otherwise specified, are for the common use and benefit of two or more Owners and which are the subject of the easements herein granted, as well as any building envelope systems which benefit the Developments on two or more of the Parcels;
  - (ii) the Parking Facility; and
  - (iii) the Public Art;

- (t) **“Community Amenities”** means the amenities and services intended generally for the use and enjoyment of all owners and occupants of the Developments on ASP A, ASP B and the Remainder, or the general public, which amenities and services will include, without limitation, below-grade utilities and services, roads, lanes, sidewalks, walkways, garbage recycling and staging areas, curbs, gutters, improvements, structures, furniture, surfaces, retaining walls, hard and soft landscaping, including but not limited to lawns, gardens, flowers, shrubs, bushes, trees, boulevard and works to the extent necessary for lighting (including without limitation, lamp posts, conduits and junction boxes), drainage and irrigation and all other related utilities, furniture, equipment and elements to be installed or constructed at the Project, and all other works of a similar nature or kind, but excluding any of the foregoing amenities that are intended solely for the use and enjoyment of the owners and occupants of one or any of the Developments on ASP A, ASP B or the Remainder. The Community Amenities specifically include all amenities and services outlined in covenant CA7154312, statutory right of way CA7154314 and Easement CA7154316;
- (u) **“Construct”** means to alter, construct, demolish, enlarge, erect, extend, install, Maintain, place, reconstruct, replace, remove or renew and all activities or other work incidental or related thereto and **“Constructing”**, **“Construction”** and **“Constructed”** have corresponding meanings;
- (v) **“Damaged Improvements”** has the meaning set out in section 10.1;
- (w) **“Development”** in respect of any Parcel means all buildings, erections, improvements and other structures from time to time constructed within such Parcel and all subsequent alterations, additions and replacements thereof, as the case may be, and **“Developments”** means the Remainder Development, ASP A Development and the ASP B Development;
- (x) **“Dispute”** has the meaning set out in section 11.1;
- (y) **“Emergency Generator and Equipment”** means the emergency generator for the Project located within a Service Room, and associated adjacent mechanical Service Room on level P2 of the ASP B Development which is capable of providing emergency power for the Fire Prevention Equipment, and the related electrical panels and other equipment located within the separate emergency power distribution Service Room located on level P1 of the Remainder Development;
- (z) **“Exclusive Use Areas and Facilities”** means those Utility Systems, Fire Prevention Equipment, Pedestrian Access Routes, Service Rooms and other areas, facilities, systems and equipment located in or upon a Development for which 95% or more of the use, enjoyment or benefit is by the Owner of that Development only and, in the case of the Remainder and ASP B, specifically includes the Remainder Roof Decks and ASP B Roof Deck, respectively;
- (aa) **“Fire Prevention Equipment”** means all fire fighting, life systems and fire prevention equipment from time to time situate on a Parcel and includes all fire alarm and sprinkler systems and facilities providing communications, water or electricity to any such equipment;

- (bb) **"Insurance Trustee"** means the party appointed pursuant to section 7.3(d)(i) and includes any replacement therefor appointed pursuant to section 7.3(d)(ii);
- (cc) **"Insured Property"** has the meaning set out in section 7.3;
- (dd) **"Insuring Owner"** has the meaning set out in section 7.3;
- (ee) **"Interfere"** means unreasonably or unduly interfere with, endanger, impede, disturb or obstruct any one or more of the following:
  - (i) access to or Construction, Repair, operation, use or enjoyment of any Development or any Common Areas and Facilities;
  - (ii) the exercise of the rights and easements herein granted; or
  - (iii) the use or enjoyment of the respective Parcel or any part thereof that is subject to the respective rights and easements herein granted, and **"Interference"** has a corresponding meaning;
- (ff) **"Land Title Act"** means the *Land Title Act*, RSBC 1996, Chapter 250 and amendments thereto and re-enactments thereof;
- (gg) **"Maintain"** means to test and inspect from time to time, and keep in a good and proper state of repair, normal wear and tear excepted, and in a clean and safe condition as would a prudent owner from time to time, and **"Maintenance"**, **"Maintained"** and **"Maintaining"** have corresponding meanings;
- (hh) **"Major Damage"** occurs when:
  - (i) a Development within one or more Parcel is damaged or destroyed to the extent of at least 35% of the full replacement cost thereof; or
  - (ii) a Development within a Parcel is condemned; or
  - (iii) the insurers for any of the Parcels, pursuant to policies of insurance maintained in accordance with section 7.3 hereof, elect to treat such Development as a total loss,

provided that the determination of the extent of damage or destruction in paragraph (i) and (ii) above shall be made by a professional engineer chosen by the Owner whose Development has suffered damage or destruction;

- (ii) **"Modification to this Agreement"** means any change, addition to or reduction of the easements, covenants and Section 219 covenants granted herein and includes all new and subsequently granted easements, covenants and Section 219 covenants granted by any Owner to and for the benefit of the Other Parcels and the respective Owner, or to and to the benefit of the City, as the case may be;
- (jj) **"Other Development"** means the Development on the Other Parcels;
- (kk) **"Other Owners"** means in respect of any Owner, the other Owners;

- (ll) **“Other Owners’ Easements”** means the easements and rights granted by an Owner to the Other Owners over or in respect of such Owner’s Parcel, pursuant to Article 2, Article 3, ARTICLE 4 and Article 8 inclusive, as the case may be;
- (mm) **“Other Parcels”** means in respect of any Parcel, the other Parcels, as applicable;
- (nn) **“Owner”** means individually the Remainder Owner, the ASP A Owner, or the ASP B Owner and **“Owners”** means all of them and, in the event that either ASP A, ASP B or the Remainder are subdivided by a Strata Plan, **“Owner”** shall include the strata corporation created thereby;
- (oo) **“Parcel”** means individually the Remainder, ASP A and ASP B and **“Parcels”** means two or more of them as the context requires;
- (pp) **“Parent Property”** means the lands and premises situated in Burnaby, British Columbia and formerly legally described as follows:  
 PID: 030-616-735  
 Lot 2 District Lot 153 Group 1 New Westminster District  
 Plan EPP86315;
- (qq) **“Parking Facility”** means those parts of the Project which are used for underground parking and related or ancillary purposes (and, for greater certainty and without limiting the generality of the foregoing, the Parking Facility is deemed to include all drive-aisles, ramps, parking stalls, storage areas, loading and unloading areas, certain Service Rooms, including without limitation the Service Rooms containing the Emergency Generator and Equipment, certain Pedestrian Access Routes and other areas similar to the foregoing);
- (rr) **“Pedestrian Access Routes”** means those parts of the Remainder, ASP A and ASP B (including elevators, corridors, stairs and stairwells) which are from time to time designated by the Owner of such Parcel for, or by their nature or pursuant to any development approvals for the Remainder Development, ASP A Development or ASP B Development, as the case may be, are intended or required to be used for the purpose of:
- (i) pedestrian access to and from the Parking Facility to the Remainder, ASP A, ASP B or the streets adjacent to the Project;
  - (ii) pedestrian emergency exit routes from ASP A through the Remainder and ASP B;
  - (iii) pedestrian emergency exit routes from the Remainder through ASP A and ASP B;
  - (iv) pedestrian emergency exit routes from the ASP B through ASP A and Remainder;
  - (v) pedestrian access to and from, and use as pedestrian pathways on, the grade-level public areas from time to time existing within the Remainder;

- (vi) pedestrian access to and from the streets adjacent to the Remainder, ASP A and ASP B; and
- (vii) accessing and using Common Areas and Facilities and Community Amenities;

including, without limitation, all emergency exits and routes (including elevators, corridors, stairs and stairwells) out of the Developments on the Remainder, ASP A and ASP B and, for greater certainty, (A) upon the subdivision of the Remainder, ASP A or ASP B by the deposit of a Strata Plan, the Pedestrian Access Routes shall be automatically restricted to those areas which are not part of a strata lot or limited common property for the use of one strata lot as shown on the Strata Plan and (B) references to a “**pedestrian**” herein shall be deemed to include a person with a physical disability who requires and uses a wheelchair, scooter or other similar vehicle, device or mode of conveyance to assist with their mobility;

- (ss) “**Prime Rate**” means, at any time, the per annum rate of interest published by the main branch in the City of Vancouver of Royal Bank of Canada or its successor at such time as its reference rate for setting rates of interest on loans of Canadian dollars and referred to by such bank as its “**prime rate**”;
- (tt) “**Project**” means all of the Parcels and the Developments constructed thereon;
- (uu) “**Project Standard**” means the standard of management, operation, Maintenance, Repair and replacement typical of a high-quality residential/commercial mixed-use development located in Burnaby, British Columbia, including, without limitation, a good and proper state of repair and a clean and safe condition at all times, and, without limiting the generality of the foregoing, such standard will be at least as high as the standard to which the Project was originally constructed by the developer thereof;
- (vv) “**Public Art**” means those public art features that have been, or are in the future, installed upon certain exterior areas of the Project or adjacent to the Project on City lands in compliance with requirements of the City and the public art covenant to be registered in the New Westminster Land Title Office, as amended or replaced from time to time;
- (ww) “**Remainder**” means the lands and premises situated in Burnaby, British Columbia and legally described as follows:
  - PID: 030-616-735
  - Lot 2, except parts in Airspace Plan EPP127626
  - District Lot 153 Group 1 New Westminster District Plan
  - EPP86315;
- (xx) “**Remainder Development**” means any Development from time to time in, on or within the Remainder;
- (yy) “**Remainder Roof Decks**” means the landscaped roof decks located on level 4 of the Remainder Development, which are intended to be part of the Remainder Exclusive Use Areas and Facilities;

- (zz) **“Repair”** means:
- (i) to inspect and examine any Parcel and any Development from time to time that is situate on or within any Parcel (including any Common Areas and Facilities from time to time situate on or within any Parcel and, in the case of the Remainder, the roof (including the waterproof membrane thereof) of the ASP A Development, ASP B Development, and Remainder Development located beneath the Remainder Roof Decks) and in the case of ASP B, the roof (including the waterproof membrane thereof) of the ASP A Development, ASP B Development, and Remainder Development located beneath the ASP B Roof Deck) for the purpose of ascertaining or determining whether:
    - (A) any defect or other condition exists or is imminent which has resulted or could reasonably be expected to result in any Interference or other loss of access or egress or support or use to or for the Development that is from time to time situate on or within the Other Parcels; or
    - (B) any damage has occurred to any portion of the Development that is from time to time situate on or within a Parcel, or any defect or other condition exists or is imminent which could reasonably be expected to result in damage to any portion of the Development that is from time to time situate on or within a Parcel;
  - (ii) to repair any damage to or defect in, or repair or Maintain any condition requiring repair or maintenance of, the Development or any Support Structures, Fire Prevention Equipment or Utility Systems that is from time to time situate on or within a Parcel (including any Common Areas and Facilities from time to time situate on or within a Parcel and, in the case of the Remainder, the roof (including the waterproof membrane thereof) of the Remainder Development located beneath the Remainder Roof Decks), and, in the case of the ASP B, the roof (including the waterproof membrane thereof) of the ASP B Development located beneath the ASP B Roof Deck) or to remedy any damage, defect or condition which has resulted or could reasonably be expected to result in any Interference or other loss of access or egress or support or use to or for the Development on the Other Parcels; or
  - (iii) to take any action reasonably necessary to remedy any failure of an Owner to provide the Other Owners’ Easements, and **“Repairs”** and **“Repairing”** have corresponding meanings;
- (aaa) **“Section 219”** means Section 219 of the *Land Title Act*, R.S.B.C. 1996, c. 250 and amendments thereto and re-enactments thereof;
- (bbb) **“Service Rooms”** means all service, electrical and mechanical rooms and other spaces, as the case may be (whether or not enclosed), which are used for housing or containing Utility Systems within the Remainder Development, the ASP A Development or the ASP B Development including, without limitation, rooms housing Fire Prevention Equipment and the Emergency

Generator and Equipment, rooms housing Stormwater Detention Tank and Equipment, rooms housing Water Entry and Water Feature Equipment, the telephone and cable equipment room, the main electrical room, the mechanical room and the water entry room, all of which are located within the Parking Facility or other portions of the Remainder Development, the ASP A Development or the ASP B Development;

- (ccc) **"Stormwater Detention Tank and Equipment"** means the stormwater detention tank Utility System and associated appurtenances which are required for and in connection with the provision and stormwater management for the Project, originating from and located within the Service Room located on level P1 of the ASP B Development;
- (ddd) **"Strata Corporation"** means a strata corporation created by deposit of a Strata Plan;
- (eee) **"Strata Plan"** means the strata plan subdividing a Parcel into strata lots and common property in accordance with the provisions of the *Strata Property Act*;
- (fff) **"Strata Property Act"** means the *Strata Property Act*, S.B.C. 1998, c. 43, and any amendments thereto and re-placements thereof;
- (ggg) **"Subdivided Lot"** has the meaning set out in section 12.2;
- (hhh) **"Support Structures"** means the soil and any and all structural elements from time to time within any of the Parcels which are required to support a Development that is situate within any or all of the Other Parcels, including, without limitation, anchors, foundations, columns, footings, supporting walls, floors and ceilings, beams, bents, brackets, bracings and grade or tie beams;
- (iii) **"Users"** means the Owners, tenants, occupants and users from time to time of all or any part of a Parcel and their respective employees, servants, agents, officers, contractors, licensees, customers and invitees;
- (jjj) **"Utility Systems"** means any and all machinery, equipment, pipes, lines, conduits, wires, cables, chutes, ducts, vents, stacks, shafts, pumps, display and control panels, light fixtures, heating, air conditioning and ventilating equipment and other devices and systems (including all ancillary appliances and equipment and, without limitation, the Emergency Generator and Equipment, Stormwater Detention Tank and Equipment, Water Entry and Water Feature Equipment and Fire Prevention Equipment) which are required for and in connection with the provision and supply of any and all services and utilities to a Development, including, without limitation, gas, electricity, water, steam, sanitary sewer, storm sewer and drainage systems, air intake, air exhaust, ventilation, fire and emergency alarms, sprinklers, security, enterphone and telephone, radio, television, cablevision, computer and other communication signals in any form whatsoever;
- (kkk) **"Utility Systems Corridors"** means, in respect of a Development on a Parcel, the utility corridors built in accordance with the plans approved by the City as part of the construction of the Project and Constructed in connection with the initial Construction of the Project, or such alternative portions of such



Development as may be approved by the Owner of the Development, acting reasonably, and approved by the City as part of the construction approval process for utility corridors;

(III) **“Vehicular Access Routes”** means any interior or exterior area within or on the Remainder, ASP A or ASP B, as applicable, including the Parking Facility, intended for use as a lane-way, access ramp or drive-aisle for vehicles (including automobiles, trucks, motorcycles, bicycles and other similar modes of land conveyance) to enter, exit and circulate through the Parking Facility or any other portions of the Project intended for use by vehicles; and

(mmm) **“Water Entry and Water Feature Equipment”** means the Utility Systems which are required for and in connection with the provision and supply of water to the Project, including any water features located thereon, originating from and located within the Service Rooms located on level P1 of the ASP B Development.

## 1.2 Schedule List

The following Schedules are attached hereto and made part of this Agreement:

Schedule A	Table of Owners' Shares
Schedule B	Alternative Solution Report
Schedule C	Assignment and Assumption Agreement
Schedule D	Sketch Plan

## ARTICLE 2 EASEMENTS OVER THE REMAINDER

### 2.1 Grant of Easements to ASP A Owner

The Remainder Owner as registered owner of the Remainder hereby grants to the ASP A Owner in perpetuity as registered owner of ASP A, for the benefit of and to be appurtenant to ASP A, in perpetuity, the following non-exclusive, full, free and uninterrupted right, liberty, right-of-way and easement on, over, within and through the Remainder, at any time in the case of emergencies and otherwise at all reasonable times, in common with the Remainder Owner and all other persons now or hereafter having the express or implied permission of the Remainder Owner or having a similar right, subject to the terms, conditions and limitations stated herein, for the ASP A Users:

(a) Pedestrian Access Routes

To enter, go, pass and repass in, over and upon all or any part of the Pedestrian Access Routes which are situate on or within the Remainder, including that portion of the Parking Facility located on or within the Remainder, on foot, with or without supplies or equipment, for the purpose of obtaining access to and egress from ASP A and those portions of the Remainder which the Users of ASP A have the right to access or use hereunder including, without limitation, those Common Areas and Facilities located on or within the Remainder.

(b) Vehicular Access Routes

To enter, go, pass and repass in, over and upon any and all Vehicular Access Routes on foot, with or without bicycles, or by automobile, truck, motorcycle, bicycle and similar modes of land conveyance, for the purpose of obtaining access to and egress from the ASP A but, for greater certainty, not to park vehicles or otherwise use any parking space within the portions of the Parking Facility on or within the Remainder.

(c) Service Rooms

To enter, go, pass and repass in, over and upon any and all Service Rooms which are situate on the Remainder, including that portion of the Parking Facility located within the Remainder, as the ASP A Owner may reasonably require and such portions of the Remainder as the ASP A Owner may reasonably require to have access to such Service Rooms, with or without supplies, equipment and machinery, for the purpose of the Construction, Maintenance or Repair of any Alternative Solution Requirements, Utility Systems, or related equipment located within such Service Rooms.

(d) Utility Systems

To Construct, Repair, Maintain, operate and use within the Remainder such Utility Systems and Utility Systems Corridors as may be reasonably required for the use and enjoyment of any Development which is situate within ASP A in such locations and in such a manner as may reasonably be required.

(e) Fire Prevention Equipment

To enter, go, pass and repass in and upon those parts of the Remainder as the ASP A Owner may reasonably require for the purposes of operating or using any Fire Prevention Equipment which is situate within the Remainder and is necessary for the use of Fire Prevention Equipment which is situate within ASP A.

(f) Alternative Solution Requirements

To enter, go, pass and repass in and upon those parts of the Remainder as may be reasonably required by the ASP A Owner for the purpose of Constructing, Repairing, inspecting, Maintaining or operating any Alternative Solution Requirements which are situate on or within the Remainder.

(g) Support

For support for the ASP A Development by the Remainder, by the Remainder Development and by any Support Structures existing or Constructed on or within the Remainder.

(h) Development of the Other Parcels

To enter, go, pass and repass in, over and upon those parts of the Remainder as the ASP A Owner may reasonably require, with or without supplies,

equipment, machinery and vehicles, for the purpose of Constructing a Development or any part thereof which is situate on or within ASP A.

(i) Repair and Maintenance

To enter, go, pass and repass in, over and upon those parts of the Remainder as the ASP A Owner may reasonably require, with or without supplies, equipment and machinery, for the purpose of Repairing and Maintaining Support Structures, and Utility Systems which are situate on or within the Remainder and which are designated or intended for the use of or are used for the benefit of ASP A or the ASP A Owner.

(j) Exterior of Building

Subject to section 7.8, to enter, go, pass and repass in, over and upon those parts of the Remainder as the ASP A Owner may reasonably require, with or without supplies, equipment and machinery, for the purpose of cleaning, Maintaining, Repairing and replacing the windows, roof patios, decks, balconies and the exterior walls of the ASP A Development and painting such walls.

(k) Community Amenities

To enter, go, pass and repass in, over and upon all or any part of the Community Amenities which are situate on or within the Remainder, on foot, with or without bicycles, or by automobile, truck, motorcycle, bicycle and similar modes of land conveyance, for the purpose of obtaining access to and egress from the ASP A but, for greater certainty, not to park vehicles on any part of the Community Amenities, except for the purposes of unloading.

(l) Placement of Materials

To place and store material (including, without limitation, tools, implements, scaffolding, machinery, equipment, construction materials, trailers, rubbish and debris) reasonably required for the Construction, Repair or other work referred to in subsections 2.1(c), (d), (e), (f), (h), (i) and (j) in such locations on the Remainder as may reasonably be required by the ASP A Owner, provided that the placing and storing of material as herein provided:

- (i) does not Interfere with the Remainder or the use and enjoyment thereof by the Remainder Owner and Users of the Remainder; and
- (ii) upon substantial completion of any such Construction, Repair or other work, the ASP A Owner will forthwith remove from the Remainder any material referred to in this subsection 2.1(l) and leave those portions of the Remainder used for such purposes in the same condition as prior to the placement or storage of such materials.

(m) Encroachment

To permit any portion or portions of the ASP A Development (or any component thereof) Constructed or intended to be Constructed within the Remainder which is or may be Constructed within the Remainder to encroach

and remain within the Remainder, together with the right to use and Repair such encroachments from time to time and to have access over such portions of the Remainder as are reasonably necessary in order to effect such use and Repair; provided however that if the ASP A Development (or any component thereof) Constructed or intended to be Constructed within the Remainder is demolished or destroyed such that any portion thereof that had previously encroached into the Remainder no longer encroaches, the easement provided in this Section 2.1(m) shall lapse and be of no further force or effect.

(n) Generally

To do all acts, things and matters necessary for or incidental to the exercise of the rights granted in this section 2.1.

(o) Failure to Maintain, Repair or Replace

If the Remainder Owner fails to fulfil its obligations herein under section 10.5 and upon the ASP A Owner giving the Remainder Owner not less than 7 days' notice in writing (except in the case of emergency when no notice shall be required), to enter, go, pass and repass in and upon those parts of the Remainder as may be reasonably required by the ASP A Owner for the purpose of fulfilling the Remainder Owner's obligations under section 10.5.

## 2.2 Grant of Easements to ASP B Owner

The Remainder Owner as registered owner of the Remainder hereby grants to the ASP B Owner in perpetuity as registered owner of ASP B, for the benefit of and to be appurtenant to ASP B, in perpetuity, the following non-exclusive, full, free and uninterrupted right, liberty, right-of-way and easement on, over, within and through the Remainder, at any time in the case of emergencies and otherwise at all reasonable times, in common with the Remainder Owner and all other persons now or hereafter having the express or implied permission of the Remainder Owner or having a similar right, subject to the terms, conditions and limitations stated herein, for the ASP B Users:

(a) Pedestrian Access Routes

To enter, go, pass and repass in, over and upon all or any part of the Pedestrian Access Routes which are situate on or within the Remainder, including that portion of the Parking Facility located on or within the Remainder, on foot, with or without supplies or equipment, for the purpose of obtaining access to and egress from ASP B and those portions of the Remainder which the Users of ASP B have the right to access or use hereunder including, without limitation, those Common Areas and Facilities located on or within the Remainder.

(b) Vehicular Access Routes

To enter, go, pass and repass in, over and upon any and all Vehicular Access Routes on foot, with or without bicycles, or by automobile, truck, motorcycle, bicycle and similar modes of land conveyance, for the purpose of obtaining access to and egress from ASP B but, for greater certainty, not to park vehicles or otherwise use any parking space within the portions of the Parking Facility on or within the Remainder.

(c) Service Rooms

To enter, go, pass and repass in, over and upon any and all Service Rooms which are situate on the Remainder, including that portion of the Parking Facility located within the Remainder, as the ASP B Owner may reasonably require and such portions of the Remainder as the ASP B Owner may reasonably require to have access to such Service Rooms, with or without supplies, equipment and machinery, for the purpose of the Construction, Maintenance or Repair of any Alternative Solution Requirements, Utility Systems, or related equipment located within such Service Rooms.

(d) Utility Systems

To Construct, Repair, Maintain, operate and use within the Remainder such Utility Systems and Utility Systems Corridors as may be reasonably required for the use and enjoyment of any Development which is situate within ASP B in such locations and in such a manner as may reasonably be required.

(e) Fire Prevention Equipment

To enter, go, pass and repass in and upon those parts of the Remainder as the ASP B Owner may reasonably require for the purposes of operating or using any Fire Prevention Equipment which is situate within the Remainder and is necessary for the use of Fire Prevention Equipment which is situate within ASP B.

(f) Alternative Solution Requirements

To enter, go, pass and repass in and upon those parts of the Remainder as may be reasonably required by the ASP B Owner for the purpose of Constructing, Repairing, inspecting, Maintaining or operating any Alternative Solution Requirements which are situate on or within the Remainder.

(g) Support

For support for the ASP B Development by the Remainder, by the Remainder Development and by any Support Structures existing or Constructed on or within the Remainder.

(h) Development of the Other Parcels

To enter, go, pass and repass in, over and upon those parts of the Remainder as the ASP B Owner may reasonably require, with or without supplies, equipment, machinery and vehicles, for the purpose of Constructing a Development or any part thereof which is situate on or within ASP B.

(i) Repair and Maintenance

To enter, go, pass and repass in, over and upon those parts of the Remainder as the ASP B Owner may reasonably require, with or without supplies, equipment and machinery, for the purpose of Repairing and Maintaining Support Structures, and Utility Systems which are situate on or within the

Remainder and which are designated or intended for the use of or are used for the benefit of ASP B or the ASP B Owner.

(j) Exterior of Building

Subject to section 7.8, to enter, go, pass and repass in, over and upon those parts of the Remainder as the ASP B Owner may reasonably require, with or without supplies, equipment and machinery, for the purpose of cleaning, Maintaining, Repairing and replacing the windows, roof patios, decks, balconies and the exterior walls of the ASP B Development and painting such walls.

(k) Community Amenities

To enter, go, pass and repass in, over and upon all or any part of the Community Amenities which are situate on or within the Remainder, on foot, with or without bicycles, or by automobile, truck, motorcycle, bicycle and similar modes of land conveyance, for the purpose of obtaining access to and egress from the ASP B but, for greater certainty, not to park vehicles on any part of the Community Amenities, except for the purposes of unloading.

(l) Placement of Materials

To place and store material (including, without limitation, tools, implements, scaffolding, machinery, equipment, construction materials, trailers, rubbish and debris) reasonably required for the Construction, Repair or other work referred to in subsections 2.2(c), (d), (e), (f), (h), (i), and (j) in such locations on the Remainder as may reasonably be required by the ASP B Owner, provided that the placing and storing of material as herein provided:

- (i) does not Interfere with the Remainder or the use and enjoyment thereof by the Remainder Owner and Users of the Remainder; and
- (ii) upon substantial completion of any such Construction, Repair or other work, the ASP B Owner will forthwith remove from the Remainder any material referred to in this subsection 2.2(l) and leave those portions of the Remainder used for such purposes in the same condition as prior to the placement or storage of such materials.

(m) Encroachment

To permit any portion or portions of the ASP B Development (or any component thereof) Constructed or intended to be Constructed within the Remainder which is or may be Constructed within the Remainder to encroach and remain within the Remainder, together with the right to use and Repair such encroachments from time to time and to have access over such portions of the Remainder as are reasonably necessary in order to effect such use and Repair; provided however that if the ASP B Development (or any component thereof) Constructed or intended to be Constructed within the Remainder is demolished or destroyed such that any portion thereof that had previously encroached into the Remainder no longer encroaches, the easement provided in this Section 2.2(m) shall lapse and be of no further force or effect.

## (n) Generally

To do all acts, things and matters necessary for or incidental to the exercise of the rights granted in this section 2.2.

## (o) Failure to Maintain, Repair or Replace

If the Remainder Owner fails to fulfil its obligations herein under section 10.5 and upon the ASP B Owner giving the Remainder Owner not less than 7 days' notice in writing (except in the case of emergency when no notice shall be required), to enter, go, pass and repass in and upon those parts of the Remainder as may be reasonably required by the ASP B Owner for the purpose of fulfilling the Remainder Owner's obligations under section 10.5.

### 2.3 Secured and Unrestricted Easement Areas in the Remainder

Notwithstanding any provision herein, the ASP A Owner and ASP B Owner each acknowledge that despite the easement rights granted in Section 2.1 and 2.2 respectively, certain areas within the Remainder may be locked or secured and accessible only by key, fob, access card or other similar device which forms part of the Access Control System, and if the ASP A Owner, ASP B Owner or any ASP A User or ASP B User does not have a key, fob, access card or other similar device to utilize the Access Control System for any such secured area (or alternatively, the ASP A Owner's or ASP B Owner's or such ASP A User's or ASP B User's key, fob, access card or other similar device is not programmed to permit access), then such access shall only be conducted under escort by the property manager of the Remainder or any other person authorized by such property manager or the Remainder Owner, provided that under no circumstances may the Remainder Owner restrict access by the ASP A Owner or ASP B Owner and any ASP A User or ASP B User, and the Remainder Owner will at all times provide them with un-escorted access to:

- (a) those Pedestrian Access Routes which are situate on or within the Remainder that are emergency and/or fire exit routes;
- (b) those Pedestrian Access Routes and those Vehicular Access Routes which are situate on or within the Remainder required to be traversed by the ASP A Owner or ASP B Owner and ASP A Users or ASP B Users in order to gain access to and egress from a Development, including those portions of the Parking Facility in the Remainder Development;
- (c) the Service Rooms in the Remainder Development, including the Emergency Generator and Equipment; and
- (d) those portions of the Remainder to which the ASP A Owner, ASP B Owner, ASP A Users or ASP B Users require reasonable access to Maintain, Repair and use those Common Areas and Facilities within the Remainder which are for the use, enjoyment and benefit of the ASP A Development or ASP B Development respectively.

### 2.4 Benefit and Burden ASP A Easements

The easements granted in section 2.1 shall be appurtenant to and for the benefit of ASP A and shall charge and be a burden upon the Remainder.

## **2.5 Benefit and Burden ASP B Easements**

The easements granted in section 2.2 shall be appurtenant to and for the benefit of ASP B and shall charge and be a burden upon the Remainder.

### **ARTICLE 3 EASEMENTS OVER ASP A**

#### **3.1 Grant of Easements to Remainder Owner**

The ASP A Owner as registered owner of ASP A hereby grants to the Remainder Owner as registered owner of the Remainder, for the benefit and to be appurtenant to the Remainder, in perpetuity, the following non-exclusive, full, free and uninterrupted right, liberty, right-of-way and easement on, over, within and through ASP A, at any time in the case of emergencies and otherwise at all reasonable times, in common with the ASP A Owner and ASP A Users and all other persons now or hereafter having the express or implied permission of the ASP A Owner or having a similar right, subject to the terms, conditions and limitations stated herein, for the Remainder Users:

(a) **Pedestrian Access Routes**

To enter, go, pass and repass in, over and upon all or any part of the Pedestrian Access Routes which are situate on or within ASP A, on foot, with or without supplies or equipment, for the purpose of obtaining access to and egress from the Remainder and those portions of ASP A which the Users of the Remainder have the right to access or use hereunder including, without limitation, those Common Areas and Facilities located on or within ASP A.

(b) **Vehicular Access Routes**

To enter, go, pass and repass in, over and upon any and all Vehicular Access Routes which are situate on or within ASP A, on foot, with or without bicycles, or by automobile, truck, motorcycle, bicycle and similar modes of land conveyance, for the purpose of obtaining access to and egress from the Remainder, but, for greater certainty, not to park vehicles or otherwise use any parking space within the portions of the Parking Facility on or within ASP A.

(c) **Service Rooms**

To enter, go, pass and repass in, over and upon any and all Service Rooms which are situate on or within ASP A, including that portion of the Parking Facility located within ASP A, as the Remainder Owner may reasonably require, and such portions of ASP A as the Remainder Owner may reasonably require to have access to such Service Rooms, with or without supplies, equipment and machinery, for the purpose of the Construction, Maintenance or Repair of any Alternative Solution Requirements, Utility Systems, Fire Prevention Equipment or related equipment located within such Service Rooms.

(d) **Utility Systems**

To Construct, Repair, Maintain, operate and use within ASP A such Utility Systems and Utility Systems Corridors as may be reasonably required for the



use and enjoyment of any Development which is situate within the Remainder in such locations and in such a manner as may reasonably be required.

(e) Fire Prevention Equipment

To enter, go, pass and repass in and upon those parts of ASP A as the Remainder Owner may reasonably require for the purposes of Constructing, Repairing, Maintaining, operating or using any Fire Prevention Equipment which is situate within ASP A and is necessary for the use of Fire Prevention Equipment.

(f) Alternative Solution Requirements

To enter, go, pass and repass in and upon those parts of ASP A as may be reasonably be required by the Remainder Owner for the purpose of Constructing, Repairing, inspecting, Maintaining or operating any Alternative Solution Requirements which are situate on or within ASP A.

(g) Support

For support for the Development that is situate within the Remainder by ASP A, by the ASP A Development and by any Support Structures existing or Constructed on ASP A.

(h) Development of the Other Parcels

To enter, go, pass and repass in, over and upon those parts of ASP A as the Remainder Owner may reasonably require, with or without supplies, equipment, machinery and vehicles, for the purpose of Constructing a Development or any part thereof which is situate within the Remainder.

(i) Repair and Maintenance

To enter, go, pass and repass in, over and upon those parts of ASP A as the Remainder Owner may reasonably require, with or without supplies, equipment and machinery, for the purpose of Repairing and Maintaining Support Structures, Fire Prevention Equipment and Utility Systems which are situate on or within ASP A and which are designated or intended for the use of or are used for the benefit of the Remainder or the Remainder Owner.

(j) Exterior of Building

Subject to section 7.8, to enter, go, pass and repass in, over and upon those parts of ASP A as the Remainder Owner may reasonably require, with or without supplies, equipment and machinery, for the purpose of cleaning, Maintaining, Repairing and replacing the windows, the roof and the exterior walls of the Remainder Development and painting such walls.

(k) Placement of Materials

To place and store material (including, without limitation, tools, implements, scaffolding, machinery, equipment, construction materials, trailers, rubbish and debris) reasonably required for the Construction, Repair or other work

referred to in subsections 3.1(c), (d), (e), (f), (h), (i) and (j) in such locations on ASP A as may reasonably be required by the Remainder Owner, provided that the placing and storing of material as herein provided:

- (i) does not Interfere with ASP A or the use and enjoyment thereof by the ASP A Owner and Users of ASP A; and
- (ii) upon substantial completion of any such Construction, Repair or other work, the Remainder Owner will forthwith remove from ASP A any material referred to in this subsection 3.1(k) and leave those portions of ASP A used for such purposes in the same condition as prior to the placement or storage of such materials.

(l) Encroachment

To permit any portion or portions of the Remainder Development (or any component thereof) Constructed or intended to be Constructed within ASP A which is or may be Constructed within ASP A to encroach and remain within ASP A, together with the right to use and Repair such encroachments from time to time and to have access over such portions of ASP A as are reasonably necessary in order to effect such use and Repair; provided however that if the Remainder Development (or any component thereof) Constructed or intended to be Constructed within ASP A is demolished or destroyed such that any portion thereof that had previously encroached into ASP A no longer encroaches, the easement provided in this Section 3.1(l) shall lapse and be of no further force or effect.

(m) Generally

To do all acts, things and matters necessary for or incidental to the exercise of the rights granted in this section 3.1.

(n) Failure to Maintain, Repair or Replace

If the ASP A Owner fails to fulfil its obligations herein under section 10.5 and upon the Remainder Owner giving the ASP A Owner not less than 7 days' notice in writing (except in the case of emergency when no notice shall be required), to enter, go, pass and repass in and upon those parts of ASP A as may be reasonably required by the Remainder Owner for the purpose of fulfilling the ASP A Owner's obligations under section 10.5.

### 3.2 Grant of Easements to ASP B Owner

The ASP A Owner as registered owner of ASP A hereby grants to the ASP B Owner as registered owner of ASP B, for the benefit and to be appurtenant to the ASP B, in perpetuity, the following non-exclusive, full, free and uninterrupted right, liberty, right-of-way and easement on, over, within and through ASP A, at any time in the case of emergencies and otherwise at all reasonable times, in common with the ASP A Owner and ASP A Users and all other persons now or hereafter having the express or implied permission of the ASP A Owner or having a similar right, subject to the terms, conditions and limitations stated herein, for the ASP B Users:

(a) Pedestrian Access Routes

To enter, go, pass and repass in, over and upon all or any part of the Pedestrian Access Routes which are situate on or within ASP A, on foot, with or without supplies or equipment, for the purpose of obtaining access to and egress from ASP B and those portions of ASP A which the Users of ASP B have the right to access or use hereunder including, without limitation, those Common Areas and Facilities located on or within ASP A.

(b) Vehicular Access Routes

To enter, go, pass and repass in, over and upon any and all Vehicular Access Routes which are situate on or within ASP A, on foot, with or without bicycles, or by automobile, truck, motorcycle, bicycle and similar modes of land conveyance, for the purpose of obtaining access to and egress from ASP B, but, for greater certainty, not to park vehicles or otherwise use any parking space within the portions of the Parking Facility on or within ASP A.

(c) Service Rooms

To enter, go, pass and repass in, over and upon any and all Service Rooms which are situate on or within ASP A, including that portion of the Parking Facility located within ASP A, as the ASP B Owner may reasonably require, and such portions of ASP A as the ASP B Owner may reasonably require to have access to such Service Rooms, with or without supplies, equipment and machinery, for the purpose of the Construction, Maintenance or Repair of any Alternative Solution Requirements, Utility Systems, Fire Prevention Equipment or related equipment located within such Service Rooms.

(d) Utility Systems

To Construct, Repair, Maintain, operate and use within ASP A such Utility Systems and Utility Systems Corridors as may be reasonably required for the use and enjoyment of any Development which is situate within ASP B in such locations and in such a manner as may reasonably be required.

(e) Fire Prevention Equipment

To enter, go, pass and repass in and upon those parts of ASP A as the ASP B Owner may reasonably require for the purposes of operating or using any Fire Prevention Equipment which is situate within ASP A and is necessary for the use of Fire Prevention Equipment which is situate within ASP B.

(f) Alternative Solution Requirements

To enter, go, pass and repass in and upon those parts of ASP A as may be reasonably be required by the ASP B Owner for the purpose of Constructing, Repairing, inspecting, Maintaining or operating any Alternative Solution Requirements which are situate on or within ASP A.

## (g) Support

For support for the Development that is situate within ASP B by ASP A, by the ASP A Development and by any Support Structures existing or Constructed on ASP A.

## (h) Development of the Other Parcels

To enter, go, pass and repass in, over and upon those parts of ASP A as the ASP B Owner may reasonably require, with or without supplies, equipment, machinery and vehicles, for the purpose of Constructing a Development or any part thereof which is situate within ASP B.

## (i) Repair and Maintenance

To enter, go, pass and repass in, over and upon those parts of ASP A as the ASP B Owner may reasonably require, with or without supplies, equipment and machinery, for the purpose of Repairing and Maintaining Support Structures, Fire Prevention Equipment and Utility Systems which are situate on or within ASP A and which are designated or intended for the use of or are used for the benefit of ASP B or the ASP B Owner.

## (j) Exterior of Building

Subject to section 7.8, to enter, go, pass and repass in, over and upon those parts of ASP A as the ASP B Owner may reasonably require, with or without supplies, equipment and machinery, for the purpose of cleaning, Maintaining, Repairing and replacing the windows, the roof and the exterior walls of the ASP B Development and painting such walls.

## (k) Placement of Materials

To place and store material (including, without limitation, tools, implements, scaffolding, machinery, equipment, construction materials, trailers, rubbish and debris) reasonably required for the Construction, Repair or other work referred to in subsections 3.2(c), (d), (e), (f), (h), (i) and (j) in such locations on ASP A as may reasonably be required by the ASP B Owner, provided that the placing and storing of material as herein provided:

- (i) does not Interfere with ASP A or the use and enjoyment thereof by the ASP A Owner and Users of ASP A; and
- (ii) upon substantial completion of any such Construction, Repair or other work, the ASP B Owner will forthwith remove from ASP A any material referred to in this subsection 3.2(k) and leave those portions of ASP A used for such purposes in the same condition as prior to the placement or storage of such materials.

## (l) Commercial Loading Bay

To enter, go, pass and repass in, over and upon those parts of ASP A as the ASP B Owner may reasonably require, on foot, with or without bicycles, or by automobile, truck, motorcycle, bicycle and similar modes of land conveyance,

with or without supplies, equipment and machinery, for the purpose for access to and egress from the Commercial Loading Bay and ASP B, and for the purpose of loading or unloading vehicles, but, for greater certainty, shall not include the right to park vehicles except as for long as reasonably necessary in order to load or unload a vehicle.

(m) Encroachment

To permit any portion or portions of the ASP B Development (or any component thereof) Constructed or intended to be Constructed within ASP A which is or may be Constructed within ASP A to encroach and remain within ASP A, together with the right to use and Repair such encroachments from time to time and to have access over such portions of ASP A as are reasonably necessary in order to effect such use and Repair; provided however that if the ASP B Development (or any component thereof) Constructed or intended to be Constructed within ASP A is demolished or destroyed such that any portion thereof that had previously encroached into ASP A no longer encroaches, the easement provided in this Section 3.2(m) shall lapse and be of no further force or effect.

(n) Generally

To do all acts, things and matters necessary for or incidental to the exercise of the rights granted in this section 3.2.

(o) Failure to Maintain, Repair or Replace

If the ASP A Owner fails to fulfil its obligations herein under section 10.5 and upon the Remainder Owner giving the ASP A Owner not less than 7 days' notice in writing (except in the case of emergency when no notice shall be required), to enter, go, pass and repass in and upon those parts of ASP A as may be reasonably required by the Remainder Owner for the purpose of fulfilling the ASP A Owner's obligations under section 10.5.

### 3.3 Secured and Unrestricted Easement Areas in ASP A.

Notwithstanding any provision herein, the Remainder Owner and ASP B Owner each acknowledge that despite the easement rights granted in section 3.1 and 3.2, certain areas within ASP A may be locked or secured and accessible only by key, fob, access card or other similar device which forms part of the Access Control System, and if the Remainder Owner, ASP B Owner or any Remainder User or ASP B User does not have a key, fob, access card or other similar device to utilize the Access Control System for any such secured area (or alternatively, the Remainder Owner, ASP B Owner or such Remainder User's or ASP B User's key, fob, access card or other similar device is not programmed to permit access), then such access shall only be conducted under escort by the property manager of ASP A or any other person authorized by such property manager or the ASP A Owner, provided that under no circumstances may the ASP A Owner restrict access by the Remainder Owner or ASP B Owner and any Remainder User or ASP B User, and the ASP A Owner will at all times provide them with un-escorted access to:

- (a) those Pedestrian Access Routes which are situate on or within ASP A that are emergency and/or fire exit routes;

- (b) those Pedestrian Access Routes and those Vehicular Access Routes which are situate on or within ASP A required to be traversed by the Remainder Owner, ASP B Owner, Remainder Users and ASP B Users in order to gain access to and egress from a Development including, without limitation, the portions of the Parking Facility in the ASP A Development;
- (c) the Service Rooms in the ASP A Development; and
- (d) those portions of ASP A to which the Remainder Owner, ASP B Owner, Remainder Users and the ASP B Users require reasonable access to Maintain, Repair and use those Common Areas and Facilities within ASP A which are for the use, enjoyment and benefit of the Remainder Development and ASP B Development respectively.

### **3.4 Benefit and Burden Remainder Easements**

The easements granted in section 3.1 shall be appurtenant to and for the benefit of the Remainder and shall charge and be a burden upon ASP A.

### **3.5 Benefit and Burden ASP B Easements**

The easements granted in section 3.2 shall be appurtenant to and for the benefit of ASP B and shall charge and be a burden upon ASP A.

## **ARTICLE 4 EASEMENTS OVER ASP B**

### **4.1 Grant of Easements to Remainder Owner**

The ASP B Owner as registered owner of ASP B hereby grants to the Remainder Owner as registered owner of the Remainder, for the benefit and to be appurtenant to the Remainder, in perpetuity, the following non-exclusive, full, free and uninterrupted right, liberty, right-of-way and easement on, over, within and through ASP B, at any time in the case of emergencies and otherwise at all reasonable times, in common with the ASP B Owner and ASP B Users and all other persons now or hereafter having the express or implied permission of the ASP B Owner or having a similar right, subject to the terms, conditions and limitations stated herein, for the Remainder Users:

- (a) Pedestrian Access Routes

To enter, go, pass and repass in, over and upon all or any part of the Pedestrian Access Routes which are situate on or within ASP B, on foot, with or without supplies or equipment, for the purpose of obtaining access to and egress from the Remainder and those portions of ASP B which the Users of the Remainder have the right to access or use hereunder including, without limitation, those Common Areas and Facilities located on or within ASP B.

- (b) Vehicular Access Routes

To enter, go, pass and repass in, over and upon any and all Vehicular Access Routes which are situate on or within ASP B, on foot, with or without bicycles, or by automobile, truck, motorcycle, bicycle and similar modes of land conveyance, for the purpose of obtaining access to and egress from the

Remainder, but, for greater certainty, not to park vehicles or otherwise use any parking space within the portions of the Parking Facility on or within ASP B.

(c) Service Rooms

To enter, go, pass and repass in, over and upon any and all Service Rooms which are situate on or within ASP B, including that portion of the Parking Facility located within ASP B, as the Remainder Owner may reasonably require, and such portions of ASP B as the Remainder Owner may reasonably require to have access to such Service Rooms, with or without supplies, equipment and machinery, for the purpose of the Construction, Maintenance or Repair of any Alternative Solution Requirements, Utility Systems, Fire Prevention Equipment or related equipment located within such Service Rooms.

(d) Utility Systems

To Construct, Repair, Maintain, operate and use within ASP B such Utility Systems and Utility Systems Corridors as may be reasonably required for the use and enjoyment of any Development which is situate within the Remainder in such locations and in such a manner as may reasonably be required.

(e) Fire Prevention Equipment

To enter, go, pass and repass in and upon those parts of ASP B as the Remainder Owner may reasonably require for the purposes of Constructing, Repairing, Maintaining, operating or using any Fire Prevention Equipment which is situate within ASP A and is necessary for the use of Fire Prevention Equipment.

(f) Alternative Solution Requirements

To enter, go, pass and repass in and upon those parts of ASP B as may be reasonably be required by the Remainder Owner for the purpose of Constructing, Repairing, inspecting, Maintaining or operating any Alternative Solution Requirements which are situate on or within ASP B.

(g) Support

For support for the Development that is situate within the Remainder by ASP B, by the ASP B Development and by any Support Structures existing or Constructed on ASP B.

(h) Development of the Other Parcels

To enter, go, pass and repass in, over and upon those parts of ASP B as the Remainder Owner may reasonably require, with or without supplies, equipment, machinery and vehicles, for the purpose of Constructing a Development or any part thereof which is situate within the Remainder.

(i) Repair and Maintenance

To enter, go, pass and repass in, over and upon those parts of ASP B as the Remainder Owner may reasonably require, with or without supplies, equipment and machinery, for the purpose of Repairing and Maintaining Support Structures, Fire Prevention Equipment and Utility Systems which are situate on or within ASP B and which are designated or intended for the use of or are used for the benefit of the Remainder or the Remainder Owner.

(j) Exterior of Building

Subject to section 7.9, to enter, go, pass and repass in, over and upon those parts of ASP B as the Remainder Owner may reasonably require, with or without supplies, equipment and machinery, for the purpose of cleaning, Maintaining, Repairing and replacing the windows, the roof and the exterior walls of the Remainder Development and painting such walls.

(k) Placement of Materials

To place and store material (including, without limitation, tools, implements, scaffolding, machinery, equipment, construction materials, trailers, rubbish and debris) reasonably required for the Construction, Repair or other work referred to in subsections 4.1(c), (d), (e), (f), (h), (i) and (j) in such locations on ASP B as may reasonably be required by the Remainder Owner, provided that the placing and storing of material as herein provided:

- (i) does not Interfere with ASP B or the use and enjoyment thereof by the ASP B Owner and Users of ASP B; and
- (ii) upon substantial completion of any such Construction, Repair or other work, the Remainder Owner will forthwith remove from ASP B any material referred to in this subsection 4.1(k) and leave those portions of ASP B used for such purposes in the same condition as prior to the placement or storage of such materials.

(l) Encroachment

To permit any portion or portions of the Remainder Development (or any component thereof) Constructed or intended to be Constructed within ASP B which is or may be Constructed within ASP B to encroach and remain within ASP B, together with the right to use and Repair such encroachments from time to time and to have access over such portions of ASP B as are reasonably necessary in order to effect such use and Repair; provided however that if the Remainder Development (or any component thereof) Constructed or intended to be Constructed within ASP B is demolished or destroyed such that any portion thereof that had previously encroached into ASP B no longer encroaches, the easement provided in this Section 4.1(l) shall lapse and be of no further force or effect.

(m) Generally

To do all acts, things and matters necessary for or incidental to the exercise of the rights granted in this section 4.1.



## (n) Failure to Maintain, Repair or Replace

If the ASP B Owner fails to fulfil its obligations herein under section 10.5 and upon the Remainder Owner giving the ASP B Owner not less than 7 days' notice in writing (except in the case of emergency when no notice shall be required), to enter, go, pass and repass in and upon those parts of ASP B as may be reasonably required by the Remainder Owner for the purpose of fulfilling the ASP B Owner's obligations under section 10.5.

**4.2 Grant of Easements to ASP A Owner**

The ASP B Owner as registered owner of ASP B hereby grants to the ASP A Owner as registered owner of ASP A, for the benefit and to be appurtenant to ASP A, in perpetuity, the following non-exclusive, full, free and uninterrupted right, liberty, right-of-way and easement on, over, within and through ASP B, at any time in the case of emergencies and otherwise at all reasonable times, in common with the ASP B Owner and ASP B Users and all other persons now or hereafter having the express or implied permission of the ASP B Owner or having a similar right, subject to the terms, conditions and limitations stated herein, for the ASP A Users:

## (a) Pedestrian Access Routes

To enter, go, pass and repass in, over and upon all or any part of the Pedestrian Access Routes which are situate on or within ASP B, on foot, with or without supplies or equipment, for the purpose of obtaining access to and egress from ASP A and those portions of ASP B which the Users of ASP A have the right to access or use hereunder including, without limitation, those Common Areas and Facilities located on or within ASP B.

## (b) Vehicular Access Routes

To enter, go, pass and repass in, over and upon any and all Vehicular Access Routes which are situate on or within ASP B, on foot, with or without bicycles, or by automobile, truck, motorcycle, bicycle and similar modes of land conveyance, for the purpose of obtaining access to and egress from ASP A, but, for greater certainty, not to park vehicles or otherwise use any parking space within the portions of the Parking Facility on or within ASP B.

## (c) Service Rooms

To enter, go, pass and repass in, over and upon any and all Service Rooms which are situate on or within ASP B, including that portion of the Parking Facility located within ASP B, as the ASP A Owner may reasonably require, and such portions of ASP B as the ASP A Owner may reasonably require to have access to such Service Rooms, with or without supplies, equipment and machinery, for the purpose of the Construction, Maintenance or Repair of any Alternative Solution Requirements, Utility Systems, Fire Prevention Equipment or related equipment located within such Service Rooms.

## (d) Utility Systems

To Construct, Repair, Maintain, operate and use within ASP B such Utility Systems and Utility Systems Corridors as may be reasonably required for the

use and enjoyment of any Development which is situate within ASP A in such locations and in such a manner as may reasonably be required.

(e) Fire Prevention Equipment

To enter, go, pass and repass in and upon those parts of ASP B as the ASP A Owner may reasonably require for the purposes of operating or using any Fire Prevention Equipment which is situate within ASP B and is necessary for the use of Fire Prevention Equipment which is situate within ASP A.

(f) Alternative Solution Requirements

To enter, go, pass and repass in and upon those parts of ASP B as may be reasonably be required by the ASP A Owner for the purpose of Constructing, Repairing, inspecting, Maintaining or operating any Alternative Solution Requirements which are situate on or within ASP B.

(g) Support

For support for the Development that is situate within ASP A by ASP B, by the ASP B Development and by any Support Structures existing or Constructed on ASP B.

(h) Development of the Other Parcels

To enter, go, pass and repass in, over and upon those parts of ASP B as the ASP A Owner may reasonably require, with or without supplies, equipment, machinery and vehicles, for the purpose of Constructing a Development or any part thereof which is situate within ASP A.

(i) Repair and Maintenance

To enter, go, pass and repass in, over and upon those parts of ASP B as the ASP A Owner may reasonably require, with or without supplies, equipment and machinery, for the purpose of Repairing and Maintaining Support Structures, Fire Prevention Equipment and Utility Systems which are situate on or within ASP B and which are designated or intended for the use of or are used for the benefit of ASP A or the ASP A Owner.

(j) Exterior of Building

Subject to section 7.9, to enter, go, pass and repass in, over and upon those parts of ASP B as the ASP A Owner may reasonably require, with or without supplies, equipment and machinery, for the purpose of cleaning, Maintaining, Repairing and replacing the windows, the roof and the exterior walls of the ASP A Development and painting such walls.

(k) Placement of Materials

To place and store material (including, without limitation, tools, implements, scaffolding, machinery, equipment, construction materials, trailers, rubbish and debris) reasonably required for the Construction, Repair or other work referred to in subsections 4.2(c), (d), (e), (f), (h), (i) and (j) in such locations on

ASP B as may reasonably be required by the ASP A Owner, provided that the placing and storing of material as herein provided:

- (i) does not Interfere with ASP B or the use and enjoyment thereof by the ASP A Owner and Users of ASP B; and
- (ii) upon substantial completion of any such Construction, Repair or other work, the ASP A Owner will forthwith remove from ASP B any material referred to in this subsection 4.2(k) and leave those portions of ASP B used for such purposes in the same condition as prior to the placement or storage of such materials.

(l) Commercial End of Trip Facilities

To enter, go, pass and repass in, over and upon all or any part of ASP B as the ASP A Owner may reasonably require, on foot, with or without bicycles, and similar modes of land conveyance, for the purpose of obtaining pedestrian access to and egress from the Commercial End of Trip Facilities, including the use thereof, and ASP A.

(m) Commercial Garbage/Recycling Room

To enter, go, pass and repass in, over and upon all or any part of ASP B as the ASP A Owner may reasonably require, on foot, with or without equipment, for the purpose of obtaining pedestrian access to and egress from the Commercial Garbage/Recycling Room, including the use thereof, and ASP A.

(n) Encroachment

To permit any portion or portions of the ASP A Development (or any component thereof) Constructed or intended to be Constructed within ASP B which is or may be Constructed within ASP B to encroach and remain within ASP B, together with the right to use and Repair such encroachments from time to time and to have access over such portions of ASP B as are reasonably necessary in order to effect such use and Repair; provided however that if the ASP A Development (or any component thereof) Constructed or intended to be Constructed within ASP B is demolished or destroyed such that any portion thereof that had previously encroached into ASP B no longer encroaches, the easement provided in this Section 4.2(n) shall lapse and be of no further force or effect.

(o) Generally

To do all acts, things and matters necessary for or incidental to the exercise of the rights granted in this section 4.2.

(p) Failure to Maintain, Repair or Replace

If the ASP B Owner fails to fulfil its obligations herein under section 10.5 and upon the ASP A Owner giving the ASP B Owner not less than 7 days' notice in writing (except in the case of emergency when no notice shall be required), to enter, go, pass and repass in and upon those parts of ASP B as may be

reasonably required by the ASP A Owner for the purpose of fulfilling the ASP B Owner's obligations under section 10.5.

#### **4.3 Secured and Unrestricted Easement Areas in ASP B.**

Notwithstanding any provision herein, the Remainder Owner and ASP A Owner each acknowledge that despite the easement rights granted in section 4.1 and 4.2, certain areas within ASP B may be locked or secured and accessible only by key, fob, access card or other similar device which forms part of the Access Control System, and if the Remainder Owner, ASP A Owner or any Remainder User or ASP A User does not have a key, fob, access card or other similar device to utilize the Access Control System for any such secured area (or alternatively, the Remainder Owner, ASP A Owner or such Remainder User's or ASP A User's key, fob, access card or other similar device is not programmed to permit access), then such access shall only be conducted under escort by the property manager of ASP B or any other person authorized by such property manager or the ASP B Owner, provided that under no circumstances may the ASP B Owner restrict access by the Remainder Owner or ASP A Owner and any Remainder User or ASP A User, and the ASP B Owner will at all times provide them with un-escorted access to:

- (a) those Pedestrian Access Routes which are situate on or within ASP B that are emergency and/or fire exit routes;
- (b) those Pedestrian Access Routes and those Vehicular Access Routes which are situate on or within ASP B required to be traversed by the Remainder Owner, ASP A Owner, Remainder Users and ASP A Users in order to gain access to and egress from a Development including, without limitation, the portions of the Parking Facility in the ASP B Development;
- (c) the Service Rooms in the ASP B Development; and
- (d) those portions of ASP B to which the Remainder Owner, ASP A Owner, Remainder Users and the ASP A Users require reasonable access to Maintain, Repair and use those Common Areas and Facilities within ASP A which are for the use, enjoyment and benefit of the Remainder Development and ASP A Development respectively.

#### **4.4 Benefit and Burden Remainder Easements**

The easements granted in section 4.1 shall be appurtenant to and for the benefit of the Remainder and shall charge and be a burden upon ASP B.

#### **4.5 Benefit and Burden ASP A Easements**

The easements granted in section 4.2 shall be appurtenant to and for the benefit of ASP A and shall charge and be a burden upon ASP B.

### **ARTICLE 5 SECTION 219 COVENANT**

#### **5.1 Section 219 Covenant**

Pursuant to Section 219, it being the intention and agreement of each Owner that the provisions of this Article 5 will be annexed to and run with and be a charge on each of the

Parcels, each Owner covenants and agrees with the City that the Parcels will not be used except in accordance with the covenants set out below, namely:

(a) Reliance on Reports

Each Owner acknowledges and agrees that, in considering the compliance of the Development with the Building Code, the City's Approving Officer and Chief Building Inspector have wholly relied upon the analysis in the Alternative Solution Report, which the Owners acknowledge and confirm are granted pursuant to this Agreement, the subdivision of the Parent Property to create the Parcels will result in the Development being in compliance with the Building Code.

(b) City's Reliance on Alternative Solutions

Each Owner agrees that the Owner has requested that the City accept the Alternative Solution Requirements in respect of its Parcel and that the City is wholly relying on the expertise of the Owner's Building Code Consultant in accepting such Alternative Solution Requirements.

(c) No Subdivision

The Owners will not further subdivide the Parcels except in accordance with the *Strata Property Act* (British Columbia).

(d) Costs

In any proceedings relating to this Agreement, the City is entitled to its costs on a solicitor and own client basis.

(e) No Termination

Under no circumstances whatsoever shall the easements in Article 2, Article 3 or ARTICLE 4, as the case may be, charging an Owner's Parcel be interrupted or terminated by reason of any breach, default, trespass or other wrong, whether by commission or omission, on the part of the Other Owners or those claiming by, through, or under such Owners or for any reason whatsoever, and the Owners shall each refrain from seeking any judgment, order or declaration to that effect. Nothing contained herein shall prevent an Owner (or a Strata Corporation if such Parcel has been subdivided by a Strata Plan) from applying to enjoin or restrain any wrongful action or from seeking damages therefor;

(f) No Modification or Release

The Owners covenant each with the other and with the City that the easements and rights granted pursuant to the provisions of this Agreement shall not be modified, abandoned, surrendered, released or discharged without the prior written consent of the City, acting reasonably;

Upon subdivision of the Remainder, ASP A or ASP B by the deposit of a Strata Plan, all Pedestrian Access Routes and Vehicular Access Routes shall be and shall remain designated as common property on the applicable Strata Plan, and not part of a strata lot or limited common property for the sole use of one

or more strata lots. The Owner will not amend the Strata Plan to designate any Pedestrian Access Route or Vehicular Access Route, in whole or in part, as part of a strata lot or as limited common property for the sole use of one or more strata lots, without the prior written consent of the City, in the City's sole discretion;

(g) No Liability of City

Notwithstanding anything to the contrary herein contained, the City is a party to this Agreement in respect of this Article 5 for the purposes only of receiving any rights granted to it in this Article 5, and, without limiting the generality of the foregoing, neither the City nor any City Personnel shall be liable for anything done or failed to be done pursuant to or associated with any provision of this Agreement or anything contemplated thereby, whether or not such act or omission was accompanied by negligence on the part of the City;

(h) Alternative Solutions:

(i) No Development on a Parcel will be built, Constructed, reconstructed, improved, altered or modified except in compliance with the Building Code and the Building Bylaw in effect at the time of such building, Construction, reconstruction, improvement, alteration or modification as qualified by the applicable provisions of the Alternative Solution Report; and

(ii) the Owners will implement the provisions for Building Code and Building Bylaw compliance in accordance with this Agreement and the Alternative Solution Report and, except as set forth herein, each Owner will operate, Maintain, Repair and replace in good working order from time to time the Alternative Solution Requirements in its respective Parcel as would a prudent owner and, to the extent necessary, rely upon the easements herein granted for that purpose;

(i) Fire Prevention Equipment

The Fire Prevention Equipment in the Parcels will be Maintained, Repaired and replaced by the same service provider;

(j) Single Site

ASP A, ASP B and the Remainder will be treated as a single building for the purposes of the Building Code and the Building Bylaw as contemplated in the Alternative Solution Report. Each of the Owners has requested the Chief Building Inspector to agree to treat the Remainder ASP A, and ASP B as a single building and in considering the compliance of the Remainder, ASP A and ASP B with the Building Bylaw and the Building Code following the subdivision creating the Remainder, ASP A, and ASP B, the Chief Building Inspector and the Approving Officer have wholly relied upon the analysis thereof by the Building Code Consultant employed by the Owners for such purposes as contained in the Alternative Solution Report. The Owners acknowledge that the opinion of the Building Code Consultant is that with the easements and rights created by this Agreement, the subdivision which

creates ASP A, ASP B and the Remainder will result in the Remainder, ASP A and ASP B being in compliance with the Building Bylaw and the Building Code at the time of such subdivision; and

(k) Release and Indemnity

The Owners each hereby release, indemnify and save harmless the City and City Personnel from and against all manner of actions, causes of action, claims, demands, suits, losses, expenses, judgments and costs (including legal fees and disbursements on a solicitor-and-client basis) arising out of or in any way related to or that would not or could not be sustained but for any of the following:

- (i) this Agreement including but not limited to:
  - (A) the easements granted hereunder;
  - (B) the loss or abridgement of the easements granted hereunder; and
  - (C) the exercise of the easements granted hereunder;
- (ii) any release of this Agreement or the loss of any of the rights granted hereunder;
- (iii) the approval by the Approving Officer of the subdivision creating, *inter alia*, ASP A, ASP B and the Remainder;
- (iv) agreement by the Chief Building Inspector at the request of the Owners to treat the Developments constructed on ASP A, ASP B and the Remainder as a single building for the purposes of the Building Code and the Building Bylaw;
- (v) the failure by the City to enforce any City bylaw applicable to the Remainder, ASP A or ASP B to the fullest extent or at all;
- (vi) any personal injury, damage or death occurring in or on any portion of a Parcel or a Development thereon over or in respect of which an easement is granted herein;
- (vii) accepting the Alternative Solution Report and permitting the Project to be considered a single building for the purpose of Building Code compliance, relying on the Alternative Solution Report and any Owners' or Building Code Consultant's certifications and representations, accepting this Agreement, and any and all other exercises of discretion, decisions, acts or omissions relating directly or indirectly to the subject matter of this Agreement; or
- (viii) failure by the ASP A Owner, ASP B Owner or the Remainder Owner to fulfil their respective covenants herein.

The indemnity and release set out above shall be an integral part of the Section 219 Covenant granted hereby. The indemnification and release provisions contained in this Agreement shall survive the discharge or termination of this Agreement.

## **ARTICLE 6 RESERVATIONS**

### **6.1 Limitations on Easements**

The Owners agree that, notwithstanding the generality of the grant of the easements hereunder pursuant to Article 2, Article 3 and ARTICLE 4, such grants of the easements are limited as follows:

(a) Reasonable Access and Exercise

In exercising their rights under the easements herein granted, the Users of a Parcel shall only use those portions of the Other Parcels to which it is reasonable for such Users to have access for the purposes permitted hereunder in each case and, to the extent that any easement herein granted for the benefit of such Parcel is not reasonably required by such Parcel or the Owner thereof, the Users of such Parcel shall not exercise such easement.

(b) Designation of Exclusive Use Area

Subject to section 7.7, the easements herein granted for access to Pedestrian Access Routes do not include the right of, and have not been granted to permit, entry or passage in, over and upon any specified area which the respective Owner may now or hereafter reasonably designate for the exclusive use of such Owner, provided that such designations do not unreasonably Interfere with the exercise of the easements herein granted by the Other Owners thereunder and are consistent with all development approvals for the Developments.

(c) Notice

The easements herein granted for the purposes of access to Construct and Repair the Developments, access to Service Rooms, Fire Prevention Equipment, Utility Systems and Support Structures and the placement and storage of material may only be exercised by the respective Owner having the benefit of any such easement after not less than 72 hours prior written notice to such Owner, except in the case of emergency when no notice will be required.

### **6.2 Reservations**

Notwithstanding the easements and covenants granted in Article 2, Article 3, ARTICLE 4 and Article 8, there is hereby reserved to each Owner in respect of such Owner's Parcel, subject to the restrictions and limitations hereinafter set forth, the right at all times hereafter and from time to time:



(a) Temporary Interruptions

To temporarily interrupt the use and enjoyment by the Other Owners of the Other Owners' Easements for the purposes of:

- (i) Constructing, Maintaining or Repairing Common Areas and Facilities, Alternative Solution Requirements, Fire Prevention Equipment and Utility Systems in, upon, over, under or through the Parcel as such Owner may reasonably require or may deem expedient;
- (ii) subject to subsection 7.1(c), Constructing, Maintaining or Repairing any Development now or hereafter placed in, upon, over or under the Parcel, or any part thereof, as the Owner may require or may deem expedient; or
- (iii) using such Parcel for any other reasonable purpose, in any manner which does not Interfere with support provided by the Parcel to the Other Parcels, the security, safety or efficient functioning of the Development on the Other Parcels or access to or egress from the Other Parcels, provided that any such interruption must be as short as reasonably possible, reasonable notice of the intended interruption must be provided (except in the case of emergency when no notice shall be required), interruptions are scheduled, to the extent reasonably possible, outside the regular business hours of the Other Owners (if applicable) and all reasonable steps are taken by the Owner during the period of the interruption to provide the Other Owners with adequate alternative vehicular and pedestrian access, utility services and other easement benefits so interrupted.

(b) Rules and Regulations

To make, amend, enforce and rescind reasonable rules, regulations and security arrangements (including the use of pass cards and other forms of security or identification) governing, restricting or affecting the manner in which the portions of a Parcel which are subject to the Other Owners' Easements or any part or parts thereof may be used or enjoyed and to take all such reasonable actions as may be necessary to enforce or prevent any breach of such rules and regulations, provided that such rules, regulations and security arrangements (i) promote the good and reasonable management of the Project and are solely for the purpose of regulating the hours of use, enjoyment, safety, security, cleanliness, management, maintenance or operation of the portions of a Parcel that are subject to the Other Owner's Easement or any part or parts thereof, (ii) apply fairly to all of the Owners and shall not treat any of them differently from the other and (iii) do not materially Interfere with the exercise of any of the rights granted pursuant to this Agreement.

(c) Grant Leases

To grant leases and easements appurtenant thereto in favour of tenants from time to time of the Parcel, provided that the exercise by the tenants thereunder of any rights under such leases or easements is limited to the rights of the

Owner hereunder and does not unreasonably Interfere with the exercise of the easements herein granted to the Other Owners.

(d) Grant Rights of Way

To grant statutory rights of way or easements in favour of the City or other governmental entity or any public utility or public authority over the Parcel or any portion thereof.

## ARTICLE 7 COVENANTS

### 7.1 Mutual Covenants

Each Owner hereby covenants and agrees with the Other Owners that such Owner shall:

(a) Indemnity

Indemnify and save harmless the Other Owners in respect of all Claims and Expenses suffered or incurred by the Other Owners arising out of or in any way related to the exercise by the Owner or the Users of such Owner's Parcel of their rights hereunder or the failure of an Owner to observe or perform any of its covenants or obligations hereunder, except to the extent that any Claims and Expense are caused by the negligence or wilful misconduct of the Other Owners, or persons for whose conduct the Other Owners is responsible.

(b) Not Interfere with the Other Parcels

Insofar as it is practicable so to do, exercise, and cause its Users to exercise, their rights hereunder in such a manner as not to Interfere with the Other Parcels.

(c) Minimize Nuisance

Use all reasonable efforts to minimize the nuisance and inconvenience to occupants of the Other Parcels arising out of any Construction, Maintenance or Repair carried out on a Parcel.

(d) Not Interfere with the Other Owner's Easements

Subject to section 6.1, not do and not permit its Users to do, any act or thing which, in the reasonable opinion of the Other Owners, would Interfere with the exercise by the Other Owners of the Other Owners' Easements and will keep the portions of a Parcel which are the subject of the Other Owners' Easements clear of all debris or other obstructions and reasonably clean.

(e) Repair

At such Owner's cost and expense, promptly and properly Repair all damage to the Other Parcels:

- (i) which is caused by any work done by such Owner or its Users in connection with the Construction, Maintenance or Repair of a

Development on or within such Owner's Parcel or the Other Parcels or pursuant to the exercise of such Owner's easements herein granted, as the case may be, at the conclusion of such work in order to meet good and prudent standards of repair; or

- (ii) which results from any act or omission of such Owner or results from any activity or failure to properly Maintain or Repair any improvement or facility located on or within its Parcel.

(f) Installation

Only install Utility Systems within the Other Parcels in Utility System Corridors or other common areas (that is, areas not occupied by a particular owner or tenant) including floors, ceilings and walls of the Development thereon and, in doing so, ensure that there is always a means to measure separately the consumption or usage of any particular Utility System by the Owner.

(g) Discharge Liens

Not create or permit to remain and shall remove and discharge or cause to be removed and discharged promptly, at the cost and expense of the Owner, any lien, encumbrance, charge or claim of lien upon the Other Parcels which arises out of the exercise of the Owner's rights hereunder.

(h) Continuing Support

Do no act, not omit to do anything and suffer no condition to exist at any time, in each case in or upon a Parcel which shall in any manner Interfere with the support of any Development and will not remove or diminish any Support Structures without providing or ensuring sufficient or equivalent alternate support.

(i) Other Owners' Rules and Regulations

Abide by any rules, regulations and security arrangements established by the Other Owners pursuant to subsection 6.2(b).

(j) Maintain to Project Standard

Promptly and properly keep, clean, Maintain and Repair its Parcel and the Development constructed thereon (including the building envelope) including, without limitation, the exterior of the Development constructed on its Parcel to the Project Standard. For greater certainty, but without limitation, the Remainder Owner will be responsible for snow removal in respect of grade-level exterior areas of the Remainder that are the subject of any easements granted herein including exterior Vehicular Access Routes and Pedestrian Access Routes, and for cleaning, maintaining and repairing any party wall.

(k) Authorized Personnel

Only permit authorized personnel to enter those Service Rooms which contain essential services such as electricity, Emergency Generator and Equipment, gas, water and the elevator and sprinkler systems so as to minimize the risk of

damage to or Interference with the Utility Systems and the provision of services to each of the Parcels.

(l) Notice and Exchange of Information

Promptly notify the Other Owners of any Construction or Repair performed by or on behalf of such Owner to shared Utility Systems and Service Rooms, as permitted hereby, and provide to the Other Owners a copy of any drawings, plans, operating manuals and maintenance manuals relating to the Construction or Repair after the performance of such work, unless requested earlier by the Other Owners in which case such materials shall be delivered as soon as reasonably possible following such request.

(m) Sale of Parcel

Except for the sale of strata lots created by the deposit of a Strata Plan in respect of a Parcel, not sell or transfer, directly or indirectly, any legal or beneficial interest in the Owner's Parcel unless, as a condition thereof and prior thereto, the Owner causes the purchaser or transferee to execute a covenant, under seal, in favour of the Other Owners pursuant to which the purchaser or transferee agrees with the Other Owners to assume, be bound by and observe all of the obligations and covenants, positive or negative, of the Owner from and after the effective date of the sale or transfer, and the Other Owners agrees to release the Owner from all of its liabilities, obligations and covenants hereunder from and after the effective date of such covenant by the purchaser or transferee.

(n) Compliance with Applicable Legislation

Comply with all applicable laws, regulations and bylaws of governmental authorities applicable to its Development, with respect to the operation, Repair, Maintenance and upkeep of its Parcel and the Development constructed thereon and each Owner will not carry out any improvements or repair to its respective Development except in compliance with such laws, regulations or bylaws.

## 7.2 Co-Ordinated Maintenance and Repair

In connection with the covenants contained in subsection 7.1(e), each Owner agrees to make all reasonable efforts in good faith to co-operate with respect to the Maintenance and Repair of the areas and facilities which are the subject of the easements herein granted and will, insofar as it is practicable so to do, retain the same Maintenance or Repair contractor to carry out any ongoing Maintenance or special Repair work and, where appropriate and subject to Article 9, pay the entire cost or share the cost of any such contractor on a reasonable and equitable basis having regard to the cause of the damage, and if the parties cannot agree on the allocation of costs, such dispute shall be referred to arbitration as provided in section 11.1.

## 7.3 Insurance by Owners

Each Owner (for the purposes of this section 7.3, the "Insuring Owner") hereby covenants and agrees with the Other Owners that the Insuring Owner shall insure and perform the following covenants in respect of the Development on its respective Parcel (for the purpose

of this section 7.3, collectively called the “**Insured Property**”), for itself and for the benefit of the Other Owners:

- (a) subject to section 7.4, the Insuring Owner shall, at its sole cost and expense, and in addition to and not in substitution for any policies of insurance maintained by the Other Owners, take out and keep in full force and effect, or cause to be maintained, policies of:
  - (i) insurance against fire and other risks of physical loss or damage, including earthquake and flood (unless, once a Parcel has been subdivided by way of a strata plan pursuant to the *Strata Property Act* (British Columbia), such insurance cannot be obtained on commercially reasonable terms and conditions and the members pass a resolution by a 3/4% vote not to take out such insurance on an annual basis), sewer backup, leakage from fire protection equipment, and insurance against all other hazards covered by policies normally in use from time to time by prudent owners of properties similar to the Insured Property and similarly situated, in an amount equal to the full replacement cost thereof;
  - (ii) comprehensive public liability insurance, including all risks normally insured by prudent occupants in connection with the use and occupancy of properties similar to the Insured Property and similarly situated, in respect of the use and occupancy of the Insured Property, for claims for personal injury, death or property damage arising out of any one occurrence in an amount of at least \$5,000,000 per occurrence, or such greater amount as the Other Owners, in its capacity as the owner of the servient tenement of such easements, may reasonably require from time to time in accordance with the then prevailing industry standards in Metro Vancouver for insurance of similar properties;
  - (iii) comprehensive general liability insurance with respect to the use of the easements herein granted to the Owner, in its capacity as the owner of the dominant tenement of such easements, in an amount of at least \$5,000,000 per occurrence or such greater amount as the Other Owners, in its capacity as the owner of the servient tenement of such easements, may reasonably require from time to time in accordance with the then prevailing industry standards in Metro Vancouver for insurance of similar properties, for claims for personal injury, death or property damage arising out of any one occurrence. The Owner in each case shall ensure that such insurance policy names the Other Owners and its successors in title as additional insureds and includes a cross-liability and severability of interests endorsement and a 30 day notice of cancellation for the additional insureds; and
  - (iv) if equipment or apparatus normally the subject of boiler and pressure vessel insurance is located on the Insured Property, boiler and pressure vessel insurance on a comprehensive/broad form, including HVAC/air conditioning equipment and production machinery, in such amount as is normally effected having regard to the nature of such equipment or apparatus; and

- (b) during the Construction of any Development on the Insured Property, the Insuring Owner shall, in addition to and not in substitution for any policies of insurance maintained by the Other Owners, take out and keep in full force and effect, or cause to be maintained:
- (i) course of construction insurance in such amount as would normally be carried by a prudent owner of properties being developed in a similar manner as the Insured Property, with the Other Owners and its mortgagees as named insureds to the extent reasonably possible. Each Owner and their respective property insurer shall waive their right of subrogation against each of the Other Owners in the event of loss or damage to the Owner's tenant improvements, including equipment, fixtures, systems, facilities, components, machinery, improvements, additions, alterations and chattels of any type and nature; and
  - (ii) wrap up liability insurance in such amount as would normally be carried by a prudent owner of properties similar to the Insured Property and similarly situated, for the period of construction plus 24 months completed operations extension, with the Other Owners and the mortgagees of the Insuring Owner and the Other Owners as additional insureds and affording protection to the Other Owners and the contractor, the developer of the Development (as to the initial tenant improvements for the Development) and all subcontractors, consultants and architects employed or engaged in respect of the Insured Property and the Insuring Owner in respect of cross liability and severability of interests. Such insurance shall be extended to cover blanket contractual liability, broadform property damage including loss of use, broadform product, completed operations and non-owned automobile liability insurance; and
- (c) the following shall apply to the insurance required to be obtained and maintained by each Owner under the terms of this section 7.3.
- (i) the insurance coverage will be primary insurance as respects to the Insured Property and any insurance maintained by or on behalf of Other Owners will be excess of this insurance and will not contribute with it;
  - (ii) each Owner's commercial liability insurance will name each of the Other Owners as an additional insured;
  - (iii) each Owner is responsible for payment of all deductibles applicable to any insurance policies required to be taken by each Owner for its Insured Property;
  - (iv) the Owner of each Parcel will, from time to time whenever reasonably required by the Other Owners, furnish evidence of the insurance effected for the Insured Property in the form of an insurance certificate or renewal certificate;
  - (v) in the event of a loss or damage to the Insured Property, all eligible insurance proceeds must be used to complete, at a minimum, the

Repair and replacement of the Insured Property as required pursuant to Article 9 with due diligence and without undue delay;

- (vi) if an Owner (a "**Defaulting Owner**") fails to effect the Repair of its Development as required pursuant to Article 10, then the Insurance Trustee or any Other Owners may, although not required to do so, effect such Repair and will be entitled to reimbursement from the Defaulting Owner, provided that if no insurance monies are payable, the Defaulting Owner will be responsible for the cost of Repair and to the extent not forthwith paid by such Owner, the cost of Repair will be added to the Owner's Share of Reimbursable Costs payable by the Defaulting Owner and if an Owner effects the Repair on behalf of the Defaulting Owner, such Owner will be entitled to reimbursement from the funds collected;
  - (vii) in addition to and not in substitution for each Owner's obligation to Repair as provided for in this Agreement, each Owner will ensure that its Development is kept in such a state of Repair so as to ensure that its Development is in an insurable condition, and in particular, without limiting the generality of the foregoing, kept in such a state of Repair as to ensure that its Development may be insured at ordinary insurance rates;
  - (viii) in the event that any Development or part thereof which is situated on or within any of the Parcels is damaged or destroyed and the Repair or reconstruction thereof as required pursuant to Article 10 is not undertaken forthwith and proceeded with diligently by the respective Owner thereof, then such Owner, as owner of the damaged or destroyed Development or part thereof, will forthwith take such action as is necessary to leave the Parcel owned by such Owner (or part thereof), subject to any easement granted herein, in a condition which is neat and tidy and does not in any way create a nuisance or safety hazard;
  - (ix) if a claim is made under any of the insurance policies required to be obtained and maintained under sections 7.3(a) or (b), and the cause of the damage which is the subject matter of such claim can be reasonably attributed to the act or omission, whether negligent or otherwise, of one or more Owners, the deductible payable in respect of such claim shall be payable by the Owner whose act or omission caused the damage, or if more than one Owner's act or omission caused the damage, then divided equally among and paid by all such Owners; and
  - (x) nothing herein will prevent any Owner from obtaining whatever additional insurance coverage such Owner may deem desirable, provided that such will be in addition to and not in substitution for any insurance required to be obtained and maintained by such Owner pursuant to the terms of this Agreement, and provided further, that all such additional insurance will be at the sole cost and expense of the Owner obtaining same. The proceeds of any such additional insurance will not be paid to the order of the Insurance Trustee.
- (d) The following will apply to the appointment of the Insurance Trustee:

- (i) the Remainder Owner shall appoint the Owner of a Parcel or a third party to act as the insurance trustee for the purposes of this section 7.3 and such appointment will be made prior to the expiration for the last Parcel of the course of construction insurance effected by the developer of the Project. If any insurance proceeds become payable in respect of any damage or destruction of any part of a Development that an Owner is required to Repair in accordance with Article 10, such insurance proceeds will, notwithstanding the terms of the policy or policies, be paid to the order of the Insurance Trustee who will hold such insurance proceeds in trust for the benefit of all of the Owners, and unless unanimously agreed by all of the Owners otherwise, the Insurance Trustee will use the insurance proceeds required to pay the cost of the necessary Repair, rebuilding or replacement of the Developments so at a minimum, each Owner is able to comply with its obligation to rebuild and Repair its Development in accordance with Article 10;
- (ii) the Insurance Trustee will, on behalf of the Owners, make all claims, and pursue payment, under any of the insurance policies required to be obtained and maintained under this section 7.3, provided, however, that the Insurance Trustee will not enter into any final settlement of any claim without such settlement being previously approved by all of the Owners on behalf of which any such claim has been made, or failing such approval, as may be determined by arbitration; and
- (iii) the Insurance Trustee may be replaced from time to time by the Owner of the Remainder, provided however that no Insurance Trustee may be replaced unless and until a substitute Insurance Trustee has expressly agreed in writing to assume the obligations of the Insurance Trustee as provided for in this Agreement.

#### **7.4 Joint Insurance**

Notwithstanding subsection 7.3(a), the Owners may take out, keep, maintain and participate in a joint insurance policy to cover the matters described in subsection 7.3(a), if mutually agreed by the Owners. In such event, the Owners will cooperate with each other to the fullest extent to obtain and maintain such joint insurance policy.

#### **7.5 Default**

If an Owner fails to perform any of its obligations or covenants under this Agreement, the Other Owners may, at its discretion, perform any of the Owner's obligations or covenants and the Owner will, on demand, reimburse the Other Owners on a complete indemnity basis for all reasonable costs and expenses of doing so.

#### **7.6 Owner's Acknowledgement**

The Owners each acknowledge that ASP A and ASP B will be used for commercial uses, or other uses permitted in the future, that will or may involve the emission of odours, noise from service and delivery vehicles, direct and reflected light emissions, loading bay usage, business hours which may include operations up to 24 hours per day, commercial pedestrian and vehicular traffic, idling vehicles, commercial and public use of exterior areas, garbage pick-up, garbage compactor operation, rooftop HVAC operation and other activities



associated with such commercial uses, all of which may be seen, smelled or heard, as applicable, from the interior or exterior of each Development including any strata lot thereon. Each Owner hereby acknowledges and agrees that neither the ASP A Owner, the ASP B Owner nor any User of ASP A or ASP B shall be liable or responsible for any inconvenience, nuisance, expense, cost, injury, damage, loss or disturbance to the Remainder or any portion thereof or to the Users from time to time of each Development arising from, in connection with or incidental to any disturbance described in this section 7.6 occurring on or about ASP A or ASP B so that the Users of each Development will have no right of action at law or in equity against any User of ASP A or ASP B in respect thereof.

## **7.7 Acknowledgements Regarding Single Building**

### **(a) Single Building**

The Owners acknowledge that the buildings to be constructed on and within the Parcels will be treated as one building according to the Building Code for fire, life safety, security and structural support purposes, as contemplated in Article 5.

### **(b) Fire Prevention Equipment**

Notwithstanding any clause to the contrary contained herein, the Remainder Owner will be responsible for operating, Maintaining, Repairing and replacing any Fire Prevention Equipment within any Parcel which is for the common use and benefit of the Owners and which is the subject of the easements granted hereunder and subject to the right of the ASP A Owner or the ASP B Owner to undertake such work if the Remainder Owner fails to do so in accordance with section 7.5.

### **(c) Fire Fighter Access**

Each Owner agrees to provide such access over such portions of the Development on their respective parcels as is required by City firefighters and other emergency response personnel, in their discretion, as contemplated in section 2.6 of the Alternative Solution Report.

### **(d) Alternative Solution Report**

Each Owner expressly acknowledges and consents to the Building Code compliance features set out in the Alternative Solution Report including, without limitation, the required easements for egress routes and exits, and common access, and their locations as more particularly set out under Sections 2.1 and 2.3 of the Alternative Solution Report, and the acknowledgements set out under Section 2.4 of the Alternative Solution Report relating to unprotected openings at Parcel boundaries and the locations set out in Table 5 of the Alternative Solution Report to satisfy the spatial separation requirements of the Building Code with the single building concept.

### **(e) Term of Easements**

Each Owner expressly acknowledges that the easements and the covenants granted hereunder and all other rights, liberties, privileges and permissions granted by each Owner to each Other Owners with respect to a Parcel shall

apply to the life of the Developments which shall be treated as a single building in accordance with the Building Bylaw and the Building Code. For greater certainty, the Owners hereby mutually covenant and agree to take all required steps in carrying out their respective duties and obligations hereunder to ensure that the structural integrity and support of all improvements on a Parcel which comprise the Project are maintained for the life of the building.

### **7.8 Specific Provisions Regarding the Remainder Roof Decks**

The Owners hereby acknowledge, covenant and agree as follows:

- (a) materials used for the floors of the Remainder Roof Decks shall consist of grasses, shrubs, trees and other landscaping, together with gravel, pavers, decking or other material that permits removal without damage to the roof (including the waterproof membrane) of the Remainder Development in the event that Repair, Maintenance or replacement of the Remainder Development or its roof (including the waterproof membrane) is required. For greater certainty, all materials used in the original construction of the floors of the Remainder Roof Decks satisfy the requirement of this subsection 7.8(a);
- (b) no person shall do or permit anything to be done on or to the Remainder Roof Decks that could reasonably be expected to result in the penetration of the waterproof membrane of the Remainder Development or otherwise damage the Remainder Development including, without limitation (i) placing anything on or affixing anything to the Remainder Roof Decks that could or reasonably be expected to have such an effect or (ii) placing or affixing any solid fuel burning appliance (such as, for example, a fire pit or a charcoal burning barbeque) or a hot tub on, to or within the Remainder Roof Decks. For greater certainty, gas-fired appliances such as barbeques, fireplaces and fire pits, and any other item or materials placed on the Remainder Roof Decks in the original construction of the floors of the Remainder Roof Decks, satisfy the requirement of this subsection 7.8(b);
- (c) upon not less than 72 hours written notice (except in the case of a real or reasonably perceived emergency, when no notice shall be required), a representative of the ASP A Owner or the ASP B Owner, as the case may be, is hereby authorized by the Remainder Owner to enter onto the Remainder Roof Decks for the purpose of carrying out inspections of the Remainder Development or its roof (including, without limitation, the waterproof membrane), provided that the Remainder Owner may require such parties to be accompanied by a representative of the Remainder Owner during the period of such entry on the Remainder Roof Decks, and may require that such parties comply with such rules, regulations and procedures in connection with such entry as the Remainder Owner may reasonably require; and
- (d) notwithstanding any other provision of this Agreement, the Repair of any damage to the portion of the Remainder Development beneath the Remainder Roof Decks, including its roof and the waterproof membrane, regardless of who caused it, shall only be carried out by the Remainder Owner and for greater certainty, the ASP A Owner or the ASP B Owner, as the case may be, shall only be responsible for costs of the Repair in the event, and to the extent, either the ASP A Owner or the ASP B Owner causes damage as a result of a

breach of subsection 7.8(b), and will reimburse the Remainder Owner therefore within 30 days after receipt of an invoice failing which the amount owing will bear interest at the Prime Rate plus 2% from the 31<sup>st</sup> day after receipt until paid.

In the event of a conflict between any of the foregoing provisions and another provision of this Agreement, the foregoing provisions shall govern.

#### **7.9 Specific Provisions Regarding the ASP B Roof Deck**

The Owners hereby acknowledge, covenant and agree as follows:

- (a) materials used for the floors of the ASP B Roof Deck shall consist of grasses, shrubs, trees and other landscaping, together with gravel, pavers, decking or other material that permits removal without damage to the roof (including the waterproof membrane) of the ASP B Development in the event that Repair, Maintenance or replacement of the ASP B Development or its roof (including the waterproof membrane) is required. For greater certainty, all materials used in the original construction of the floors of the ASP B Roof Deck satisfy the requirement of this subsection 7.9(a);
- (b) no person shall do or permit anything to be done on or to the ASP B Roof Deck that could reasonably be expected to result in the penetration of the waterproof membrane of the ASP B Development or otherwise damage the ASP B Development including, without limitation (i) placing anything on or affixing anything to the ASP B Roof Deck that could or reasonably be expected to have such an effect or (ii) placing or affixing any solid fuel burning appliance (such as, for example, a fire pit or a charcoal burning barbeque) or a hot tub on, to or within the ASP B Roof Deck. For greater certainty, gas-fired appliances such as barbeques, fireplaces and fire pits, and any other item or materials placed on the ASP B Roof Deck in the original construction of the floors of the ASP B Roof Deck, satisfy the requirement of this subsection 7.9(b);
- (c) upon not less than 72 hours written notice (except in the case of a real or reasonably perceived emergency, when no notice shall be required), a representative of the ASP A Owner or the Remainder Owner, as the case may be, is hereby authorized by the ASP B Owner to enter onto the ASP B Roof Deck for the purpose outlined in subsections 3.1(j) and 3.2(j), and of carrying out inspections of the ASP B Development or its roof (including, without limitation, the waterproof membrane), provided that the ASP B Owner may require such parties to be accompanied by a representative of the ASP B Owner during the period of such entry on the ASP B Roof Deck, and may require that such parties comply with such rules, regulations and procedures in connection with such entry as the ASP B Owner may reasonably require; and
- (d) notwithstanding any other provision of this Agreement, the Repair of any damage to the portion of the ASP B Development beneath the ASP B Roof Deck, including its roof and the waterproof membrane, regardless of who caused it, shall only be carried out by the ASP B Owner and for greater certainty, the ASP A Owner or the Remainder Owner, as the case may be, shall only be responsible for costs of the Repair in the event, and to the extent,

either the ASP A Owner or the Remainder Owner causes damage as a result of a breach of subsection 7.9(b), and will reimburse the ASP B Owner therefore within 30 days after receipt of an invoice failing which the amount owing will bear interest at the Prime Rate plus 2% from the 31<sup>st</sup> day after receipt until paid.

In the event of a conflict between any of the foregoing provisions and another provision of this Agreement, the foregoing provisions shall govern.

## **ARTICLE 8 MODIFICATIONS AND DISCHARGES OF EASEMENTS AND ADDITIONAL EASEMENTS**

### **8.1 Replacement Easements**

As an integral part of the grant of easements herein granted contained in Article 2, Article 3 and ARTICLE 4 hereof, subject always to subsection 5.1(f), subsequent to or in contemplation of damage to, demolition or destruction of or renovations to or redevelopment of the Development which is situate within any of the Parcels, each Owner shall, if so requested by the Other Owners in writing, duly execute in registrable form and deliver to such Other Owners such modifications to this Agreement in a form and on such terms and conditions as the Other Owners and such Owner shall agree. There shall be no compensation or valuable consideration payable to the Owner by the Other Owners therefor. It is the intent of the parties hereto that any modifications to this Agreement shall be at least equal in utility, security, value and convenience to each of the Owners as the respective easements herein granted and, provided that such modifications to this Agreement are so equal, it is also intended that the modifications to this Agreement Interfere as little as possible with the use and enjoyment of each Parcel by the Other Owners.

### **8.2 Discharges of Replaced Easements**

Following execution and delivery by the Owner of any agreement containing modifications or replacement easements in accordance with section 8.1, the Other Owners shall, to the extent only that the easements herein granted have been replaced, execute in registrable form and deliver to the Owner a surrender and discharge of the easements so replaced.

### **8.3 Priority of Replacement and Additional Easements**

The Owners shall take all steps necessary to cause any modifications to this Agreement contemplated pursuant to section 8.1 to have priority over any charges or encumbrances which permit the exercise of any rights or remedies which might prejudice the rights granted to the respective Other Owners and the City in each case.

## **ARTICLE 9 COST SHARING**

### **9.1 Definitions**

In this Article 9 the following terms have the definitions hereafter assigned unless otherwise specifically provided or unless the context otherwise requires:

- (a) **"Annual Shared Costs Statement"** has the meaning set out in subsection 9.5(a);

- (b) **“Community Amenities Costs”** means the costs and expenses, including capital replacement costs, incurred by the Remainder Owner, the ASP A Owner or the ASP B Owner (which shall include any and all costs attributable to the Remainder pursuant to any covenant, easement or similar encumbrance now or hereafter registered against title to the Remainder), to operate, Maintain, Repair, replace and insure the Community Amenities;
- (c) **“GST”** means any goods and services tax levied pursuant to the *Excise Tax Act* (Canada) or any tax levied in replacement thereof;
- (d) **“Owner’s Share”** in respect of any Owner means:
- (i) in the case of capital replacement costs for any Common Areas and Facilities:
    - (A) if identified in Schedule A attached hereto, the fraction for each Owner applicable to each of the Common Areas and Facilities indicated therein; and
    - (B) if not identified in Schedule A, a fraction that represents the proportionate usage of such Common Areas and Facilities, or benefit of such Common Areas and Facilities enjoyed, during the year preceding the date of commencement of the work, provided that if such proportionate usage or benefit enjoyed cannot be determined with reasonable accuracy by reference to or by carrying out objective measurements, then such proportionate usage or benefit enjoyed shall be determined by a qualified professional consultant knowledgeable in the particular area and selected by the Remainder Owner and the cost of which will form part of such capital replacement costs, and further provided that if either the ASP A Owner or the ASP B Owner disputes the calculation resulting from either such method, such dispute will be settled in accordance with section 11.1;
  - (ii) in the case of costs and expenses for a non-capital nature for operating, Maintaining, Repairing or replacing any Common Areas and Facilities:
    - (A) if identified in Schedule A attached hereto, the fraction for each Owner applicable to each such Common Areas and Facilities indicated therein; and
    - (B) if not identified in Schedule A, allocated as follows:
      - (1) Remainder - 79.4%;
      - (2) ASP A - 1.3%; and
      - (3) ASP B - 19.3%;
  - (iii) in the case of the cost of insuring the Common Areas and Facilities, the allocation of such cost will be determined based on a valuation of the Common Areas and Facilities within each Parcel to be carried out by an independent appraiser engaged by the Remainder Owner (the cost

of which valuation will be included in Reimbursable Costs and allocated on the same basis as the cost of insurance), provided that unless and until such a valuation is carried out, the cost of insuring the Common Areas and Facilities will be allocated as follows:

- (A) Remainder - 79.4%;
  - (B) ASP A - 1.3%; and
  - (C) ASP B - 19.3%;
- (iv) in the case of the Community Amenities Costs, the percentage of the total Community Amenities Costs for each of the Owners as follows:
- (A) Remainder - 79.4%;
  - (B) ASP A - 1.3%; and
  - (C) ASP B - 19.3%.
- (e) **“Reimbursable Costs”** means the aggregate of (i) the costs and expenses to operate, Maintain, Repair and replace and insure the Common Areas and Facilities (excluding Repair costs which are allocated between the Owners pursuant to subsection 7.1(e)) and (ii) the Community Amenities Costs, plus reasonable administrative fees not to exceed 10% of such costs and expenses, and **“Reimbursable Cost”** means any of such costs.

## 9.2 Prime Responsibility for Certain Obligations to Maintain and Repair

The ASP A Owner, the ASP B Owner and the Remainder Owner each acknowledges and agrees that the Remainder Owner will be responsible to test, operate, Maintain, Repair and replace:

- (a) Community Amenities;
- (b) Commercial Loading Bay;
- (c) Emergency Generator and Equipment;
- (d) Fire Prevention Equipment;
- (e) Stormwater Detention Tank and Equipment;
- (f) Vehicular Access Routes;
- (g) Water Entry and Water Feature Equipment; and
- (h) Public Art.

The ASP A Owner and the ASP B Owner each covenants and agrees to reimburse the Remainder Owner for the ASP A Owner's Share or the ASP B Owner's Share, as the case may be, of the Reimbursable Costs in accordance with this Article 9 and further covenants and agrees with the Remainder Owner to include the ASP A Owner's Share or the ASP B Owner's Share, as the case may be, of such Reimbursable Costs in any annual budget of

any strata corporation created by the subdivision of ASP A or ASP B by the deposit of a Strata Plan. The Remainder Owner will be responsible for and pay its Owner's Share of such Reimbursable Costs. The foregoing is subject always to the right of the ASP A Owner or the ASP B Owner to undertake such work if the Remainder Owner fails to do so in accordance with section 7.5.

### 9.3 Annual Budget for Reimbursable Costs

At least 75 days prior to the beginning of each calendar year, the Remainder Owner will prepare a budget setting out its estimate of Reimbursable Costs for the Remainder, the ASP A Owner will prepare a budget setting out its estimate of Reimbursable Costs for ASP A and the ASP B Owner will prepare a budget setting out its estimate of Reimbursable Costs for ASP B, including, without limitation, the Community Amenities Costs. Each Owner shall deliver its budget to the Other Owners together with reasonable back-up information to substantiate material costs therein. If within 7 days after such delivery, the Owners cannot agree on any item or items set out in a budget then the item or items in dispute shall be settled in the manner set out in section 11.1 but the remaining items will be considered agreed to.

### 9.4 Cost Sharing

Each Owner covenants and agrees to reimburse the Other Owners in accordance with section 9.5 for the Owner's Share of Reimbursable Costs incurred by the Other Owners and each Owner further covenants and agrees with the Other Owners to include such Owner's Share of Costs in any annual budget of any strata corporation created by the subdivision of such Owner's Parcel by the deposit of a Strata Plan, in accordance with Article 12.

### 9.5 Payment of Reimbursable Costs

The procedure for an Owner to reimburse the Other Owners for the Owner's Share of Reimbursable Costs incurred by that Other Owners shall be as follows:

- (a) Each Owner will pay to the other, on or before the first day of each month, an amount equal to one twelfth of such Owner's Share of the estimated Reimbursable Costs as set out in the most recent approved budget pursuant to section 9.4. Such amount will bear interest at the Prime Rate plus 2% from the due date until paid;
- (b) on or before 60 days after the last day of each calendar year, each Owner shall furnish to the Other Owners a statement in writing (the "**Annual Shared Costs Statement**") certified by an officer of the Owner, setting out the Reimbursable Costs incurred by that Owner for that calendar year and any reimbursements paid by the Other Owners pursuant to subsection 9.5(a) for that calendar year, and if any readjustment of the amount paid is required, the Owner that owes such readjustment will remit it to the Other Owners on or before the date that is 30 days following receipt of the Annual Shared Costs Statement, together with interest at the Prime Rate plus 2% from the 31<sup>st</sup> day following receipt of such statement in writing until paid;
- (c) each Owner agrees that it will keep accurate accounting records of all Reimbursable Costs incurred, which records shall be available for inspection or audit at the year end by the Other Owners upon 15 days' notice at

reasonable times and such records shall be kept for 4 years, with the inspection and audit costs to be at the expense of the Other Owners;

- (d) if any Owner disputes an Annual Shared Costs Statement or the cost sharing set out therein within 30 days following receipt of the Annual Shared Costs Statement, then the matter shall be settled in the manner set out in section 11.1 hereof; and
- (e) prior to incurring an expense which an Owner has not budgeted for or which exceeds the amount budgeted for, in each case in the current budget prepared and delivered to the Other Owners in accordance with section 9.3, such Owner must obtain the agreement of the Other Owners to the expense. If there is no agreement then the matter will be settled in the manner set out in section 11.1 hereof.

Notwithstanding the foregoing, the Other Owners shall not be liable to pay for any Reimbursable Costs incurred by an Owner prior to the date that an occupancy permit has been issued by the City for all or a portion of the Development constructed within such Other Owner's Parcel.

#### **9.6 Deductions/Exclusions from Reimbursable Costs**

The following shall be deducted from Reimbursable Costs:

- (a) all recoveries which reduce costs and expenses to operate, clean, Maintain, Repair or replace Common Areas and Facilities or Community Amenities, including, without limitation, the following:
  - (i) recoveries under any warranties;
  - (ii) net recoveries from third parties as a result of any act, omission, default or negligence of such third parties;
  - (iii) net amounts received from third parties for the use or occupation of any of the Common Areas and Facilities or Community Amenities, as applicable; and
  - (iv) recoveries under any insurance policies maintained by any Owner, upon which any Community Amenities are located;
- (b) all interest charges on overdue accounts or other financing charges; and
- (c) any GST with respect to costs incurred if a credit may be claimed from Canada Revenue Agency for such GST, provided that for the purpose of calculating the 10% administration fee included in Reimbursable Costs, the amount of the recoveries referred to in subsection 9.6(a) shall not be deducted.

#### **9.7 Changes to Allocation of Common Area Costs**

If an Owner determines, based on a review of its use of Common Areas and Facilities over a continuous period of at 3 years, that the allocation to such Owner of the Reimbursable Costs relating to any component of the Common Areas and Facilities is inequitable, given the use of such component, or the benefit of such component, by such Owner and the Users



of the Parcel owned by such Owner, such Owner may provide written notice thereof to the Other Owners and such Owner and the Other Owners shall use all reasonable commercial efforts to agree on a reasonable and equitable amendment to the Owner's share of Reimbursable Costs. Failing an agreement being reached between such Owner and the Other Owners on the matter within 90 days after the initiating notice, the matter shall be settled in the manner contemplated pursuant to section 11.1. The mediator shall be directed to make the determination based on the average usage of the particular component of the Common Areas and Facilities, or the average benefit of such component enjoyed, by such Owner and the Users of the Parcel owned by such Owner over the prior 3 years. The Owner's respective share of Reimbursable Costs shall be deemed to be amended retroactively to the first day of the then current year and each year thereafter to reflect the decision of the mediator. Subject to section 5.1(f), the Owners shall, on request of any one of them, execute and deliver in registrable form an amendment of this Agreement evidencing such amendments, but it is understood that the failure to register such an amendment to this Agreement (including where it is impossible or impractical to do so) will not affect the validity or enforceability of the amendment. For greater certainty, this section 9.7 will not apply to the Community Amenity Costs.

#### **9.8 Expiry of Re-Adjustment Period**

No Owner may claim from the Other Owners a re-adjustment in respect of any Reimbursable Costs, whether paid or payable in monthly instalments or otherwise, if based on any error of estimation, allocation, calculation or computation thereof, unless claimed in writing prior to the expiration of 18 clear months from the conclusion of the period in respect of which such Reimbursable Costs were incurred.

#### **9.9 Status Certificate**

Each Owner shall, within 15 days after a written request from the Other Owners and upon payment of a reasonable fee not to exceed \$250 (and increasing each year in the same proportion to increases, if any, in the All Items Consumer Price Index for Greater Vancouver published by Statistics Canada or its successor in function), deliver to any actual or prospective mortgagee or prospective purchaser, as specified by the Other Owners, a certificate upon which the recipient shall be entitled to rely specifying:

- (a) the amount of money, if any, owing or accruing due to the Owner by the Other Owners pursuant to the terms of this Agreement;
- (b) any work which has been undertaken by the Owner for which it will be seeking total or partial compensation from the Other Owners; and
- (c) the details of any notice given to the Other Owners pursuant hereto of the Owner's intention to do any Repair or Construction.

#### **9.10 Acknowledgment**

Each Owner hereby acknowledges that, subject to section 9.7, the Owner's Share of the Reimbursable Costs relating to the Common Areas and Facilities set out in Schedule A attached hereto is fair, reasonable and equitable, and agrees that the only way for an Owner to challenge the same shall be as set out in 9.7.

**ARTICLE 10  
DAMAGE AND DESTRUCTION**

**10.1 Owner's Obligation to Rebuild and Repair if not Major Damage**

In the event that any Development or any part thereof shall at any time be defective or be destroyed or damaged (the "**Damaged Improvements**") such that any of the Other Owners' Easements is diminished in a material way or is likely to be diminished in a material way, but the Damaged Improvements have not suffered Major Damage, then after receipt from the Other Owners of a written notice to rebuild and Repair pursuant to this section 10.1 (which notice refers to and contains a copy of this section 10.1), the Owner shall, at its sole expense and within a reasonable period of time following notice thereof from the Other Owners, rebuild, Repair and make the Damaged Improvements fit for the purpose of such easements.

**10.2 Owner's Obligation to Rebuild and Repair if Major Damage**

- (a) In the event that the Damaged Improvements are destroyed or damaged to such extent that Major Damage has occurred but the Other Development is not destroyed or damaged to such extent that Major Damage has occurred, the Owner of the Damaged Improvements shall rebuild or Repair the Damaged Improvements at its own cost, subject to the *Strata Property Act*, to the extent applicable and any requirements by such Owner's lender. If the Owner of the Damaged Improvements is prevented from rebuilding or Repairing the Damaged Improvements because of the *Strata Property Act* or requirements by such Owner's lender, such Owner shall demolish and remove such portions of the Damaged Improvements and debris from its Parcel as is possible without Interfering with or impairing the safety of the Other Development and shall restore the Parcel to a neat and level condition in a good and workmanlike manner, and the Owner shall otherwise take all reasonable measures to ensure that the Other Development will continue to be, functional and safe notwithstanding such demolition and removal.
- (b) In the event that any of the Developments suffer Major Damage, the Owners shall act cooperatively to reach a mutually acceptable agreement as to whether to rebuild or Repair the Damaged Improvements. If the Owners are unable to so agree, the dispute will be resolved in accordance with section 11.1 hereof.

**10.3 Obligations to Repair and Maintain**

Subject to the prime responsibilities outlined in section 9.2, each Owner:

- (a) shall at all times operate, Maintain, Repair and replace each of the Common Areas and Facilities within its Parcel as a careful owner would do, for the common use and benefit of the Other Owners that is entitled to the use, enjoyment and benefit thereof under this Agreement, subject to the cost-sharing provisions of Article 9.
- (b) will be responsible for operating, Maintaining, Repairing and replacing the Exclusive Use Areas and Facilities within its Parcel as a careful owner would do at such Owner's own cost and expense.

- (c) will be responsible for operating, Maintaining, Repairing and replacing all Support Structures within its Parcel as a careful owner would do at such Owner's own cost and expense.

#### **10.4 Cooperation**

In connection with the covenants contained in sections 9.2 and 10.3, each Owner agrees to make all reasonable efforts in good faith to co-operate with respect to the Maintenance and Repair of the Common Areas and Facilities and will, insofar as it is practicable so to do, retain the same Maintenance or Repair contractor to carry out any ongoing maintenance or special Repair work and, where appropriate and subject to Article 9, pay the entire cost or share the cost of any such contractor on a reasonable and equitable basis having regard to the nature of the work, and if the Owners cannot agree on the allocation of costs, such dispute shall be referred to arbitration as provided in section 11.1. Notwithstanding the foregoing, the Remainder Owner will retain the same service provider to Maintain, Repair and replace the Fire Protection Equipment within the Project.

#### **10.5 Failure to Maintain and Repair Common Areas and Facilities**

If an Owner fails to fulfil its obligations as set out in sections 9.2, 10.1, 10.2 and 10.3, the Other Owners, upon giving the Owner not less than 7 days' notice in writing (except in the case of emergency when no notice shall be required), shall have the right to perform same and shall be entitled to be reimbursed as provided herein.

### **ARTICLE 11 DISPUTE RESOLUTION AND LIMITATION ON DAMAGES**

#### **11.1 Disputes - Article 9 or Article 10**

Subject to section 9.7, any dispute between the Owners about a decision, determination or allocation to be made under Article 9 or Article 10 (a "**Dispute**") shall be resolved as follows:

- (a) immediately after a Dispute arises, the Owner dissatisfied with the decision, determination or allocation shall give written notice of the Dispute to the other, setting out particulars of the Dispute and the value of any amount claimed. The Other Owners shall reply to that notice no later than 7 days after it is deemed to have received it under section 14.4 setting out its position on the Dispute;
- (b) the Owners shall then agree on a mediator and immediately refer the Dispute to mediation before that mediator. If they do not agree on a mediator within 7 days, then they shall immediately request the BCICAC to appoint a mediator and shall immediately refer the Dispute to mediation before that mediator;
- (c) the Owners shall submit to arbitration under section 11.1 any Dispute which has not been resolved by mediation within 30 days after the date of the first notice referred to in subsection 11.1(a); and
- (d) the Owners shall strictly comply with the time limits referred to in this section. They may agree to abridge or extend them at any time.

## 11.2 Disputes - General

Subject to section 11.1, any dispute between the Owners (including any Dispute) arising out of, or in connection with, this Agreement, including, without limitation, any dispute with respect to any cost sharing provision hereof including the allocation of any Reimbursable Costs which are not specifically allocated in Schedule A, and any dispute concerning the rights and obligations of the parties to, or the parties that are subject to, this Agreement from time to time including the validity or enforceability of this Agreement or any portion hereof, shall be finally resolved by arbitration administered by the BCICAC under its *Domestic Commercial Arbitration Rules of Procedure*. The place of arbitration shall be Vancouver, British Columbia. The language of the arbitrations shall be English. The Owners shall share equally the costs of resolution of any dispute between them (including any Dispute) by mediation and/or arbitration.

## 11.3 No Liability for Consequential Damages

Under no circumstances shall an Owner be liable to the Other Owners or a third party for indirect or consequential damages by reason of breach of any covenant herein contained.

## ARTICLE 12 SUBDIVISION

### 12.1 Subdivision

If any Parcel is subdivided, then the rights, covenants, easements and charges herein granted will continue to run with and bind each subdivided parcel thereof.

### 12.2 Subdivision by Strata Plan

Upon subdivision of any Parcel (the "**Subdivided Lot**") by a Strata Plan:

- (a) the Strata Corporation so created shall:
  - (i) perform and observe the Subdivided Lot owner's covenants and obligations herein at the expense of the strata lot owners even though the burden of the easements encumbering the Subdivided Lot will continue to charge the strata lots within such Strata Plan;
  - (ii) enter into an assumption agreement with the Other Owners and the City, in the form as set out in Schedule C, or as otherwise required or satisfactory to the City, to assume all of the then ongoing obligations of the Subdivided Lot owner hereunder;
  - (iii) be entitled to give all permissions and consents permitted to be given by the Subdivided Lot owner; and
  - (iv) be entitled to designate, by written notice to the Other Owners, a single representative (such as, for example, a property manager) who shall be authorized to be the single point of contact for the Subdivided Lot owner to whom all notices, communications and inquiries hereunder shall be directed by the Other Owners; and

- (b) the liability of each strata lot owner for the performance and observance of the Subdivided Lot owner's covenants and obligations herein shall be in proportion to the unit entitlement of his, her or its strata lot as established in accordance with the *Strata Property Act*.

## ARTICLE 13 GENERAL

### 13.1 Severability

If any term of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that term is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unamended by that holding or by the severance of that term.

### 13.2 Acknowledgement

Each Owner and the City hereby acknowledges, agrees and declares that:

- (a) the provisions of Article 5 are for the sole purpose of benefiting the City and, in particular, acknowledge, agree and declare that the provisions of Article 5 are not designed to protect or promote the interests of the Owners, the Users or any future owner, occupier or user of any Parcel, and the City may at its option execute an amendment to, or a release of, any of the provisions of Article 5 or any part thereof at any time without liability to anyone for so doing; and
- (b) except for the provisions of Article 2, Article 3, ARTICLE 4 and Article 5 inclusive, the covenants and agreements of each Owner contained herein are solely for the benefit of, and binding upon, each Owner and are not required by the City as a condition to the subdivision of the Parent Property into the Parcels.

### 13.3 Covenants Run with the Land

The burden of the covenants, charges and agreements set forth herein shall run with each Parcel, as applicable, and shall bind each Parcel, as applicable, and shall attach thereto and run with each and every part into which the same may be subdivided or consolidated, including as contemplated in section 12.2, but no part of the fee or soil of any Parcel will pass to or be vested in the Other Owners under or by virtue of this Agreement.

- (a) Priority

Each Owner will, after execution hereof by the City and the Owners, do or cause to be done, at its own cost and expense, all things and acts necessary to ensure that the covenants and easements in Article 2, Article 3, ARTICLE 4 and Article 5 inclusive are registered, at the cost of the Owners, against title to the Parcels, as applicable, with priority over all financial charges or interests in or to the Parcels.

- (b) Property

All personal property Constructed by an Owner and remaining on the Other Owners Parcel pursuant to any easement herein granted in Article 2, Article 3 or ARTICLE 4 shall remain

the property of the Constructing Owner, who may remove such personal property in whole or in part.

(c) Assumption Agreement

Each Owner covenants and agrees that prior to a sale, transfer or other disposition of such Owner's interest in its Parcel, or any part thereof, other than the transfer of any strata lots created as a result of the registration of a strata plan (and all pre-sales thereof), it will cause such transferee or acquiror to execute and deliver to the Other Owners and the City an assumption agreement in the form set out in Schedule C hereto, or as otherwise required or satisfactory to the City, pursuant to which the transferee or acquiror agrees to observe, perform and be bound by the covenants and obligations of the transferring Owner under this Agreement.

**ARTICLE 14  
MISCELLANEOUS**

**14.1 Rights of Owner Preserved**

Except as otherwise expressly provided for herein, nothing in this Agreement will be interpreted so as to restrict or prevent any Owner from using the area of the Parcel owned by it, which is the subject of an easement herein granted, in any manner which does not Interfere with the exercise by the owner of the dominant tenement of such easement of its rights hereunder.

**14.2 Interpretation**

In this Agreement:

(a) Parties

Any reference to a party herein will be deemed to include the heirs, executors, administrators, successors, assigns, employees, servants, agents, officers, contractors, licensees and invitees of such parties wherever the context so permits or requires.

(b) Singular Gender

Wherever the singular or masculine is used in this Agreement, the same will be construed as meaning the plural or the feminine or body corporate or politic, and vice versa, as the context or the parties so require.

(c) Captions and Headings

The captions and headings appearing in this Agreement have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any of the provisions hereof

(d) References

This Agreement and the words "hereof", "herein" and similar words refer to this Agreement as a whole and not to any Article, section or subsection or other

subdivision hereof and any reference in this Agreement to a designated Article, section, subsection or other subdivision is a reference to the designated Article, section, subsection or subdivision hereof

(e) Legislation

Any reference to a statute includes and is a reference to such statute and to the regulations made pursuant thereto, with all amendments made thereto and as in force from time to time, and to any statute and regulations that may be passed which have the effect of supplementing or superseding such statutes and regulations.

### **14.3 Waiver**

No alleged waiver of any breach of this Agreement is effective unless it is an express waiver in writing of the breach in respect of which it is asserted against the party alleged to have given the waiver. Waiver by any party of any default hereunder by another party will not be deemed to be a waiver by the first mentioned party of any subsequent default by the party that defaulted.

### **14.4 Notice**

Any demand or notice which may be given to any of the parties hereto pursuant to this Agreement will be in writing, and will be delivered or sent by postage prepaid mail and addressed to the intended recipient at the address of the recipient as set forth in Item 5 or Item 6 on Form C or such other address as the intended recipient may have most recently notified the other party hereto as an address for the delivery of notices hereunder. The time of receiving any such demand or notice will be deemed to be the day of delivery if delivered by 4:30 p.m. on a business day (excluding Saturdays, Sundays and statutory holidays) to the place of the intended recipient, and, if otherwise delivered, on the next business day (excluding Saturdays, Sundays and statutory holidays) following the date of such delivery, or on the fourth business day (excluding Saturdays, Sundays and statutory holidays) after the date of mailing thereof if sent by postage prepaid mail. During any interruption of mail service in or between the place of intended mailing and the location of the intended recipient of a demand or notice, a demand or notice will not be effective if sent by mail until it is actually received by the intended recipient.

### **14.5 Governing Law**

This Agreement will be governed and construed in accordance with the laws in force in the Province of British Columbia.

### **14.6 Entire Agreement**

This is the entire agreement between the parties concerning the subject matter of this Agreement.

### **14.7 Further Assurances**

The parties hereto shall do and cause to be done all things and execute and cause to be executed all documents that may be necessary to give proper effect to the intention of this Agreement.

**14.8 Enurement**

This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns and all of the covenants herein are made by each Owner, for itself and its successors and assigns and the owner or owners from time to time of an interest in all or any portion of the Parcels, except that the covenants of the each of the Owners herein will be personal and binding upon each of them only during their ownership of any interest in the respective Parcel.

**IN WITNESS WHEREOF** the parties hereto have caused this Agreement to be executed as of the date first above written on Form C and Form D, which forms constitute a part hereof.



**SCHEDULE A  
TABLE OF OWNERS' SHARES**

HIGHLINE - COST SHARING MATRIX									
LOCATION	FACILITY	CONTENTS/PURPOSE	OWNER	EASEMENT IN FAVOR OF	PRIMARY USERS	COST ALLOCATION			PRIMARY RESPONSIBILITY
						ASP 1	ASP 2	REM	
				REM	Residential				18-Aug-23
				ASP A	Retail/Commercial				
				ASP B	Office				
P8	Exit stair #6	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P8	Exit Stair #3	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P7	Exit stair #6	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P7	Exit Stair #3	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P7	Sub-Electrical Room P710	Electrical Equipment	REM						REM
P6	Exit stair #6	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P6	Exit Stair #3	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P5	Exit stair #6	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P5	Exit Stair #3	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P4	Exit stair #6	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P4	Exit Stair #3	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P4	Sub-Electrical Room P410	Electrical Equipment	REM	ASP-A, ASP-B	Shared	0.0%	0.0%	100.0%	REM
P4	Sprinkler Valve room P409	Mechanical Equipment	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P3	Office Elevator pit	Elevator pit	ASP-B	ASP-A	Shared	6.3%	93.7%	-	ASP-B
P3	Exit stair #6	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P3	Exit Stair #3	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P3	Parkade Drive aisle and ramp	Parkade access	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P3	Parkade Drive aisle and ramp	Parkade access	ASP-B	ASP-A, REM	Shared	1.3%	19.3%	79.4%	REM
P3	Measure-N-Vestibule P304	Access to residential core and exiting	REM	ASP-A, REM	Shared	0.0%	0.0%	100.0%	REM
P3	Convenience Stair to P2 P311	Parkade access	ASP-B	ASP-A	ASP-B, ASP-A	6.3%	93.7%	-	ASP-B
P2	Exit stair #6	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P2	Exit Stair #3	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P2	Mechanical Room P217	Mechanical equipment	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P2	Generator Room P216	Mechanical equipment	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P2	Parkade Drive aisle and ramp	Parkade access	ASP-B	ASP-A, REM	Shared	1.3%	19.3%	79.4%	REM
P2	Exit corridor P206	Access to core and stairs	ASP-B	ASP-A, REM	ASP-A, ASP-B	6.3%	93.7%	0.0%	ASP-B
P2	Exit Stair #4	Exit from parkade	ASP-B	ASP-A	ASP-A, ASP-B	6.3%	93.7%	-	ASP-B
P2	Measure-N-Vestibule P205	Access to Office core	ASP-B	ASP-A	ASP-A, ASP-B	6.3%	93.7%	-	ASP-B
P2	Main HV Distribution Room P204	Electrical Equipment	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P2	Measure-N-Vestibule P203	Access to exit stair	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P2	Vestibule P207	Access to washroom facilities	ASP-B	ASP-A	ASP-A, ASP-B	6.3%	93.7%	-	ASP-B
P2	End of Trip facilities P208,P209	washroom facilities	ASP-B	ASP-A	ASP-A, ASP-B	6.3%	93.7%	-	ASP-B
P2	Commercial Bike Room P212	Bike storage lockers	ASP-B	ASP-A	ASP-A, ASP-B	6.3%	93.7%	-	ASP-B
P2	Commercial Bike Repair Room P213	Bike repair/service room	ASP-B	ASP-A	ASP-A, ASP-B	6.3%	93.7%	-	ASP-B
P2	Convenience Stair to P3	Parkade access	ASP-B	ASP-A	ASP-B, ASP-A	6.3%	93.7%	-	ASP-B
P1	Exit stair #6	Exit from parkade	REM	ASP-A, REM	Shared	1.3%	19.3%	79.4%	REM
P1	Exit Stair #3	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P1	Commercial/Retail Refuse/Recycle room (P116)	Garbage/Recycle room	ASP-B	ASP-A	Shared	6.3%	93.7%	-	ASP-B
P1	Stormwater Detention tank P115	Stormwater detention equipment	ASP-B	ASP-A, REM	Shared	1.3%	19.3%	79.4%	REM
P1	Parkade Drive aisle and ramp	Parkade access	ASP-A	ASP-B, REM	Shared	1.3%	19.3%	79.4%	REM
P1	Parkade Drive aisle and ramp	Parkade access	ASP-B	ASP-A, REM	Shared	1.3%	19.3%	79.4%	REM
P1	Exit corridor P111	Access to core and stairs	ASP-B	ASP-A, REM	Shared	6.3%	93.7%	0.0%	ASP-B
P1	Exit Stair #4	Exit from parkade	ASP-B	ASP-A	Shared	6.3%	93.7%	-	ASP-B
P1	Measure-N-Vestibule P112	Access to Office Elevators	ASP-B	ASP-A	ASP-A, ASP-B	6.3%	93.7%	-	ASP-B
P1	Mechanical Pump & Water Entry Room	Mechanical Equipment	ASP-B	ASP-A, REM	Shared	1.3%	19.3%	79.4%	REM
P1	Waterfeature room	waterfeature equipment	ASP-B	ASP-A, REM	Shared	1.3%	19.3%	79.4%	REM
P1	Sub-Electrical room P108	Electrical equipment	ASP-B	ASP-A	ASP-A, ASP-B	6.3%	93.7%	-	ASP-B
P1	Comm/Office Sub-Elec Comm room P109	Electrical equipment	ASP-B	ASP-A	ASP-A, ASP-B	6.3%	93.7%	-	ASP-B
P1	Vestibule P110	Access to service rooms	ASP-B	ASP-A, REM	Shared	1.3%	19.3%	79.4%	ASP-B
P1	Main Communication Room P107	Communication equipment	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P1	Normal Power Distribution Room P105	Electrical equipment	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P1	Emergency Power Distribution Room P104	Electrical equipment	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P1-L1	Office Elevators	Elevator access	ASP-B	ASP-A	ASP-A, ASP-B	6.3%	93.7%	-	ASP-B
L1	Office Lobby 110	Entry lobby	ASP-B	ASP-A	ASP-A, ASP-B	6.3%	93.7%	-	ASP-B
L1	Exit Stair #4	Exit from parkade	ASP-B	ASP-A	ASP-A, ASP-B	6.3%	93.7%	-	ASP-B
L1	Exit Stair #1	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM
L1	Exit stair #6	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
L1	Exit Stair #3	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
L1	Exit Stair #2	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM
L1	Exit corridor 109	Exit from tower	ASP-A	REM, ASP-B	Shared	1.3%	19.3%	79.4%	ASP-A
L1	Service corridor 105	service corridor	ASP-A	ASP-B	ASP-A, ASP-B	6.3%	93.7%	-	ASP-A
L1	Residential Lobby 116	Residential Access	REM	ASP-B	REM	-	-	100.0%	REM
L1	Commercial Loading Bay	Commercial parking stall	ASP-A	ASP-B	ASP-A, ASP-B	6.3%	93.7%	-	REM
L1	Exit Stair #5	Exit from Office floors	ASP-B	REM	ASP-B, REM	-	100.0%	-	ASP-B
L1	Public Art Installation		REM		Shared	1.3%	19.3%	79.4%	REM

											cost share between Lot 2 & ground Lessee of Lot 3 (6525 Sussex Ave) 21% - Lot 3 (ground lessee) 79% - Lot 2 strata/owner (split between: Rem 79.4%, ASP A 1.3% and ASP B 19.3%)	
L1	East-West Mews / private road	access road	Owner of Lot 2	Lot 3	Shared							
L2	Corridor	Egress corridor	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM			
L2	Exit Stair #1	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM			
L2	Exit Stair #2	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM			
L2	Exit Stair #5	Exit from Office floors	ASP-B	REM	ASP-B, REM	-	100.0%	-	ASP-B			
L3	Exit Corridor 304	egress to exit stairs	REM	ASP-B	ASP-B, REM	-	54.0%	46.0%	REM			
L3	Exit Stair #1	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM			
L3	Exit Stair #2	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM			
L3	Exit Stair #5	Exit from Office floors	ASP-B	REM	ASP-B, REM	-	100.0%	-	ASP-B			
L4	Exit Corridor 404	egress to exit stairs	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM			
L4	Exit Stair #1	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM			
L4	Exit Stair #2	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM			
L4	Exit Stair #5	Exit from Office floors	ASP-B	REM	ASP-B, REM	-	100.0%	-	ASP-B			
L4	Fire pump room 423	Mechanical Equipment	REM	ASP-B, ASP-A	Shared	1.3%	19.3%	79.4%	REM			
L5	Exit Corridor 503	egress to exit stairs	ASP-B	REM	ASP-B	-	100.0%	0.0%	ASP-B			
L5	Exit Stair #1	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM			
L5	Exit Stair #2	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM			
L5	Exterior Roof deck service space	residential/office mechanical enclosure	REM	ASP-B	ASP-B, REM	-	50.0%	50.0%	REM			
L5	Exterior Roof deck	office roofdeck	ASP-B	REM	ASP-B	-	100.0%	0.0%	ASP-B			
L5	Corridor 505	Office corridor	ASP-B	REM	ASP-B	-	100.0%	0.0%	ASP-B			
L5	Exit Stair #5	Exit from Office floors	ASP-B	REM	ASP-B, REM	-	100.0%	-	ASP-B			
L6	Exit Stair #1	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM			
L6	Exit Stair #2	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM			
L6	Exit Stair #5	Exit from Office floors	ASP-B	REM	ASP-B, REM	-	100.0%	-	ASP-B			
L6	Elevator Lobby 604	Office corridor	ASP-B	REM	ASP-B	-	100.0%	0.0%	ASP-B			
L7	Exit Stair #1	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM			
L7	Exit Stair #2	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM			
L7	Exit Stair #5	Exit from Office floors	ASP-B	REM	ASP-B, REM	-	100.0%	-	ASP-B			
L7	Elevator Lobby 704	Office corridor	ASP-B	REM	ASP-B	-	100.0%	0.0%	ASP-B			
L8	Exit Stair #1	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM			
L8	Exit Stair #2	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM			
L8	Exit Stair #5	Exit from Office floors	ASP-B	REM	ASP-B, REM	-	100.0%	-	ASP-B			
L9	Exit Stair #1	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM			
L9	Exit Stair #2	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM			
L9	Exit Stair #5	Exit from Office floors	ASP-B	REM	ASP-B, REM	-	100.0%	-	ASP-B			
L9	Elevator Lobby 904	Office corridor	ASP-B	REM	ASP-B	-	100.0%	-	ASP-B			
L10	Exit Stair #1	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM			
L10	Exit Stair #2	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM			
L10	Exit Stair #5	Exit from Office floors	ASP-B	REM	ASP-B, REM	-	100.0%	-	ASP-B			
L11	Exit Stair #1	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM			
L11	Exit Stair #2	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM			
L11	Elevator Lobby	Access to Office elevator overrun	REM	ASP-B	REM	-	-	100.0%	REM			
L12-L47	Exit Stair #1	Exit from tower	REM	ASP-B	REM	-	19.6%	80.4%	REM			
L12-L47	Exit Stair #2	Exit from tower	REM	ASP-B	REM	-	19.6%	80.4%	REM			
L48	Exit Stair #1	Exit from tower	REM	ASP-B	REM	-	19.6%	80.4%	REM			
L48	Exit Stair #2	Exit from tower	REM	ASP-B	REM	-	19.6%	80.4%	REM			
L48	Electrical Room 4804	Electrical equipment	REM	ASP-B	REM	-	-	100.0%	REM			
L48	Mechanical Room 4808	Mechanical Room	REM	ASP-B	REM	-	-	100.0%	REM			
L48	Elevator Lobby 4803	corridor to service rooms	REM	ASP-B	REM	-	-	100.0%	REM			
EMR Level	Exit Stair #1	Exit from tower	REM	ASP-B	REM	-	19.6%	80.4%	REM			
EMR Level	Exit Stair #2	Exit from tower	REM	ASP-B	REM	-	19.6%	80.4%	REM			

**SCHEDULE B  
ALTERNATIVE SOLUTION REPORT**



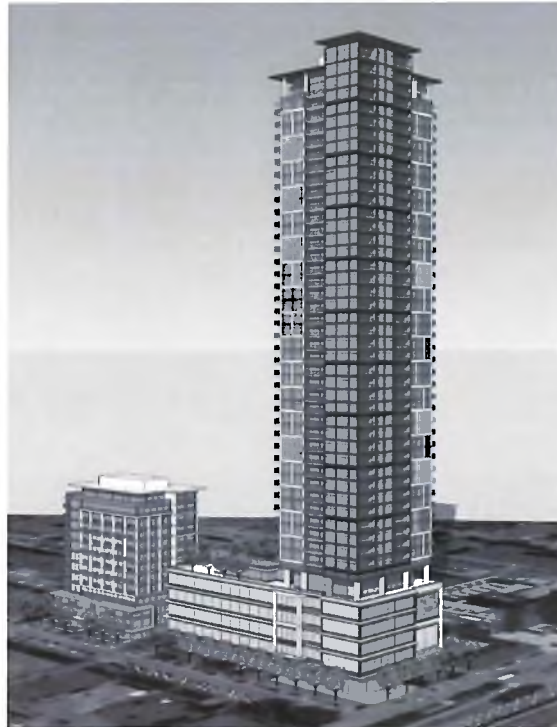
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**AIR SPACE PARCEL SUBDIVISION REPORT  
ALTERNATIVE SOLUTION REPORT**

*For*

**SUSSEX MARKET HOUSING  
MIXED USE DEVELOPMENT  
6505, 6511 SUSSEX AVENUE  
BURNABY, BC**



*Prepared for*

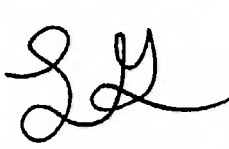
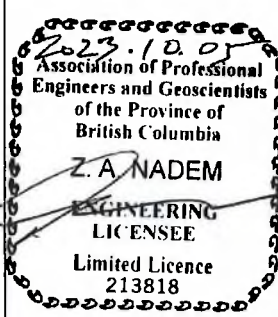
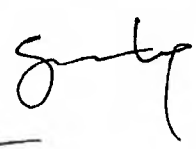
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**February 21, 2023**  
**Last Revised October 5, 2023**

**GHL File 6417.00**



Revision History			
Revision	Date	Pages Revised	Description of the Revision
R3	October 5, 2023	Multiple	Revised for inclusion of future tenant improvement
R2	August 29, 2023	Multiple	Revised per Client driven air space parcel boundary changes
R1	June 5, 2023	Multiple	Revised to address AHJ review comments
Original	February 21, 2023	N/A	Original report

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\* Limitation of Liability \*

This technical report addresses only specific Building Code issues under the GHL/Client agreement for this project and shall in no way be construed as exhaustive or complete. This technical report is issued only to the Authority Having Jurisdiction, the Client, Prime Consultants and Fire Suppression Designer to this project and shall not be relied upon (without prior written authorization from GHL) by any other party.



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## ATTACHMENT

Attachment 1	Air Space Parcel Concept Floor Plans
Attachment 2	Corridor 109 - Option 2 Plan for Future TI Application



## 1.0 INTRODUCTION

This Alternative Solution Report addresses issues pertaining to the prescriptive requirements of the BC Building Code 2012 arising from the air space parcel subdivision configuration proposed for this project. The relevant issues pertaining to Building Code and alternative solution requirements are proposed to be addressed by an alternative solution by means of legal agreements satisfactory to the City of Burnaby.

Building Code and fire protection features not specifically addressed in this report have been assumed to be in compliance with the appropriate Codes and Standards. It is the architects and design engineers' responsibility to ensure that the permit and contract drawings correctly reflect the fire protection features described in this report.

This report should be reviewed in conjunction with air space parcel concept floor plans, a copy of which is included in *Attachment 1* of this report.

### 1.1 Project Description

The project consists of a 47 storey mixed-use building consisting of retail, office, assembly, and residential occupancies. The project will include the following components:

- P8-P1 (below grade) will include parking, storage rooms, bike rooms, service rooms, and garbage rooms.
- L1 will include commercial retail suites, residential units as well as residential and office lobbies.
- L2 will include residential units and double height commercial retail suites and residential office lobbies.
- L3 will include office suites and residential units.
- L4 will include office suites and residential amenity rooms and roof deck.
- L5 will include office suites, office roof deck and residential / office mechanical space.
- L6 to L10 will include office suites.
- L11 will include service rooms, residential amenity spaces and roof deck.
- L12 to L47 will include residential units.
- L48 will include private residential decks and service rooms.
- Level EMR will include elevator machine room and roof top mechanical space.

### 1.2 Applicable Building Code

The applicable Building Code for this project is the BC Building Code 2012 (the Code). All reference numbers indicated in this report refer to Division B Part 3 of the BC Building Code 2012 unless otherwise indicated.

### 1.3 Air Space Parcel Configuration

It is proposed to subdivide this project via creation of air space parcels (ASP) to segregate the commercial uses from the residential strata. Issues relating to Code requirements will be addressed through legal agreements.





Reduced floor plans indicating the ASP are attached in *Attachment 1.1* and summarized as follows:

- ASP A – Commercial
- ASP B – Office
- Remainder Lot 2 (Rem 2) – Residential

The following Table 1 describes the configuration of the ASP and the remainder lot on a level-by-level basis:

**Table 1. Air Space Parcel and Remainder Lot Configuration**

Level	ASP A	ASP B	Remainder Lot 2
P8	- N/A	- N/A	<ul style="list-style-type: none"> <li>- Res. Parking, Vehicle Aisles, Car Wash Stalls</li> <li>- Exit Stairs #3 and #6</li> <li>- Res. Elevator (#1, #2, #3)</li> <li>- Res. Elevator Lobby (P803)</li> <li>- Measure N Vest. (P802, P804)</li> <li>- Vestibule (808)</li> <li>- Strata Storage Rooms (P805, P807)</li> <li>- Pump Closet (P809)</li> <li>- P8 Exhaust Shaft</li> <li>- P8 Intake Shaft</li> <li>- Mechanical Shafts</li> </ul>
P7	- N/A	- N/A	<ul style="list-style-type: none"> <li>- Res. Parking, Vehicle Aisles</li> <li>- Exit Stairs #3 and #6</li> <li>- Res. Elevator (#1, #2, #3)</li> <li>- Res. Elevator Lobby (703)</li> <li>- Measure N Vest. (P702, P704)</li> <li>- Vestibule (P708)</li> <li>- Res. Bike Rooms (P705, P707)</li> <li>- Storage Room (P709)</li> <li>- Sub Elec. Room (710)</li> <li>- P7, P8 Exhaust Shaft</li> <li>- P7, P8 Intake Shaft</li> <li>- Mechanical Shafts</li> </ul>
P6	- N/A	- N/A	<ul style="list-style-type: none"> <li>- Res. Parking, Vehicle Aisles</li> <li>- Exit Stairs #3 and #6</li> <li>- Res. Elevator (#1, #2, #3)</li> <li>- Res. Elevator Lobby (603)</li> <li>- Measure N Vest. (P602, P604)</li> <li>- Vestibule (P605)</li> <li>- Res. Bike Rooms (P606, P608)</li> <li>- Storage Room (P609)</li> <li>- P6, P7, P8 Exhaust Shaft</li> <li>- P6, P7, P8 Intake Shaft</li> <li>- Mechanical Shafts</li> </ul>
P5	- N/A	- N/A	<ul style="list-style-type: none"> <li>- Res. Parking, Vehicle Aisles</li> <li>- Exit Stairs #3 and #6</li> <li>- Res. Elevator (#1, #2, #3)</li> <li>- Res. Elevator Lobby (P503)</li> <li>- Measure N Vest. (P502, P504)</li> <li>- Vestibule (P505)</li> <li>- Res. Bike Rooms (P506, P508)</li> <li>- P5, P6, P7, P8 Exhaust Shaft</li> <li>- P5, P6, P7, P8 Intake Shaft</li> <li>- Mechanical Shafts</li> </ul>



Level	ASP A	ASP B	Remainder Lot 2
P4	- N/A	- N/A	<ul style="list-style-type: none"> <li>- Res. Parking, Vehicle Aisles</li> <li>- Exit Stairs #3 and #6</li> <li>- Res. Elevator (#1, #2, #3)</li> <li>- Res. Elevator Lobby (P403)</li> <li>- Measure N Vest. (P402, P404)</li> <li>- Vestibule (P405)</li> <li>- Res. Bike Rooms (P406, P408)</li> <li>- Sprinkler Valve Room (P409)</li> <li>- P4, P5, P6, P7, P8 Exhaust Shaft</li> <li>- P4, P5, P6, P7, P8 Intake Shaft</li> <li>- Mechanical Shafts</li> </ul>
P3	- N/A	<ul style="list-style-type: none"> <li>- Office Parking, Vehicle Aisles</li> <li>- Stair to P2 (P311)</li> <li>- Office Elev. Pit (P307)</li> </ul>	<ul style="list-style-type: none"> <li>- Res. Parking, Vehicle Aisles</li> <li>- Exit Stairs #3 and #6</li> <li>- Res. Elevator (#1, #2, #3)</li> <li>- Res. Elevator Lobby (P303)</li> <li>- Measure N Vest. (P304, P306)</li> <li>- Vestibule (P315)</li> <li>- Res. Bike Room (P305)</li> <li>- Res. Visitor Bike Room (P303, P314, P313)</li> <li>- Res. Bike Repair Room (P308)</li> <li>- Storage Room (P310)</li> <li>- P3, P4, P5, P6, P7, P8 Exhaust Shaft</li> <li>- P3, P4, P5, P6, P7, P8 Intake Shaft</li> <li>- Mechanical Shafts</li> </ul>
P2	- N/A	<ul style="list-style-type: none"> <li>- Office Parking, Vehicle Aisles</li> <li>- Exit Stair #4</li> <li>- Office Elevator (#1, #2)</li> <li>- Measure N Vest. (P205)</li> <li>- Commercial Bike Room (P212)</li> <li>- Commercial Bike Repair Room (P213)</li> <li>- Vestibule (P210, P207)</li> <li>- Stair from P3 (P311)</li> <li>- Strata Storage Room (P211)</li> <li>- End of Trip Facility Men (P208)</li> <li>- End of Trip Facility Women (P209)</li> <li>- Exit Corridor (P206)</li> <li>- P2 Exhaust Shaft</li> <li>- P2 Intake Shaft</li> <li>- Mechanical Shafts</li> </ul>	<ul style="list-style-type: none"> <li>- Exit Stairs #3 and #6</li> <li>- Res. Elevator (#1, #2, #3)</li> <li>- Res. Elevator Lobby (P202)</li> <li>- Measure N Vest. (P203)</li> <li>- Res. Bike Room (P215)</li> <li>- Main HV Dist. Room (P204)</li> <li>- P3, P4, P5, P6, P7, P8 Exhaust Shaft</li> <li>- P3, P4, P5, P6, P7, P8 Intake Shaft</li> <li>- Mechanical Shafts</li> <li>- Mechanical Room (P217)</li> <li>- Generator Room (P216)</li> </ul>



Level	ASP A	ASP B	Remainder Lot 2
P1	<ul style="list-style-type: none"> <li>- Retail Parking, Vehicle Aisles</li> <li>- Sub Comm Room (P106)</li> </ul>	<ul style="list-style-type: none"> <li>- Office Parking, Vehicle Aisles</li> <li>- Exit Stair #4</li> <li>- Office Elevator (#1, #2)</li> <li>- Measure N Vest. (P112)</li> <li>- Commercial/Retail Refuse and Recycle Room (P116)</li> <li>- Stormwater Detention Tank (P115)</li> <li>- Mechanical Pump and Water Entry Room (P114)</li> <li>- Office/Retail Sub-Elec (P108)</li> <li>- Office/Retail Sub-Elec and Comm. Room (P109)</li> <li>- Vestibule (P140)</li> <li>- Exit Corridor (P111)</li> <li>- P2 Exhaust Shaft</li> <li>- P1, P2 Intake Shaft</li> <li>- Void Space</li> </ul> <p>Open to Below:</p> <ul style="list-style-type: none"> <li>- Stair from P3 (P311)</li> </ul>	<ul style="list-style-type: none"> <li>- Vehicle Ramp</li> <li>- Exit Stairs #3 and #6</li> <li>- Res. Elevator (#1, #2, #3)</li> <li>- Res. Elevator Lobby (P102)</li> <li>- Measure N Vest. (P103)</li> <li>- Res. Refuse and Recycle Room (P117)</li> <li>- EM Power Distribution Room (P104)</li> <li>- Vestibule (P120)</li> <li>- Normal Power Distribution Room (P105)</li> <li>- Main Comm Room (P107)</li> <li>- P3, P4, P5, P6, P7, P8 Exhaust Shaft</li> <li>- P3, P4, P5, P6, P7, P8 Intake Shaft</li> <li>- Mechanical Shafts</li> </ul> <p>Open to Below:</p> <ul style="list-style-type: none"> <li>- Mechanical Room (P217)</li> <li>- Generator Room (P216)</li> </ul>
L1	<ul style="list-style-type: none"> <li>- CRU 1 (106)</li> <li>- CRU 2 (107)</li> <li>- CRU 3 / Future TI (108)</li> <li>- Service Corridor (105)</li> <li>- Exterior Sidewalks</li> <li>- Landscape</li> <li>- Commercial / Office Loading</li> <li>- Exit Corridor (109)</li> </ul>	<ul style="list-style-type: none"> <li>- Exit Stairs #4 and #5</li> <li>- Office Elevator (#1, #2)</li> <li>- Office Lobby / Future TI (110)</li> <li>- Vestibule (111)</li> <li>- Mechanical Shaft</li> <li>- Exterior Sidewalks</li> <li>- Landscape</li> <li>- Exhaust and Intake Openings</li> </ul>	<ul style="list-style-type: none"> <li>- Vehicle Ramp</li> <li>- Exit Stairs #1, #2, #3, #6, #7</li> <li>- Res. Elevator (#1, #2, #3)</li> <li>- Res. Elevator Lobby (104)</li> <li>- Res. Lobby (116)</li> <li>- Vestibule (114, 117)</li> <li>- Concierge Room</li> <li>- Mail Delivery Room</li> <li>- Electrical Closet</li> <li>- Residential Units</li> <li>- Res. Corridor</li> <li>- Mechanical Shafts</li> <li>- Exterior Sidewalks</li> <li>- Landscape</li> <li>- Gas Meter Enclosure</li> </ul>
L2	<p>Open to Below:</p> <ul style="list-style-type: none"> <li>- CRU 1 (106)</li> <li>- CRU 2 (107)</li> <li>- CRU 3 / Future TI (108)</li> <li>- Service Corridor (105)</li> <li>- Exit Corridor (109)</li> </ul>	<p>Open to Below:</p> <ul style="list-style-type: none"> <li>- Exit Stair #5</li> <li>- Office Elevator (#1, #2)</li> <li>- Office Lobby / Future TI (110)</li> <li>- Vestibule (111)</li> <li>- Mechanical Shaft</li> </ul>	<ul style="list-style-type: none"> <li>- Exit Stairs #1, #2, #7</li> <li>- Res. Elevator (#1, #2, #3)</li> <li>- Residential Units</li> <li>- Corridor (209)</li> <li>- Mechanical Shaft</li> </ul> <p>Open to Below:</p> <ul style="list-style-type: none"> <li>- Res. Lobby (116)</li> <li>- Vestibule (114, 117)</li> <li>- Concierge Room</li> <li>- Mail Delivery Room</li> <li>- Corridor (120)</li> </ul>



Level	ASP A	ASP B	Remainder Lot 2
L3	- N/A	<ul style="list-style-type: none"> <li>- Exit Stair #5</li> <li>- Office Elevator (#1, #2)</li> <li>- Elevator Lobby</li> <li>- Office Corridor</li> <li>- Office Space</li> <li>- Mens Washroom</li> <li>- Womens Washroom</li> <li>- Office Elec Room</li> <li>- Storage Room</li> <li>- Mechanical Shaft</li> </ul>	<ul style="list-style-type: none"> <li>- Exit Stairs #1, #2, #7</li> <li>- Res. Elevator (#1, #2, #3)</li> <li>- Res. Elevator Lobby</li> <li>- Res Meeting Room</li> <li>- Residential Units</li> <li>- Res. Corridor</li> <li>- Electrical Closet</li> <li>- Mechanical Shaft</li> </ul>
L4	- N/A	<ul style="list-style-type: none"> <li>- Exit Stair #5</li> <li>- Office Elevator (#1, #2)</li> <li>- Elevator Lobby</li> <li>- Office Corridor</li> <li>- Office Space</li> <li>- Mens Washroom</li> <li>- Womens Washroom</li> <li>- Universal Toilet Room</li> <li>- Office Elec Room</li> <li>- Mechanical Shaft</li> </ul>	<ul style="list-style-type: none"> <li>- Exit Stairs #1, #2, #7</li> <li>- Res. Elevator (#1, #2, #3)</li> <li>- Res. Elevator Lobby</li> <li>- Exit Corridor</li> <li>- Amenity Deck</li> <li>- Lounge</li> <li>- Corridor (418)</li> <li>- Game Room</li> <li>- Music Room</li> <li>- Study Room</li> <li>- Meeting Room</li> <li>- Guest Suites (413, 412)</li> <li>- Electrical Closet</li> <li>- Storage</li> <li>- Fire Pump Room</li> <li>- Closet next to fire pump room</li> <li>- Universal Toilet Room</li> <li>- Mechanical Shaft</li> </ul>
L5	- N/A	<ul style="list-style-type: none"> <li>- Exit Stair #5</li> <li>- Office Elevator (#1, #2)</li> <li>- Exit Corridor</li> <li>- Elevator Lobby</li> <li>- Office Corridor</li> <li>- Office Space</li> <li>- Mens Washroom</li> <li>- Womens Washroom</li> <li>- Office Elec Room</li> <li>- Office Roof Deck</li> <li>- Mechanical Shaft</li> </ul>	<ul style="list-style-type: none"> <li>- Exit Stairs #1, #2</li> <li>- Res. Elevator (#1, #2, #3)</li> <li>- Res./Office Mech. Enclosure</li> <li>- Mechanical Shaft</li> </ul>
L6 to L10	- N/A	<ul style="list-style-type: none"> <li>- Exit Stair #5</li> <li>- Office Elevator (#1, #2)</li> <li>- Exit Corridor</li> <li>- Elevator Lobby</li> <li>- Office Corridor</li> <li>- Office Space</li> <li>- Mens Washroom</li> <li>- Womens Washroom</li> <li>- Office Elec Room</li> <li>- Mechanical Shaft</li> </ul>	<ul style="list-style-type: none"> <li>- Exit Stairs #1, #2</li> <li>- Res. Elevator (#1, #2, #3)</li> <li>- Mechanical Shaft</li> </ul>



Level	ASP A	ASP B	Remainder Lot 2
L11	- N/A	- Elevator Overrun - Elevator Control Room	- Exit Stairs #1, #2 - Res. Elevator (#1, #2, #3) - Res. Elevator Lobby - Fitness Room - Yoga / Dance Studio - Men's Spa - Women's Spa - Shared Corridor - Sauna Room - Steam Room - Amenity Deck - EM Power Sub Dist. Room - Normal Power Sub Dist. Room - Mechanical Shaft
L12 to L47	- N/A	- N/A	- Exit Stairs #1, #2 - Residential Elevator (#1, #2, #3) - Res. Elevator Lobby - Residential Units - Electrical Closet - PRV Closet - Mechanical Shaft
L48	- N/A	- N/A	- Exit Stairs #1, #2 - Elevator Lobby - Res. Elevator Overrun - Res. Unit 4702 Private Patio - Res. Unit 4702 Stairs to L47 - Res. Unit 4703 Private Patio - Res. Unit 4703 Stairs to L47 - Roof Top Exterior Mech Space - Electrical Room - Mechanical Room - Storage Room
EMR	- N/A	- N/A	- Exit Stair #1 - Vestibule - Elevator Machine Room

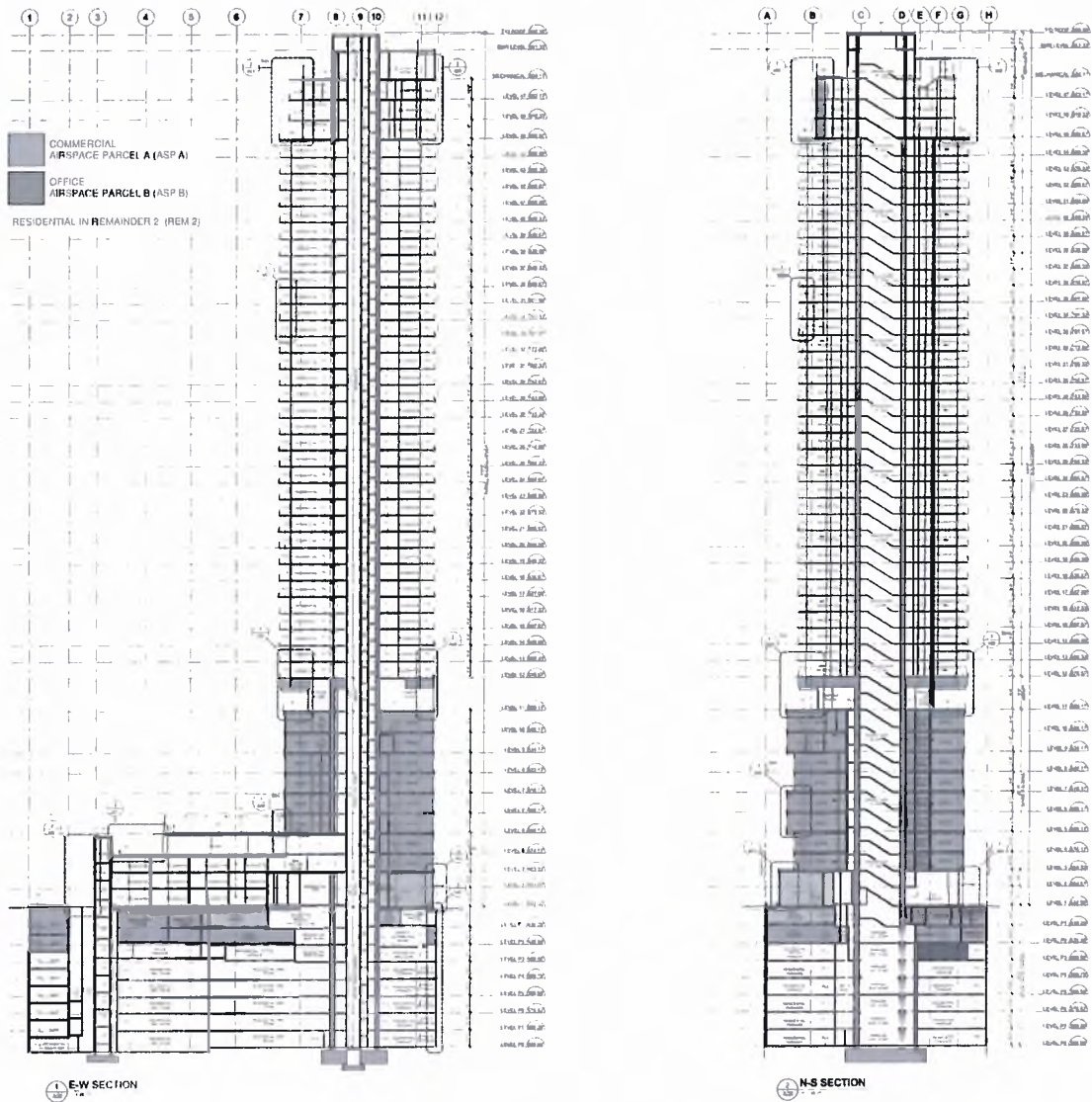


Figure 1. Section illustrations of the building's two air space parcels and remainder lot.

**1.4 Building Code Application Concept**

This project will be subdivided through the creation of ASP forming separate portions for ownership/management purposes. Segregation of the project will be by means of an air parcel subdivision in lieu of direct Code compliance on an alternative solution basis. Location of the subdivision lots are indicated on the survey concept floor plans attached as *Attachment 1.1*.

Where portions of a building are subdivided with either property lines or ASP subdivision lines, they are technically required to be separated from one another by firewalls per Subsection 3.1.10. The following alternative solution approach to Code compliance addresses the legal subdivision of this building without the use of firewalls as typically required by the Code at property lines.



As background information, the Code provides two methods for considering buildings as separate buildings: one with the use of firewalls and the other with spatial separations or setbacks between buildings. The Code is then applied to each individual building separately based on its own size and occupancy.

It is proposed to subdivide this building into separate properties for legal purposes to facilitate separate ownership requirements; however, neither firewalls nor spatial separations will be provided at the internal property lines. It is proposed to achieve this property subdivision using the equivalent of "strata" property subdivision. This legal property subdivision is commonly used for condominium apartment and office/commercial buildings.

Applying such principle to this project and assuming for discussion purposes that property lines divide this complex into separate properties, firewalls at the property line can be omitted if the property owners enter into an agreement that recognizes that all buildings and all properties are considered a single building for Code application purposes and register the agreement against all properties. This agreement would regulate the use and occupancy, maintenance, etc. of the building. An additional significant part of the agreement would relate to exiting and access easements between the properties.

The Code complexities that arise from the creation of the ASP and the Remainder Lot will be addressed by treating the entire project as a single development, using a combination of the following approaches:

- Prescriptive Code compliance,
- An alternative solution approach to Code compliance, per Section 1.2 of Division A of the BC Building Code, and
- Easement agreement including single development and Section 219 Covenant.

For Code purposes, all ASP and the Remainder Lot are treated the same as real subdivision property line, and portions of a building on either side of the property line are considered to be separate buildings.

Code compliance for the ASP and the Remainder Lot will be covered in the Easement Agreement and Section 219 Covenant, and is summarized as follows:

- Treat the entire project as a single building for the purposes of applying Code requirements, and consolidating any building constructed on the property into that single building.
- Grant easements necessary to ensure common access to fire/life safety systems and exits required for the buildings to function as a single development and to allow the owners to operate and maintain the buildings and their common systems.
- Release and indemnify the City and its employees for agreeing to treat the project as a single development.
- Require the owners to inspect, test and keep in good working order all common fire/life safety systems, common utilities, and shared exits.

We note that Code Appendix A-3.2.3.4.(1) indicated a building can span a property line without a party wall, so long as it is designed as a single building.



## 1.5 Single Building Concept for Party Walls / Firewalls

Assuming, for discussion purposes, that property lines divide this complex into separate properties, firewalls at the property line can be omitted if the property owners enter into an agreement that recognizes that all buildings and all properties are considered a single building for Code application purposes, and register the agreement against all properties. This agreement would regulate the use and occupancy, maintenance, etc. of the building. This proposed arrangement or agreement is analogous to the commonly owned wall described under the Code defined "Party Wall" which means "*a wall jointly owned and jointly used by two parties under easement agreement or by right in law, and erected at or upon a line separating two parcels of land, each of which is, or is capable of being, a separate real-estate entity*".

Under this definition, since each party owns part of the wall, there must be an agreement in place between the parties regarding the use and maintenance of the wall as it is a common construction element. As an example, if one party on one side of a common 2h firewall between apartment buildings changes the use of the building to a retail occupancy, the firewall rating would increase to 4h and would require a higher parapet extending above the roof surface. Since both parties own the wall, each would be obligated to undertake the upgrading work arising from the change or an alternate arrangement would form part of the joint ownership agreement.

Similarly, for a project without firewalls between the properties, if an owner changes the use of part of a building, thereby impacting portions of adjacent building, potential upgrading of both portions may transpire as both form a single building for Code purposes. The implications and obligations for all owners will be clearly identified in the legal agreement.

The legal agreements to be put into place to facilitate multiple parcels under separate ownership will address the Code requirements for separation such that physical segregation of each parcel will not be necessary.

## 2.0 BUILDING CODE CONFORMANCE

Subheadings 1 through 10 below address Building Code issues to be addressed by a legal agreement.

### 2.1 Egress Routes and Exits

*Building Code References:* Sections 3.3 and 3.4

This project contains areas where an easement agreement is required for the purposes of unrestricted pedestrian access for exit/egress to a safe open space (i.e. the street). These locations are summarized as follows in Table 2:

**Table 2. Easements for Exit / Egress**

#	Level	Area Requiring Exit / Egress	Description of Configuration	Easement
E1	P3	ASP B: - Office Parking, Vehicle Aisle	Access to Exit Stairs located in Rem 2 (Exit Stair #3, #6)	In favour of ASP B





#	Level	Area Requiring Exit / Egress	Description of Configuration	Easement
E2	P3	Rem 2: - Res. Visitor Bike Room (P313)	Access through ASP B areas to Exit Stairs located in Rem 2 (Exit Stair #3, #6)	In favour of Rem 2
E3	P2	ASP B: - Office Parking, Vehicle Aisles - Office Elevator (#1, #2) - Measure N Vest. (P205) - Vestibule (P210, P207) - End of Trip Facility Men (P208) - End of Trip Facility Women (P209) - Strata Storage Room (P211) - Commercial Bike Room (P212) - Commercial Bike Repair Room (P213)	Access to Exit Stairs located in Rem 2 (Exit Stair #3, #6)	In favour of ASP B
E4	P2	Rem 2: - Main HV Dist. Room (P204) - Res. Bike Room (P215) - Generator Room (P216)	Access through ASP B areas to Exit Stairs located in Rem 2 (Exit Stair #3, #6) Access through ASP B areas to Exit Stair located in ASP B (Exit Stair #4)	In favour of Rem 2
E5	P1	ASP A: - Retail Parking, Vehicle Aisles - Sub Comm Room (P106)	Access to Exit Stairs located in ASP B (Exit Stair #4) and Rem 2 (Exit Stair #6)	In favour of ASP A
E6	P1	ASP B: - Office Parking - Office/Retail Sub-Elec (P108)	Access through ASP A areas to Exit Stairs located in ASP B (Exit Stair #4) and Rem 2 (Exit Stair #6)	In favour of ASP B
E7	P1	Rem 2: - Vehicle Ramp - Res. Refuse and Recycle Room (P117) - EM Power Distribution Room (P104) - Vestibule (P120) - Normal Power Distribution Room (P105) - Main Communication Room (P107) - Res. Elevator Lobby (P102) - Measure N Vest. (P103)	Access to Exit Stairs located in ASP B (Stair #4) Through ASP A areas to Exit Stairs located in ASP B (Stair #4) and Rem 2 (Exit Stair #6)	In favour of Rem 2
E8	L1	ASP A: - CRU 1 (106) - CRU 2 (107) - CRU 3 / Future TI (108) - Service Corridor (105) - Commercial / Office Loading	Access through Rem 2 exterior open space	In favour of ASP A
E9	L1	ASP A: - Exit Corridor (109)	Access through ASP B exterior open space	In favour of Rem 2



#	Level	Area Requiring Exit / Egress	Description of Configuration	Easement
E10	L3	ASP B: - Elevator Lobby - Office Corridor - Office Space - Mens Washroom - Womens Washroom - Office Elec Room - Storage Room	Access to Exit Stair located in Rem 2 (Stair #2)	In favour of ASP B
E11	L4	ASP B: - Elevator Lobby - Office Corridor - Office Space - Mens Washroom - Womens Washroom - Universal Toilet Room - Office Elec Room	Access to Exit Stair located in Rem 2 (Stair #1)	In favour of ASP B
E12	L5	ASP B: - Elevator Lobby - Office Corridor - Office Space - Mens Washroom - Womens Washroom - Office Elec Room - Office Roof Deck	Access to Exit Stair located in Rem 2 (Stair #1)	In favour of ASP B
E13	L6 to L10	ASP B: - Elevator Lobby - Office Corridor - Office Space - Mens Washroom - Womens Washroom - Office Elec Room	Access to Exit Stair located in Rem 2 (Stairs #1 and #2)	In favour of ASP B
E14	L11	ASP B: - Elevator Control Room	Access to Exit Stair located in Rem 2 (Stairs #1 and #2)	In favour of ASP B
E15	L2	ASP B: - Exit Stair #5	Emergency crossover from Exit Stair #5 through Rem 2 corridor to Rem 2 Exit Stair #2	In favour of ASP B
E16	L2	Rem 2: - Corridor	Emergency crossover from Exit Stair #2 through Rem 2 corridor to ASP B Exit Stair #5	In favour of Rem 2
E17	L6 L9	ASP B: - Exit Corridor	Emergency crossover from Exit Stair #5 through ASP B corridors to Rem 2 Exit Stair #2	In favour of ASP B
E18	L6 L9	Rem 2: - Exit Stair #2	Emergency crossover from Exit Stair #2 through ASP B corridors to ASP B Exit Stair #5	In favour of Rem 2
E19	L5 L8	ASP B: - Exit Corridor	Emergency crossover from Exit Stair #5 through ASP B corridors to Rem 2 Exit Stair #1	In favour of ASP B
E20	L5 L8	Rem 2: - Exit Stair #2	Emergency crossover from Exit Stair #1 through ASP B corridors to ASP B Exit Stair #5	In favour of Rem 2
E21	L5	Rem 2: - Res./Office Mech. Enclosure	Access through ASP B areas to Exit Stairs located in ASP B (Exit Stair #5) and Rem 2 (Exit Stair #1)	In favour of Rem 2



#	Level	Area Requiring Exit / Egress	Description of Configuration	Easement
E22	L1	Rem 2: - Exit Stair #3	Access through exit corridor (109) located in ASP A	In favour of Rem 2

## 2.2 Encroachment

Where physical encroachments of building portions in the form of canopies extend into adjacent properties, a legal agreement will be required to address projections over property lines (e.g. over City property) to permit such encroachments. These locations are summarized as follows:

**Table 3. Easements for Encroachments**

#	Building Portion	Area of Encroachment	Description of Configuration	Easement
EN1	Level L1/L2	Exterior East Wall	Noncombustible canopy encroachment onto City property, city dedication facing Beresford Street	In favour of ASP A

## 2.3 Common Access

This project contains areas where easement agreements are required for purposes of unrestricted pedestrian, vehicle and Fire Department personnel access to facilities/areas on either side of the ASP subdivision line. These locations are summarized as follows in Table 4:

**Table 4. Easements for Common Access**

#	Level	Areas Requiring Access In	Description of Configuration	Easement
A1	P3	Rem 2: - Res. Visitor Bike Room (P313)	Access required by Rem 2 through ASP B to areas located in Rem 2	In favour of Rem 2
A2	P2	Rem 2: - Main HV Dist. Room (P204) - Res. Bike Room (P215) - Generator Room (P216)	Access required by Rem 2 through ASP B to areas located in Rem 2	In favour of Rem 2
A3	P1	ASP A: - Retail Parking, Vehicle Aisles - Sub Comm Room (P106)	Access required by ASP A through ASP B to areas located in ASP A	In favour of ASP A
A4	P1	ASP B: - Office Parking, Vehicle Aisles - Office/Retail Sub-Elec (P108)	Access required by ASP B through ASP A to areas located in ASP B	In favour of ASP B



#	Level	Areas Requiring Access In	Description of Configuration	Easement
A5	P1	Rem 2: - Vehicle Ramp - EM Power Distribution Room (P104) - Vestibule (P120) - Normal Power Distribution Room (P105) - Main Communication Room (P107) - Res. Refuse and Recycle Room (P117)	Access required by Rem 2 through ASP A and ASP B to areas located in Rem 2	In favour of Rem 2
A6	L1	ASP A: - Service Corridor (105) - Commercial / Office Loading	Access required by ASP A through Rem 2 to areas located in ASP A	In favour of ASP A
A7	L1	ASP B: - Office Lobby / Future TI (110)	Access required by ASP A into areas located in ASP B	In favour of ASP A
A8	L5	Rem 2: - Res./Office Mech. Enclosure	Access required by Rem 2 through ASP B to areas located in Rem 2	In favour of Rem 2
A9	L1	ASP A: - Exit Corridor (109) - CRU 3 / Future TI (108)	Access required by ASP B into areas located in ASP A	In favour of ASP B

We understand a separate legal agreement will also be implemented addressing proposed reciprocal vehicular, pedestrian and parking easements for common use of vehicular and parking easements.

See Section 2.8 for requirements in respect of building services.

## 2.4 Separation by Party Walls, Spatial Separation and Exposure Protection

*Building Code Reference:* Section 3.1, Subsection 3.2.3

For Code application purposes, ASP lines are considered to be real subdivision property lines and the spatial separation requirements of Subsection 3.2.3 require that limiting distances be measured to the ASP property lines.

Subsection 3.2.3 requires fire rated construction and does not permit unprotected openings for walls that are located on the property line. For this project, there are locations where there are no building separation walls at the ASP property lines. This occurs where no physical separation is provided at the ASP subdivision lines and, as such, required limiting distances to permit unprotected openings or unrated walls will not be provided. This is directly permitted on the basis that all parcels are part of the same fully sprinklered building.

The presence of unprotected openings at ASP property lines will be acknowledged in the legal agreement on the basis of treating the project as a single building. The legal agreement will acknowledge the following locations in order to satisfy the spatial separation requirements and Code nonconformities/variances:



**Table 5. Description of Interface between ASP A, ASP B, and Remainder Lot 2**

#	Level	Description of Interface between: ASP A, ASP B, and Rem 2	Code Reference
1	P3 Slab	Demising ASP separation occurs at horizontal concrete floor assembly at level P3 under the following P3 areas: ASP B: - Office Parking, Vehicle Aisles - Stair to P2 (P311) See Survey Drawings	Article 3.1.10.2 Article 3.1.10.3 Subsection 3.2.3
2	P3	Vertical separation at walls around the following ASP B areas from Rem 2: - Stair to P2 - Office Parking – South wall at res. Visitor bike room (P313) - Office Parking – West and south walls at storage room (P310) - Office Elevator Pit (P307) - No walls and 100% unprotected openings at vehicle aisles at overhead security gate See Survey Drawings	Article 3.1.10.2 Subsection 3.2.3
3	P2 Slab	Demising ASP separation occurs at horizontal concrete floor assembly at level P2 under the following P2 areas: ASP B: - Measure N Vest. (P205) - Commercial Bike Room (P212) - Commercial Bike Repair Room (P213) - Vestibule (P210, P207) - Strata Storage Room (P211) - End of Trip Facility Men (P208) - End of Trip Facility Women (P209) - Exit Corridor (P206)  Rem: - Generator Room (P216) See Survey Drawings	Article 3.1.10.2 Article 3.1.10.3 Subsection 3.2.3
4	P2	Vertical separation at walls around the following Rem 2 areas from ASP B: - Res. Elevator Lobby (P202) - Measure N Vest. (P203) - Main HV Dist. Room (P204) - Res. Bike Room (P215) - Generator Room (P216) - Mechanical Room (P217) See Survey Drawings	Article 3.1.10.2 Subsection 3.2.3
5	P1 Slab	Demising ASP separation occurs at horizontal concrete floor assembly at level P1 under the following P1 areas: ASP A: - Retail Parking, Vehicle Aisles - Sub Comm Room (P106)  ASP B: - Office/Retail Sub-Elec (P108) - Office/Retail Sub-Elec and Comm. Room (P109) - Sub Comm Room (P106) - Vestibule (P140)	Article 3.1.10.2 Article 3.1.10.3 Subsection 3.2.3



#	Level	Description of Interface between: ASP A, ASP B, and Rem 2	Code Reference
		Rem: - Vehicle Ramp - Res. Refuse and Recycle Room (P117) - EM Power Distribution Room (P104) See Survey Drawings	
6	P1	Vertical separation at walls around the following Rem 2 areas from ASP A and ASP B: Rem 2: - Vehicle Ramp - Exit Stair #3 - Res. Elevator Lobby (P102) - Measure N Vest. (P103) - Res. Refuse and Recycle Room (P117) - EM Power Distribution Room (P104) - Vestibule (P120) - Normal Power Distribution Room (P105) - Main Communication Room (P107)  Open to Below: - Mechanical Room (P217) - Generator Room (P216)  - No Walls and 100% unprotected openings at Vehicle Ramp (low end)  Vertical separation at walls around the following ASP B areas from ASP A and Rem 2: ASP B: Open to Below: - Stair to P2 (P311)  No walls and 100% unprotected openings from ASP B areas and ASP A areas at: - Retail parking C-005 to C-010 - Vehicle Aisle - Office parking O-002 to O-004 and O-001 See Survey Drawings	Article 3.1.10.2 Subsection 3.2.3
7	L1 Slab	Demising ASP separation occurs at horizontal concrete floor assembly at level L1 under the following L1 areas: ASP A: - CRU 1 (106) - CRU 2 (107) - CRU 3 / Future TI (108) - Service Corridor (105) - Exterior Sidewalks - Exit Corridor (109)  Rem 2: - Vehicle Ramp - Res. Lobby (116) - Vestibule (114, 117) - Residential Units - Res. Corridor	Article 3.1.10.2 Article 3.1.10.3 Subsection 3.2.3



#	Level	Description of Interface between: ASP A, ASP B, and Rem 2	Code Reference
		<ul style="list-style-type: none"> <li>- Exterior Sidewalks</li> <li>- Landscape</li> <li>- Gas Meter Enclosure</li> </ul> See Survey Drawings	
8	L1	Vertical separation at walls around the following ASP B and ASP A areas from Rem 2: ASP A: <ul style="list-style-type: none"> <li>- CRU 1 (106)</li> <li>- CRU 2 (107)</li> <li>- CRU 3 / Future TI (108)</li> <li>- Service Corridor (105)</li> <li>- Exit Corridor (109)</li> </ul> ASP B: <ul style="list-style-type: none"> <li>- Exit Stairs #4 and #5</li> <li>- Office Elevator (#1, #2)</li> <li>- Office Lobby / Future TI (110)</li> <li>- Vestibule (111)</li> <li>- Exhaust and Intake Openings</li> </ul> Vertical separation at walls around the following ASP A areas from ASP B: <ul style="list-style-type: none"> <li>- Exit Corridor (109)</li> </ul> No walls and 100% Unprotected openings between ASP A, ASP B and Rem 2 along exterior sidewalk areas, commercial / office loading, and Exit Stair #3 See Survey Drawings	Article 3.1.10.2 Subsection 3.2.3
9	L2	Vertical separation at walls around the following ASP B and ASP A areas from Rem 2: ASP A Open to Below: <ul style="list-style-type: none"> <li>- CRU 1 (106)</li> <li>- CRU 2 (107)</li> <li>- CRU 3 / Future TI (108)</li> <li>- Service Corridor (105)</li> </ul> ASP B: <ul style="list-style-type: none"> <li>- Exit Stairs #4 and #5</li> <li>- Office Elevator (#1, #2)</li> </ul> Open to Below: <ul style="list-style-type: none"> <li>- Office Lobby / Future TI (110)</li> <li>- Vestibule (111)</li> <li>- Exit Corridor (109)</li> </ul> Vertical separation at walls around the following ASP A areas from ASP B: <ul style="list-style-type: none"> <li>- Exit Corridor (109)</li> </ul> No walls and 100% Unprotected openings between ASP A, ASP B and Rem 2 along exterior sidewalk areas See Survey Drawings	Article 3.1.10.2 Subsection 3.2.3



#	Level	Description of Interface between: ASP A, ASP B, and Rem 2	Code Reference
10	L3 Slab	Demising ASP separation occurs at horizontal concrete floor assembly at level L3 under the following L3 areas: ASP B: - Elevator Lobby - Office Corridor - Office Space - Mens Washroom - Womens Washroom - Office Elec Room - Storage Room See Survey Drawings	Article 3.1.10.2 Article 3.1.10.3 Subsection 3.2.3
11	L3	Vertical separation at walls around the following Rem 2 areas from ASP B: - Exit Stairs #1, #2 - Res. Elevator (#1, #2, #3) - Res. Elevator Lobby - Exit Corridor - Res Meeting Room - Residential Units - Res. Corridor - West exterior wall of office building  No walls and 100% Unprotected openings between ASP B and Rem 2 at west interface above exterior sidewalk areas North, east and south of ASP B interfaces with property line See Survey Drawings	Article 3.1.10.2 Subsection 3.2.3
12	L4 Slab	Demising ASP separation occurs at horizontal concrete floor assembly at level L4 under the following L4 areas: ASP B: - Mens Washroom - Fire Pump Room - Closet next to fire pump room See Survey Drawings	Article 3.1.10.2 Article 3.1.10.3 Subsection 3.2.3
13	L4	Vertical separation at walls around the following Rem 2 areas from ASP B: - Exit Stairs #1, #2 - Res. Elevator (#1, #2, #3) - Res. Elevator Lobby - Exit Corridor - Corridor (418) - Guest Suites (413, 412) - Storage - Fire Pump Room - Closet next to fire pump room - Universal Toilet Room  No walls and 100% Unprotected openings between ASP B and Rem 2 at west interface above exterior sidewalk areas See Survey Drawings	Article 3.1.10.2 Subsection 3.2.3





#	Level	Description of Interface between: ASP A, ASP B, and Rem 2	Code Reference
14	L5 Slab	Demising ASP separation occurs at horizontal concrete floor assembly at level L5 under the following L5 areas: ASP B: - Exit Corridor - Office Corridor - Office Space - Mens Washroom - Office Roof Deck See Survey Drawings	Article 3.1.10.2 Article 3.1.10.3 Subsection 3.2.3
15	L5	Vertical separation at walls around the following Rem 2 areas from ASP B: - Exit Stairs #1, #2 - Res. Elevator (#1, #2, #3) - Mechanical and Riser Shafts - Res./Office Mechanical Enclosure No walls and 100% Unprotected openings between ASP B and Rem 2 at west interface above exterior sidewalk areas See Survey Drawings	Article 3.1.10.2 Subsection 3.2.3
16	L6 to L10	Vertical separation at walls around the following Rem 2 areas from ASP B: - Exit Stairs #1, #2 - Res. Elevator (#1, #2, #3) - Mechanical and Riser Shafts See Survey Drawings	Article 3.1.10.2 Subsection 3.2.3
17	L11 Slab	Demising ASP separation occurs at horizontal concrete floor assembly at level L5 under the following L5 areas: Rem 2: - Fitness Room - Yoga / Dance Studio - Men's Spa - Women's Spa - Shared Corridor - Sauna Room - Steam Room - Amenity Deck - EM Power Sub Dist. Room - Normal Power Sub Dist. Room See Survey Drawings	Article 3.1.10.2 Article 3.1.10.3 Subsection 3.2.3
18	L11	Vertical separation at walls around the following ASP B areas from Rem 2: - Elevator Overrun - Elevator Control Room See Survey Drawings	Article 3.1.10.2 Subsection 3.2.3
19	L12 Slab	Demising ASP separation occurs at horizontal concrete floor assembly at level L5 under the following L5 areas: Rem 2: - Residential Units See Survey Drawings	Article 3.1.10.2 Article 3.1.10.3 Subsection 3.2.3



## 2.5 Fire Alarm

*Building Code Reference:* Subsection 3.2.4

The project will be provided with one fire alarm system which will serve all subdivision parcels. An agreement addressing maintenance, testing, and servicing of the common fire alarm system is required to ensure proper functioning for the building fire safety systems.

In order to avoid conflict / division of responsibilities, one party will be responsible for maintenance of the fire and life safety systems. An appropriate cost apportioning system will be developed between the owners of ASP A, ASP B, and Remainder Lot 2. The legal agreement will indicate the proportion of responsibility resting with each ASP and the Remainder Lot on the basis of square footage.

## 2.6 Fire Department Provisions

*Building Code Reference:* Subsection 3.2.5

Each ASP in this project will be provided with separate Fire Department provisions including firefighter access; however, it is recognized that the Fire Department will be able to respond and use the ASP or Remainder Lot 2 to gain access to other areas in the entire project. Locations where easement is required for firefighter access to the ASP is same as the Common Access easements indicated under Table 4 of this report.

## 2.7 Alternative Solutions

*Building Code Reference:* Division A Clause 1.2.1.1.(1)(b), and Division C Section 2.3

Division A, Clause 1.2.1.1.(1)(b) and Division C Section 2.3 permit development of alternative solutions (formerly known as equivalents) and that these solutions should achieve the minimum level of performance required by Division B in the areas defined by the objectives and functional statements attributed to the applicable acceptable solution.

The alternative solutions prepared by GHJ Consultants Ltd are documented in a report titled "Alternative Solutions Report", dated November 30, 2018, Revised July 16, 2019. The alternative solutions are as follows:

Alternative Solution 1	Firestopping of Standpipe in Scissor Exit Stair
Alternative Solution 2	Assault Security Glazing at Parking
Alternative Solution 3	Exit Exposure Protection
Alternative Solution 4	Fire Alarm System Design

We note that Alternative Solution 5 Curtainwall Firestopping (dated September 18, 2020) and Alternative Solution 6 Stairway Opening (dated September 7, 2021) have been replaced with Code compliant construction and are no longer applicable to this project.

An additional Alternative Solution will be developed for future tenant improvement to address glazed doors in Exit Corridor 109 fire separations between Lobby 110 and CRU 3. Refer to Attachment 2 for option 2 tenant improvement at Exit Corridor 109.



In most cases, these alternative solutions will be shared and will span across the ASP subdivision lines; as such, legal agreements will be developed to address maintenance, service and inspection for these systems. Easements may be necessary for these design features, as some of these may require regular maintenance.

Where openings for access between strata division lines occur, further legal agreements must be developed to address maintenance, service, and inspection of the systems.

## 2.8 Building Services

In recognition that some services will be shared and will span across the ASP subdivision lines, legal agreements are to be developed to address maintenance and service for the systems. Legal agreements will be developed to address the following:

- i. Prime responsibility for operation and maintenance of fire protection systems (such as automatic fire suppression systems (sprinklers), fire pump, and standpipe systems).
- ii. Prime responsibility for operation and maintenance of fire alarm systems.
- iii. Responsibility for maintenance, replacement and upgrading of building services.
- iv. Basis for apportioning costs and methods of addressing maintenance, replacement and upgrading of building services.
- v. Service access agreements and covenants.

Building services to be addressed through legal agreements are summarized as follows in Table 6:

**Table 6. Building Services Shared by and/or Servicing Different Subdivision Parcels**

#	Building Service Description	Code References / Comments
1	Water supply system, plumbing and piping	BCBC Part 7
2	Sanitary and sewer drainage system and piping	BCBC Part 7
3	Rainwater drainage system, detention tank and piping	BCBC Part 7
4	Groundwater drainage system and piping	BCBC Part 7
5	Automatic sprinkler, standpipe systems	BCBC Part 3, NFPA 13, NFPA 14
6	Natural gas distribution	BC Safety Authority Gas Safety Regulation
7	Heating, cooling, venting and related distribution systems	BCBC Part 6
8	Electrical systems and distribution, including emergency related systems and distribution	BC Safety Authority Gas Safety Regulation
9	Telecommunications systems and distribution	BC Safety Authority Gas Safety Regulation
10	Fire alarm systems and wiring	BCBC Part 3, Subsection 3.2.4, BC Safety Authority Electrical Safety Regulation
11	Energy and Water Efficiency	BCBC Part 10



## 2.9 Building Structure

*Building Code Reference: Part 4*

The interface and configuration of the ASP and Remainder Lot is such that the parcels are dependent on each other for structural support. A legal agreement will be provided to satisfy the various owners' interests and ensure that structural integrity and support is maintained for the life of the building.

## 2.10 Building Envelope

*Building Code Reference: Part 5*

A legal agreement addressing responsibility, access rights for inspection, maintenance and repair of common building envelope waterproofing systems will be provided. The legal agreement will include provisions to satisfy owners' interests and ensure that integrity of the building envelope systems are maintained for the life of the building.



### 3.0 SUMMARY

This report has summarized issues pertaining to the prescriptive requirements of the BC Building Code 2012 and alternative solutions arising from the air space parcel subdivision configuration proposed for this project.

Based on the approach identified in this report, issues pertaining to Building Code and alternative solution requirements will be addressed by means of legal agreements satisfactory to the City of Burnaby.

#### Enclosures

LG/AN/SW/kl/dh/cye/dh/kl

P:\PRJ\64\6417 - Sussex Housing Development Market Housing, Burnaby\Report\ASP Report\2023-10-05 Air Space Parcel Report (GHL 6417.00) R3.docx

# LICENCE

Engineers and Geoscientists BC has authorized

**Zubair Ahmad Nadem, P.L.Eng.**  
**Professional Licensee Engineering**

Registration/Licence Number: 213818

Granted: July 09, 2019

to engage in the practice of professional engineering in the Province of British Columbia within the Authorized Area of Reserved Practice specified hereunder:

**Discipline:** Civil  
**Field of Practice:** Building Code Consulting

**Limited to:**

1. Building code analysis, consulting, design and field review of alternative solutions.
2. Review and reporting on building construction for compliance to fire protection, occupant safety, accessibility requirements of building and fire codes.
3. Division A, Division B, Parts 1, 2, 3, 8, and 9 and Division C of the British Columbia Building Code, the National Building Code of Canada and the Vancouver Building By-law; Part 11 of the Vancouver Building By-law that represents the upgrade requirements of existing buildings; plus the British Columbia Fire Code, the National Fire Code of Canada, and the Vancouver Fire Bylaw (including associated appendices and other referenced standards).

**Exclusions:**

- a. Detailed design of fire protection and fire suppression systems.



ENGINEERS &  
GEOSCIENTISTS  
BRITISH COLUMBIA

# **Attachment 1**

Air Space Parcel Concept Floor Plans

**COLOR-CODED SKETCH PLAN OF PROPOSED AIR SPACE PARCELS A AND B OVER PART OF LOT 2 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP86315**

SHEET 1 OF 20 SHEETS

NOTE:  
BASED ON EMAIL RECEIVED:  
2023-02-16 FROM ALLAN

BCGS 92G.025



ALL DIMENSIONS ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300



**HIGHLINE METRO TOWN**  
6505 SUSSEX AVENUE  
BURNABY, BC

**LEGEND**

ASP INDICATES AIR SPACE PARCEL

ASP A  
(COMMERCIAL)

ASP B  
(OFFICE)

REM 2  
(RESIDENTIAL)

NO COLOR

**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**

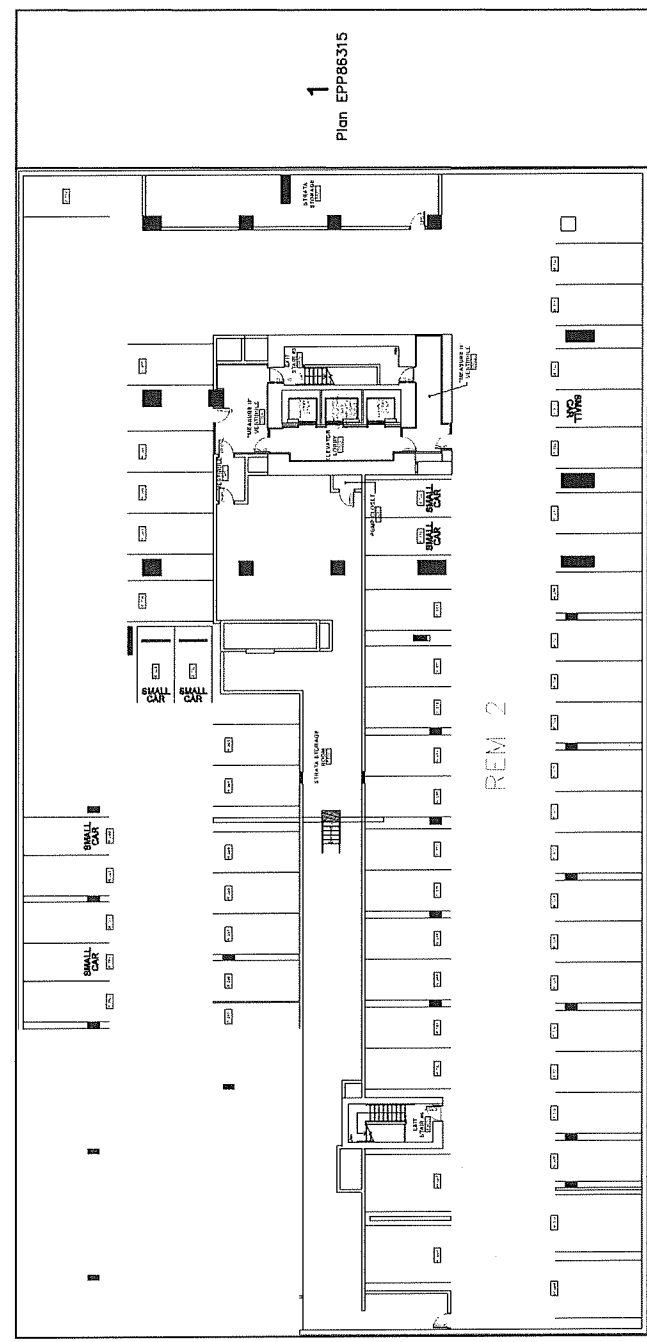
200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174824\_COLOR P8.DWG

**UNDERGROUND PARKING - LEVEL P8**

**EASEMENT LEGEND**

	EASEMENT FOR EXIT/EGRESS REFER TO TABLE 2 OF THIS REPORT
	EASEMENT FOR ENCROACHMENTS REFER TO TABLE 4 OF THIS REPORT
	EASEMENT FOR COMMON ACCESS REFER TO TABLE 3 OF THIS REPORT

Lane



Beresford Street

Sussex Avenue

GU GORDON YU, BCLS #808  
DATE: 2023-02-17



**UNDERGROUND PARKING – LEVEL P7**

SHEET 2 OF 20 SHEETS



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300



**HIGHLINE METROTOWN**  
 6505 SUSSEX AVENUE  
 BURNABY, BC

**LEGEND**

ASP INDICATES AIR SPACE PARCEL

ASP A  
 (COMMERCIAL)

ASP B  
 (OFFICE)

REM 2  
 (RESIDENTIAL)

NO COLOR

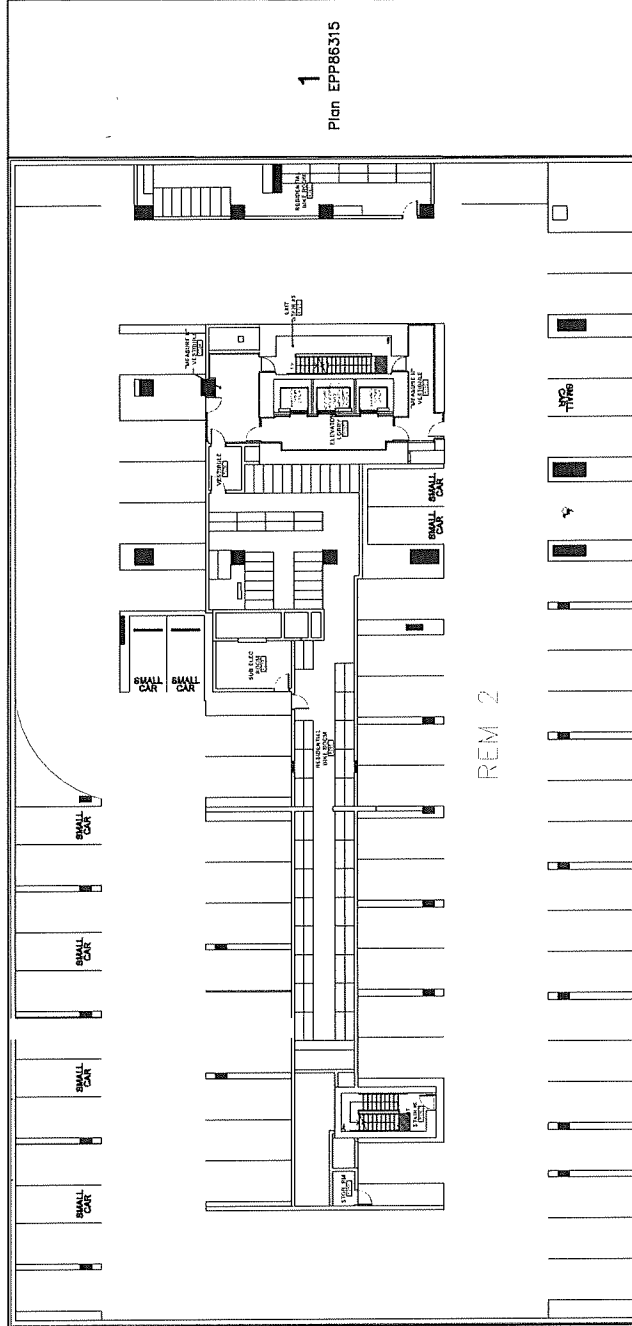


**H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.**  
 200, 9128 – 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 563-1616  
 File: 174824\_COLOR P7.DWG

**EASEMENT LEGEND**

- ← EF EASEMENT FOR EXIT / EGRESS  
 REFER TO TABLE 2 OF THIS REPORT
- ← EN EASEMENT FOR ENCROACHMENTS  
 REFER TO TABLE 4 OF THIS REPORT
- ← AP EASEMENT FOR COMMON ACCESS  
 REFER TO TABLE 3 OF THIS REPORT

Lane



Beresford Street

Sussex Avenue

1  
 Plan EPP86315

GU GORDON YU, BCLS #808  
 DATE: 2023-02-17

**UNDERGROUND PARKING – LEVEL P6**

SHEET 3 OF 20 SHEETS



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300



**HIGHLINE METROTOWN**  
 6505 SUSSEX AVENUE  
 BURNABY, BC

**LEGEND**

ASP INDICATES AIR SPACE PARCEL

ASP A  
 (COMMERCIAL)

ASP B  
 (OFFICE)

REM 2  
 (RESIDENTIAL)

NO COLOR

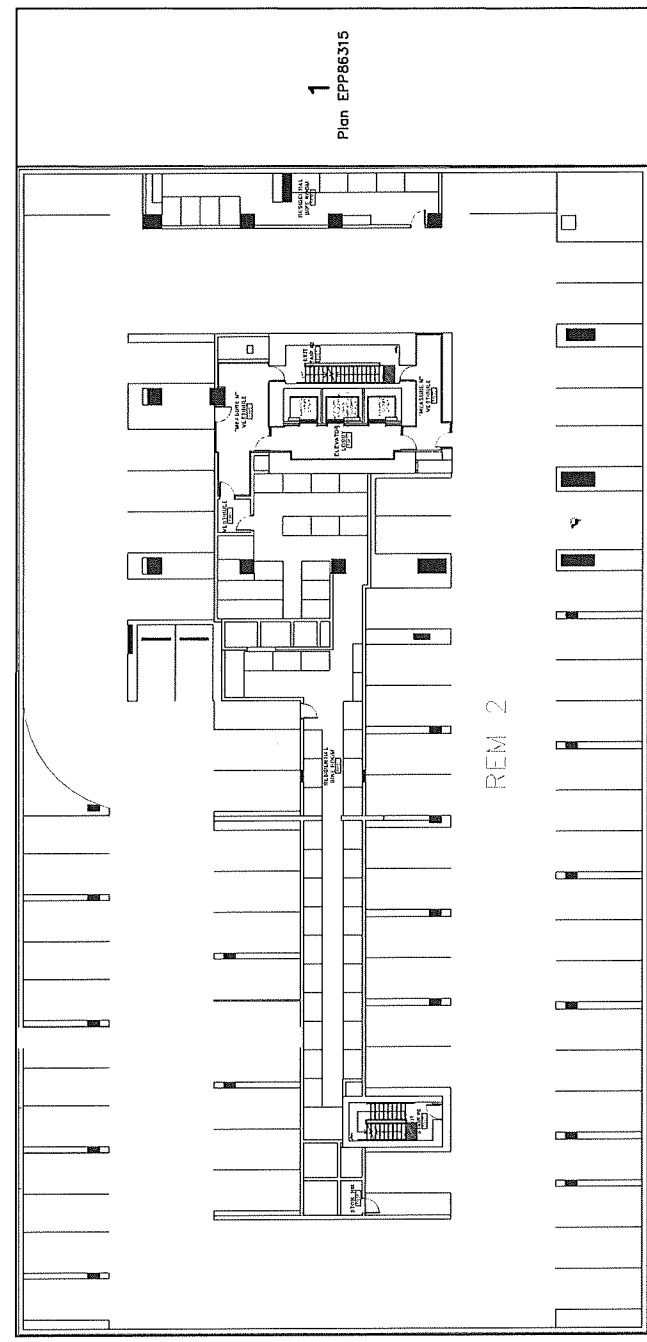
**H.Y. AND ASSOCIATES**  
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200, 9128 – 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 563-1616  
 File: 174824\_COLOR P6.DWG

**EASEMENT LEGEND**

← E#	EASEMENT FOR EXIT / EGRESS REFER TO TABLE 2 OF THIS REPORT
← E/W#	EASEMENT FOR ENCROACHMENTS REFER TO TABLE 4 OF THIS REPORT
← A#	EASEMENT FOR COMMON ACCESS REFER TO TABLE 3 OF THIS REPORT

Lane



GU GORDON YU, BCLS #808  
 DATE: 2023-02-17

**UNDERGROUND PARKING – LEVEL P5**

SHEET 4 OF 20 SHEETS



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300



**HIGHLINE METROTOWN**  
 6505 SUSSEX AVENUE  
 BURNABY, BC

**LEGEND**

ASP INDICATES AIR SPACE PARCEL

ASP A  
 (COMMERCIAL)

ASP B  
 (OFFICE)

REM 2  
 (RESIDENTIAL)

NO COLOR

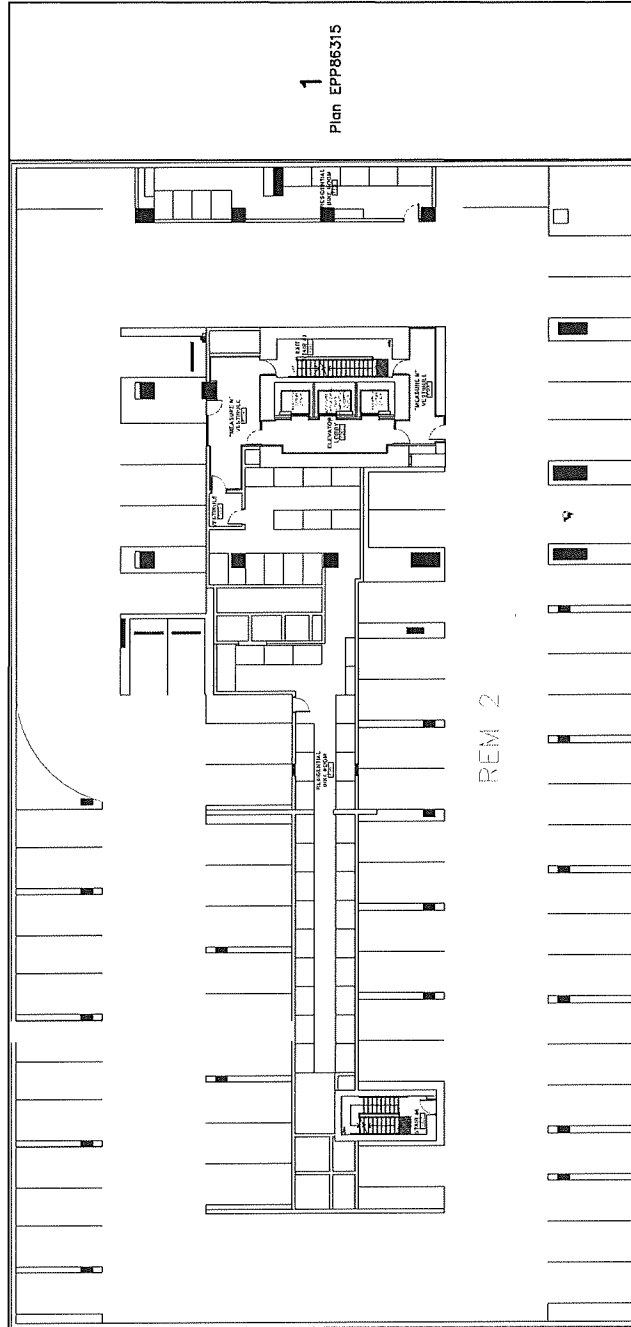


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 SURREY, B.C.  
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 File: 174824\_COLOR P5.DWG

**EASEMENT LEGEND**

- ← E# EASEMENT FOR EXIT/ EGRESS  
REFER TO TABLE 2 OF THIS REPORT
- ← EN# EASEMENT FOR ENCROACHMENTS  
REFER TO TABLE 4 OF THIS REPORT
- ← A# EASEMENT FOR COMMON ACCESS  
REFER TO TABLE 3 OF THIS REPORT

Lane



Beresford Street

Sussex Avenue

GU GORDON YU, BCLS #808  
 DATE: 2023-02-17

**UNDERGROUND PARKING – LEVEL P4**

SHEET 5 OF 20 SHEETS



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300



**HIGHLINE METROTOWN**  
 6505 SUSSEX AVENUE  
 BURNABY, BC

**LEGEND**

ASP INDICATES AIR SPACE PARCEL

ASP A  
 (COMMERCIAL)

ASP B  
 (OFFICE)

NO COLOR  
 REM 2  
 (RESIDENTIAL)

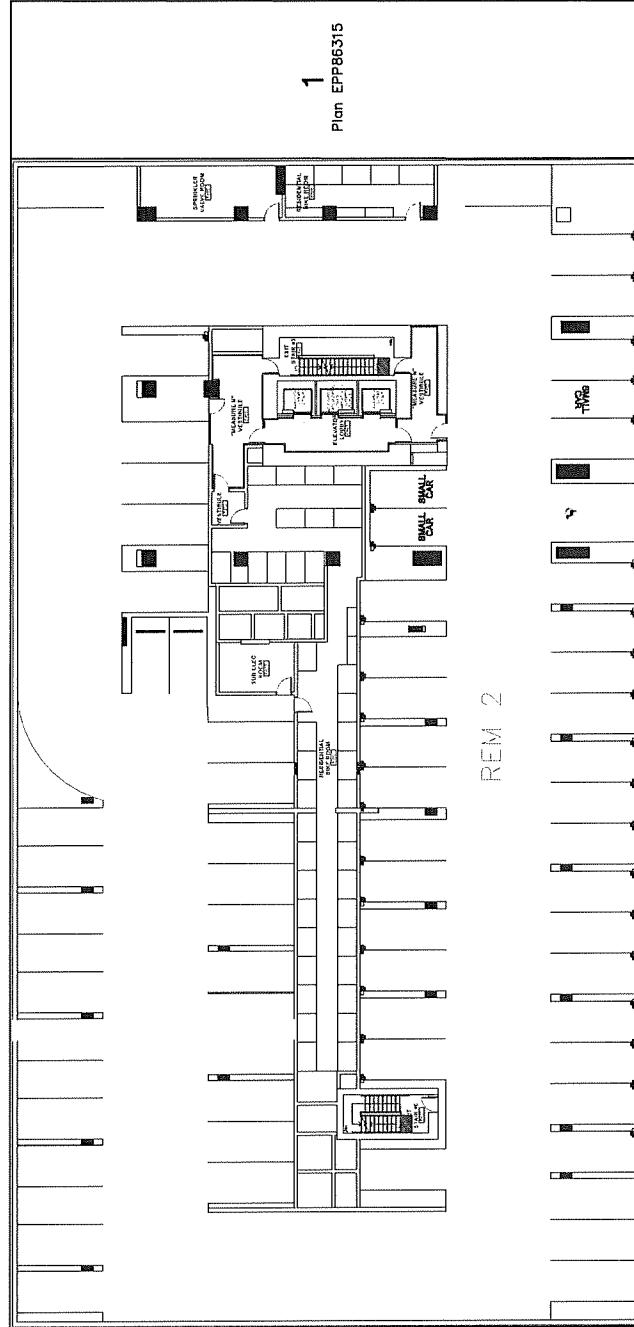
**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**

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 SURREY, B.C.  
 V3R 4E7  
 (ph) 563-1616  
 File: 174824\_COLOR P4.DWG

**EASEMENT LEGEND**

- ← E# EASEMENT FOR EXIT / EGRESS  
 REFER TO TABLE 2 OF THIS REPORT
- ← E/W# EASEMENT FOR ENCROACHMENTS  
 REFER TO TABLE 4 OF THIS REPORT
- ← A# EASEMENT FOR COMMON ACCESS  
 REFER TO TABLE 3 OF THIS REPORT

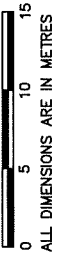
Lane



1  
 Plan EPP86315

# UNDERGROUND PARKING – LEVEL P3

SHEET 6 OF 20 SHEETS



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300



**HIGHLINE METROTOWN**  
 6505 SUSSEX AVENUE  
 BURNABY, BC

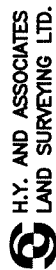
## LEGEND

ASP INDICATES AIR SPACE PARCEL

ASP A  
 (COMMERCIAL)

ASP B  
 (OFFICE)

NO COLOR  
 REM 2  
 (RESIDENTIAL)

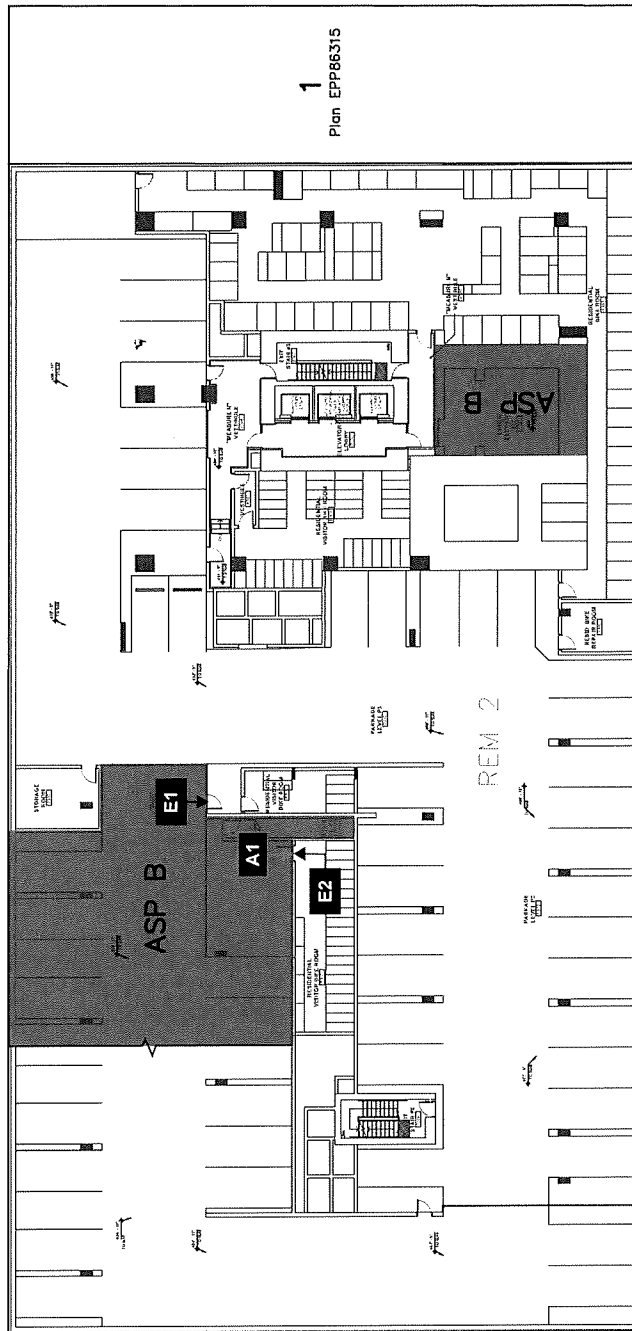


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 200, 9128 – 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 563-1616  
 File: 174824\_COLOR P3.DWG

## EASEMENT LEGEND

- EASEMENT FOR EXIT / EGRESS  
REFER TO TABLE 2 OF THIS REPORT
- EASEMENT FOR ENCROACHMENTS  
REFER TO TABLE 4 OF THIS REPORT
- EASEMENT FOR COMMON ACCESS  
REFER TO TABLE 3 OF THIS REPORT

Lane



1  
 Plan EPP86315

Sussex Avenue

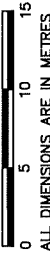
Beresford Street

GU GORDON YU, BCLS #808  
 DATE: 2023-02-17

1223

**UNDERGROUND PARKING – LEVEL P2**

SHEET 7 OF 20 SHEETS



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300



**HIGHLINE METROTOWN**  
 6505 SUSSEX AVENUE  
 BURNABY, BC

**LEGEND**

ASP INDICATES AIR SPACE PARCEL

ASP A  
 (COMMERCIAL)

ASP B  
 (OFFICE)

REM 2  
 (RESIDENTIAL)

NO COLOR

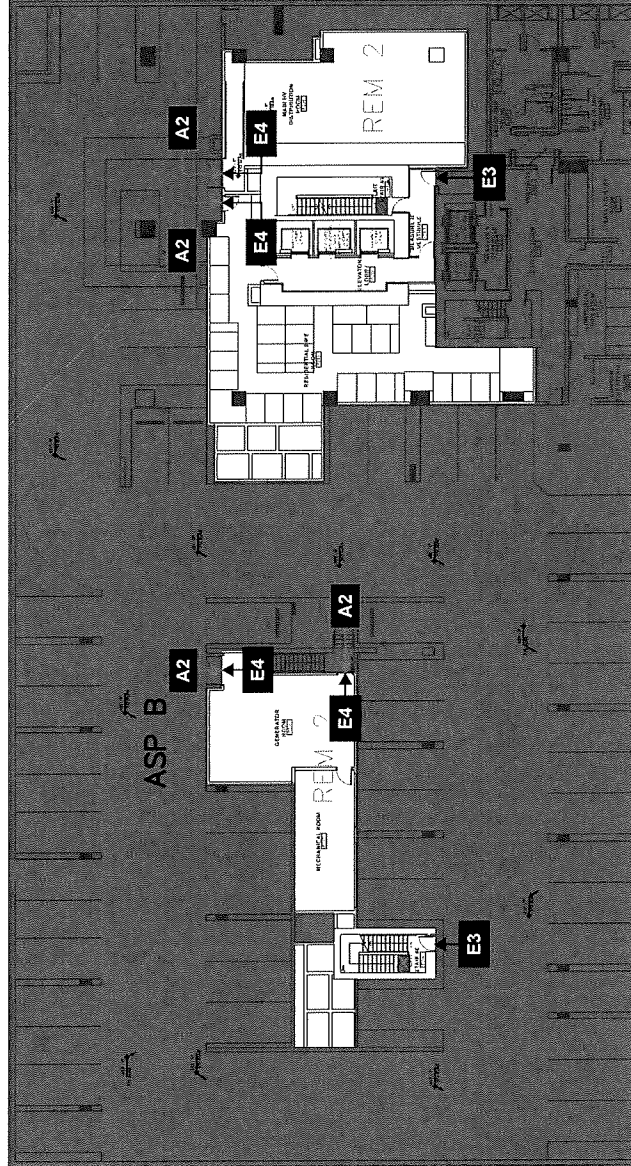


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 200, 9128 – 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_COLOR P2.DWG

**EASEMENT LEGEND**

	EASEMENT FOR EXIT/EGRESS REFER TO TABLE 2 OF THIS REPORT
	EASEMENT FOR ENCROACHMENTS REFER TO TABLE 4 OF THIS REPORT
	EASEMENT FOR COMMON ACCESS REFER TO TABLE 9 OF THIS REPORT

Lane



1  
 Plan EPP86315

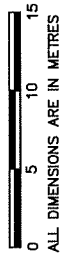
Beresford Street

Sussex Avenue

GU GORDON YU, BCLS #808  
 DATE: 2023-02-17

**UNDERGROUND PARKING – LEVEL P1**

SHEET 8 OF 20 SHEETS



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300



**HIGHLINE METROTOWN**  
 8505 SUSSEX AVENUE  
 BURNABY, BC

**LEGEND**

ASP INDICATES AIR SPACE PARCEL

ASP A  
 (COMMERCIAL)

ASP B  
 (OFFICE)

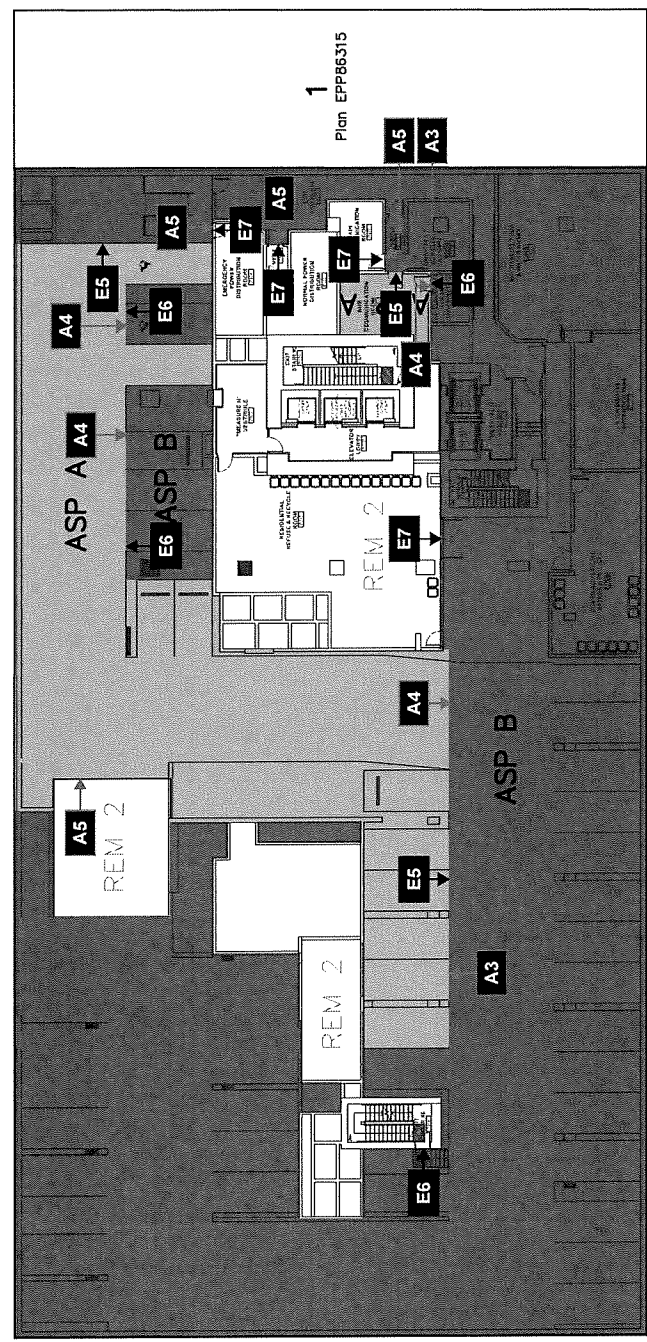
NO COLOR  
 REM 2  
 (RESIDENTIAL)

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**LAND SURVEYING LTD.**  
 200, 9128 – 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1816  
 File: 174824\_COLOR P1.DWG

**EASEMENT LEGEND**

	EASEMENT FOR EXIT / EGRESS REFER TO TABLE 2 OF THIS REPORT
	EASEMENT FOR ENCROACHMENTS REFER TO TABLE 4 OF THIS REPORT
	EASEMENT FOR COMMON ACCESS REFER TO TABLE 3 OF THIS REPORT

Lane



Sussex Avenue

Beresford Street

1  
 Plan EPP86315

GU GORDON YU, BCLS #808  
 DATE: 2023-02-17

LEVEL 1



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300



HIGHLINE METRO TOWN  
 6505 SUSSEX AVENUE  
 BURNABY, BC

LEGEND

ASP INDICATES AIR SPACE PARCEL

ASP A  
 (COMMERCIAL)

ASP B  
 (OFFICE)

REM 2  
 (RESIDENTIAL)

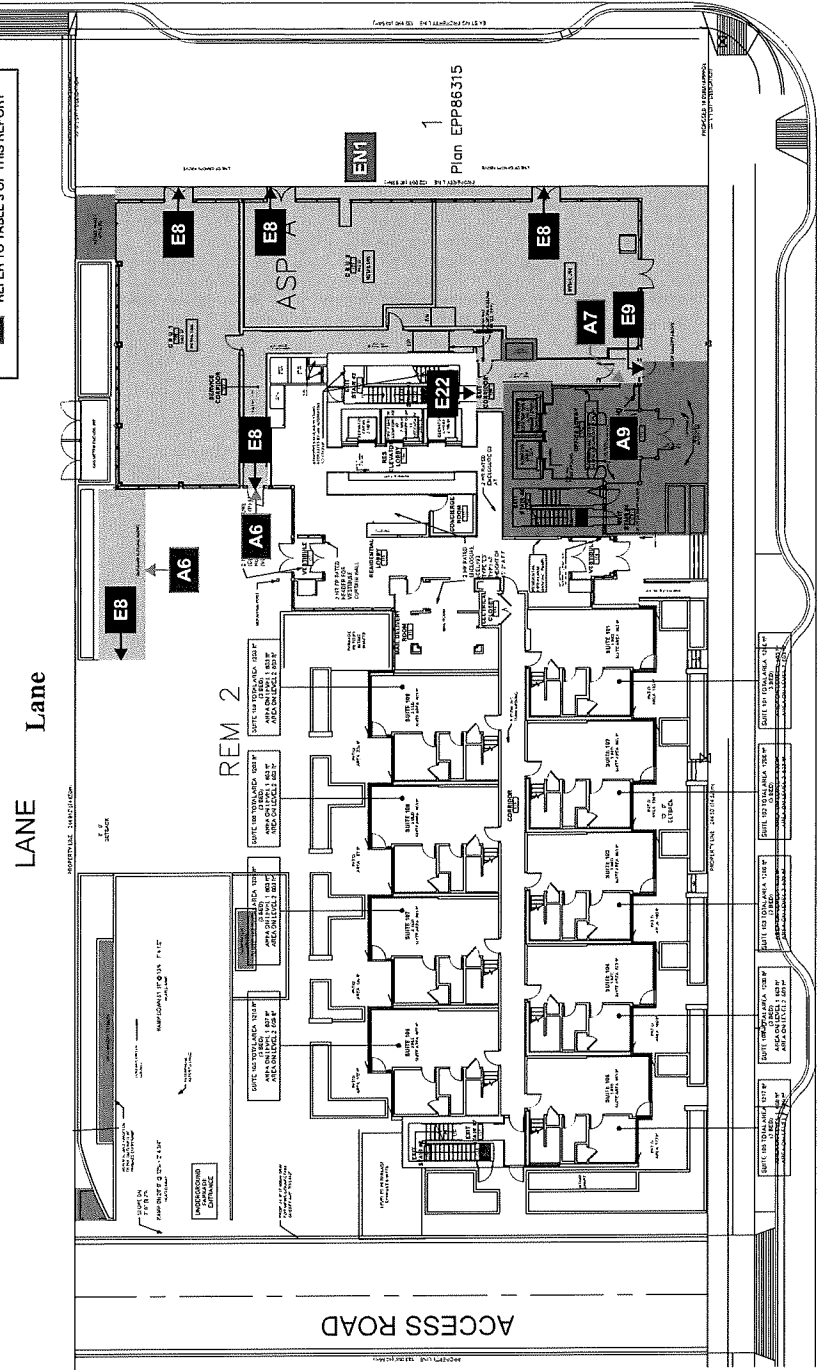
NO COLOR

H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 563-1616

File: 174824\_COLOR 1.DWG

EASEMENT LEGEND

- EASEMENT FOR EXIT/EGRESS REFER TO TABLE 2 OF THIS REPORT
- EASEMENT FOR ENCROACHMENTS REFER TO TABLE 4 OF THIS REPORT
- EASEMENT FOR COMMON ACCESS REFER TO TABLE 3 OF THIS REPORT



Beresford Street

Plan EPP86315

Sussex Avenue



LEVEL 2



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300



HIGHLINE METROTOWN  
 6505 SUSSEX AVENUE  
 BURNABY, BC

LEGEND

ASP INDICATES AIR SPACE PARCEL

ASP A  
 (COMMERCIAL)

ASP B  
 (OFFICE)

REM 2  
 (RESIDENTIAL)

NO COLOR

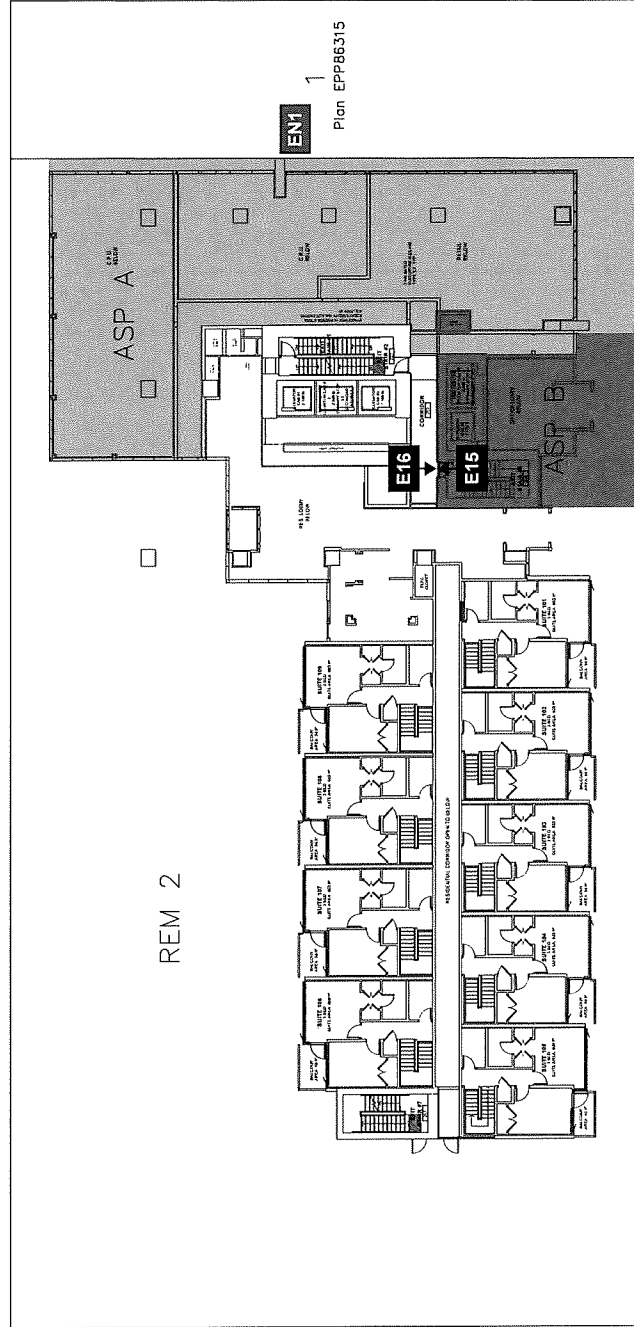


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 SURREY, B.C.  
 V3R 4E7  
 (ph) 563-1616  
 File: 174824\_COLOR 2.DWG

**EASEMENT LEGEND**

← E#	EASEMENT FOR EXIT / EGRESS REFER TO TABLE 2 OF THIS REPORT
← EN#	EASEMENT FOR ENCROACHMENTS REFER TO TABLE 4 OF THIS REPORT
← A#	EASEMENT FOR COMMON ACCESS REFER TO TABLE 3 OF THIS REPORT

Lane



**LEVEL 3**



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300

**EASEMENT LEGEND**

← E#	EASEMENT FOR EXIT / EGRESS REFER TO TABLE 2 OF THIS REPORT
← EN#	EASEMENT FOR ENCROACHMENT'S REFER TO TABLE 4 OF THIS REPORT
← A#	EASEMENT FOR COMMON ACCESS REFER TO TABLE 3 OF THIS REPORT



**HIGHLINE METROTOWN**  
 6505 SUSSEX AVENUE  
 BURNABY, BC

**LEGEND**

ASP INDICATES AIR SPACE PARCEL

ASP A  
 (COMMERCIAL)

ASP B  
 (OFFICE)

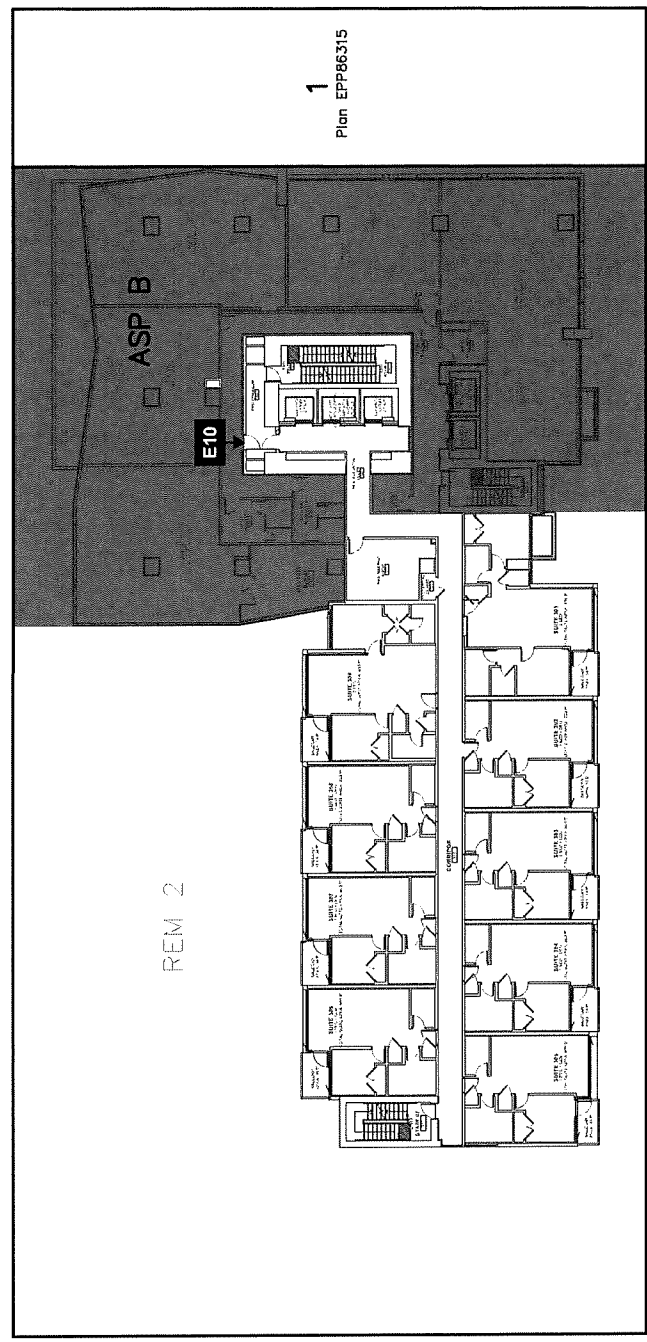
REM 2  
 (RESIDENTIAL)

NO COLOR

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 SURREY, B.C.  
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Beresford Street

1  
 Plan EPP86315

Sussex Avenue

**LEVEL 4**



ALL DIMENSIONS ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300



**HIGHLINE METROTOWN**  
6505 SUSSEX AVENUE  
BURNABY, BC

**LEGEND**

ASP INDICATES AIR SPACE PARCEL

ASP A  
(COMMERCIAL)

ASP B  
(OFFICE)

REM 2  
(RESIDENTIAL)

NO COLOR

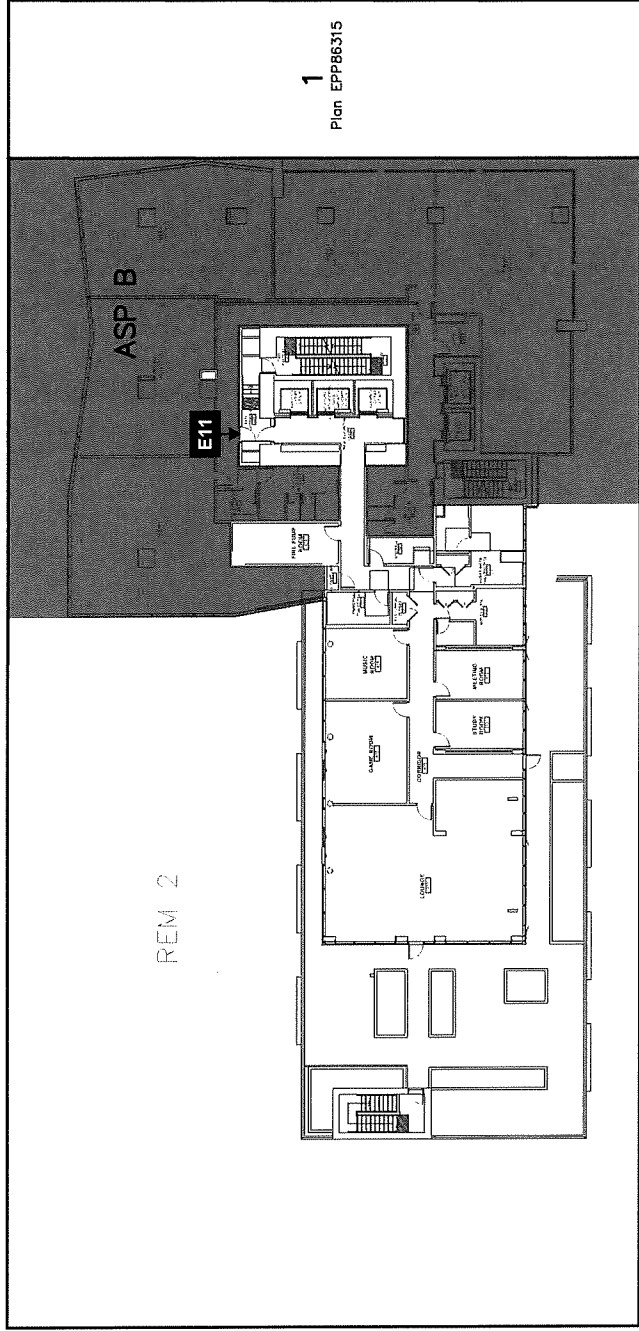
**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**

200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 563-1616  
File: 174824\_COLOR 4.DWG

**EASEMENT LEGEND**

- ← E# EASEMENT FOR EGRESS / EGRESS REFER TO TABLE 2 OF THIS REPORT
- ← EN# EASEMENT FOR ENCROACHMENTS REFER TO TABLE 4 OF THIS REPORT
- ← A# EASEMENT FOR COMMON ACCESS REFER TO TABLE 3 OF THIS REPORT

Lane



Beresford Street

Sussex Avenue

LEVEL 5



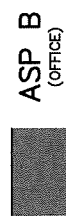
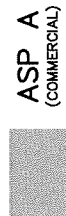
ALL DIMENSIONS ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300



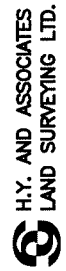
**HIGHLINE METROTOWN**  
6505 SUSSEX AVENUE  
BURNABY, BC

LEGEND

ASP INDICATES AIR SPACE PARCEL



NO COLOR  
REM 2  
(RESIDENTIAL)

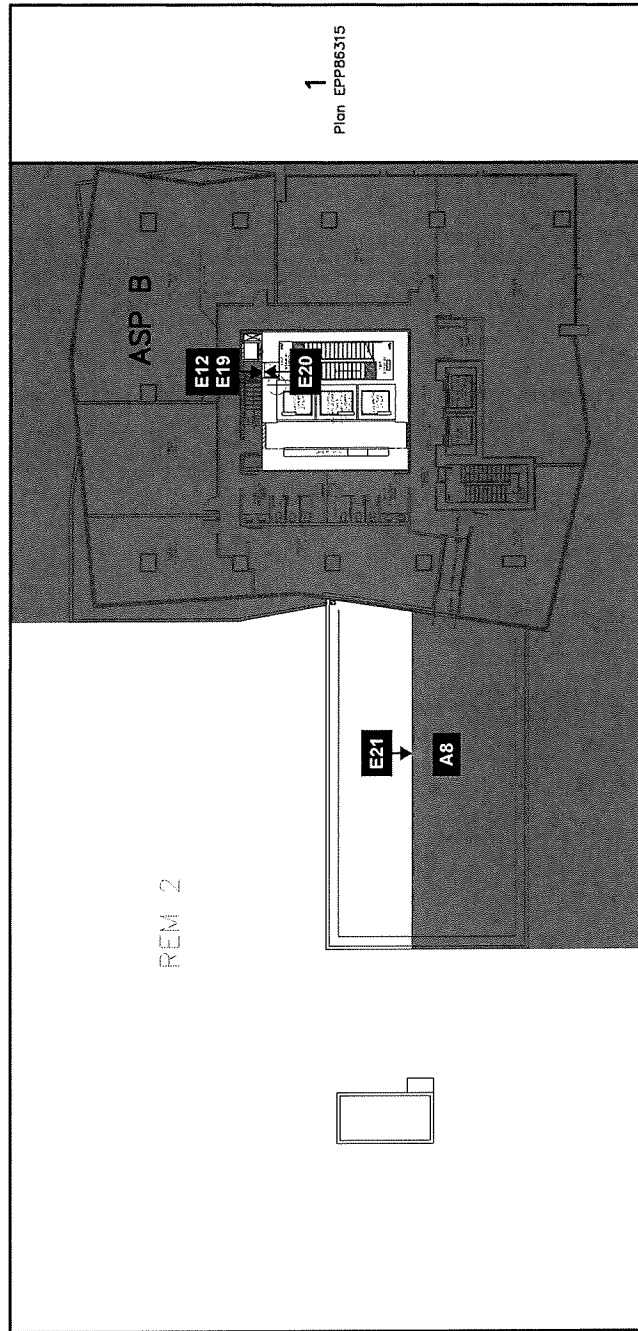


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SURREY, B.C.  
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(ph) 563-1616  
File: 174624\_COLOR 5.DWG

EASEMENT LEGEND

- ← **E#** EASEMENT FOR EXIT/EGRESS  
REFER TO TABLE 2 OF THIS REPORT
- ← **E#** EASEMENT FOR ENCROACHMENTS  
REFER TO TABLE 4 OF THIS REPORT
- ← **A#** EASEMENT FOR COMMON ACCESS  
REFER TO TABLE 3 OF THIS REPORT

Lane



1  
Plan EPP86315

Beresford Street

Sussex Avenue

**LEVEL 6**



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300



**HIGHLINE METROTOWN**  
 6505 SUSSEX AVENUE  
 BURNABY, BC

**LEGEND**

ASP INDICATES AIR SPACE PARCEL

ASP A  
 (COMMERCIAL)

ASP B  
 (OFFICE)

REM 2  
 (RESIDENTIAL)

NO COLOR

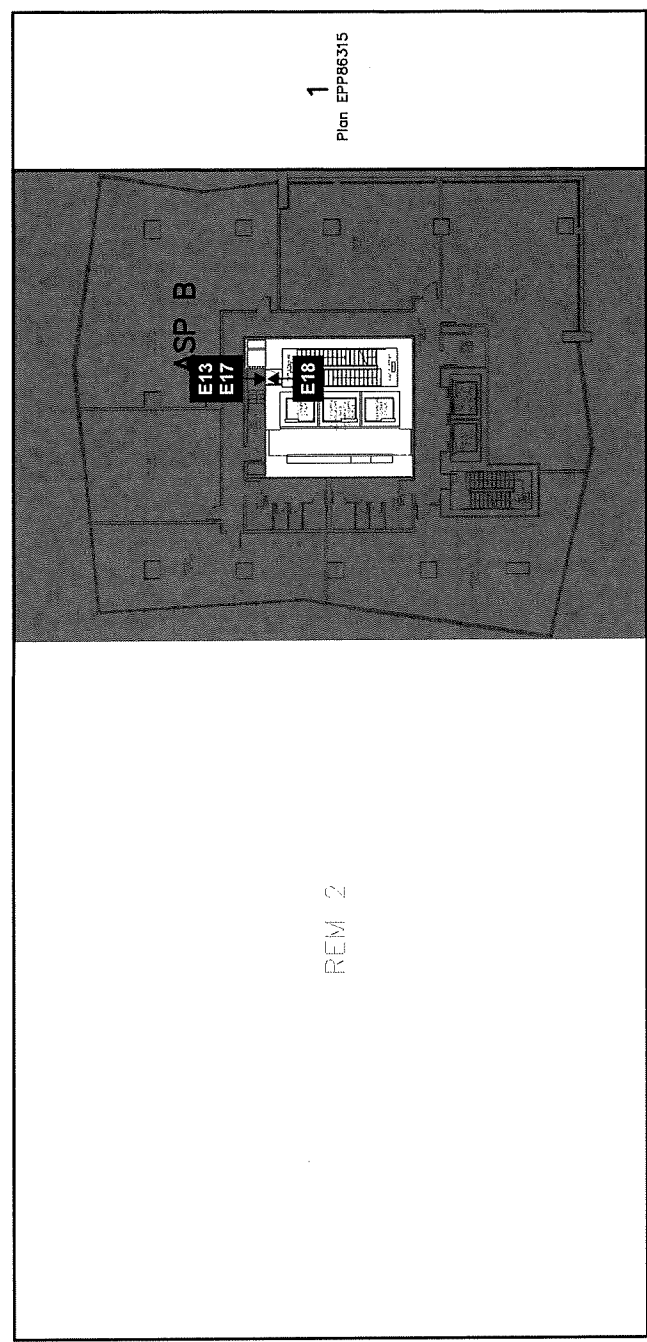
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 SURREY, B.C.  
 V3R 4E7  
 (ph) 563-1616  
 File: 174824\_COLOR 6.DWG

**EASEMENT LEGEND**

← E#	EASEMENT FOR EXIT / EGRESS REFER TO TABLE 2 OF THIS REPORT
← EN#	EASEMENT FOR ENCROACHMENTS REFER TO TABLE 4 OF THIS REPORT
← A#	EASEMENT FOR COMMON ACCESS REFER TO TABLE 3 OF THIS REPORT

Lane



Beresford Street

Sussex Avenue

LEVEL 7



ALL DIMENSIONS ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300



**HIGHLINE METROTOWN**  
6505 SUSSEX AVENUE  
BURNABY, BC

**LEGEND**

ASP INDICATES AIR SPACE PARCEL



**ASP A**  
(COMMERCIAL)



**ASP B**  
(OFFICE)

NO COLOR  
REM 2  
(RESIDENTIAL)

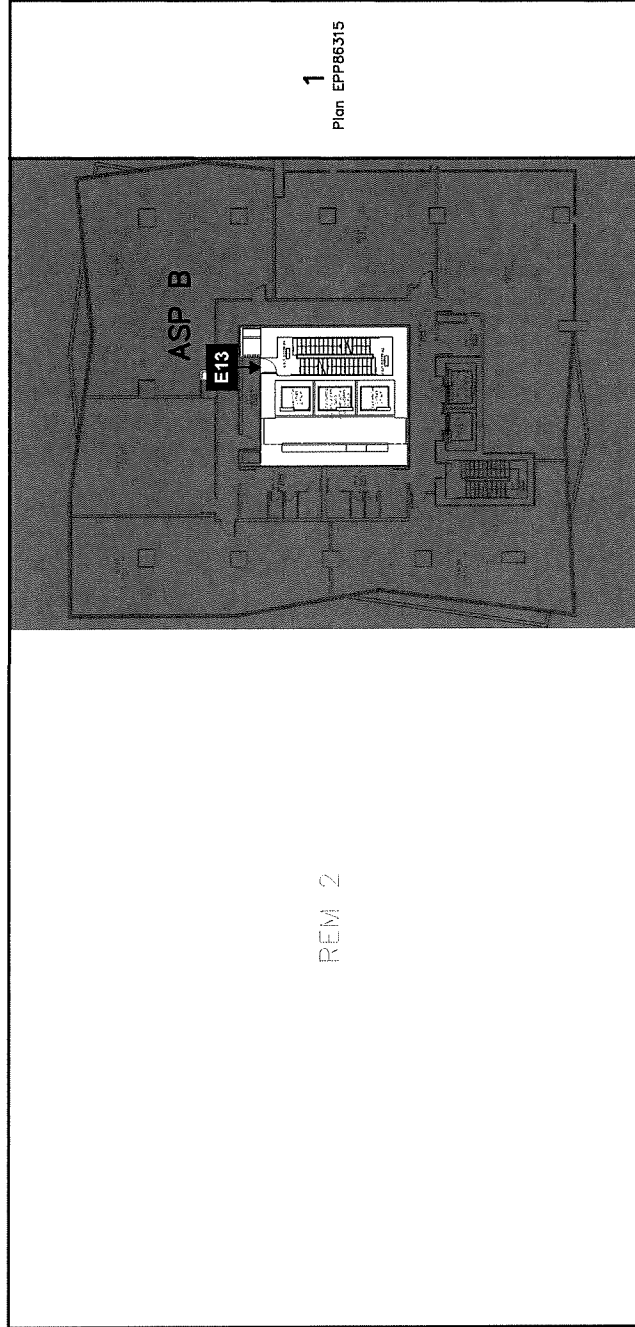


**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 563-1616  
File: 174824\_COLOR 7.DWG

**EASEMENT LEGEND**

- ← **E#** EASEMENT FOR EXIST. EGRESS  
REFER TO TABLE 2 OF THIS REPORT
- ← **EN#** EASEMENT FOR ENCROACHMENTS  
REFER TO TABLE 4 OF THIS REPORT
- ← **A#** EASEMENT FOR COMMON ACCESS  
REFER TO TABLE 3 OF THIS REPORT

Lane



1  
Plan EPP86315

Beresford Street

Sussex Avenue

LEVEL 8



ALL DIMENSIONS ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300




**HIGHLINE METROTOWN**  
6505 SUSSEX AVENUE  
BURNABY, BC

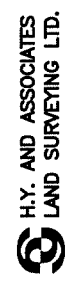
**LEGEND**

ASP INDICATES AIR SPACE PARCEL

 **ASP A**  
(COMMERCIAL)




 **ASP B**  
(OFFICE)

 **REM 2**  
(RESIDENTIAL)

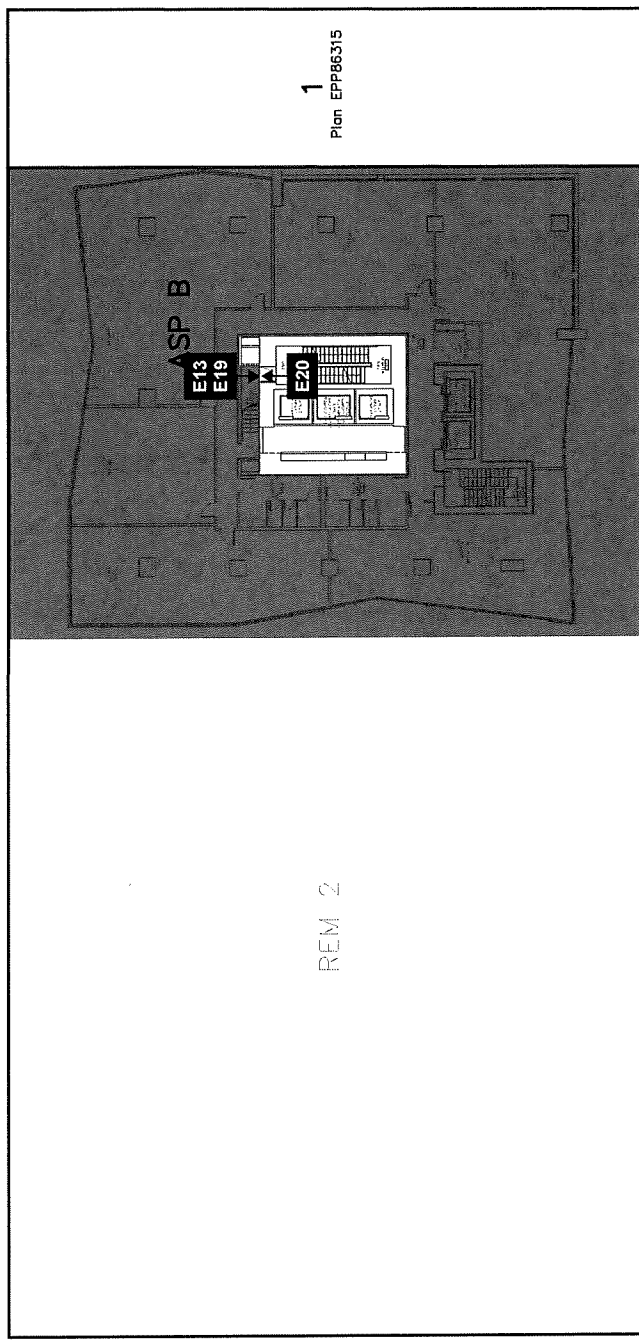


**H.Y. AND ASSOCIATES  
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200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174924\_COLOR 8.DWG

**EASEMENT LEGEND**

-  EASEMENT FOR EXIT / EGRESS  
REFER TO TABLE 2 OF THIS REPORT
-  EASEMENT FOR ENCROACHMENTS  
REFER TO TABLE 4 OF THIS REPORT
-  EASEMENT FOR COMMON ACCESS  
REFER TO TABLE 3 OF THIS REPORT

Lane



Beresford Street

Sussex Avenue

LEVEL 9



ALL DIMENSIONS ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300



**HIGHLINE METROTOWN**  
6505 SUSSEX AVENUE  
BURNABY, BC

**LEGEND**

ASP INDICATES AIR SPACE PARCEL



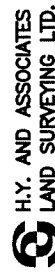
**ASP A**  
(COMMERCIAL)



**ASP B**  
(OFFICE)

**REM 2**  
(RESIDENTIAL)

NO COLOR



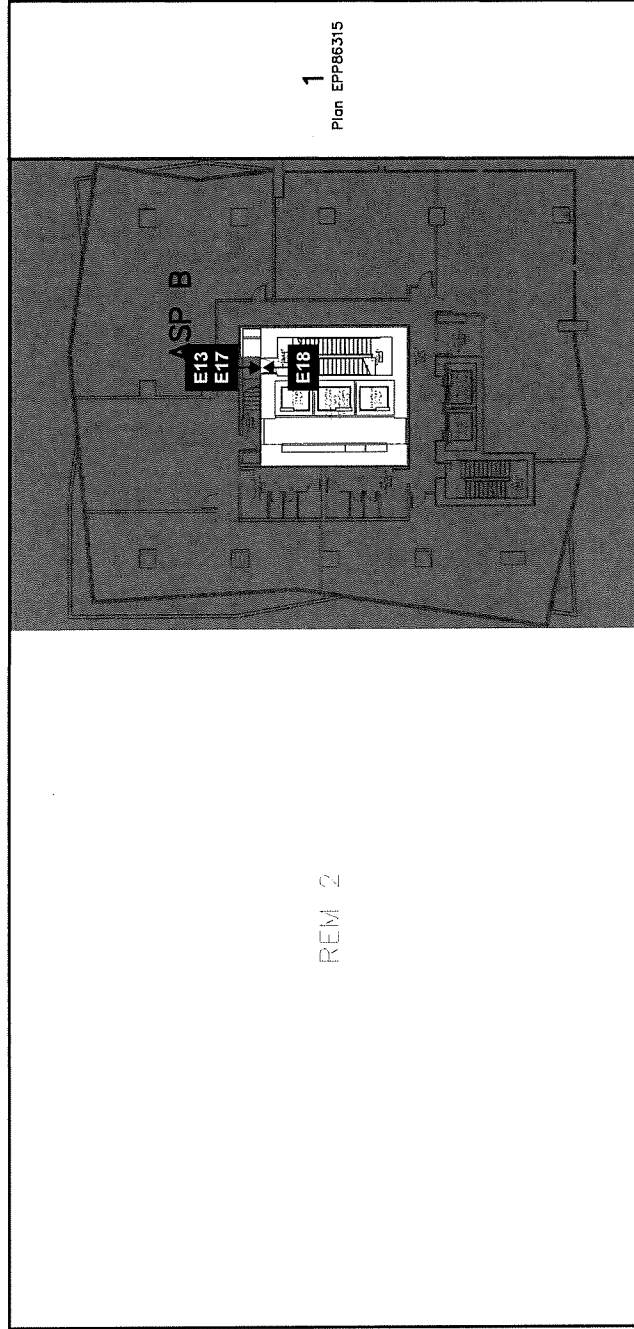
**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**

200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174824\_COLOR 9.DWG

**EASEMENT LEGEND**

- ← **E#** EASEMENT FOR EXIT / EGRESS  
REFER TO TABLE 2 OF THIS REPORT
- ← **EN#** EASEMENT FOR ENCROACHMENTS  
REFER TO TABLE 4 OF THIS REPORT
- ← **A#** EASEMENT FOR COMMON ACCESS  
REFER TO TABLE 3 OF THIS REPORT

Lane



Beresford Street

1  
Plan EPP86315

Sussex Avenue



LEVEL 10



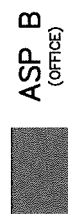
ALL DIMENSIONS ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300



**HIGHLINE METROTOWN**  
6505 SUSSEX AVENUE  
BURNABY, BC

**LEGEND**

ASP INDICATES AIR SPACE PARCEL



NO COLOR  
REM 2  
(RESIDENTIAL)

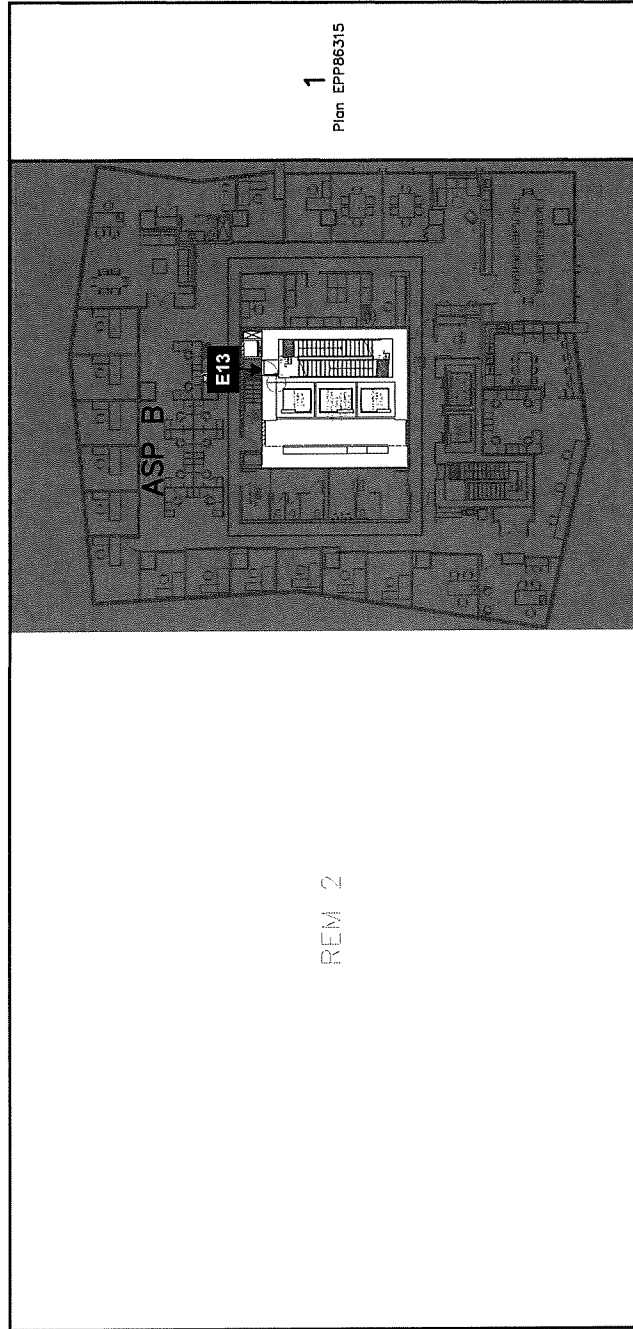


**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 563-1616  
File: 174824\_COLOR 10.DWG

**EASEMENT LEGEND**

- EASEMENT FOR EXIT/EGRESS  
REFER TO TABLE 2 OF THIS REPORT
- EASEMENT FOR ENCROACHMENTS  
REFER TO TABLE 4 OF THIS REPORT
- EASEMENT FOR COMMON ACCESS  
REFER TO TABLE 3 OF THIS REPORT

Lane



LEVEL 11



ALL DIMENSIONS ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300



**HIGHLINE METROTOWN**  
6505 SUSSEX AVENUE  
BURNABY, BC

**LEGEND**

ASP INDICATES AIR SPACE PARCEL

ASP A  
(COMMERCIAL)

ASP B  
(OFFICE)

NO COLOR  
REM 2  
(RESIDENTIAL)

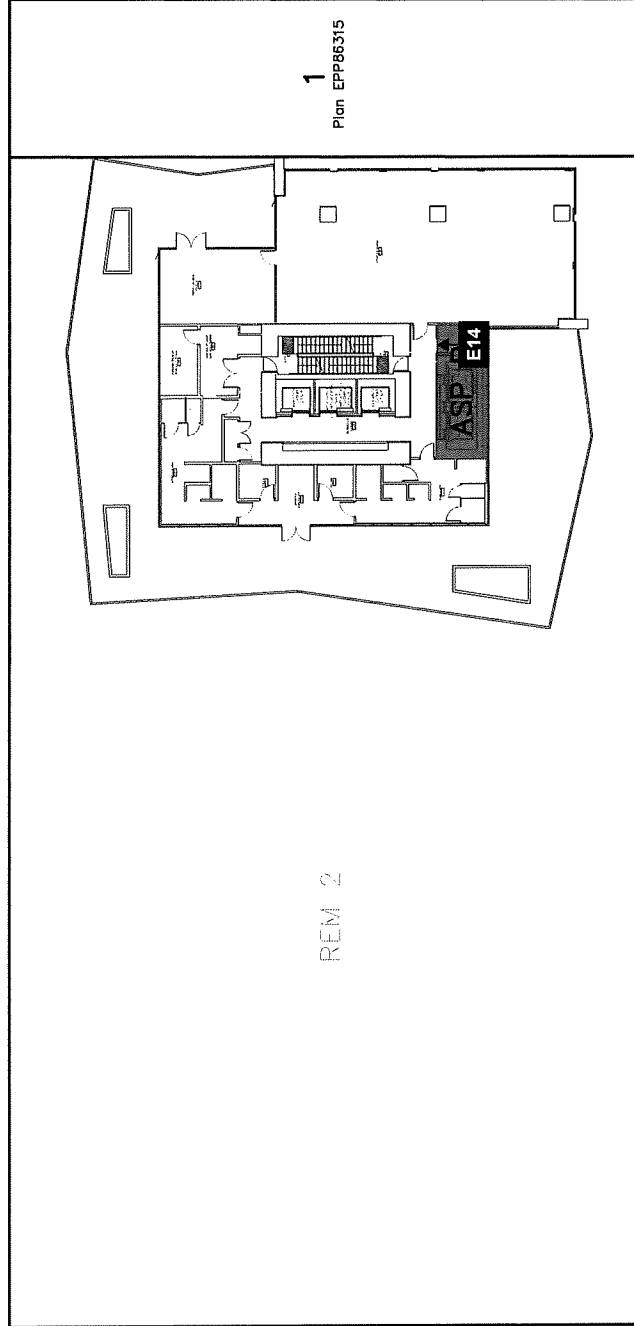
**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**

200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174824\_COLOR 11.DWG

**EASEMENT LEGEND**

- EASEMENT FOR EXIT / EGRESS  
REFER TO TABLE 2 OF THIS REPORT
- EASEMENT FOR ENCROACHMENTS  
REFER TO TABLE 4 OF THIS REPORT
- EASEMENT FOR COMMON ACCESS  
REFER TO TABLE 3 OF THIS REPORT

Lane



Beresford Street

Sussex Avenue

**LEVELS 12 TO ROOF**



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300



**HIGHLINE METROTOWN**  
 6505 SUSSEX AVENUE  
 BURNABY, BC

**LEGEND**

ASP INDICATES AIR SPACE PARCEL

ASP A  
 (COMMERCIAL)

ASP B  
 (OFFICE)

REM 2  
 (RESIDENTIAL)

NO COLOR

**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**

200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7

(ph) 563-1616

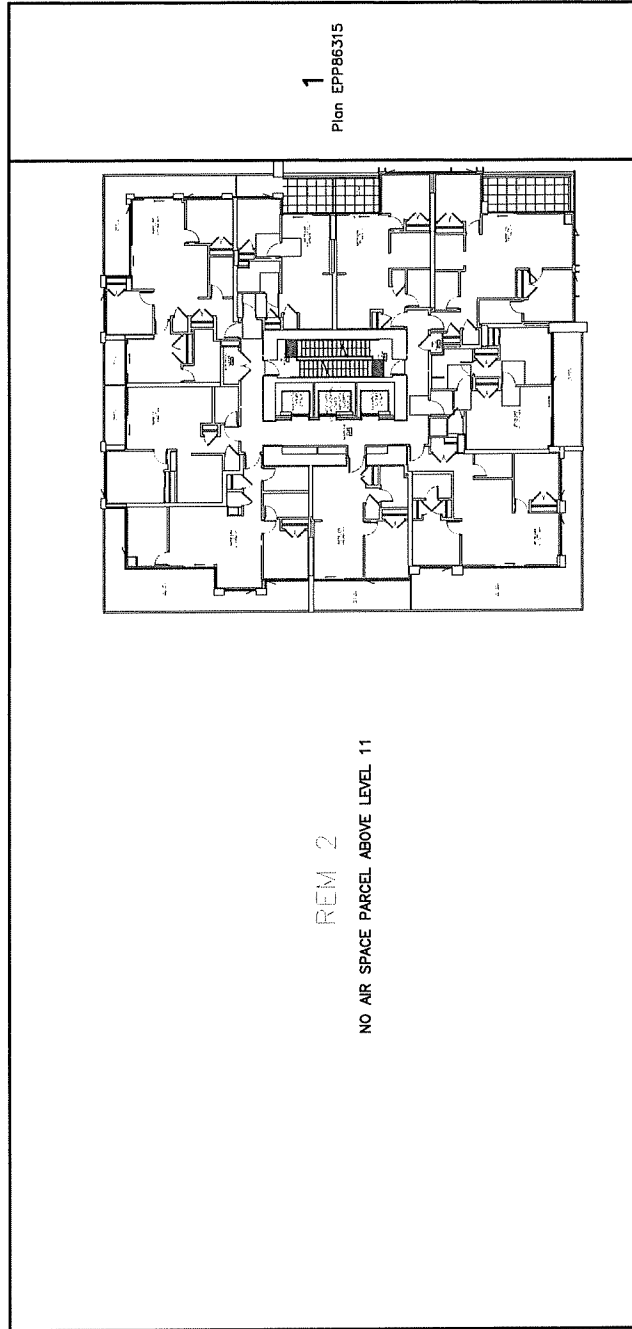
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SHEET 20 OF 20 SHEETS

**EASEMENT LEGEND**

	EASEMENT FOR EXIT / EGRESS REFER TO TABLE 2 OF THIS REPORT
	EASEMENT FOR ENCROACHMENTS REFER TO TABLE 4 OF THIS REPORT
	EASEMENT FOR COMMON ACCESS REFER TO TABLE 3 OF THIS REPORT

Lane



Beresford Street

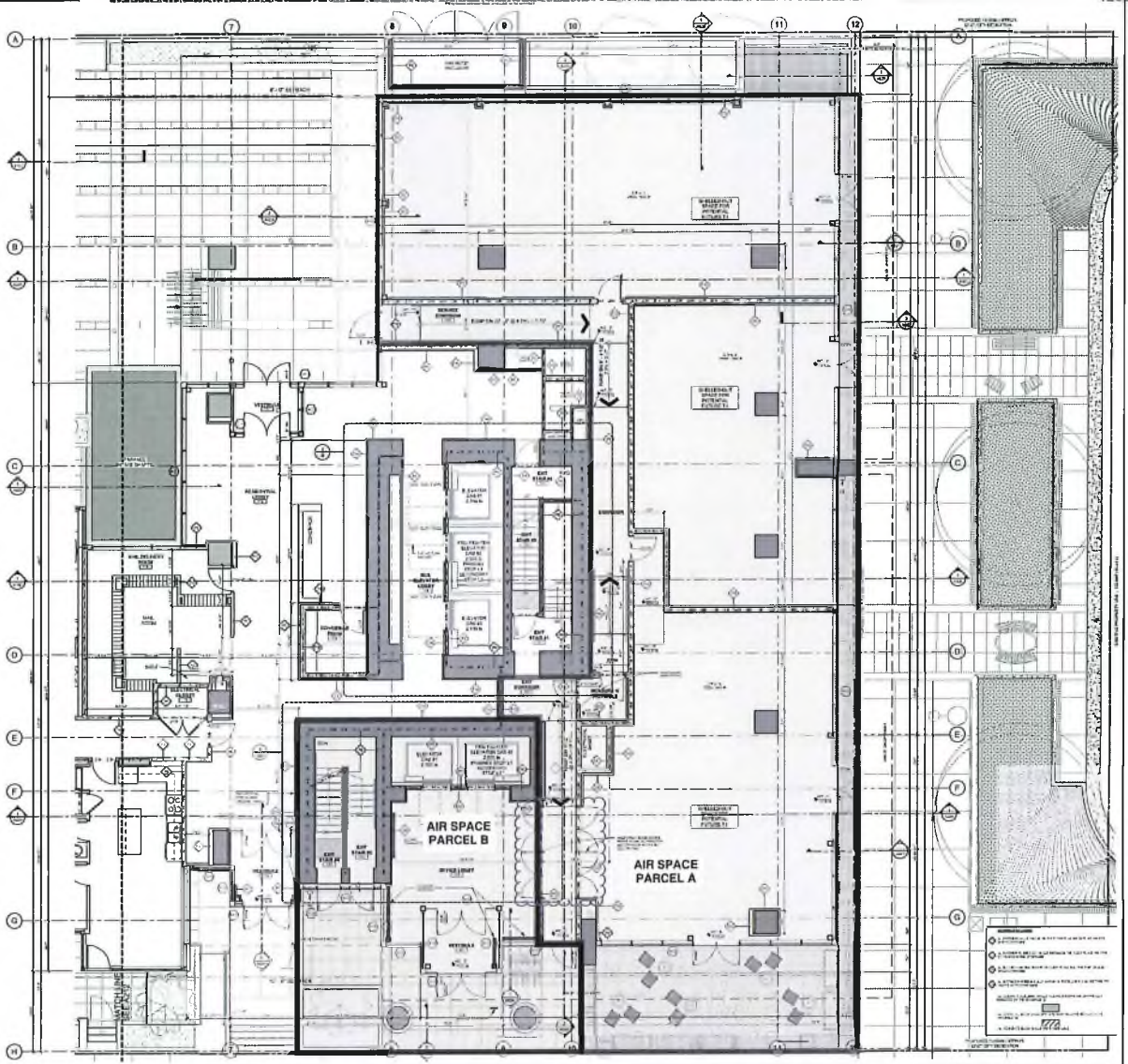
Sussex Avenue

GU GORDON YU, BCLS #808  
 DATE: 2023-02-17

1237

## **Attachment 2**

Corridor 109 - Option 2 Plan for Future TI Application



**LEGEND**

0.00 - 0.05  
 0.05 - 0.10  
 0.10 - 0.15  
 0.15 - 0.20  
 0.20 - 0.25  
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 0.95 - 1.00

**CON**  
 CHOS UNKAKOS  
 ARCHITECTS INC.

HIGHLINE  
 RESIDENTIAL,  
 OFFICE & RETAIL  
 BUILDING

**Thind**  
 PROPERTIES

FLOOR PLAN  
 LEVEL 1 (TOWER)

A211 Y

**SCHEDULE C**  
**ASSIGNMENT AND ASSUMPTION OF MASTER AIRSPACE EASEMENT AGREEMENT**

TO: • (the “Transferor”) and •, • (collectively, the “Other Owners”)

AND TO: **CITY OF BURNABY**  
 4949 Canada Way  
 Burnaby, BC V5G 1M2

(the “City”)

FROM: • (the “Transferee”)

WHEREAS:

- A. The Transferor, as owner of the lands legally described as • (the “Transferor’s Lands”), entered into a master airspace easement agreement with the Other Owners, as the owners of lands legally described as: •, and the City, which agreement is registered in the Land Title Office under Nos. • - • (the “Master Easement Agreement”).
- B. The Transferor transferred title to the Transferor’s Lands to the Transferee effective as of •, 20• (the “Effective Date”); and
- C. The Master Easement Agreement contemplates that the Transferee will make this Agreement with the Transferor, the City and each of the Other Owners to be bound by all of the terms, covenants and conditions contained in the Master Easement Agreement applicable to the Transferor (the “Assumed Obligations”).

Now therefore for TEN DOLLARS (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged by the Transferee), the Transferee hereby acknowledges it has, on the Effective Date, assumed all of the Assumed Obligations and covenants with the Transferor, the City and the Other Owners and their respective successors and assigns that the Transferee shall observe and perform all the Assumed Obligations as fully and to the same extent as though the Transferee was originally named as a party to, and had executed the delivered, the Master Easement Agreement as the owner of the Transferor’s Lands.

**SCHEDULE D  
SKETCH PLAN**

**UNDERGROUND PARKING – LEVEL P2**

SHEET 7 OF 20 SHEETS



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300



**HIGHLINE METROTOWN**  
 6505 SUSSEX AVENUE  
 BURNABY, BC

**LEGEND**

ASP INDICATES AIR SPACE PARCEL

ASP A  
 (COMMERCIAL)

ASP B  
 (OFFICE)

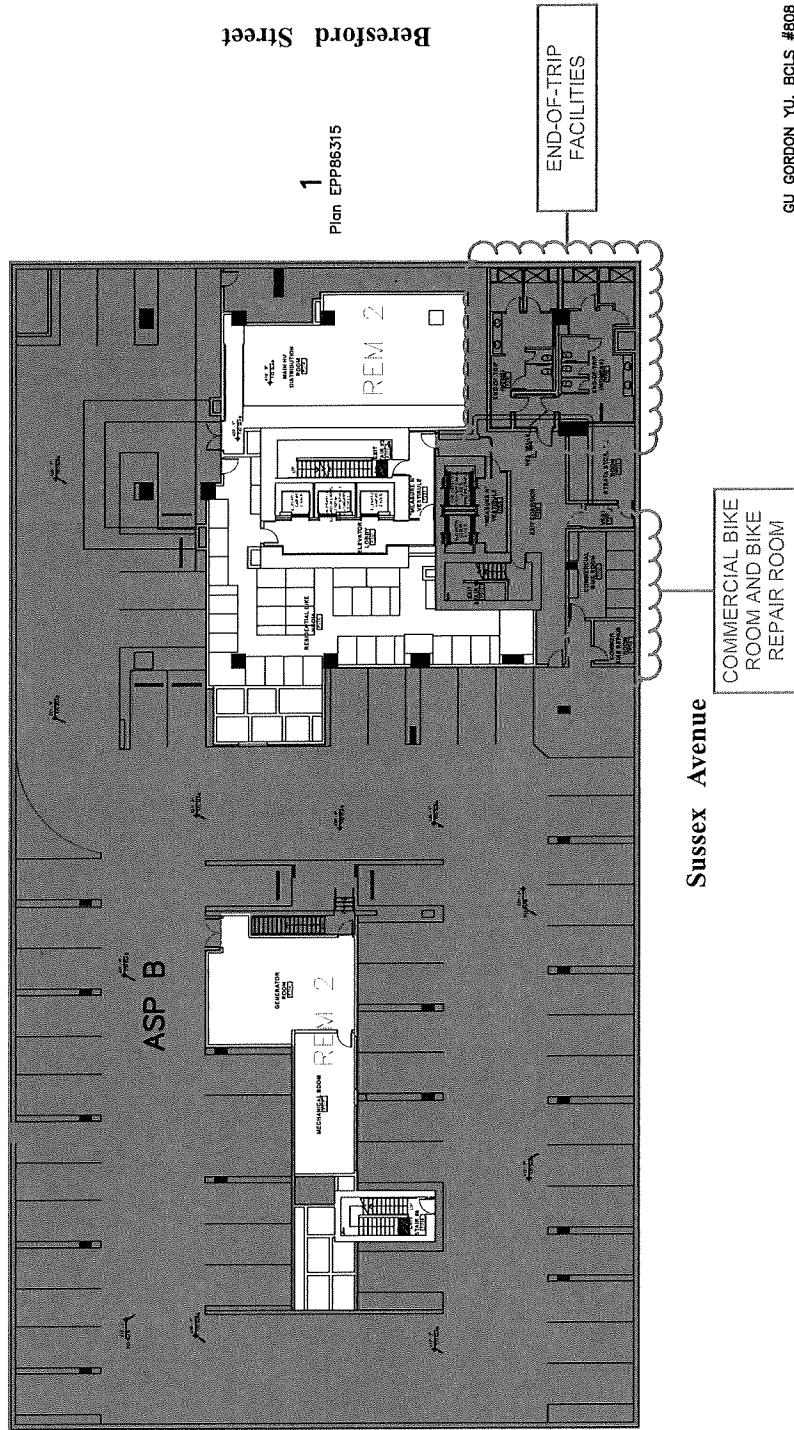
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 REM 2  
 (RESIDENTIAL)

**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**

200, 9128 – 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616

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Lane



Beresford Street

1  
 Plan EPP86315

END-OF-TRIP  
 FACILITIES

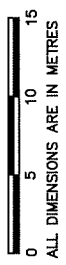
Sussex Avenue

COMMERCIAL BIKE  
 ROOM AND BIKE  
 REPAIR ROOM

GU GORDON YU, BCLS #808  
 DATE: 2023-02-17



UNDERGROUND PARKING – LEVEL P1



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300



**HIGHLINE METROTOWN**  
 6505 SUSSEX AVENUE  
 BURNABY, BC

**LEGEND**

ASP INDICATES AIR SPACE PARCEL

ASP A  
 (COMMERCIAL)

ASP B  
 (OFFICE)

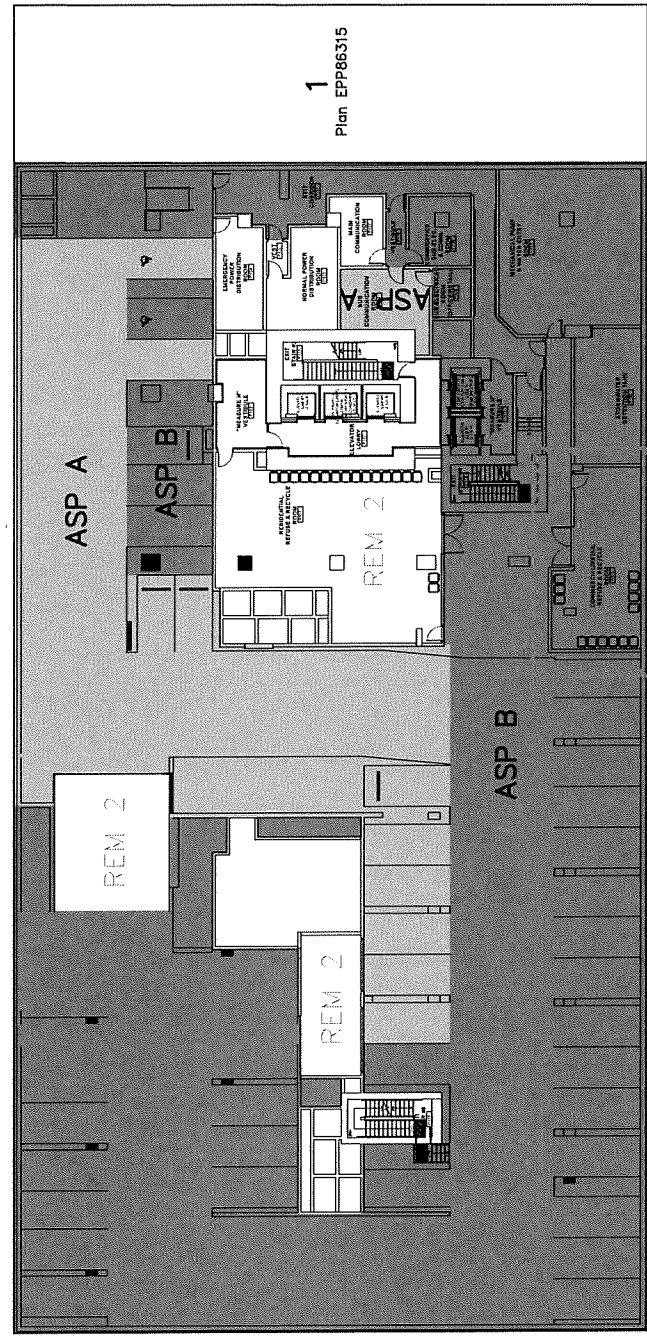
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 (RESIDENTIAL)

NO COLOR

**H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.**

200, 9128 – 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
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Lane



Beresford Street

1  
 Plan EPP86315

**LEVEL 1**



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300



**HIGHLINE METROTOWN**  
 6505 SUSSEX AVENUE  
 BURNABY, BC

**LEGEND**

ASP INDICATES AIR SPACE PARCEL

■ ASP A  
 (COMMERCIAL)

■ ASP B  
 (OFFICE)

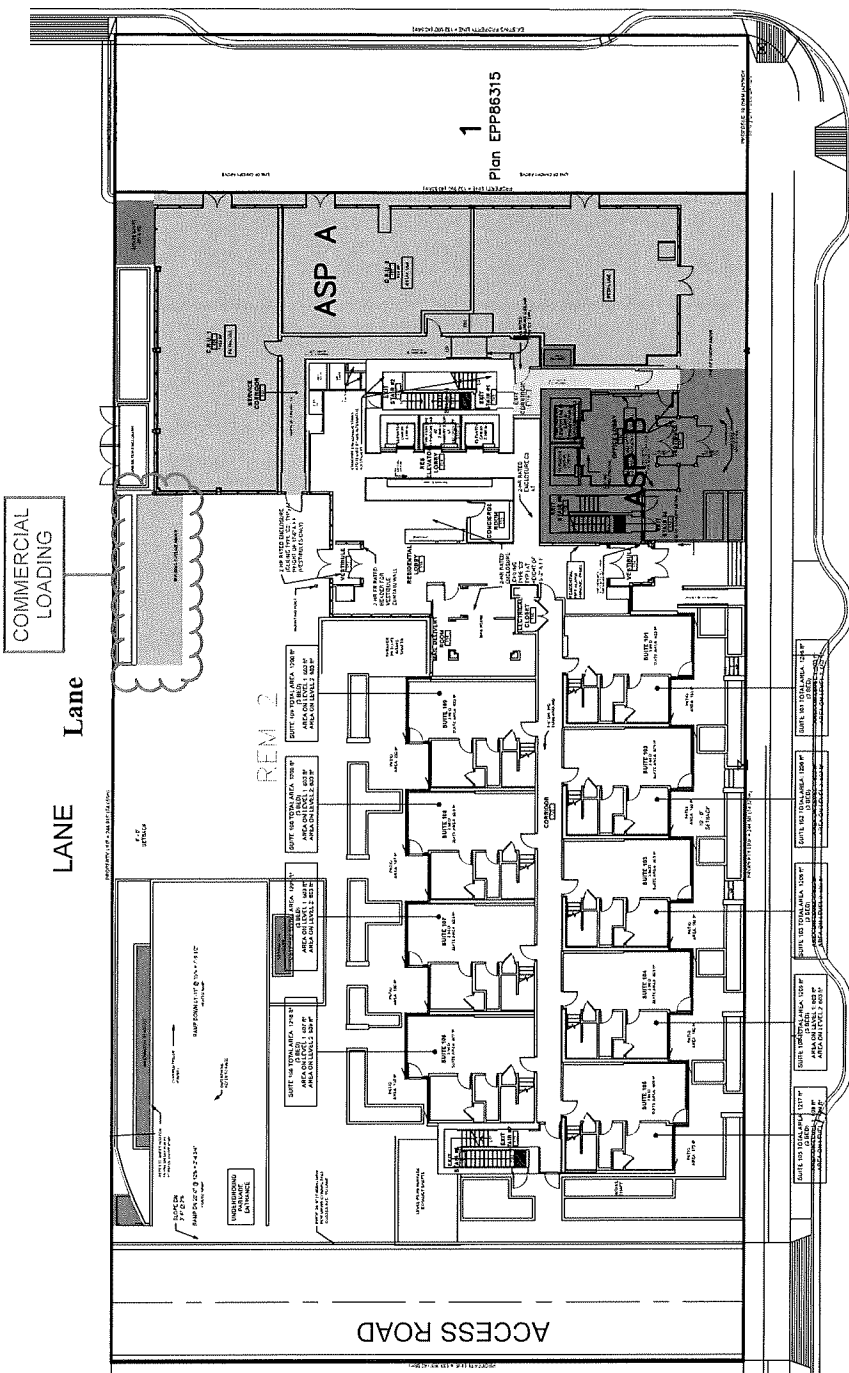
■ REM 2  
 (RESIDENTIAL)

NO COLOR



**H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.**  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (PH) 583-1616

File: 174824\_COLOR 1.DWG



**CONSENT AND PRIORITY****Kingsett Mortgage Corporation**  
(the "Chargeholder")

For \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Chargeholder, the Chargeholder, being the holder of Mortgages CA8699742, CA8699744, CA9151202 and CA9151204, and Assignments of Rents CA8699743, CA8699745, CA9151203 and CA9151205 (collectively, the "**Charges**"), hereby approves of, and consents to, the granting of the attached:

- (a) Easements over ASP A, ASP B and Remainder; and
- (b) Section 219 Covenant as to ASP A, ASP B and Remainder

(collectively, the "**Encumbrances**"), and agrees that the Encumbrances will be binding upon the Chargeholder's interest in or charge upon the lands and will be encumbrances upon the lands in priority to the Charges in the same manner and to the same effect as if the Encumbrances had been granted and registered against title to the lands prior to the dating, execution and registration of the Charges and the advance any money thereunder.

**IN WITNESS WHEREOF** the Chargeholder has executed this Agreement on the Form D which is a part hereof.

**CONSENT AND PRIORITY****Trisura Guarantee Insurance Company**  
(the "Chargeholder")

For \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Chargeholder, the Chargeholder, being the holder of Mortgage CA8702400 and Assignment of Rents CA8702401 (collectively, the "**Charges**"), hereby approves of, and consents to, the granting of the attached:

- (a) Easements over ASP A, ASP B and Remainder; and
- (b) Section 219 Covenant as to ASP A, ASP B and Remainder

(collectively, the "**Encumbrances**"), and agrees that the Encumbrances will be binding upon the Chargeholder's interest in or charge upon the lands and will be encumbrances upon the lands in priority to the Charges in the same manner and to the same effect as if the Encumbrances had been granted and registered against title to the lands prior to the dating, execution and registration of the Charges and the advance any money thereunder.

**IN WITNESS WHEREOF** the Chargeholder has executed this Agreement on the Form D which is a part hereof.

**END OF DOCUMENT**

**DISCLOSURE STATEMENT - SIXTH AMENDMENT**  
*Real Estate Development Marketing Act (British Columbia)*

**HIGHLINE**  
**Burnaby, British Columbia**

**DATE of Disclosure Statement:** February 20, 2020  
**First Amendment:** February 28, 2020  
**Second Amendment:** November 17, 2020  
**Third Amendment:** February 5, 2021  
**Fourth Amendment:** July 26, 2022  
**Fifth Amendment:** October 20, 2023  
**Sixth Amendment:** January 29, 2024  
**DEVELOPER:** **6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**  
**ADDRESS FOR SERVICE:** 700 - 401 West Georgia Street,  
Vancouver, BC V6B 5A1  
**BUSINESS ADDRESS:** 700 - 4211 Kingsway  
Burnaby, BC V5H 1Z6  
**REAL ESTATE BROKERAGES:** Rennie Marketing Systems  
51 East Pender Street,  
Vancouver, BC V6A 1S9

The Developer reserves the right to appoint additional or replacement brokerage(s), and reserves the right to allow the brokerage to assign the brokers rights with respect to the marketing and sale of the Development to an affiliate or related party of the brokerage(s).

None of the Developer's agent(s) will be acting on behalf of the Purchaser.

This Sixth Amendment to Disclosure Statement has been filed with the Superintendent of Real Estate, but neither the Superintendent, nor any other authority of the government of the Province of British Columbia, has determined the merits of any statement contained in this Sixth Amendment to Disclosure Statement, or whether this Sixth Amendment to Disclosure Statement contains a misrepresentation or otherwise fails to comply with the requirements of the *Real Estate Development Marketing Act*. It is the responsibility of the Developer to disclose plainly all material facts, without misrepresentation.

Please refer to section 7.2 for information on the purchase agreement. That information has been drawn to the attention of:

**Purchaser: (insert name(s) here):**

--

And have confirmed that fact by initialling in the space provided here:

<b>Purchaser Initials</b>	

The Disclosure Statement dated February 20, 2020, as amended by the First Amendment dated February 28, 2020, the Second Amendment dated November 17, 2020, the Third Amendment dated February 5, 2021, the Fourth Amendment dated July 26, 2022 and the Fifth Amendment dated October 20, 2023 is amended as follows:

**1.0 Page 4 titled "TABLE OF EXHIBITS" is amended by the addition of Exhibit "N" titled "Legal Descriptions of Strata Lots" and Exhibit "O" titled "Summary of Encumbrances and Notations" as follows:**

"Legal Descriptions of Strata Lots	N
Summary of Encumbrances and Notations	O"

**2.0 Section 1.6(a) (Parking Tenant) is deleted in its entirety and replaced with the following:**

"With respect to the Parking Stall Lease, which is described in detail in Section 3.6, the Parking Tenant under the Parking Stall Lease is a company incorporated by the Developer to hold, as lessee and tenant a parking and storage lease agreement with the Developer for the purpose of the Developer's allocation of the parking stalls and storage lockers being offered for sale in this offering, as more particularly discussed in Section 3.6. A copy of the Parking Stall Lease is attached to this Disclosure Statement as Exhibit "F"."

**3.0 Section 2.1 (General Description of the Development) is amended as follows:**

**3.1** By the additional of the following paragraph at the beginning of the Section:

"The Developer completed the construction of the Development substantially in accordance with the description outlined below."

**3.2** By deleting the last paragraph in its entirety and replacing it with the following:

"Purchasers are referred to Exhibit "M" for a copy of the Airspace Agreement."

**4.0 Section 2.1(c) (Street Address) is amended by deleting the second paragraph in its entirety without replacement.**

**5.0 Section 2.1(d) (General Description of the Development, the Strata Lots and the Offering for Sale) is amended adding the following paragraph immediately after Section 2.1(d)(ii)(B):**

"The Developer has sold and transferred title to certain Strata Lots to purchasers and will continue to market and sell the remaining Strata Lots within the Development under this Disclosure Statement."

**6.0 Section 2.1(e) (Strata Plan) is amended by deleting the second paragraph in its entirety and replacing it with the following:**

"The Final Strata Plan was registered at the Land Title Office on October 13, 2023. The filing of the Final Strata Plan caused the subdivision of the Lands into the Strata Lots and Common Property (including the Limited Common Property)."

**7.0 Section 3.1 (Unit Entitlement) is amended by deleting the last paragraph in its entirety and replacing it with the following:**

"The final Form V – Schedule of Unit Entitlement was registered at the Land Title Office concurrently with the Final Strata Plan, a filed copy of which is attached as Exhibit "B" to this Disclosure Statement."

**8.0 Section 3.5 (Bylaws) is amended by deleting the first paragraph in its entirety and replacing it with the following:**

"The bylaws for the Strata Corporation (the "**Bylaws**") will be those contained in the filed Form Y Owner Developers' Notice of Different Bylaws ("**Form Y**") attached hereto as Exhibit "D". The Form Y – Owner Developers' Notice of Different Bylaws were filed at the Land Title Office concurrently with the Final Strata Plan."

**9.0 Section 3.6(a) (Parking Stalls and Storage Lockers) is amended by adding the following paragraph at the end:**

"The Developer entered into the Parking Stall Lease with Thind Parking Corp. as "Parking Tenant", a copy of which is attached to this Disclosure Statement as Exhibit "F"."

**10.0 Section 3.10 (Strata Management Contracts) is amended as follows:**

**10.1** By deleting the first sentence of the first paragraph in its entirety and replacing it with the following:

"The Developer has entered into a management contract with Tribe Management Inc. with respect to the control, management and administration of the Common Property."

**10.2** By deleting the last sentence of the first paragraph in its entirety and replacing it with the following:

"The manager is not related to the Developer nor does the Developer have any financial or other interest in the manager."

**10.3** By deleting the second paragraph in its entirety without replacement.

**11.0 Section 4.1 (Legal Description) is deleted in its entirety and replaced with the following:**

"4.1 Legal Description

(a) Parent Parcel

Prior to the filing of the Final Strata Plan, the legal description of the development lands was:

PID: 030-616-735

Lot 2 District Lot 153 Group 1 New Westminster District Plan EPP86315

(the "**Lands**").

## (b) Air Space Parcel Plan

The Developer has filed Air Space Parcel Plan EPP127626 and the below described strata plans to create separate legal parcels and strata corporations.

## (i) Office Air Space Parcel

Air Space Parcel 1 District Lot 153 Group 1 New Westminster District Air Space Parcel Plan EPP127626 (the "**Office Air Space Parcel**");

Which parcel was concurrently further subdivided into strata lots by strata plan EPS9598, none of such strata lots form part of the offering under this Disclosure Statement.

## (ii) Retail Air Space Parcel

Air Space Parcel 2 District Lot 153 Group 1 New Westminster District Air Space Parcel Plan EPP127626 (the "**Retail Air Space Parcel**");

Which parcel was concurrently further subdivided into strata lots by strata plan EPS9597, none of such strata lots form part of the offering under this Disclosure Statement.

## (iii) Development Parcel

Remainder of Lot 2 District Lot 153 Group 1 New Westminster District Plan EPP86315, Except Air Space Parcel Plan EPP127626 (the "**Development Parcel**");

Which parcel was concurrently further subdivided by the Final Strata Plan (Strata Plan EPS9599), creating the Strata Lots and Common Property (including the Limited Common Property).

For legal descriptions of the Strata Lots purchasers are referred to Exhibit "N" attached to this Disclosure Statement.

The legal description of the Common Property is Common Property Strata Plan EPS9599."

**12.0 Section 4.2 (Ownership) is deleted in its entirety and replaced with the following:**

"4.2 Ownership

The Developer, 6511 Sussex Heights Development Ltd., was the registered and beneficial owner of the Lands prior to the registration of the Final Strata Plan, and the Developer remains the registered and beneficial owner of any unsold Strata Lots until such Strata Lots are transferred to purchasers."



**13.0 Section 4.3 (Existing Encumbrances and Legal Notations) is deleted in its entirety and replaced with the following:**

**“4.3 Existing Encumbrances and Legal Notations**

Purchasers are referred to Exhibit “O” for a summary of the encumbrances and legal notations currently registered against title to the unsold Strata Lots and the Common Property.

Copies of certain encumbrances are attached in Exhibit “J”. Purchasers who wish to obtain a copy of any other encumbrance or legal notation may obtain it from the Developer.”

**14.0 Section 4.4 (Proposed Encumbrances) is deleted in its entirety and replaced with the following:**

**“4.4 Proposed Encumbrances**

Other than those encumbrances set out above in Section 4.3, there are no encumbrances or proposed encumbrances arranged or to be arranged by the Developer which would charge or affect title to any unsold Strata Lots, or the Common Property, except for:

(a) one or more mortgages and assignments of rents that secure financing to be obtained by the Developer (which security will be discharged in respect of any Strata Lot within a reasonable period of time after the completion of the sale thereof);

The Developer will ensure that no purchaser will take title to a Strata Lot unless the any financing charges are discharged from title to the Strata Lots or undertakings are in place to permit such discharge.

Any additional charges will be referred to in an amendment to this Disclosure Statement.”

**15.0 Section 4.5 (Outstanding or Contingent Litigation or Liabilities) is amended by the addition of Section (c) as follows:**

“(c) Any liabilities in respect of claims of builder’s liens registered on title to the Strata Lots, which liabilities will be paid or otherwise satisfied or settled by the Developer in due course.”

**16.0 Section 5.1 (Construction Dates) is amended by deleting the second to seventh paragraphs in their entirety and replacing them with the following:**

“Completion of Construction of the Development occurred on November 24, 2023, as evidenced by the issuance of a certificate of provisional occupancy by the City of Burnaby.”

**17.0 Section 6.1 (Development Approval) is amended as follows:**

17.1 By deleting the last sentence of the first paragraph in its entirety without replacement.

17.2 By adding the below paragraph at the end:

“The construction of the Development was completed on November 24, 2023, as evidenced by the issuance of a certificate of provisional occupancy by the City of Burnaby.”

**18.0 Section 6.2 (Construction Financing) is deleted in its entirety and replaced with the following:**

“6.2 Construction Financing

The Developer completed construction of the Development through a financing commitment from Kingsett Mortgage Corporation (“**Kingsett**”), which secured an amount sufficient to construct and complete the Development, including the installation of all utilities and other services associated with the Development (the “**Construction Financing**”). In connection with the Construction Financing the Developer granted mortgages and assignments of rents to Kingsett as outlined in Exhibit “O” attached to this Disclosure Statement.

The Developer also obtained deposit protection insurance from Trisura Guarantee Insurance Company (the “**Deposit Protection Insurer**”), as described in more detail in Section 7.1), and in connection therewith granted a mortgage and assignment of rents to the Deposit Protection Insurer as outlined in Exhibit “O” attached to this Disclosure Statement.

The Developer will ensure that no purchaser will take title to a Strata Lot unless any financial encumbrances registered by the Developer against title to the Strata Lots are discharged or undertakings are in place to permit such discharge.”

**19.0 Section 7.1 (Deposits) is amended by deleting the words “(as defined in Section 4.3(a)(vi))” in their entirety without replacement.**

**20.0 Section 7.2(a) (Termination) is amended by deleting the last paragraph in its entirety and replacing it with the following:**

“(iv) the Vendor has reasonable grounds to suspect that any part of the transaction contemplated in the Purchase Agreement is related to the commission or attempted commission of a “money laundering offence” or a “terrorist activity financing offence” pursuant to paragraph 9.3 of Addendum “A” of the Purchase Agreement.”

**21.0 Section 7.2(b) (Extension) is amended as follows:**

21.1 By deleting Sections (ii), (iii), (iv) in their entirety; and

21.2 Renumbering Section “(v)” to “(ii)”.

**22.0 Section 7.4(d) (Cost Sharing) is deleted in its entirety and replaced with the following:**

“Upon the deposit of the Final Strata Plan at the Land Title Office, the Developer caused the Strata Corporation to assume from the Developer the Air Space Agreement, which agreement requires the various Air Space Parcels comprising the Building to contribute a proportionate share of the cost of operating, maintaining, repairing and replacing the

shared spaces, utilities and other areas and services, as described more particularly in this Disclosure Statement. Purchasers are referred to Exhibit "M" for a copy of the Airspace Agreement."

- 23.0 Exhibit "H" titled "Proposed Contract of Purchase and Sale" is deleted from the Disclosure Statement and replaced with Exhibit "H" attached hereto titled "Contract of Purchase and Sale".**
- 24.0 Exhibit "N" attached hereto and titled "Legal Descriptions of the Strata Lots" is added to the Disclosure Statement.**
- 25.0 Exhibit "O" attached hereto and titled "Summary of Encumbrances and Notations" is added to the Disclosure Statement.**

### DEEMED RELIANCE

Section 22 of the *Real Estate Development Marketing Act* provides that every purchaser who is entitled to receive this Sixth Amendment to Disclosure Statement is deemed to have relied on any false or misleading statement of a material fact contained in this Sixth Amendment to Disclosure Statement, if any, and any omission to state a material fact. The developer, its directors and any person who has signed or authorized the filing of this Sixth Amendment to Disclosure Statement are liable to compensate the purchaser for any misrepresentation, subject to any defences available under section 22 of the Act.

### DECLARATION

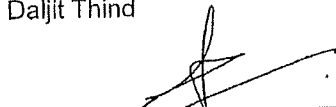
The foregoing statements disclose, without misrepresentation, all material facts relating to the development referred to above, as required by the *Real Estate Development Marketing Act* of British Columbia, as of January 29, 2024.

#### Developer:

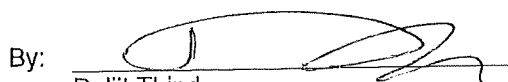
6511 SUSSEX HEIGHTS DEVELOPMENT LTD.


By its authorized signatory:

  
Daljit Thind

  
Junyi Liu

This Sixth Amendment to Disclosure Statement is executed by all of the **Directors of 6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**, on January 29, 2024 in their personal capacity:

By:   
Daljit Thind

By:   
Junyi Liu

**Exhibit "H"**  
**Contract of Purchase and Sale**



SL: \_\_\_\_ Unit: \_\_\_\_

**CONTRACT OF PURCHASE AND SALE (the "Contract")**

BETWEEN:

**6511 Sussex Heights Development Ltd. (the "Developer" and the "Vendor")**

AND:

**Purchaser(s):**

Name(s): \_\_\_\_\_

Address(es): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Tel: \_\_\_\_\_ Tel: \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

Country of \_\_\_\_\_ Country of \_\_\_\_\_

Residence: \_\_\_\_\_ Residence: \_\_\_\_\_

(For the purposes of the *Income Tax Act* (Canada))

(Such one or more parties being hereinafter referred to as the "**Purchaser**").

The Purchaser certifies to the Vendor that:

- a) he/she/they is/are a non-resident of Canada under the Income Tax Act (Canada) (Y/N) \_\_\_\_; and
- b) he/she/they is/are a Canadian Citizen or a Permanent Resident (as defined in the Immigration and Refugee Protection Act (Canada)) (Y/N) \_\_\_\_ . If "no" country of citizenship & residency: \_\_\_\_\_
- c) his/her/their/its Tax Identification Number ( SIN,  TTN,  ITN,  BN  TN or  International) is/are \_\_\_\_\_ (for the purposes of T3 – Trust Income Tax and Information Return filings).

PROPERTY: PID: \_\_\_\_\_ Strata Lot \_\_ Strata Plan EPS9599, being Unit No. \_\_\_\_\_ (the "**Strata Lot**") in the development known as "HIGHLINE" (the "**Development**"), constructed as part of a 332 unit residential strata development project on the lands located at 6511 Sussex Avenue, Burnaby, BC and formerly legally described as PID: 030-616-735 Lot 2 District Lot 153 Group 1 New Westminster District Plan EPP86315 (the "**Lands**"), as further described in the Disclosure Statement filed by the Vendor on February 20, 2020 (the "**Initial Disclosure Statement**") and all amendments thereto (the "**Amendments**") (the Initial Disclosure Statement and the Amendments are hereinafter collectively called the "**Disclosure Statement**").

PURCHASE PRICE: The Purchase Price for the Strata Lot will be:

(\$ \_\_\_\_\_) DOLLARS. The Purchase Price excludes any Goods and Services Tax ("**GST**").

P	P	V	V

**INITIALS**



SL: \_\_\_\_ Unit: \_\_\_\_

1. **Offer.** In consideration of the sum of ONE (\$1.00) DOLLAR and other good and valuable consideration now paid by each of the parties to the other (the receipt and sufficiency of which is hereby acknowledged) and other mutual covenants and agreements contained in this agreement, the Purchaser agrees to purchase the Strata Lot from the Vendor for the Purchase Price and upon the terms set forth herein subject to the Permitted Encumbrances (as hereinafter defined).

The Purchase Price does not include the exclusive use of any parking stall(s) or storage locker(s) at the Development unless expressly set out in an addendum hereto. In the event the Purchaser purchases the exclusive use of a parking stall(s) and/or storage locker(s), the location of the parking stall(s) and/or storage locker(s) will be designated by the Vendor in accordance with the Disclosure Statement. The Purchaser acknowledges and agrees that the parking stall(s) and/or storage locker(s): (a) will vary in size, shape, convenience and location (including, notwithstanding any other amended or written agreement made between the parties to the contrary, and where more than one, may not be side by side); and (b) may be partially obstructed by columns, pipes, ducts, mechanical equipment, electrical equipment and other facilities. The Purchaser further acknowledges and agrees that the final determination of parking stall(s) and/or storage locker(s) assigned to a Purchaser shall be by the Vendor with no recovery by the Purchaser. The Purchaser will accept the parking stall(s) and/or storage locker(s) if any, assigned or sold to the Purchaser by the Vendor on an "as is, where is" basis and will have no claim against the Vendor in respect of any variation in the size, shape, convenience of location or obstruction of such parking stall(s) and/or storage locker(s).

2. **Deposit.** The Purchaser will pay a deposit(s) by bank draft or certified cheque to Richards Buell Sutton LLP (the "**Vendor's Solicitors**") in trust as stakeholder and the Deposit will be held in accordance with the *Real Estate Development Marketing Act* (British Columbia) as follows:

(a) a deposit (the " <b>Deposit</b> ") of 5% of the Purchase Price upon presentation of this Contract by the Purchaser, payable by way of certified cheque, or bank draft;	\$ _____
the balance of the Purchase Price, subject to adjustments, to be paid on the Completion Date by bank draft or certified cheque.	

Except as specifically outline herein, interest on the Deposit will be for the benefit of the Vendor and will not be applied on account of the Purchase Price. If the Purchaser defaults in the Purchaser's obligations hereunder, the Vendor may, at its option, retain the Deposit and interest thereon without prejudice to any other remedy, which the Vendor may have in respect of the Purchaser's default in accordance with the terms of this Contract.

3. **Completion, Possession and Adjustment Dates.** The completion of the Strata Lot will occur on \_\_\_\_\_, 20\_\_\_\_.
4. **Furnishings.** The Purchase Price includes the following items unless otherwise noted in the Disclosure Statement: electric oven, gas cooktop, hood fan, dishwasher, refrigerator, microwave, washer and electric dryer, window coverings, enterphone/intercom system through the phone line and heat pump to provide air conditioning and heat.
5. **Acceptance.** This Contract will be open for acceptance by the Vendor up to 11:59 p.m. (Vancouver time) on \_\_\_\_\_, 20\_\_\_\_ and upon acceptance by the Vendor, there will be a binding agreement of sale and purchase in respect of the Strata Lot for the Purchase Price, on the terms and subject to the conditions set out herein.

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**INITIALS**



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THE TERMS AND CONDITIONS ATTACHED HERETO AS ADDENDUM "A" ARE PART OF THIS CONTRACT. READ THEM CAREFULLY BEFORE YOU SIGN.

THE PURCHASER HAS EXECUTED THIS CONTRACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

\_\_\_\_\_  
(Witness) (Purchaser) (Name of Purchaser)

\_\_\_\_\_  
(Witness) (Purchaser) (Name of Purchaser)

THE PURCHASER'S OFFER TO PURCHASE CONTAINED HEREIN IS ACCEPTED BY THE VENDOR AT \_\_\_\_\_ A.M./P.M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

6511 SUSSEX HEIGHTS DEVELOPMENT LTD.  
Per:

\_\_\_\_\_  
Authorized Signatory





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**Addendum "A"**

**1.0 AGREEMENT**

1.1 Once this Contract is accepted by the Vendor, the Purchaser agrees to purchase from the Vendor the Strata Lot at the Purchase Price and upon the terms set forth in the agreement created by the acceptance of this Contract by the Vendor, this Addendum and all additional addendums and schedules. Title to the Strata Lot on the Completion Date (as hereinafter defined) shall be subject only to:

- (a) the exceptions listed in Section 23(1) of the *Land Title Act* (British Columbia);
- (b) the charges and encumbrances referred to in the Disclosure Statement; and
- (c) claims of builders liens or other encumbrances where the Vendor's Solicitors have undertaken to remove same pursuant to paragraph 7.1 hereof;

(collectively, the "**Permitted Encumbrances**").

The Purchaser agrees to execute any and all agreements as may be required pursuant to the terms and conditions of the Permitted Encumbrances confirming the Purchaser acknowledges and assumes obligations under the Permitted Encumbrances.

**2.0 DESCRIPTION OF STRATA LOT**

2.1 The Strata Lot is part of the Development as shown on the Final Strata Plan attached to the Disclosure Statement.

**3.0 PURCHASER'S ACKNOWLEDGEMENTS**

3.1 Disclosure Statement. The Purchaser acknowledges that the Purchaser has received copies of the Initial Disclosure Statement for the Development and all Amendments, and has been given a reasonable opportunity to read the Initial Disclosure Statement and all Amendments before signing this Contract. The signing of this Contract by the Purchaser will constitute:

- (a) a receipt for the Initial Disclosure Statement and all Amendments; and
- (b) the Purchaser's acknowledgment that the Purchaser had an opportunity to read the Initial Disclosure Statement and all Amendments before signing this Contract.

3.2 Consent to Electronic Delivery of Disclosure Statement and all Amendments. Where the Purchaser has on the first page of this Contract, or on any subsequent addendum to this Contract provided an email address, the Purchaser consents to the Vendor delivering the Disclosure Statement (including all Amendments) to the Purchaser at the email address provided and the Purchaser acknowledges and agrees that such email delivery of the Disclosure Statement (including all Amendments) has afforded the Purchaser a reasonable opportunity to read the Disclosure Statement (including all Amendments) all as at the time of the Vendor's delivery of the email as shown by the Vendor's copy of the sent email.

**4.0 PURCHASE PRICE, DEPOSIT AND PAYMENT**

4.1 Payment of the Purchase Price. The Purchaser will pay the Purchase Price to the Vendor as follows:

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- (a) The Deposit in the amount set out in paragraph 2 of the Contract shall be paid by the Purchaser to the Vendor's Solicitors, Richards Buell Sutton LLP in Trust by way of certified cheque or bank draft. At the direction of the Vendor, in its sole discretion, the Stakeholder may invest the Deposit in an interest bearing trust account with a Canadian chartered bank, trust company or credit union with interest to accrue to the credit of the Vendor, except as otherwise expressly provided herein (for the purposes of Section 4.0, the "Stakeholder"); and
- (b) The Balance of the Purchase Price plus or minus adjustments shall be paid by the Purchaser to the Vendor's Solicitors on the Completion Date by way of certified cheque or bank draft.

4.2 Handling of the Deposit. Subject to paragraphs 4.3 and 4.4 hereof, the Deposit shall be dealt with as follows:

- (a) If the Purchaser completes the purchase of the Strata Lot on the terms and conditions herein contained, then the Deposit shall form part of and be applied to the Purchase Price and be paid by the Stakeholder to the Vendor. Any interest earned thereon shall be paid to the Vendor;
- (b) If the Purchaser fails to complete the purchase of the Strata Lot or fails to pay any part of the Deposit on the terms and conditions herein contained, then the Deposit paid together with interest accrued thereon shall be paid by the Stakeholder to the Vendor forthwith;
- (c) If the Contract is terminated pursuant to paragraph 5.1 or if the Purchaser fails to provide notice of waiver or satisfaction of the Purchaser's conditions pursuant to paragraph 9.2 hereof, then the Deposit together with all interest accrued thereon shall be paid by the Stakeholder to the Purchaser and the Purchaser shall have no further claims against the Vendor; and
- (d) If the Vendor fails to complete the sale of the Strata Lot on the terms and conditions herein contained, then the Deposit together with all accrued interest thereon shall be paid by the Stakeholder to the Purchaser and the Purchaser shall have no further claims against the Vendor.

Notwithstanding the aforementioned, the Purchaser acknowledges and agrees that the Stakeholder will be permitted to charge and deduct and retain a deposit administration fee from each payment made by the Purchaser comprising the Deposit of not more than \$75.00 plus applicable taxes to be paid by the Purchaser, and that any payment made by the Purchaser that is returned for non-sufficient funds will be subject to a service charge of \$25.00 in each such instance.

4.3 Residency. Notwithstanding the provisions of paragraph 4.2 hereof, if the Purchaser is a non-resident of Canada as defined under the *Income Tax Act* (Canada), the Purchaser authorizes the Stakeholder to remit directly to the Receiver General for Canada such non-resident withholding tax in respect of interest earned on the Deposit as may be required by the *Income Tax Act* (Canada).

4.4 Authorization to Deal with Deposit. The Vendor and the Purchaser hereby irrevocably authorize the Stakeholder:

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- (a) to deal with the Deposit and all interest earned thereon in accordance with the provisions hereof, notwithstanding the provisions of Section 18 of the *Real Estate Development Marketing Act* (British Columbia); and
- (b) to interplead the Deposit and all interest thereon, at the expense of the party ultimately determined to be entitled to such funds, should any dispute arise regarding the obligations of the Stakeholder with respect to the Deposit.

4.5 Deposit Protection Agreement Under REDMA. Under Section 19 of the *Real Estate Development Marketing Act* (British Columbia), a developer who desires to use for the developer's own purposes a deposit the developer has placed with a trustee under Section 18 of the *Real Estate Development Marketing Act* (British Columbia) may, by entering into a deposit protection agreement in relation to that deposit, obtain the deposit from that trustee and use that deposit only for the developer's own purposes. Section 10 of the *Real Estate Development Marketing Regulation* (British Columbia) provides that if a developer enters into a deposit protection agreement, the developer must provide notice of the deposit protection agreement to a purchaser by including the following information in the disclosure statement:

- (a) the name and business address of the insurer;
- (b) the name of the developer who entered into the deposit protection agreement; and
- (c) the date on which the insurance takes effect.

The Purchaser acknowledges and agrees that the Developer has entered into a master deposit protection contract (the "**Master Deposit Protection Contract**") with Trisura Guarantee Insurance Company (the "**Deposit Protection Insurer**"), pursuant to which the deposits paid by purchasers of strata lots in the Development, including the Deposit, will be insured and, as such, may be released, in whole or in part, to the Developer in accordance with the terms of the Master Deposit Protection Contract and the Developer may use the Deposit for purposes related to the Development, including without limitation, the construction and marketing of the Development in accordance with the provisions of the *Real Estate Development Marketing Act* (British Columbia). Upon the release of the Deposit or any portion thereof to the Developer in accordance with the Master Deposit Protection Contract, the provisions of this Contract will be deemed to have been amended accordingly. The Purchaser acknowledges that from and after the release of the Deposit or any portion thereof pursuant to the Master Deposit Protection Contract, no further interest will be earned on the amount so released.

The Purchaser further acknowledges and agrees the Vendor may enter into such different deposit protection agreement with respect to the Deposit that the Vendor deems reasonable. The Vendor agrees that if it enters into such a different deposit protection agreement with respect to the Deposit, it will comply with Section 10 of the *Real Estate Development Marketing Regulation* (British Columbia) regarding that deposit protection agreement.

For further terms regarding deposit insurance please see Section 8.1 hereof and Section 7.1 of the Disclosure Statement.

4.6 Builders Liens. That portion, if any, of the Purchase Price required by law to be held back by the Purchaser in respect of builder's lien claims (the "**Lien Holdback**") will be paid on the Completion Date to the Vendor's Solicitors. The Lien Holdback will be held in trust by the Vendor's Solicitors pursuant to the *Strata Property Act* (British Columbia) and *Builders Lien Act* (British Columbia) (or successor statutes) solely in respect of lien claims registered in the applicable land title office in

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connection with work done at the request of the Vendor. The Vendor's Solicitors are authorized to invest the Lien Holdback in an interest bearing trust account and to pay to the Vendor the Lien Holdback plus interest, if any, accrued thereon as permitted by law; which payment will occur upon expiration of the period during which the Lien Holdback must be retained pursuant to the *Strata Property Act* and the *Builders Lien Act* (the "**Lien Holdback Period**"), less the amount of any builder's lien claims filed against the Strata Lot of which the Purchaser or the Purchaser's solicitor or notary public notifies the Vendor's Solicitor in writing by 4:00 p.m. on the last day of the Lien Holdback Period. The Purchaser hereby authorizes the Vendor to bring any legal proceedings required to clear title to the Strata Lot of any lien claims filed with respect to the Strata Lot, including payment of the whole or any part of the Lien Holdback into Court if desired by the Vendor.

**5.0 COMPLETION, POSSESSION AND ADJUSTMENT DATES**

5.1 Completion Date. The completion of the purchase and sale of the Strata Lot shall take place on the date specified in paragraph 3 of this Contract (the "**Completion Date**").

5.2 Notice of Completion Date. [Intentionally Deleted].

5.3 Force Majeure. [Intentionally Deleted].

5.4 Adjustments. The Purchaser will assume and pay all taxes, rates, local improvement assessments, utilities and other charges, and all other adjustments both incoming and outgoing of whatever nature in respect of the Strata Lot shall be made, as of the Completion Date. The Purchaser shall pay GST in accordance with paragraph 5.7 below. If the amount of any such taxes, utilities or other items have been levied in respect of the Lands prior to registration of the strata plan, the portion thereof which shall be allocated to the Strata Lot will be in proportion to the unit entitlement the Strata Lot bears to the aggregate of the unit entitlement for all strata lots in the Development.

5.5 Possession. Provided the Vendor's Solicitors have received the balance of the Purchase Price and all other amounts payable by the Purchaser to the Vendor in respect of the Strata Lot on the Completion Date, the Purchaser shall have vacant possession of the Strata Lot at 12:00 pm on the second business day following the Completion Date (the "**Possession Date**").

5.6 Risk. The Strata Lot will be and remain at the risk of the Vendor until 12:01 a.m. on the Completion Date, after which time it will be at the risk of the Purchaser.

5.7 GST. The Purchaser will pay all costs in connection with the sale and purchase of the Strata Lot (including property transfer tax and any applicable taxes, including GST, and any other federal or provincial sales, service, transition, value added or other tax required to be paid by the Purchaser in connection with the purchase and sale of the Strata Lot), other than the costs the Vendor incurred in clearing title to the Strata Lot. The Purchaser acknowledges that GST and provincial sales taxes are, without duplication, applicable to the sale and purchase of the Strata Lot and will be payable by the Purchaser. The Purchaser acknowledges and agrees that the Purchase Price is exclusive of all applicable taxes, including GST, and any other federal or provincial sales, service, value added or other tax or new housing rebate, which for greater clarity are not included in the Purchase Price.

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**6.0 CONSTRUCTION**

6.1 Construction. The Purchaser also acknowledges and agrees that any materials used in finishing of the Strata Lot, including, without limitation, natural stone, ceramic, porcelain, wood and laminates, may have conspicuous variations in colour, grain, vein and texture, pattern and size and any such variations are merely characteristic of the respective materials and will not be considered as defects or deficiencies in the Strata Lot and that certain materials used in the finishing of the Strata Lot may be subject to staining or changed coloration over time.

6.2 Measurement. The Purchaser acknowledges and agrees with the Vendor that the Purchaser has reviewed and is satisfied with the area of the Strata Lot, as shown on the Final Strata Plan. The Purchaser acknowledges and agrees that the Purchaser will have no claim against the Vendor as a result of the size of the Strata Lot.

6.3 Access. The Purchaser acknowledges and agrees that the Purchaser will not be entitled to have access to the Strata Lot prior to the Possession Date without the prior written permission of the Vendor (which the Vendor may withhold in its absolute discretion) and then only if accompanied by a representative of the Vendor, subject to paragraph 6.4. The Purchaser hereby releases the Vendor and its directors, officers, shareholders, unit holders, employees, agents, contractors and representatives (collectively, the "**Released Parties**") from and against any loss, cost, damage, injury or death resulting from any act or omission of any one or more of the Released Parties, including that arising from the negligence of any one or more of the Released Parties, or any condition within the Strata Lot or the Development and agrees to indemnify and hold harmless the Released Parties from and against any loss, cost, damage, injury or death resulting from the presence of the Purchaser or any person on behalf of the Purchaser within the Strata Lot or the Development, or any act or omission negligent or otherwise of the Purchaser or any person on behalf of the Purchaser while within the Strata Lot or the Development. The Purchaser hereby acknowledges and the Vendor hereby confirms that the Vendor has acted as agent for and on behalf of the other Released Parties with respect to obtaining the foregoing release and indemnity from the Purchaser for the benefit of such Released Parties.

6.4 Inspection. The Purchaser and a representative of the Vendor shall inspect the Strata Lot at a reasonable time designated by the Vendor prior to the Completion Date. If the Purchaser fails or refuses to inspect the Strata Lot at the time designated by the Vendor the Purchaser is deemed to have waived or forfeited any such right and is deemed to be satisfied with and have accepted the physical condition of the Strata Lot. At the conclusion of such inspection, a conclusive list of any defects or deficiencies (collectively, the "**Deficiencies**") shall be prepared that are to be rectified by the Vendor including the estimated dates and timeframes by which such corrections are to occur. The parties shall sign the list of Deficiencies and the Purchaser shall be deemed to have accepted the physical condition of the Strata Lot subject only to the Deficiencies. The Purchaser covenants and agrees to complete the purchase of the Strata Lot on the Completion Date on the terms and conditions herein contained notwithstanding that the Deficiencies may be rectified after the Completion Date. The Purchaser is not entitled to holdback any amount of the Purchase Price on closing in respect of the Deficiencies or other deficiencies. In the event of a disagreement between the Purchaser and the Vendor as to what constitutes a defect or deficiency, or whether or not a defect or deficiency has been rectified, the decision of the architect for the Development or any replacement therefor appointed by the Vendor in the Vendor's sole discretion will be conclusive, final and binding on the parties. Following the Completion Date, the Purchaser agrees to provide the Vendor and its representatives, contractors and agents with access to the Strata Lot at all reasonable times on reasonable notice from the Vendor in order for the Vendor or its representatives, contractors or agents to rectify any outstanding Deficiencies,

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and the Purchaser will in no manner interfere with or impede any such person while he or she is carrying out such work.

6.5 Service Facilities. The Purchaser acknowledges that the Development may include services facilities and equipment such as transformers, fire protection systems and equipment, mechanical and electrical systems and equipment, electrical room, vents, ducts, fans, elevators, garage gates, garbage compactors and other such facilities and equipment (collectively the "**Service Facilities**"). The Service Facilities will be located as required by the relevant authorities or as recommended by the Vendor's consultants.

**7.0 CONVEYANCE**

7.1 Conveyance. It shall be the Purchaser's responsibility to prepare the documents necessary to complete this transaction and the Purchaser shall deliver to the Vendor a freehold transfer, in registrable form (the "**Transfer**"), and a statement of adjustments, to the Vendor's Solicitor at least 7 business days prior to the Completion Date. The Vendor will provide the Purchaser or the Purchaser's Solicitors with a form of acknowledgement whereby the Purchaser acknowledges receipt of the Initial Disclosure Statement, the Amendments and any subsequent amendments to the Initial Disclosure Statement, which the Purchaser will be required to sign and return to the Vendor or the Vendor's Solicitor prior to the Completion Date. In the event the Purchaser has not received any of the amendments listed in the acknowledgement the Purchaser or the Purchaser's Solicitors shall inform the Vendor's Solicitors forthwith and shall not be obligated to sign and return the acknowledgement until the Purchaser has received all such amendments and been provided a reasonable opportunity to review same. The Purchaser agrees prior to the Completion Date to sign and deliver to the Vendor the owner registration in the form required by the Vendor's new home warranty provider. The Purchaser acknowledges that the Strata Lot will not be covered by the home warranty should the Purchaser fail to deliver the signed owner registration form prior to the Completion Date. The Purchaser will be responsible for obtaining all other documents required for the closing.

On the Completion Date, the Vendor will transfer title to the Strata Lot to the Purchaser free and clear of all registered liens, mortgages, charges and encumbrances of any nature whatsoever save and except Permitted Encumbrances and on or before the Completion Date, the Vendor will have taken whatever steps are necessary in order to obtain or make arrangements for any release or discharge of any registered liens, mortgages, charges and encumbrances save and except the Permitted Encumbrances. The Purchaser acknowledges and agrees that the Vendor will be using the purchase money received from the Purchaser to obtain a partial discharge of any construction mortgage and security collateral thereto. The Purchaser's Solicitor or notary public will pay the balance of the adjusted Purchase Price **on or before 4:30 p.m.** on the Completion Date **by way of certified cheque or bank draft** made payable and delivered at the Purchaser's expense to the Vendor's Solicitors in trust on their undertaking to pay an amount required in a written statement of indebtedness from the holder of the prior encumbrance to require the holder of the prior encumbrance to provide the Vendor's Solicitors with a registrable discharge of such prior encumbrance and to register the discharge of the aforesaid charges from title to the Strata Lot and, in the case of a claim of builders lien, on his undertaking to pay an amount sufficient to cause same to be discharged within a reasonable period after the Completion Date. If the Purchaser is relying upon a new mortgage to finance the Purchase Price, the Purchaser, while still required to pay the balance of the adjusted Purchase Price on the Completion Date, may wait to pay same until after the Transfer and new mortgage documents have been lodged for registration at the applicable Land Title Office but only if before such lodging against title to the Strata Lot, the Purchaser has:

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- (a) deposited in trust with the Purchaser's Solicitors the cash balance of the Purchase Price not being financed by the mortgage;
- (b) fulfilled all the new mortgagee's conditions for funding except lodging for registration; and
- (c) made available to the Vendor's Solicitors an undertaking given by the Purchaser's Solicitors to pay on the Completion Date the balance of the adjusted Purchase Price upon the lodging of the Transfer and the new mortgage documents and the advance by the new mortgagee of the mortgage proceeds or withdraw the Transfer from registration at the Land Title Office.

7.2 Costs. The Purchaser will pay all costs (including the Purchaser's Solicitor's fees and disbursements) in connection with the completion of purchase and the sale (including applicable GST or other federal or provincial sales, value-added, property transfer or other tax other than income tax) required to be paid by the Vendor or the Purchaser in connection with the purchase and sale of the Strata Lot other than the costs of the Vendor incurred in clearing title to the Strata Lot of financial encumbrances and the legal fees of the Vendor.

**8.0 ASSIGNMENT BY PURCHASER**

8.1 Assignment. The Purchaser may only assign the Purchaser's interest in the Strata Lot or in this Contract or direct the transfer of the Strata Lot to any other or additional party with the written consent of the Vendor, and unless the Vendor so consents the Vendor shall not be required to convey the Strata Lot to anyone other than the Purchaser named herein. Any assignment must be in the Vendor's standard form assignment agreement. If, with the consent of the Vendor, the Purchaser assigns the Purchaser's interest in the Strata Lot or this Contract or directs the transfer of the Strata Lot to any other or additional party, the Purchaser will pay to the Vendor an administration fee, as a condition for agreeing to the assignment, and for the associated legal and administrative costs, in the amount of 3% of the greater of the Purchase Price and the purchase price paid by the assignee, plus \$2,500, plus applicable GST on such fees (being the 3% plus \$2,500) at the time the assignment form is delivered to the Vendor, except that such administration fee will be a flat fee of \$2,500.00 plus GST if the assignee is the Purchaser's spouse, parent, child, sibling, grandparent, grandchild or a company beneficial owned and controlled by the Purchaser. No assignment by the Purchaser of the Purchaser's interest in the Strata Lot or this Contract or direction of transfer to any other person shall release the Purchaser from any of the Purchaser's obligations or liabilities hereunder. If the Purchaser assigns the Purchaser's interest in the Strata Lot pursuant to this paragraph 8.1, and a deposit protection agreement is in place, then from the date of the assignment:

- (a) the Purchaser (for the purpose of the remainder of this paragraph 8.1, the "**Assignor**") shall not make or pursue any claims or proceedings against the deposit insurer with respect to this Contract, the Strata Lot or the Deposit;
- (b) the Assignor quit claims and releases absolutely the deposit insurer from any and all liabilities, obligations, promises or covenants to the Assignor with respect to this Contract, the Strata Lot or the Deposit and confirms that the Assignor no longer has any interest in or claim to the Deposit;
- (c) the Assignor and the person to whom the Assignor assigns its interest in the Strata Lot (for the purpose of the remainder of this paragraph 8.1, the "**Assignee**") acknowledge and agree that the benefit of the deposit protection agreement issued by the deposit insurer in respect of the Deposit is assigned from the Assignor to the Assignee

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concurrently with the assignment of this Contract and that the deposit insurer will amend its records so that the insured benefit under the deposit protection agreement in respect of the Deposit is transferred from the Assignor to the Assignee; and

- (d) the Assignor and the Assignee expressly acknowledge and agree that the deposit insurer can rely on the benefit of, and seek to enforce against either or both of them, the provisions of this paragraph 8.1 notwithstanding that the deposit insurer is not a party to the assignment agreement.

8.2 Assignment Registry. Without the Developer's prior consent, any assignment of this purchase agreement is prohibited. An assignment under the *Real Estate Development Marketing Act* (British Columbia) is a transfer of some or all of the rights, obligations and benefits under a purchase agreement made in respect of a strata lot in a development property, whether the transfer is made by the purchaser under the purchase agreement to another person or is a subsequent transfer. Each proposed party to an assignment agreement must provide the Developer with the information and records required under the *Real Estate Development Marketing Act* (British Columbia).

8.3 Collection of Assignment Information. Before the Developer consents to the assignment of this purchase agreement, the Developer will be required to collect information and records under the *Real Estate Development Marketing Act* (British Columbia) from each proposed party to an assignment agreement, including personal information, respecting the following:

- (a) the party's identity;
- (b) the party's contact and business information;
- (c) the terms of the assignment agreement.

Information and records collected by the Developer must be reported by the Developer to the administrator designated under the *Property Transfer Tax Act* (British Columbia). The information and records may only be used or disclosed for tax purposes and other purposes authorized by section 20.5 of the *Real Estate Development Marketing Act* (British Columbia), which includes disclosure to the Canada Revenue Agency.

8.4 No Solicitation. The Purchaser and its agents will not advertise or solicit offers from the public with respect to the resale of the Strata Lot by the Purchaser or the Purchaser's interest under this Contract before the Completion Date without the express written consent of the Vendor, which consent may be arbitrarily withheld.

8.5 Continued Marketing. The Purchaser agrees that after completion of the conveyance contemplated by this Contract, the Purchaser shall allow the Vendor to maintain professional signage on the Strata Lot for the purposes of offering the balance of the Vendor's strata lots in the Development for sale. In addition the Purchaser acknowledges that the Vendor and the Vendor's representatives intend to continue marketing additional strata lots in the Development and in any other neighbouring developments that the directors of the Developer are marketing in their capacity as directors of a different developer under a different disclosure statement after the completion of the sale of the Strata Lot to the Purchaser, and that such continued marketing may include, without limitation, the maintenance of one or more strata lots owned by the developer as sales or administration offices and/or display suites, marketing events held at the Development and tours of the Development for prospective purchasers. The Purchaser agrees not to

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unreasonably interfere with the Vendor and the Vendor's representatives in the course of such continued marketing.

**9.0 MISCELLANEOUS**

9.1 Time of Essence. Time is of the essence hereof and unless all payments on account of the Purchase Price, together with adjustments thereto as provided herein and all other amounts payable by the Purchaser hereunder are paid when due, then the Vendor may, at the Vendor's option:

- (a) terminate this Contract and in such event the Deposit together with all accrued interest thereon will be absolutely forfeited to the Vendor on account of damages (being the minimum amount of damages the parties agree the Vendor is expected to suffer as a result of such termination), without prejudice to the Vendor's other remedies, including a right to pursue the Purchaser for any unpaid Deposit and recover any additional damages; or
- (b) elect to extend the time for completion and complete the transaction contemplated by this Contract to a certain date determined by the Vendor, in which event time shall remain of the essence and the Purchaser will pay to the Vendor, in addition to the Purchase Price, interest on the unpaid portion of the Purchase Price and other unpaid amounts payable hereunder at the rate of 18% per annum, such interest to be calculated daily from the date upon which such payment and amounts were due to the date upon which such payment and amounts are paid.

If from time to time the Purchaser's default continues beyond the last extended date for completion established pursuant to subsection (b) the Vendor may thereafter elect to terminate this Contract pursuant to subsection (a) or permit a further extension pursuant to subsection (b).

In the event the Vendor elects to terminate this Contract the Purchaser acknowledges and agrees the Stakeholder is entitled to rely on any certificate provided to the Stakeholder under the *Real Estate Development Marketing Act* (British Columbia) in connection with same and pay the Deposit and accrued interest thereon as directed by the Vendor notwithstanding the Vendor's knowledge of any adverse claim to the Deposit including a claim by the Purchaser.

9.2 Purchaser's Conditions. Notwithstanding anything herein contained to the contrary if the Purchaser's obligation to purchase the Strata Lot is subject to one or more conditions then the conditions shall be set out in an Addendum attached hereto, and, if such conditions exist then the Vendor, may, on written notice delivered to the Purchaser require the Purchaser to either satisfy or waive any or all conditions by delivering written notice within 48 hours from the time the Vendor gives notice to the Purchaser. If such written satisfaction or waiver is not received within such time, then this Contract shall terminate and the Deposit together with all accrued interest thereon shall be promptly refunded to the Purchaser.

9.3 Proceeds of Crime Legislation. The Vendor may in its sole discretion terminate this Contract if the Vendor has reasonable grounds to suspect that any part of the transaction contemplated by this Contract is related to the commission or attempted commission of a "**money laundering offence**" or a "**terrorist activity financing offence**", as defined in the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act* (Canada) and Regulations under that Act, as amended from time to time. In the event of such termination, the Deposit will be absolutely forfeited to the Vendor in accordance with paragraph 9.1(a) on account of damages without prejudice to the Vendor's other remedies, including a right to recover any additional damages.

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SL: \_\_\_\_ Unit: \_\_\_\_

**Addendum "A"**

- 9.4 Notices and Tender. Any notice to be given to the Purchaser will be sufficiently given if deposited in any postal receptacle in Canada addressed to the Purchaser at the Purchaser's address as set out on the first page of this Contract or the Purchaser's Solicitors at their offices and sent by regular mail, postage prepaid, or if delivered by hand or if transmitted by fax or email to the Purchaser's Solicitors at their office or to the Purchaser, or if delivered to the Purchaser by email at the email address set out on the first page of this Contract. For clarity, the Purchaser hereby consents to the delivery by the Vendor and the receipt by the Purchaser of all notices to be provided hereunder, including without limitation all Amendments to the Disclosure Statement, by delivery by email. Such notice shall be deemed to have been received if so delivered or transmitted, when delivered or transmitted and if mailed, on the second business day (exclusive of Saturdays, Sundays and statutory holidays) after such mailing, or, in the event of delivery by email, the notice shall be deemed to be delivered as of the date and time the notice shows as being sent from the sender's email address. The address, fax number and email address (if any) for the Purchaser will be as set out on the first page of this Contract or such other address, fax number or email address the Purchaser has last notified the Vendor in writing. Any documents to be tendered on the Purchaser may be tendered on the Purchaser or the Purchaser's Solicitors. Any notice to be given to the Vendor may be given to the Vendor or the Vendor's Solicitors in the same manner, and shall be deemed to have been received, as provided for in the preceding provisions of this section, *mutatis mutandis*. Any documents or money to be tendered on the Vendor shall be tendered by way of certified funds or bank draft and shall be delivered at the Purchaser's expense to the Vendor or the Vendor's Solicitors.
- 9.5 Agency. The Purchaser understands and acknowledges that the Purchaser has no agency relationship with Rennie Marketing Systems (the "**Vendor's Agent**"). The Purchaser acknowledges and agrees that the Vendor's Agent acts solely for the Vendor, and that the Vendor's Agent does not represent or act for the Purchaser in any capacity whatsoever. The Purchaser may wish to obtain independent advice in respect of this Contract. The Purchaser further acknowledges that the Vendor and the Vendor's Agent may allow the Vendor's Agent to assign its rights as vendor's agent with respect to the sale of the Strata Lot to an affiliate or related party of the vendor's agent at any time prior to the Completion Date.
- 9.6 Governing Law. The Contract, the agreement resulting from the acceptance of the Contract and all matters arising hereunder will be construed in accordance with and governed by the laws of British Columbia which will be deemed to be the proper law hereof, and the courts of British Columbia will have the exclusive jurisdiction to entertain and determine all claims and disputes arising out of or in any way connected with this Contract and the validity, existence and enforceability hereof.
- 9.7 Purchaser Comprising More Than One Party. If the Purchaser is comprised of more than one party, then the obligations of the Purchaser hereunder will be the joint and several obligations of each party comprising the Purchaser and any notice given to one of such parties shall be deemed to have been given at the same time to each other such party.
- 9.8 Residency of Vendor. The Vendor represents and warrants to the Purchaser that it is a resident of Canada within the meaning of the *Income Tax Act* of Canada.
- 9.9 Contractual Rights. The Contract and the agreement which results from its acceptance creates contractual rights only and not any interest in land.

P	P	V	V

**INITIALS**



SL: \_\_\_\_ Unit: \_\_\_\_

**Addendum "A"**

- 9.10 Further Assurances. The parties hereto shall do all further acts and things and execute all such further assurances as may be necessary to give full effect to the intent and meaning of this Contract.
- 9.11 References. All references to any party, whether a party to this Contract or not, will be read with such changes in number and gender as the context or reference requires.
- 9.12 Personal Information. The Purchaser hereby consents to the collection, use, and disclosure by the Vendor of the personal information about the Purchaser as may be required for the following purposes:
  - (a) to obtain financing for the Vendor;
  - (b) to comply with requirements of the Vendor's lenders and bankers;
  - (c) to provide services and utilities to the Development and the Strata Lot including telephone, hydro, natural gas, and cablevision;
  - (d) for insurance coverage for the Property or the Development for carrying out its services;
  - (e) to a mortgage broker, if the Purchaser so requests, for the Purchaser's mortgage application for the Purchaser's purchase of the Strata Lot;
  - (f) to the Vendor's lawyers for all matters relating to this Contract;
  - (g) to carry out and complete the sale of the Strata Lot to the Purchaser;
  - (h) to the Vendor's accountants for preparation of financial statements and tax returns including GST returns and T3 - Trust Income Tax and Information Return filings to the Canada Revenue Agency (CRA);
  - (i) for reporting purposes to any trade or professional association governing the Vendor or any investigative body having authority over the Vendor to the extent such information is required to be reported to such association or body;
  - (j) to facilitate communications between the Purchaser and the Vendor;
  - (k) to disclose the information to affiliated companies of the Vendor so that those affiliated companies may provide the Purchaser with notice of real estate projects being developed by those affiliated companies; and
  - (l) if the Strata Lot is listed on the Multiple Listing Service®, for the compilation, retention and publication associated real estate boards/associations of statistics.

The information that may be disclosed pursuant to this consent includes all information in, and copies of, this Contract and all addendums, attachments, and amendments to this Contract.

**10.0 PROHIBITION ON THE PURCHASE OF RESIDENTIAL PROPERTY BY NON-CANADIANS**

- 10.1 Prohibition. As of January 1, 2023, the federal Prohibition on the Purchase of Residential Property by Non-Canadians Act and associated Regulations (the "Prohibition Act") bans Non-Canadians, as defined by the Prohibition Act, from directly or indirectly purchasing certain Residential Property, as defined in the Prohibition Act, in Canada for a period of 2 years.

P	P	V	V

**INITIALS**



SL: \_\_\_\_ Unit: \_\_\_\_

**Addendum "A"**

- 10.2 Purchaser Representations and Warranties. The Purchaser hereby represents and warrants to the Vendor each of the following:
- (a) the Purchaser has knowledge of the matters set out herein and has informed itself of the provisions of the Prohibition Act and has had the ability to obtain independent advice in respect of this Contract;
  - (b) the Purchaser wishes to purchase Residential Property for its own account and not on behalf of a third party;
  - (c) the Purchaser acknowledges that the Vendor is relying upon the representations warranties outlined herein in entering into Contract with the Purchaser;
  - (d) the Purchaser is:
    - (i) not a Non-Canadian, as defined by the Prohibition Act; OR
    - (ii) a Non-Canadian, however, is exempted from the prohibition due to an exception (evidence of which has been provided to the Vendor).
- 10.3 Consent. The Purchaser consents to the collection, use, and disclosure of the information herein for the purpose of informing the Vendor that the Purchaser is legally permitted to purchase Residential Property.
- 10.4 Indemnity. The Purchaser hereby agrees to indemnify, defend and save harmless the Vendor from and against any and all actions, suits, losses, penalties, damages and expenses which the Vendor and its directors, officers, employees, agents, representatives, affiliates, associates, successors and assigns may suffer or incur or be put to by reason of any of the warranties or representations set forth in paragraph 10.2 being untrue or incorrect.
- 10.5 Termination. The Vendor may in its sole discretion terminate this Contract if the Vendor has reasonable grounds to suspect that any part of the transaction contemplated by this Contract is prohibited by, or contrary to, the Prohibition Act. In the event of such termination, the Deposit will be absolutely forfeited to the Vendor in accordance with paragraph 9.1 on account of damages without prejudice to the Vendor's other remedies, including a right to recover any additional damages.

P	P	V	V

**INITIALS**

**Exhibit "N"**

**Legal Descriptions of Strata Lots**



2023-10-27 12:25:53

**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

**PID 032-078-307 S/EPS9599/////1**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956264 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-315 S/EPS9599/////2**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956265 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-323 S/EPS9599/////3**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956266 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-331 S/EPS9599/////4**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956267 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-340 S/EPS9599/////5**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956268 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-358 S/EPS9599/////6**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956269 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-366 S/EPS9599/////7**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>				

<input type="checkbox"/>	CB956270 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-078-374 S/EPS9599/////8**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956271 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-382 S/EPS9599/////9**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956272 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-391 S/EPS9599/////10**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956273 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-404 S/EPS9599/////11**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956274 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-412 S/EPS9599/////12**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956275 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-421 S/EPS9599/////13**



2023-10-27 12:26:18

**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

**PID 032-078-421 S/EPS9599/////13**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956276	New Westminster	REGISTERED	65*

**PID 032-078-439 S/EPS9599/////14**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956277	New Westminster	REGISTERED	65*

**PID 032-078-447 S/EPS9599/////15**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956278	New Westminster	REGISTERED	65*

**PID 032-078-455 S/EPS9599/////16**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956279	New Westminster	REGISTERED	65*

**PID 032-078-463 S/EPS9599/////17**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956280	New Westminster	REGISTERED	65*

**PID 032-078-471 S/EPS9599/////18**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956281	New Westminster	REGISTERED	65*

**PID 032-078-480 S/EPS9599/////19**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
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<input type="checkbox"/>	CB956282 	New Westminster	REGISTERED	65*
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**PID 032-078-498 S/EPS9599/////20**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956283 	New Westminster	REGISTERED	65*

**PID 032-078-501 S/EPS9599/////21**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956284 	New Westminster	REGISTERED	65*

**PID 032-078-510 S/EPS9599/////22**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956285 	New Westminster	REGISTERED	65*

**PID 032-078-528 S/EPS9599/////23**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956286 	New Westminster	REGISTERED	65*

**PID 032-078-536 S/EPS9599/////24**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956287 	New Westminster	REGISTERED	65*

**PID 032-078-544 S/EPS9599/////25**



2023-10-27 12:26:41

**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956288 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-552 S/EPS9599/////26**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956289 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-561 S/EPS9599/////27**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956290 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-579 S/EPS9599/////28**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956291 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-587 S/EPS9599/////29**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956292 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-595 S/EPS9599/////30**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956293 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-609 S/EPS9599/////31**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956294 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-617 S/EPS9599/////32**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956295 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-625 S/EPS9599/////33**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956296 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-633 S/EPS9599/////34**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956297 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-641 S/EPS9599/////35**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956298 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-650 S/EPS9599/////36**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956299 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-668 S/EPS9599/////37**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956300 (⋮)	New Westminster	REGISTERED	65*



2023-10-27 12:26:58

**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

**PID 032-078-676 S/EPS9599/////38**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956301	New Westminster	REGISTERED	65*

**PID 032-078-684 S/EPS9599/////39**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956302	New Westminster	REGISTERED	65*

**PID 032-078-692 S/EPS9599/////40**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956303	New Westminster	REGISTERED	65*

**PID 032-078-706 S/EPS9599/////41**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956304	New Westminster	REGISTERED	65*

**PID 032-078-714 S/EPS9599/////42**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956305	New Westminster	REGISTERED	65*

**PID 032-078-722 S/EPS9599/////43**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956306	New Westminster	REGISTERED	65*

**PID 032-078-731 S/EPS9599/////44**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
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<input type="checkbox"/>	CB956307 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-078-749 S/EPS9599/////45**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956308 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-757 S/EPS9599/////46**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956309 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-765 S/EPS9599/////47**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956310 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-773 S/EPS9599/////48**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956311 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-781 S/EPS9599/////49**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956312 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-790 S/EPS9599/////50**



2023-10-27 12:27:15

**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956313 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-803 S/EPS9599/////51**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956314 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-811 S/EPS9599/////52**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956315 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-820 S/EPS9599/////53**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956316 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-838 S/EPS9599/////54**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956317 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-846 S/EPS9599/////55**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956318 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-854 S/EPS9599/////56**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956319 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-862 S/EPS9599/////57**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956320 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-871 S/EPS9599/////58**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956321 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-889 S/EPS9599/////59**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956322 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-897 S/EPS9599/////60**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956323 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-901 S/EPS9599/////61**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956324 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-919 S/EPS9599/////62**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956325 (⋮)	New Westminster	REGISTERED	65*



2023-10-27 12:27:33

**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

**PID 032-078-927 S/EPS9599/////63**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956326 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-935 S/EPS9599/////64**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956327 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-943 S/EPS9599/////65**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956328 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-951 S/EPS9599/////66**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956329 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-960 S/EPS9599/////67**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956330 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-978 S/EPS9599/////68**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956331 (⋮)	New Westminster	REGISTERED	65*

**PID 032-078-986 S/EPS9599/////69**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
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<input type="checkbox"/>	CB956332 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-078-994 S/EPS9599/////70**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956333 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-079-001 S/EPS9599/////71**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956334 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-079-010 S/EPS9599/////72**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956335 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-079-028 S/EPS9599/////73**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956336 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-079-036 S/EPS9599/////74**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956337 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-079-044 S/EPS9599/////75**



2023-10-27 12:27:49

**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956338 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-052 S/EPS9599/////76**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956339 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-061 S/EPS9599/////77**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956340 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-079 S/EPS9599/////78**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956341 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-087 S/EPS9599/////79**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956342 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-095 S/EPS9599/////80**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956343 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-109 S/EPS9599/////81**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956344 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-117 S/EPS9599/////82**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956345 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-125 S/EPS9599/////83**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956346 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-133 S/EPS9599/////84**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956347 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-141 S/EPS9599/////85**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956348 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-150 S/EPS9599/////86**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956349 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-168 S/EPS9599/////87**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956350 (⋮)	New Westminster	REGISTERED	65*



2023-10-27 12:28:11

**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

**PID 032-079-176 S/EPS9599/////88**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956351	New Westminster	REGISTERED	65*

**PID 032-079-184 S/EPS9599/////89**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956352	New Westminster	REGISTERED	65*

**PID 032-079-192 S/EPS9599/////90**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956353	New Westminster	REGISTERED	65*

**PID 032-079-206 S/EPS9599/////91**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956354	New Westminster	REGISTERED	65*

**PID 032-079-214 S/EPS9599/////92**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956355	New Westminster	REGISTERED	65*

**PID 032-079-222 S/EPS9599/////93**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956356	New Westminster	REGISTERED	65*

**PID 032-079-231 S/EPS9599/////94**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>				

<input type="checkbox"/>	CB956357 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-079-249 S/EPS9599/////95**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956358 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-257 S/EPS9599/////96**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956359 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-265 S/EPS9599/////97**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956360 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-273 S/EPS9599/////98**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956361 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-281 S/EPS9599/////99**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956362 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-290 S/EPS9599/////100**



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**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956363 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-303 S/EPS9599/////101**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956364 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-311 S/EPS9599/////102**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956365 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-320 S/EPS9599/////103**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956366 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-338 S/EPS9599/////104**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956367 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-346 S/EPS9599/////105**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956368 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-354 S/EPS9599/////106**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956369 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-362 S/EPS9599/////107**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956370 	New Westminster	REGISTERED	65*

**PID 032-079-371 S/EPS9599/////108**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956371 	New Westminster	REGISTERED	65*

**PID 032-079-389 S/EPS9599/////109**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956372 	New Westminster	REGISTERED	65*

**PID 032-079-397 S/EPS9599/////110**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956373 	New Westminster	REGISTERED	65*

**PID 032-079-401 S/EPS9599/////111**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956374 	New Westminster	REGISTERED	65*

**PID 032-079-419 S/EPS9599/////112**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956375 	New Westminster	REGISTERED	65*



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**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

**PID 032-079-427 S/EPS9599/////113**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956376 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-435 S/EPS9599/////114**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956377 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-443 S/EPS9599/////115**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956378 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-451 S/EPS9599/////116**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956379 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-460 S/EPS9599/////117**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956380 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-478 S/EPS9599/////118**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956381 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-486 S/EPS9599/////119**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
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<input type="checkbox"/>	CB956382 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-079-494 S/EPS9599/////120**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956383 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-079-508 S/EPS9599/////121**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956384 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-079-516 S/EPS9599/////122**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956385 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-079-524 S/EPS9599/////123**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956386 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-079-532 S/EPS9599/////124**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956387 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-079-541 S/EPS9599/////125**



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**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956388 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-559 S/EPS9599/////126**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956389 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-567 S/EPS9599/////127**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956390 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-575 S/EPS9599/////128**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956391 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-583 S/EPS9599/////129**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956392 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-591 S/EPS9599/////130**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956393 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-605 S/EPS9599/////131**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956394 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-613 S/EPS9599/////132**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956395 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-621 S/EPS9599/////133**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956396 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-630 S/EPS9599/////134**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956397 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-648 S/EPS9599/////135**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956398 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-656 S/EPS9599/////136**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956399 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-664 S/EPS9599/////137**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956400 (⋮)	New Westminster	REGISTERED	65*



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**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

**PID 032-079-672 S/EPS9599/////138**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956401 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-681 S/EPS9599/////139**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956402 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-699 S/EPS9599/////140**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956403 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-702 S/EPS9599/////141**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956404 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-711 S/EPS9599/////142**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956405 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-729 S/EPS9599/////143**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956406 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-737 S/EPS9599/////144**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
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CB956407 (⋮) New Westminster REGISTERED 65\*

**PID 032-079-745 S/EPS9599/////145**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956408 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-753 S/EPS9599/////146**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956409 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-761 S/EPS9599/////147**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956410 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-770 S/EPS9599/////148**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956411 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-788 S/EPS9599/////149**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956412 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-796 S/EPS9599/////150**



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**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956413 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-800 S/EPS9599/////151**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956414 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-818 S/EPS9599/////152**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956415 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-826 S/EPS9599/////153**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956416 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-834 S/EPS9599/////154**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956417 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-842 S/EPS9599/////155**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956418 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-851 S/EPS9599/////156**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956419 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-869 S/EPS9599/////157**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956420 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-877 S/EPS9599/////158**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956421 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-885 S/EPS9599/////159**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956422 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-893 S/EPS9599/////160**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956423 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-907 S/EPS9599/////161**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956424 (⋮)	New Westminster	REGISTERED	65*

**PID 032-079-915 S/EPS9599/////162**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956425 (⋮)	New Westminster	REGISTERED	65*



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**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

**PID 032-079-923 S/EPS9599/////163**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956426	New Westminster	REGISTERED	65*

**PID 032-079-931 S/EPS9599/////164**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956427	New Westminster	REGISTERED	65*

**PID 032-079-940 S/EPS9599/////165**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956428	New Westminster	REGISTERED	65*

**PID 032-079-958 S/EPS9599/////166**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956429	New Westminster	REGISTERED	65*

**PID 032-079-966 S/EPS9599/////167**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956430	New Westminster	REGISTERED	65*

**PID 032-079-974 S/EPS9599/////168**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956431	New Westminster	REGISTERED	65*

**PID 032-079-982 S/EPS9599/////169**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>				



<input type="checkbox"/>	CB956432 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-079-991 S/EPS9599/////170**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956433 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-000 S/EPS9599/////171**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956434 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-018 S/EPS9599/////172**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956435 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-026 S/EPS9599/////173**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956436 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-034 S/EPS9599/////174**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956437 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-042 S/EPS9599/////175**



2023-10-27 12:30:16

**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956438 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-051 S/EPS9599/////176**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956439 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-069 S/EPS9599/////177**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956440 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-077 S/EPS9599/////178**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956441 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-085 S/EPS9599/////179**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956442 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-093 S/EPS9599/////180**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956443 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-107 S/EPS9599/////181**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956444 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-115 S/EPS9599/////182**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956445 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-123 S/EPS9599/////183**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956446 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-131 S/EPS9599/////184**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956447 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-140 S/EPS9599/////185**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956448 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-158 S/EPS9599/////186**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956449 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-166 S/EPS9599/////187**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956450 (⋮)	New Westminster	REGISTERED	65*



2023-10-27 12:30:32

**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

**PID 032-080-174 S/EPS9599/////188**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956451 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-182 S/EPS9599/////189**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956452 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-191 S/EPS9599/////190**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956453 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-204 S/EPS9599/////191**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956454 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-212 S/EPS9599/////192**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956455 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-221 S/EPS9599/////193**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956456 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-239 S/EPS9599/////194**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>				

<input type="checkbox"/>	CB956457 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-080-247 S/EPS9599/////195**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956458 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-080-255 S/EPS9599/////196**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956459 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-080-263 S/EPS9599/////197**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956460 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-080-271 S/EPS9599/////198**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956461 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-080-280 S/EPS9599/////199**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956462 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-080-298 S/EPS9599/////200**



2023-10-27 12:30:49

**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956463 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-301 S/EPS9599/////201**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956464 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-310 S/EPS9599/////202**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956465 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-328 S/EPS9599/////203**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956466 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-336 S/EPS9599/////204**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956467 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-344 S/EPS9599/////205**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956468 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-352 S/EPS9599/////206**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956469 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-361 S/EPS9599/////207**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956470 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-379 S/EPS9599/////208**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956471 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-387 S/EPS9599/////209**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956472 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-395 S/EPS9599/////210**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956473 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-409 S/EPS9599/////211**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956474 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-417 S/EPS9599/////212**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956475 (⋮)	New Westminster	REGISTERED	65*



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**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

**PID 032-080-425 S/EPS9599/////213**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956476 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-433 S/EPS9599/////214**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956477 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-441 S/EPS9599/////215**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956478 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-450 S/EPS9599/////216**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956479 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-468 S/EPS9599/////217**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956480 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-476 S/EPS9599/////218**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956481 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-484 S/EPS9599/////219**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
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<input type="checkbox"/>	CB956482 <span>⋮</span>	New Westminster	REGISTERED	65*
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**PID 032-080-492 S/EPS9599/////220**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956483 <span>⋮</span>	New Westminster	REGISTERED	65*
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**PID 032-080-506 S/EPS9599/////221**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956484 <span>⋮</span>	New Westminster	REGISTERED	65*
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**PID 032-080-514 S/EPS9599/////222**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956485 <span>⋮</span>	New Westminster	REGISTERED	65*
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**PID 032-080-522 S/EPS9599/////223**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956486 <span>⋮</span>	New Westminster	REGISTERED	65*
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**PID 032-080-531 S/EPS9599/////224**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956487 <span>⋮</span>	New Westminster	REGISTERED	65*
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**PID 032-080-549 S/EPS9599/////225**



2023-10-27 12:31:24

**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956488 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-557 S/EPS9599/////226**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956489 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-565 S/EPS9599/////227**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956490 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-573 S/EPS9599/////228**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956491 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-581 S/EPS9599/////229**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956492 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-590 S/EPS9599/////230**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956493 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-603 S/EPS9599/////231**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956494 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-611 S/EPS9599/////232**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956495 (...)	New Westminster	REGISTERED	65*

**PID 032-080-620 S/EPS9599/////233**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956496 (...)	New Westminster	REGISTERED	65*

**PID 032-080-638 S/EPS9599/////234**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956497 (...)	New Westminster	REGISTERED	65*

**PID 032-080-646 S/EPS9599/////235**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956498 (...)	New Westminster	REGISTERED	65*

**PID 032-080-654 S/EPS9599/////236**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956499 (...)	New Westminster	REGISTERED	65*

**PID 032-080-662 S/EPS9599/////237**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956500 (...)	New Westminster	REGISTERED	65*



2023-10-27 12:31:40

**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

**PID 032-080-671 S/EPS9599/////238**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956501 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-689 S/EPS9599/////239**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956502 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-697 S/EPS9599/////240**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956503 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-701 S/EPS9599/////241**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956504 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-719 S/EPS9599/////242**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956505 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-727 S/EPS9599/////243**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956506 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-735 S/EPS9599/////244**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>				

<input type="checkbox"/>	CB956507 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-080-743 S/EPS9599/////245**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956508 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-751 S/EPS9599/////246**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956509 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-760 S/EPS9599/////247**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956510 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-778 S/EPS9599/////248**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956511 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-786 S/EPS9599/////249**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956512 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-794 S/EPS9599/////250**



2023-10-27 12:31:56

**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956513 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-808 S/EPS9599/////251**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956514 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-816 S/EPS9599/////252**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956515 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-824 S/EPS9599/////253**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956516 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-832 S/EPS9599/////254**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956517 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-841 S/EPS9599/////255**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956518 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-859 S/EPS9599/////256**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956519 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-867 S/EPS9599/////257**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956520 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-875 S/EPS9599/////258**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956521 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-883 S/EPS9599/////259**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956522 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-891 S/EPS9599/////260**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956523 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-905 S/EPS9599/////261**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956524 (⋮)	New Westminster	REGISTERED	65*

**PID 032-080-913 S/EPS9599/////262**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956525 (⋮)	New Westminster	REGISTERED	65*



2023-10-27 12:32:11

**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

**PID 032-080-921 S/EPS9599/////263**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956526	New Westminster	REGISTERED	65*

**PID 032-080-930 S/EPS9599/////264**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956527	New Westminster	REGISTERED	65*

**PID 032-080-948 S/EPS9599/////265**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956528	New Westminster	REGISTERED	65*

**PID 032-080-956 S/EPS9599/////266**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956529	New Westminster	REGISTERED	65*

**PID 032-080-964 S/EPS9599/////267**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956530	New Westminster	REGISTERED	65*

**PID 032-080-972 S/EPS9599/////268**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956531	New Westminster	REGISTERED	65*

**PID 032-080-981 S/EPS9599/////269**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
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CB956532 (⋮) New Westminster REGISTERED 65\*

**PID 032-080-999 S/EPS9599/////270**

**Title Number** **Land Title District** **Status** **First Owner Name on Title**

CB956533 (⋮) New Westminster REGISTERED 65\*

**PID 032-081-006 S/EPS9599/////271**

**Title Number** **Land Title District** **Status** **First Owner Name on Title**

CB956534 (⋮) New Westminster REGISTERED 65\*

**PID 032-081-014 S/EPS9599/////272**

**Title Number** **Land Title District** **Status** **First Owner Name on Title**

CB956535 (⋮) New Westminster REGISTERED 65\*

**PID 032-081-022 S/EPS9599/////273**

**Title Number** **Land Title District** **Status** **First Owner Name on Title**

CB956536 (⋮) New Westminster REGISTERED 65\*

**PID 032-081-031 S/EPS9599/////274**

**Title Number** **Land Title District** **Status** **First Owner Name on Title**

CB956537 (⋮) New Westminster REGISTERED 65\*

**PID 032-081-049 S/EPS9599/////275**



2023-10-27 12:32:46

**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956538 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-057 S/EPS9599/////276**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956539 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-065 S/EPS9599/////277**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956540 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-073 S/EPS9599/////278**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956541 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-081 S/EPS9599/////279**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956542 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-090 S/EPS9599/////280**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956543 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-103 S/EPS9599/////281**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956544 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-111 S/EPS9599/////282**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956545 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-120 S/EPS9599/////283**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956546 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-138 S/EPS9599/////284**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956547 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-146 S/EPS9599/////285**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956548 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-154 S/EPS9599/////286**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956549 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-162 S/EPS9599/////287**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956550 (⋮)	New Westminster	REGISTERED	65*



2023-10-27 12:33:01

**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

**PID 032-081-171 S/EPS9599/////288**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956551 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-189 S/EPS9599/////289**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956552 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-197 S/EPS9599/////290**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956553 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-201 S/EPS9599/////291**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956554 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-219 S/EPS9599/////292**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956555 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-227 S/EPS9599/////293**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956556 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-235 S/EPS9599/////294**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
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<input type="checkbox"/>	CB956557	⋮	New Westminster	REGISTERED	65*
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**PID 032-081-243 S/EPS9599/////295**

<input type="checkbox"/>	<b>Title Number</b>		<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956558	⋮	New Westminster	REGISTERED	65*
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**PID 032-081-251 S/EPS9599/////296**

<input type="checkbox"/>	<b>Title Number</b>		<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956559	⋮	New Westminster	REGISTERED	65*
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**PID 032-081-260 S/EPS9599/////297**

<input type="checkbox"/>	<b>Title Number</b>		<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956560	⋮	New Westminster	REGISTERED	65*
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**PID 032-081-278 S/EPS9599/////298**

<input type="checkbox"/>	<b>Title Number</b>		<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956561	⋮	New Westminster	REGISTERED	65*
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**PID 032-081-286 S/EPS9599/////299**

<input type="checkbox"/>	<b>Title Number</b>		<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956562	⋮	New Westminster	REGISTERED	65*
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**PID 032-081-294 S/EPS9599/////300**



2023-10-27 12:33:18

**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956563 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-308 S/EPS9599/////301**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956564 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-316 S/EPS9599/////302**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956565 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-324 S/EPS9599/////303**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956566 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-332 S/EPS9599/////304**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956567 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-341 S/EPS9599/////305**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956568 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-359 S/EPS9599/////306**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956569 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-367 S/EPS9599/////307**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956570 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-375 S/EPS9599/////308**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956571 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-383 S/EPS9599/////309**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956572 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-391 S/EPS9599/////310**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956573 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-405 S/EPS9599/////311**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956574 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-413 S/EPS9599/////312**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956575 (⋮)	New Westminster	REGISTERED	65*



2023-10-27 12:33:34

**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

**PID 032-081-421 S/EPS9599/////313**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956576 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-430 S/EPS9599/////314**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956577 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-448 S/EPS9599/////315**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956578 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-456 S/EPS9599/////316**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956579 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-464 S/EPS9599/////317**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956580 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-472 S/EPS9599/////318**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956581 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-481 S/EPS9599/////319**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
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<input type="checkbox"/>	CB956582 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-081-499 S/EPS9599/////320**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956583 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-081-502 S/EPS9599/////321**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956584 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-081-511 S/EPS9599/////322**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956585 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-081-529 S/EPS9599/////323**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956586 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-081-537 S/EPS9599/////324**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
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<input type="checkbox"/>	CB956587 (⋮)	New Westminster	REGISTERED	65*
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**PID 032-081-545 S/EPS9599/////325**



2023-10-27 12:33:51

**Title Search Results**

Requestor: Corinne Hospes

File Reference: 47447-0006

Search results found in Land Title District:

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956588 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-553 S/EPS9599/////326**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956589 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-561 S/EPS9599/////327**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956590 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-570 S/EPS9599/////328**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956591 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-588 S/EPS9599/////329**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956592 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-596 S/EPS9599/////330**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956593 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-600 S/EPS9599/////331**

<input type="checkbox"/>	Title Number	Land Title District	Status	First Owner Name on Title
<input type="checkbox"/>	CB956594 (⋮)	New Westminster	REGISTERED	65*

**PID 032-081-618 S/EPS9599/////332**

<input type="checkbox"/>	<b>Title Number</b>	<b>Land Title District</b>	<b>Status</b>	<b>First Owner Name on Title</b>
<input type="checkbox"/>	CB956595 (⋮)	New Westminster	REGISTERED	65*

**Exhibit "O"**

**Summary of Encumbrances and Notations**

<b>Highline - Summary of Encumbrances and Notations</b>	
<b>Notations</b>	
<b>Registration Number</b>	<b>Summary</b>
CB950008	an easement registered in favor of the Strata Lots and Common Property granted over a portion of the lands comprising the Non-Market Housing
CB956187	an easement registered in favor of the Strata Lots and Common Property granted over the Retail Development providing for broad access rights as necessary for a development consisting of multiple air space parcels and strata corporations
CB956189	an easement registered in favor of the Strata Lots and Common Property granted over the Office Development providing for broad access rights as necessary for a development consisting of multiple air space parcels and strata corporations
<b>Charges</b>	
<b>Registration Number</b>	<b>Summary</b>
Covenant CA7154281	a covenant in favour of the City to ensure that no portion of any surface driveway access on or to the Lands will be restricted
Covenant CA7154284	a covenant in favour of the City to ensure that open balconies, porches and decks are provided and maintained as an outdoor amenity of the Development
Covenant CA7154287	a covenant in favour of the City to ensure that the Development will include 2 residential guest suites for use by the residents and not converted to a rental or privately-owned units
Covenant CA7154289	a covenant allocating density from the adjacent Non-Market Housing Lot to the Lands
Covenant CA7154291	a covenant in favour of the City to guarantee the provision, utilization, maintenance and three-year monitoring of the Storm and Ground Water Management System at the Building
Covenant CA7154294	a covenant in favour of the City to guarantee compliance with the acoustical evaluation report attached to the Covenant and incorporate Noise Reduction Recommendations
Covenant CA7154296	a covenant in favour of the City to guarantee the provision of disabled persons parking spaces that will remain as common property and will not be allocated to any strata unit
Covenant CA7154299	a covenant in favour of the City to guarantee compliance with an accepted Energy and Environmental design standard
Covenant CA7154302	a covenant in favour of the City to guarantee the provision of alternative transportation provisions for the Development
Easement CA7255352	an easement to allow the neighbouring owner access the Development for the purpose of shoring and construction activities. The easement includes the ability to have the boom of any construction crane used in construction to pass through the air space above lands adjacent to the Lands and above the Lands when the neighbouring owner constructs a development on the adjacent lands
Easement CA7255358	an easement to allow the owners of the neighbouring Strata Corporation (Strata Plan NWS1563) access to the Development for the purpose of shoring and construction activities. The

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<b>Highline - Summary of Encumbrances and Notations</b>	
	easement includes the ability to have the boom of any construction crane used in construction to pass through the air space above lands adjacent to the Lands and above the Lands when the neighbouring owner constructs a development on the adjacent lands
Easement CA7255362	an easement to allow the owners of the neighbouring Strata Corporation (Strata Plan NWS608) access to the Development for the purpose of shoring and construction activities. The easement includes the ability to have the boom of any construction crane used in construction to pass through the air space above lands adjacent to the Lands and above the Lands when the neighbouring owner constructs a development on the adjacent lands
Easement CA8544983	an easement to allow each the neighbouring owner access to the Development to allow the boom of any construction crane used in construction to pass through the air space above lands adjacent to the Lands and above the Lands when the neighbouring owner constructs a development on the adjacent lands
Mortgage CA8699742	a mortgage in favor of KingSett that provides in the event the Developer is in breach it can initiate a foreclosure procedure and either become the owner of the unsold Strata Lots or have the unsold Strata Lots sold
Assignment of Rents CA8699743	an assignment of rents in favor of Kingsett that provides that in the event the Developer is in breach of its agreement with KingSett and any unsold Strata Lots are rented then KingSett would be entitled, but not obligated, to collect any rental income and apply same to the monies owed to KingSett under its mortgage
Mortgage CA8699744	a mortgage in favor of Kingsett that provides in the event the Developer is in breach it can initiate a foreclosure procedure and either become the owner of the unsold Strata Lots or have the unsold Strata Lots sold
Assignment of Rents CA8699745	an assignment of rents in favor of Kingsett that provides that in the event the Developer is in breach of its agreement with KingSett and any unsold Strata Lots are rented then KingSett would be entitled, but not obligated, to collect any rental income and apply same to the monies owed to KingSett under its mortgage
Mortgage CA8702400	a mortgage in favor of Trisura Guarantee Insurance Company was registered to secure the deposit protection insurance. This charge has no money owing under it, and is to be released against all Strata Lots in due course
Assignment of Rents CA8702401	an assignment of rents in favor of Trisura Guarantee Insurance Company that was registered to secure the deposit protection insurance. This charge has no money owing under it, and is to be released against all Strata Lots in due course
Mortgage CA9151202	a mortgage in favor of Kingsett that provides in the event the Developer is in breach it can initiate a foreclosure procedure and either become the owner of the unsold Strata Lots or have the unsold Strata Lots sold

<b>Highline - Summary of Encumbrances and Notations</b>	
Assignment of Rents CA9151203	an assignment of rents in favor of Kingsett that provides that in the event the Developer is in breach of its agreement with KingSett and any unsold Strata Lots are rented then KingSett would be entitled, but not obligated, to collect any rental income and apply same to the monies owed to KingSett under its mortgage
Mortgage CA9151204	a mortgage in favor of Kingsett that provides in the event the Developer is in breach it can initiate a foreclosure procedure and either become the owner of the unsold Strata Lots or have the unsold Strata Lots sold
Assignment of Rents CA9151205	an assignment of rents in favor of Kingsett that provides that in the event the Developer is in breach of its agreement with KingSett and any unsold Strata Lots are rented then KingSett would be entitled, but not obligated, to collect any rental income and apply same to the monies owed to KingSett under its mortgage
Covenant CB949987	a public art covenant to guarantee the provisions of the Public Art at the Development
Priority Agreement CB949988	a priority agreements granting the Public Art Covenant CB949987 priority over the various financial charges
Priority Agreement CB949989	a priority agreements granting the Public Art Covenant CB949987 priority over the various financial charges
Covenant CB949990	a covenant to guarantee the construction, maintenance and repair of the statutory right of way CB949999 registered against title to the Common Property
Priority Agreement CB949991	a priority agreements granting Covenant CB949990 priority over the various financial charges
Priority Agreement CB949992	a priority agreements granting Covenant CB949990 priority over the various financial charges
Statutory Right of Way CB949999	a statutory right of way registered against the Common Property in favor of the City to provide for access to the City over the "SRW Area", generally located in the alley between the Development and the Non-Market Housing building, including provisions to grant the access to the general public
Priority Agreement CB950000	a priority agreements granting statutory right of way CB949999 registered on the Common Property priority over the various financial charges
Priority Agreement CB950001	a priority agreements granting statutory right of way CB949999 registered on the Common Property priority over the various financial charges
Easement CB950005	An easement in favour of the neighbouring owner of the Non-Market Housing Lot, to guarantee access and to maintain the SRW Area
Priority Agreement CB950006	a priority agreements granting easement CB950005 registered on the Common Property priority over the various financial charges
Priority Agreement CB950007	a priority agreements granting easement CB950005 registered on the Common Property priority over the various financial charges
Covenant CB950012	a covenant in favor of the City to ensure the SRW Area remains accessible as a public sidewalk and roadway or as otherwise permitted in the agreement

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<b>Highline - Summary of Encumbrances and Notations</b>	
Priority Agreement CB950013	a priority agreements granting Covenant CB950012 priority over the various financial charges
Priority Agreement CB950014	a priority agreements granting Covenant CB950012 priority over the various financial charges
Easement CB956185	an easement in favor of the Retail Development, now designated as Strata Plan EPS9597 granting the strata lot owners and strata corporation of EPS9597 certain access and repair rights over the Common Property and Strata Lots. There are restrictions on access of pedestrians as to any area comprising a Strata Lot or Limited Common Property so as not to interfere with an owner of a Strata Lot
Easement CB956186	an easement in favor of Office Development, now designated as Strata Plan EPS9598 granting the strata lot owners and strata corporation of EPS9597 certain access and repair rights over the Common Property and Strata Lots. There are restrictions on access of pedestrians as to any area comprising a Strata Lot or Limited Common Property so as not to interfere with an owner of a Strata Lot
Covenant CB956191	a covenant in favor of the City to ensure Easement CB956185 and CB956186 are maintained and not modified in perpetuity except with consent of the City, that the Lands are not further subdivided, to protect the City from any costs thereunder and other matters in relation to a mixed use building
Priority Agreement CB956192	a priority agreements granting Easement CB956185 priority over various financial charges
Priority Agreement CB956193	a priority agreements granting Easement CB956185 priority over various financial charges
Priority Agreement CB956194	a priority agreements granting Easement CB956186 priority over the various financial charges
Priority Agreement CB956195	a priority agreements granting Easement CB956186 priority over various financial charges
Priority Agreement CB956204	a priority agreements granting Covenant CB956191 priority over various financial charges
Priority Agreement CB956205	a priority agreements granting Covenant CB956191 priority over various financial charges
Claims Of Builders Lien	claims of builders liens, summarized below, filed by contractors in relation to the Development. The Developer is actively working to have these charges discharged from title to the Strata Lots
CB1070172	filed by Peak Disposal Services Inc., a release (CB1130680) of this lien charge has been filed at the Land Title Office and is excepted to be discharged off title on or about January 29, 2024
CB1064837	filed by Glastech Glazing Contractors Ltd., a release (CB1133988) of this lien charge has been filed at the Land Title Office and is excepted to be discharged off title to the Strata Lots on or about January 31, 2024
CB1071408	filed by Villa Roofing & Sheet Metal Ltd., a release (CB1133987) of this lien charge has been filed at the Land Title Office and is



- 5 -

<b>Highline - Summary of Encumbrances and Notations</b>	
	excepted to be discharged off title to the Strata Lots on or about January 31, 2024
CB1094196	filed by New York Painting & Coating Ltd., a release (CB1133985) of this lien charge has been filed at the Land Title Office and is excepted to be discharged off title to the Strata Lots on or about January 31, 2024
CB1094719	filed by 1364410 B.C. Ltd., a release (CB1134003) of this lien charge has been filed at the Land Title Office and is excepted to be discharged off title to the Strata Lots on or about January 31, 2024.
CB1078878	filed by Rahul Glass Ltd. The Developer is actively working to have this charge discharged from title to the Strata Lots

**DISCLOSURE STATEMENT - SEVENTH AMENDMENT**  
*Real Estate Development Marketing Act (British Columbia)*

**HIGHLINE**  
**Burnaby, British Columbia**

**DATE of Disclosure Statement:** February 20, 2020  
**First Amendment:** February 28, 2020  
**Second Amendment:** November 17, 2020  
**Third Amendment:** February 5, 2021  
**Fourth Amendment:** July 26, 2022  
**Fifth Amendment:** October 20, 2023  
**Sixth Amendment:** January 29, 2024  
**Seventh Amendment:** May 24, 2024  
**DEVELOPER:** **6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**  
**ADDRESS FOR SERVICE:** 700 - 401 West Georgia Street,  
Vancouver, BC V6B 5A1  
**BUSINESS ADDRESS:** 700 - 4211 Kingsway  
Burnaby, BC V5H 1Z6  
**REAL ESTATE BROKERAGES:** Rennie Marketing Systems  
51 East Pender Street,  
Vancouver, BC V6A 1S9

The Developer reserves the right to appoint additional or replacement brokerage(s), and reserves the right to allow the brokerage to assign the brokers rights with respect to the marketing and sale of the Development to an affiliate or related party of the brokerage(s).

None of the Developer's agent(s) will be acting on behalf of the Purchaser.

This Seventh Amendment to Disclosure Statement has been filed with the Superintendent of Real Estate, but neither the Superintendent, nor any other authority of the government of the Province of British Columbia, has determined the merits of any statement contained in this Seventh Amendment to Disclosure Statement, or whether this Seventh Amendment to Disclosure Statement contains a misrepresentation or otherwise fails to comply with the requirements of the *Real Estate Development Marketing Act*. It is the responsibility of the Developer to disclose plainly all material facts, without misrepresentation.

Please refer to section 7.2 for information on the purchase agreement. That information has been drawn to the attention of:

**Purchaser: (insert name(s) here):**

--

And have confirmed that fact by initialling in the space provided here:

<b>Purchaser Initials</b>	

The Disclosure Statement dated February 20, 2020, as amended by the First Amendment dated February 28, 2020, the Second Amendment dated November 17, 2020, the Third Amendment dated February 5, 2021, the Fourth Amendment dated July 26, 2022, the Fifth Amendment dated October 20, 2023 and the Sixth Amendment dated January 29, 2024 is amended as follows:

**1.0 Page 4 titled "TABLE OF EXHIBITS" is amended as follows:**

- 1.1 By deleting the words "Interim Budget & Estimated Monthly Strata Fees" where they appear and replacing such deletion with "Annual Budget & Monthly Strata Fees".
- 1.2 By deleting the reference to Exhibit "L" titled "Master Deposit Protection Contract" in its entirety without replacement.

**2.0 Section 1.4 (Directors Names and Addresses) is amended by deleting the words "Junyi Liu" in their entirety and replacing them with "Ruiqian Liu".**

**3.0 Section 1.5(a) (Developer's Background) is amended by deleting the last sentence in its entirety and replacing it with the following:**

"The other director, Ruiqian Liu, has been involved in the development of five other large residential development projects in Metro Vancouver."

**4.0 3.8 (Budget) is deleted in its entirety and replaced with the following:**

"The Strata Corporation has approved a budget at the first annual general meeting, a copy of which is attached as **Exhibit "E"**, including a schedule showing how the budget is allocated amongst the individual Strata Lot owners (the "**Monthly Strata Fees**").

With the exception of those utilities and services set out in the budget attached as **Exhibit "E"**, all other utilities will be separately metered or assessed to each Strata Lot and will be the responsibility of each Strata Lot owner which includes electricity, cable and any telecom services for each Strata Lot.

Each Strata Lot owner will also be responsible for real property taxes for his/her/their Strata Lot such taxes to include those portions of any utilities charged by the City to the individual Strata Lots. Real property taxes are levied by and payable to the City."

**5.0 Section 6.2 (Construction Financing) is deleted in its entirety and replaced with the following:**

"6.2 Construction Financing

The Developer completed construction of the Developer through a financing commitment from Kingsett Mortgage Corporation ("**Kingsett**"), which secured an amount sufficient to construct and complete the Development, including the installation of all utilities and other services associated with the Development (the "**Construction Financing**"). The mortgages and assignments of rents associated with the Construction Financing have since been discharged and replaced with the mortgage and assignment of rents in favour of Kingsett as outlined in Exhibit "O" attached to this Disclosure Statement.

The Developer will ensure that no purchaser will take title to a Strata Lot unless any financial encumbrances registered by the Developer against title to the Strata Lots are discharged or undertakings are in place to permit such discharge."

**6.0 Section 7.1 (Deposits) is deleted in its entirety and replaced with the following:**

"7.1 Deposits

Subject to the remedies in respect of defaults under the Purchase Agreement (as defined in Section 7.2 below) all deposits and other money received from a purchaser of a Strata Lot shall be held in trust by Richards Buell Sutton LLP or such other lawyer, real estate brokerage or notary public as the Developer may choose in its sole discretion (the "**Deposit Trustee**"), in the manner required by the *Real Estate Development Marketing Act* until such time as:

- (a) the Final Strata Plan is deposited in the Land Title Office;
- (b) the premises purchased are capable of being occupied; and
- (c) an instrument evidencing the interest of the purchaser in the Strata Lot has been accepted for registration in the Land Title Office."

**7.0 Section 7.2(e) (Use of Deposit) is deleted in its entirety without replacement.**

**8.0 Exhibit "E" titled "Interim Budget & Estimated Monthly Strata Fees" is deleted from the Disclosure Statement and replaced with Exhibit "E" attached hereto titled "Annual Budget & Monthly Strata Fees".**

**9.0 Exhibit "H" titled "Proposed Contract of Purchase and Sale" is deleted from the Disclosure Statement and replaced with Exhibit "H" attached hereto titled "Contract of Purchase and Sale".**

**10.0 Exhibit "L" titled "Master Deposit Protection Contract" is deleted from the Disclosure Statement in its entirety without replacement.**

**11.0 Exhibit "N" titled "Legal Descriptions of the Strata Lots" is deleted from the Disclosure Statement and replaced with Exhibit "N" attached hereto titled "Legal Descriptions of the Strata Lots".**

**12.0 Exhibit "O" titled "Summary of Encumbrances and Notations" is deleted from the Disclosure Statement and replaced with Exhibit "O" attached hereto titled "Summary of Encumbrances and Notations".**

**DEEMED RELIANCE**

Section 22 of the *Real Estate Development Marketing Act* provides that every purchaser who is entitled to receive this Seventh Amendment to Disclosure Statement is deemed to have relied on any false or misleading statement of a material fact contained in this Seventh Amendment to Disclosure Statement, if any, and any omission to state a material fact. The developer, its directors and any person who has signed or authorized the filing of this Seventh Amendment to Disclosure Statement are liable to compensate the purchaser for any misrepresentation, subject to any defences available under section 22 of the Act.

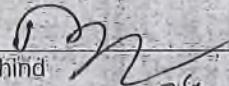
**DECLARATION**

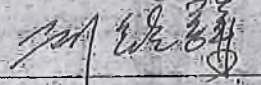
The foregoing statements disclose, without misrepresentation, all material facts relating to the development referred to above, as required by the *Real Estate Development Marketing Act* of British Columbia, as of May 14, 2024.

**Developer:**


**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**

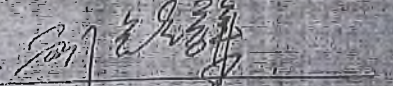
By its authorized signatories:

  
\_\_\_\_\_  
Daljit Thind

X   
\_\_\_\_\_  
Ruidian Liu

This Seventh Amendment to Disclosure Statement is executed by all of the Directors of 6511 SUSSEX HEIGHTS DEVELOPMENT LTD., on May 14, 2024 in their personal capacity:

  
By: \_\_\_\_\_  
Daljit Thind

X   
By: \_\_\_\_\_  
Ruidian Liu

**Exhibit "E"**

**Annual Budget & Monthly Strata Fees**

**EPS9599 - HIGHLINE RESIDENTIAL**  
**APPROVED 1st ANNUAL OPERATING BUDGE**  
**JANUARY 1, 2024 - DECEMBER 31, 2024**

ACCOUNT TITLE	RESIDENTIAL	RETAIL RECOVERY	OFFICE RECOVERY
<b>REVENUE</b>			
<b>Maintenance Fee Revenue</b>	\$ 1,494,503.43		
Utilities Recovery	0		
Income Recovery - Airspace Parcel 1 (Commercial/Office)	171,593.20		
Income Recovery - Airspace Parcel 2 (Retail)	10,314.38		
Move In Fees	0		
Access Card	0		
Interest Income	0		
<b>TOTAL REVENUE</b>	<b>\$ 1,676,411.00</b>		
<b>EXPENSES</b>			
<b>Administration</b>			
Accounting and Audit Fees	1,250.00		
Bank Charges	420.00		
Communications (Internet/Cable)	4,250.00		
Insurance	355,000.00	4,635.24	68,617.95
Insurance Appraisal	1,500.00	19.59	289.94
Management Fees	90,090.00		
Miscellaneous	6,000.00		
Office Supplies	2,250.00		
Photocopy / Postage / Courier/Administration	4,000.00		
<b>Total Administration</b>	<b>464,760.00</b>	<b>4,654.82</b>	<b>68,907.89</b>
<b>Building</b>			
Elevator	32,000.00		
Emergency Generator	3,000.00	39.17	579.87
Fire Alarm - ULC Monitoring	3,300.00		637.86
Fire Equipment Maintenance	15,000.00		2,899.35
Garage Door	4,350.00	56.80	840.81
HVAC	20,000.00	261.14	3,865.80
HVAC VRF System	49,500.00		9,567.86
Janitorial	88,500.00		
Concierge	225,000.00		
Caretaker	65,000.00		
Pest Control	1,750.00	22.85	338.26
R&M - General	30,000.00		
Window Cleaning	30,000.00		5,798.70
Carpet Cleaning	5,500.00		
Supplies	600.00	7.83	115.97
Intercom/Security Lease	30,000.00	391.71	5,798.70
<b>Total Building</b>	<b>603,500.00</b>	<b>779.50</b>	<b>30,443.18</b>
<b>Utilities</b>			
Electricity	153,000.00	1,997.72	29,573.37
Garbage & Recycling	48,000.00		
Gas	146,000.00	1,906.32	28,220.34
Water & Sewage	28,500.00	372.12	5,508.77
Compactor Lease	9,000.00		
<b>Total Utilities</b>	<b>384,500.00</b>	<b>4,276.17</b>	<b>63,302.48</b>
<b>Grounds Maintenance</b>			
Irrigation	1,250.00	16.32	241.61
Landscaping	41,500.00	541.87	8,021.54
Snow Removal	3,500.00	45.70	676.52
<b>Total Grounds Maintenance</b>	<b>46,250.00</b>	<b>603.89</b>	<b>8,939.66</b>
<b>Recreation Area</b>			
Fitness Room - Quarterly Maintenance Visits	2,500.00		
Equipment Lease	20,000.00		
Amenity Area Cable and Internet	2,500.00		
<b>Total Recreation Area</b>	<b>25,000.00</b>		
<b>TOTAL EXPENSES</b>	<b>\$ 1,524,010.00</b>	<b>10,314.38</b>	<b>171,593.20</b>
Transfer to CRF	152,401.00		
<b>TOTAL EXPENSES &amp; TRANSFERS</b>	<b>\$ 1,676,411.00</b>		

**EPS9599 - HIGHLINE RESIDENTIAL  
APPROVED ANNUAL STRATA FEES  
JANUARY 1, 2024 - DECEMBER 31, 2024**

S.L.	UNIT	U/E	OPERATING FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL MONTHLY FEES DUE
1	TH1	112	571.53	64.90	636.43
2	TH2	112	571.53	64.90	636.43
3	TH3	112	571.53	64.90	636.43
4	TH4	112	571.53	64.90	636.43
5	TH5	112	571.53	64.90	636.43
6	TH6	112	571.53	64.90	636.43
7	TH7	112	571.53	64.90	636.43
8	TH8	112	571.53	64.90	636.43
9	TH9	112	571.53	64.90	636.43
10	301	77	392.93	44.62	437.55
11	302	56	285.77	32.45	318.22
12	303	56	285.77	32.45	318.22
13	304	56	285.77	32.45	318.22
14	305	56	285.77	32.45	318.22
15	306	56	285.77	32.45	318.22
16	307	56	285.77	32.45	318.22
17	308	56	285.77	32.45	318.22
18	309	77	392.93	44.62	437.55
19	1201	54	275.56	31.29	306.85
20	1202	79	403.13	45.78	448.91
21	1203	55	280.66	31.87	312.53
22	1204	75	382.72	43.46	426.18
23	1205	48	244.95	27.81	272.76
24	1206	70	357.21	40.56	397.77
25	1207	59	301.07	34.19	335.26
26	1208	87	443.96	50.41	494.37
27	1209	49	250.05	28.39	278.44
28	1301	54	275.56	31.29	306.85
29	1302	79	403.13	45.78	448.91
30	1303	55	280.66	31.87	312.53
31	1304	75	382.72	43.46	426.18
32	1305	48	244.95	27.81	272.76
33	1306	70	357.21	40.56	397.77
34	1307	59	301.07	34.19	335.26
35	1308	87	443.96	50.41	494.37
36	1309	49	250.05	28.39	278.44
37	1401	54	275.56	31.29	306.85
38	1402	79	403.13	45.78	448.91
39	1403	55	280.66	31.87	312.53
40	1404	75	382.72	43.46	426.18
41	1405	48	244.95	27.81	272.76
42	1406	70	357.21	40.56	397.77
43	1407	59	301.07	34.19	335.26
44	1408	87	443.96	50.41	494.37
45	1409	49	250.05	28.39	278.44
46	1501	54	275.56	31.29	306.85
47	1502	79	403.13	45.78	448.91
48	1503	55	280.66	31.87	312.53
49	1504	75	382.72	43.46	426.18
50	1505	48	244.95	27.81	272.76
51	1506	70	357.21	40.56	397.77



**EPS9599 - HIGHLINE RESIDENTIAL  
PROPOSED ANNUAL STRATA FEES  
JANUARY 1, 2024 - DECEMBER 31, 2024**

<b>S.L.</b>	<b>UNIT</b>	<b>U/E</b>	<b>OPERATING FUND CONTRIBUTION</b>	<b>CRF FUND CONTRIBUTION</b>	<b>TOTAL MONTHLY FEES DUE</b>
52	1507	59	301.07	34.19	335.26
53	1508	87	443.96	50.41	494.37
54	1509	49	250.05	28.39	278.44
55	1601	54	275.56	31.29	306.85
56	1602	79	403.13	45.78	448.91
57	1603	55	280.66	31.87	312.53
58	1604	75	382.72	43.46	426.18
59	1605	48	244.95	27.81	272.76
60	1606	70	357.21	40.56	397.77
61	1607	59	301.07	34.19	335.26
62	1608	87	443.96	50.41	494.37
63	1609	49	250.05	28.39	278.44
64	1701	54	275.56	31.29	306.85
65	1702	79	403.13	45.78	448.91
66	1703	55	280.66	31.87	312.53
67	1704	75	382.72	43.46	426.18
68	1705	48	244.95	27.81	272.76
69	1706	70	357.21	40.56	397.77
70	1707	59	301.07	34.19	335.26
71	1708	87	443.96	50.41	494.37
72	1709	49	250.05	28.39	278.44
73	1801	54	275.56	31.29	306.85
74	1802	79	403.13	45.78	448.91
75	1803	55	280.66	31.87	312.53
76	1804	75	382.72	43.46	426.18
77	1805	48	244.95	27.81	272.76
78	1806	70	357.21	40.56	397.77
79	1807	59	301.07	34.19	335.26
80	1808	87	443.96	50.41	494.37
81	1809	49	250.05	28.39	278.44
82	1901	54	275.56	31.29	306.85
83	1902	79	403.13	45.78	448.91
84	1903	55	280.66	31.87	312.53
85	1904	75	382.72	43.46	426.18
86	1905	48	244.95	27.81	272.76
87	1906	70	357.21	40.56	397.77
88	1907	59	301.07	34.19	335.26
89	1908	87	443.96	50.41	494.37
90	1909	49	250.05	28.39	278.44
91	2001	54	275.56	31.29	306.85
92	2002	79	403.13	45.78	448.91
93	2003	55	280.66	31.87	312.53
94	2004	75	382.72	43.46	426.18
95	2005	48	244.95	27.81	272.76
96	2006	70	357.21	40.56	397.77
97	2007	59	301.07	34.19	335.26
98	2008	87	443.96	50.41	494.37
99	2009	49	250.05	28.39	278.44
100	2101	54	275.56	31.29	306.85
101	2102	79	403.13	45.78	448.91
102	2103	55	280.66	31.87	312.53

**EPS9599 - HIGHLINE RESIDENTIAL  
PROPOSED ANNUAL STRATA FEES  
JANUARY 1, 2024 - DECEMBER 31, 2024**

S.L.	UNIT	U/E	OPERATING FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL MONTHLY FEES DUE
103	2104	75	382.72	43.46	426.18
104	2105	48	244.95	27.81	272.76
105	2106	70	357.21	40.56	397.77
106	2107	59	301.07	34.19	335.26
107	2108	87	443.96	50.41	494.37
108	2109	49	250.05	28.39	278.44
109	2201	54	275.56	31.29	306.85
110	2202	79	403.13	45.78	448.91
111	2203	55	280.66	31.87	312.53
112	2204	75	382.72	43.46	426.18
113	2205	48	244.95	27.81	272.76
114	2206	70	357.21	40.56	397.77
115	2207	59	301.07	34.19	335.26
116	2208	87	443.96	50.41	494.37
117	2209	49	250.05	28.39	278.44
118	2301	54	275.56	31.29	306.85
119	2302	79	403.13	45.78	448.91
120	2303	55	280.66	31.87	312.53
121	2304	75	382.72	43.46	426.18
122	2305	48	244.95	27.81	272.76
123	2306	70	357.21	40.56	397.77
124	2307	59	301.07	34.19	335.26
125	2308	87	443.96	50.41	494.37
126	2309	49	250.05	28.39	278.44
127	2401	54	275.56	31.29	306.85
128	2402	79	403.13	45.78	448.91
129	2403	55	280.66	31.87	312.53
130	2404	75	382.72	43.46	426.18
131	2405	48	244.95	27.81	272.76
132	2406	70	357.21	40.56	397.77
133	2407	59	301.07	34.19	335.26
134	2408	87	443.96	50.41	494.37
135	2409	49	250.05	28.39	278.44
136	2501	54	275.56	31.29	306.85
137	2502	79	403.13	45.78	448.91
138	2503	55	280.66	31.87	312.53
139	2504	75	382.72	43.46	426.18
140	2505	48	244.95	27.81	272.76
141	2506	70	357.21	40.56	397.77
142	2507	59	301.07	34.19	335.26
143	2508	87	443.96	50.41	494.37
144	2509	49	250.05	28.39	278.44
145	2601	54	275.56	31.29	306.85
146	2602	79	403.13	45.78	448.91
147	2603	55	280.66	31.87	312.53
148	2604	75	382.72	43.46	426.18
149	2605	48	244.95	27.81	272.76
150	2606	70	357.21	40.56	397.77
151	2607	59	301.07	34.19	335.26
152	2608	87	443.96	50.41	494.37
153	2609	49	250.05	28.39	278.44

**EPS9599 - HIGHLINE RESIDENTIAL  
PROPOSED ANNUAL STRATA FEES  
JANUARY 1, 2024 - DECEMBER 31, 2024**

<b>S.L.</b>	<b>UNIT</b>	<b>U/E</b>	<b>OPERATING FUND CONTRIBUTION</b>	<b>CRF FUND CONTRIBUTION</b>	<b>TOTAL MONTHLY FEES DUE</b>
154	2701	54	275.56	31.29	306.85
155	2702	79	403.13	45.78	448.91
156	2703	55	280.66	31.87	312.53
157	2704	75	382.72	43.46	426.18
158	2705	48	244.95	27.81	272.76
159	2706	70	357.21	40.56	397.77
160	2707	59	301.07	34.19	335.26
161	2708	87	443.96	50.41	494.37
162	2709	49	250.05	28.39	278.44
163	2801	54	275.56	31.29	306.85
164	2802	79	403.13	45.78	448.91
165	2803	55	280.66	31.87	312.53
166	2804	75	382.72	43.46	426.18
167	2805	48	244.95	27.81	272.76
168	2806	70	357.21	40.56	397.77
169	2807	59	301.07	34.19	335.26
170	2808	87	443.96	50.41	494.37
171	2809	49	250.05	28.39	278.44
172	2901	54	275.56	31.29	306.85
173	2902	79	403.13	45.78	448.91
174	2903	55	280.66	31.87	312.53
175	2904	75	382.72	43.46	426.18
176	2905	48	244.95	27.81	272.76
177	2906	70	357.21	40.56	397.77
178	2907	59	301.07	34.19	335.26
179	2908	87	443.96	50.41	494.37
180	2909	49	250.05	28.39	278.44
181	3001	54	275.56	31.29	306.85
182	3002	79	403.13	45.78	448.91
183	3003	55	280.66	31.87	312.53
184	3004	75	382.72	43.46	426.18
185	3005	48	244.95	27.81	272.76
186	3006	70	357.21	40.56	397.77
187	3007	59	301.07	34.19	335.26
188	3008	87	443.96	50.41	494.37
189	3009	49	250.05	28.39	278.44
190	3101	54	275.56	31.29	306.85
191	3102	79	403.13	45.78	448.91
192	3103	55	280.66	31.87	312.53
193	3104	75	382.72	43.46	426.18
194	3105	48	244.95	27.81	272.76
195	3106	70	357.21	40.56	397.77
196	3107	59	301.07	34.19	335.26
197	3108	87	443.96	50.41	494.37
198	3109	49	250.05	28.39	278.44
199	3201	54	275.56	31.29	306.85
200	3202	79	403.13	45.78	448.91
201	3203	55	280.66	31.87	312.53
202	3204	75	382.72	43.46	426.18
203	3205	48	244.95	27.81	272.76
204	3206	70	357.21	40.56	397.77

**EPS9599 - HIGHLINE RESIDENTIAL  
PROPOSED ANNUAL STRATA FEES  
JANUARY 1, 2024 - DECEMBER 31, 2024**

<b>S.L.</b>	<b>UNIT</b>	<b>U/E</b>	<b>OPERATING FUND CONTRIBUTION</b>	<b>CRF FUND CONTRIBUTION</b>	<b>TOTAL MONTHLY FEES DUE</b>
205	3207	59	301.07	34.19	335.26
206	3208	87	443.96	50.41	494.37
207	3209	49	250.05	28.39	278.44
208	3301	54	275.56	31.29	306.85
209	3302	79	403.13	45.78	448.91
210	3303	55	280.66	31.87	312.53
211	3304	77	392.93	44.62	437.55
212	3305	68	347.01	39.40	386.41
213	3306	76	387.83	44.04	431.87
214	3307	50	255.15	28.97	284.12
215	3308	69	352.11	39.98	392.09
216	3309	49	250.05	28.39	278.44
217	3401	54	275.56	31.29	306.85
218	3402	79	403.13	45.78	448.91
219	3403	55	280.66	31.87	312.53
220	3404	77	392.93	44.62	437.55
221	3405	68	347.01	39.40	386.41
222	3406	76	387.83	44.04	431.87
223	3407	50	255.15	28.97	284.12
224	3408	69	352.11	39.98	392.09
225	3409	49	250.05	28.39	278.44
226	3501	54	275.56	31.29	306.85
227	3502	79	403.13	45.78	448.91
228	3503	55	280.66	31.87	312.53
229	3504	77	392.93	44.62	437.55
230	3505	68	347.01	39.40	386.41
231	3506	76	387.83	44.04	431.87
232	3507	50	255.15	28.97	284.12
233	3508	69	352.11	39.98	392.09
234	3509	49	250.05	28.39	278.44
235	3601	54	275.56	31.29	306.85
236	3602	79	403.13	45.78	448.91
237	3603	55	280.66	31.87	312.53
238	3604	77	392.93	44.62	437.55
239	3605	68	347.01	39.40	386.41
240	3606	76	387.83	44.04	431.87
241	3607	50	255.15	28.97	284.12
242	3608	69	352.11	39.98	392.09
243	3609	49	250.05	28.39	278.44
244	3701	54	275.56	31.29	306.85
245	3702	79	403.13	45.78	448.91
246	3703	55	280.66	31.87	312.53
247	3704	77	392.93	44.62	437.55
248	3705	68	347.01	39.40	386.41
249	3706	76	387.83	44.04	431.87
250	3707	50	255.15	28.97	284.12
251	3708	69	352.11	39.98	392.09
252	3709	49	250.05	28.39	278.44
253	3801	54	275.56	31.29	306.85
254	3802	79	403.13	45.78	448.91
255	3803	55	280.66	31.87	312.53

**EPS9599 - HIGHLINE RESIDENTIAL  
PROPOSED ANNUAL STRATA FEES  
JANUARY 1, 2024 - DECEMBER 31, 2024**

<b>S.L.</b>	<b>UNIT</b>	<b>U/E</b>	<b>OPERATING FUND CONTRIBUTION</b>	<b>CRF FUND CONTRIBUTION</b>	<b>TOTAL MONTHLY FEES DUE</b>
256	3804	77	392.93	44.62	437.55
257	3805	68	347.01	39.40	386.41
258	3806	76	387.83	44.04	431.87
259	3807	50	255.15	28.97	284.12
260	3808	69	352.11	39.98	392.09
261	3809	49	250.05	28.39	278.44
262	3901	54	275.56	31.29	306.85
263	3902	79	403.13	45.78	448.91
264	3903	55	280.66	31.87	312.53
265	3904	77	392.93	44.62	437.55
266	3905	68	347.01	39.40	386.41
267	3906	76	387.83	44.04	431.87
268	3907	50	255.15	28.97	284.12
269	3908	69	352.11	39.98	392.09
270	3909	49	250.05	28.39	278.44
271	4001	54	275.56	31.29	306.85
272	4002	79	403.13	45.78	448.91
273	4003	55	280.66	31.87	312.53
274	4004	77	392.93	44.62	437.55
275	4005	68	347.01	39.40	386.41
276	4006	76	387.83	44.04	431.87
277	4007	50	255.15	28.97	284.12
278	4008	69	352.11	39.98	392.09
279	4009	49	250.05	28.39	278.44
280	4101	54	275.56	31.29	306.85
281	4102	79	403.13	45.78	448.91
282	4103	55	280.66	31.87	312.53
283	4104	77	392.93	44.62	437.55
284	4105	68	347.01	39.40	386.41
285	4106	76	387.83	44.04	431.87
286	4107	50	255.15	28.97	284.12
287	4108	69	352.11	39.98	392.09
288	4109	49	250.05	28.39	278.44
289	4201	54	275.56	31.29	306.85
290	4202	79	403.13	45.78	448.91
291	4203	55	280.66	31.87	312.53
292	4204	77	392.93	44.62	437.55
293	4205	68	347.01	39.40	386.41
294	4206	76	387.83	44.04	431.87
295	4207	50	255.15	28.97	284.12
296	4208	69	352.11	39.98	392.09
297	4209	49	250.05	28.39	278.44
298	4301	54	275.56	31.29	306.85
299	4302	79	403.13	45.78	448.91
300	4303	55	280.66	31.87	312.53
301	4304	77	392.93	44.62	437.55
302	4305	68	347.01	39.40	386.41
303	4306	76	387.83	44.04	431.87
304	4307	50	255.15	28.97	284.12
305	4308	69	352.11	39.98	392.09
306	4309	49	250.05	28.39	278.44

**EPS9599 - HIGHLINE RESIDENTIAL  
PROPOSED ANNUAL STRATA FEES  
JANUARY 1, 2024 - DECEMBER 31, 2024**

S.L.	UNIT	U/E	OPERATING FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL MONTHLY FEES DUE
307	4401	54	275.56	31.29	306.85
308	4402	79	403.13	45.78	448.91
309	4403	55	280.66	31.87	312.53
310	4404	77	392.93	44.62	437.55
311	4405	68	347.01	39.40	386.41
312	4406	76	387.83	44.04	431.87
313	4407	50	255.15	28.97	284.12
314	4408	69	352.11	39.98	392.09
315	4409	49	250.05	28.39	278.44
316	4501	108	551.12	62.58	613.70
317	4502	87	443.96	50.41	494.37
318	4503	58	295.97	33.61	329.58
319	4504	61	311.28	35.35	346.63
320	4505	59	301.07	34.19	335.26
321	4506	69	352.11	39.98	392.09
322	4601	108	551.12	62.58	613.70
323	4602	87	443.96	50.41	494.37
324	4603	58	295.97	33.61	329.58
325	4604	61	311.28	35.35	346.63
326	4605	59	301.07	34.19	335.26
327	4606	69	352.11	39.98	392.09
328	4701	108	551.12	62.58	613.70
329	4702	126	642.98	73.01	715.99
330	4703	102	520.50	59.11	579.61
331	4704	56	285.77	32.45	318.22
332	4705	67	341.90	38.82	380.72
<b>TOTAL U/E</b>		21,917	111,841.98	12,699.74	124,541.72
			x 12	x 12	x 12
			<b>1,342,103.76</b>	<b>152,396.88</b>	<b>1,494,500.64</b>

**Exhibit "H"**  
**Contract of Purchase and Sale**



SL: \_\_\_\_ Unit: \_\_\_\_

**CONTRACT OF PURCHASE AND SALE (the "Contract")**

BETWEEN:

**6511 Sussex Heights Development Ltd.** (the "Developer" and the "Vendor")

AND:

**Purchaser(s):**

Name(s): \_\_\_\_\_

Address(es): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Tel: \_\_\_\_\_ Tel: \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

Country of \_\_\_\_\_ Country of \_\_\_\_\_

Residence: \_\_\_\_\_ Residence: \_\_\_\_\_

(For the purposes of the *Income Tax Act* (Canada))

(Such one or more parties being hereinafter referred to as the "Purchaser").

The Purchaser certifies to the Vendor that:

- a) he/she/they is/are a non-resident of Canada under the Income Tax Act (Canada) (Y/N) \_\_\_\_; and
- b) he/she/they is/are a Canadian Citizen or a Permanent Resident (as defined in the Immigration and Refugee Protection Act (Canada)) (Y/N) \_\_\_\_ . If "no" country of citizenship & residency: \_\_\_\_\_
- c) his/her/their/its Tax Identification Number ( SIN,  TTN,  ITN,  BN  TN or  International) is/are \_\_\_\_\_ (for the purposes of T3 – Trust Income Tax and Information Return filings).

PROPERTY: PID: \_\_\_\_\_ Strata Lot \_\_ Strata Plan EPS9599, being Unit No. \_\_\_\_\_ (the "Strata Lot") in the development known as "HIGHLINE" (the "Development"), constructed as part of a 332 unit residential strata development project on the lands located at 6511 Sussex Avenue, Burnaby, BC and formerly legally described as PID: 030-616-735 Lot 2 District Lot 153 Group 1 New Westminster District Plan EPP86315 (the "Lands"), as further described in the Disclosure Statement filed by the Vendor on February 20, 2020 (the "Initial Disclosure Statement") and all amendments thereto (the "Amendments") (the Initial Disclosure Statement and the Amendments are hereinafter collectively called the "Disclosure Statement").

PURCHASE PRICE: The Purchase Price for the Strata Lot will be: (\$ \_\_\_\_\_) DOLLARS. The Purchase Price excludes any Goods and Services Tax ("GST").

P	P	V	V

**INITIALS**





SL: \_\_\_\_ Unit: \_\_\_\_

1. **Offer.** In consideration of the sum of ONE (\$1.00) DOLLAR and other good and valuable consideration now paid by each of the parties to the other (the receipt and sufficiency of which is hereby acknowledged) and other mutual covenants and agreements contained in this agreement, the Purchaser agrees to purchase the Strata Lot from the Vendor for the Purchase Price and upon the terms set forth herein subject to the Permitted Encumbrances (as hereinafter defined).

The Purchase Price does not include the exclusive use of any parking stall(s) or storage locker(s) at the Development unless expressly set out in an addendum hereto. In the event the Purchaser purchases the exclusive use of a parking stall(s) and/or storage locker(s), the location of the parking stall(s) and/or storage locker(s) will be designated by the Vendor in accordance with the Disclosure Statement. The Purchaser acknowledges and agrees that the parking stall(s) and/or storage locker(s): (a) will vary in size, shape, convenience and location (including, notwithstanding any other amended or written agreement made between the parties to the contrary, and where more than one, may not be side by side); and (b) may be partially obstructed by columns, pipes, ducts, mechanical equipment, electrical equipment and other facilities. The Purchaser further acknowledges and agrees that the final determination of parking stall(s) and/or storage locker(s) assigned to a Purchaser shall be by the Vendor with no recovery by the Purchaser. The Purchaser will accept the parking stall(s) and/or storage locker(s) if any, assigned or sold to the Purchaser by the Vendor on an "as is, where is" basis and will have no claim against the Vendor in respect of any variation in the size, shape, convenience of location or obstruction of such parking stall(s) and/or storage locker(s).

2. **Deposit.** The Purchaser will pay a deposit(s) by bank draft or certified cheque to Richards Buell Sutton LLP (the "**Vendor's Solicitors**") in trust as stakeholder and the Deposit will be held in accordance with the *Real Estate Development Marketing Act* (British Columbia) as follows:

(a) a deposit (the " <b>Deposit</b> ") of 5% of the Purchase Price upon presentation of this Contract by the Purchaser, payable by way of certified cheque, or bank draft;	\$ _____
the balance of the Purchase Price, subject to adjustments, to be paid on the Completion Date by bank draft or certified cheque.	

Except as specifically outline herein, interest on the Deposit will be for the benefit of the Vendor and will not be applied on account of the Purchase Price. If the Purchaser defaults in the Purchaser's obligations hereunder, the Vendor may, at its option, retain the Deposit and interest thereon without prejudice to any other remedy, which the Vendor may have in respect of the Purchaser's default in accordance with the terms of this Contract.

3. **Completion, Possession and Adjustment Dates.** The completion of the Strata Lot will occur on \_\_\_\_\_, 20\_\_\_\_.
4. **Furnishings.** The Purchase Price includes the following items unless otherwise noted in the Disclosure Statement: electric oven, gas cooktop, hood fan, dishwasher, refrigerator, microwave, washer and electric dryer, window coverings, enterphone/intercom system through the phone line and heat pump to provide air conditioning and heat.
5. **Acceptance.** This Contract will be open for acceptance by the Vendor up to 11:59 p.m. (Vancouver time) on \_\_\_\_\_, 20\_\_\_\_ and upon acceptance by the Vendor, there will be a binding agreement of sale and purchase in respect of the Strata Lot for the Purchase Price, on the terms and subject to the conditions set out herein.

P	P	V	V

**INITIALS**



SL: \_\_\_\_\_ Unit: \_\_\_\_\_

THE TERMS AND CONDITIONS ATTACHED HERETO AS ADDENDUM "A" ARE PART OF THIS CONTRACT. READ THEM CAREFULLY BEFORE YOU SIGN.

THE PURCHASER HAS EXECUTED THIS CONTRACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

\_\_\_\_\_  
(Witness) (Purchaser) (Name of Purchaser)

\_\_\_\_\_  
(Witness) (Purchaser) (Name of Purchaser)

THE PURCHASER'S OFFER TO PURCHASE CONTAINED HEREIN IS ACCEPTED BY THE VENDOR AT \_\_\_\_\_ A.M./P.M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

6511 SUSSEX HEIGHTS DEVELOPMENT LTD.  
Per:

\_\_\_\_\_  
Authorized Signatory



SL: \_\_\_\_ Unit: \_\_\_\_

**Addendum "A"**

**1.0 AGREEMENT**

1.1 Once this Contract is accepted by the Vendor, the Purchaser agrees to purchase from the Vendor the Strata Lot at the Purchase Price and upon the terms set forth in the agreement created by the acceptance of this Contract by the Vendor, this Addendum and all additional addendums and schedules. Title to the Strata Lot on the Completion Date (as hereinafter defined) shall be subject only to:

- (a) the exceptions listed in Section 23(1) of the *Land Title Act* (British Columbia);
- (b) the charges and encumbrances referred to in the Disclosure Statement; and
- (c) claims of builders liens or other encumbrances where the Vendor's Solicitors have undertaken to remove same pursuant to paragraph 7.1 hereof;

(collectively, the "**Permitted Encumbrances**").

The Purchaser agrees to execute any and all agreements as may be required pursuant to the terms and conditions of the Permitted Encumbrances confirming the Purchaser acknowledges and assumes obligations under the Permitted Encumbrances.

**2.0 DESCRIPTION OF STRATA LOT**

2.1 The Strata Lot is part of the Development as shown on the Final Strata Plan attached to the Disclosure Statement.

**3.0 PURCHASER'S ACKNOWLEDGEMENTS**

3.1 Disclosure Statement. The Purchaser acknowledges that the Purchaser has received copies of the Initial Disclosure Statement for the Development and all Amendments, and has been given a reasonable opportunity to read the Initial Disclosure Statement and all Amendments before signing this Contract. The signing of this Contract by the Purchaser will constitute:

- (a) a receipt for the Initial Disclosure Statement and all Amendments; and
- (b) the Purchaser's acknowledgment that the Purchaser had an opportunity to read the Initial Disclosure Statement and all Amendments before signing this Contract.

3.2 Consent to Electronic Delivery of Disclosure Statement and all Amendments. Where the Purchaser has on the first page of this Contract, or on any subsequent addendum to this Contract provided an email address, the Purchaser consents to the Vendor delivering the Disclosure Statement (including all Amendments) to the Purchaser at the email address provided and the Purchaser acknowledges and agrees that such email delivery of the Disclosure Statement (including all Amendments) has afforded the Purchaser a reasonable opportunity to read the Disclosure Statement (including all Amendments) all as at the time of the Vendor's delivery of the email as shown by the Vendor's copy of the sent email.

**4.0 PURCHASE PRICE, DEPOSIT AND PAYMENT**

4.1 Payment of the Purchase Price. The Purchaser will pay the Purchase Price to the Vendor as follows:

P	P	V	V

**INITIALS**



SL: \_\_\_\_ Unit: \_\_\_\_

**Addendum "A"**

- (a) The Deposit in the amount set out in paragraph 2 of the Contract shall be paid by the Purchaser to the Vendor's Solicitors, Richards Buell Sutton LLP in Trust by way of certified cheque or bank draft. At the direction of the Vendor, in its sole discretion, the Stakeholder may invest the Deposit in an interest bearing trust account with a Canadian chartered bank, trust company or credit union with interest to accrue to the credit of the Vendor, except as otherwise expressly provided herein (for the purposes of Section 4.0, the "Stakeholder"); and
- (b) The Balance of the Purchase Price plus or minus adjustments shall be paid by the Purchaser to the Vendor's Solicitors on the Completion Date by way of certified cheque or bank draft.

4.2 Handling of the Deposit. Subject to paragraphs 4.3 and 4.4 hereof, the Deposit shall be dealt with as follows:

- (a) If the Purchaser completes the purchase of the Strata Lot on the terms and conditions herein contained, then the Deposit shall form part of and be applied to the Purchase Price and be paid by the Stakeholder to the Vendor. Any interest earned thereon shall be paid to the Vendor;
- (b) If the Purchaser fails to complete the purchase of the Strata Lot or fails to pay any part of the Deposit on the terms and conditions herein contained, then the Deposit paid together with interest accrued thereon shall be paid by the Stakeholder to the Vendor forthwith;
- (c) If the Contract is terminated pursuant to paragraph 5.1 or if the Purchaser fails to provide notice of waiver or satisfaction of the Purchaser's conditions pursuant to paragraph 9.2 hereof, then the Deposit together with all interest accrued thereon shall be paid by the Stakeholder to the Purchaser and the Purchaser shall have no further claims against the Vendor; and
- (d) If the Vendor fails to complete the sale of the Strata Lot on the terms and conditions herein contained, then the Deposit together with all accrued interest thereon shall be paid by the Stakeholder to the Purchaser and the Purchaser shall have no further claims against the Vendor.

Notwithstanding the aforementioned, the Purchaser acknowledges and agrees that the Stakeholder will be permitted to charge and deduct and retain a deposit administration fee from each payment made by the Purchaser comprising the Deposit of not more than \$75.00 plus applicable taxes to be paid by the Purchaser, and that any payment made by the Purchaser that is returned for non-sufficient funds will be subject to a service charge of \$25.00 in each such instance.

4.3 Residency. Notwithstanding the provisions of paragraph 4.2 hereof, if the Purchaser is a non-resident of Canada as defined under the *Income Tax Act* (Canada), the Purchaser authorizes the Stakeholder to remit directly to the Receiver General for Canada such non-resident withholding tax in respect of interest earned on the Deposit as may be required by the *Income Tax Act* (Canada).

4.4 Authorization to Deal with Deposit. The Vendor and the Purchaser hereby irrevocably authorize the Stakeholder:

P	P	V	V

**INITIALS**



SL: \_\_\_\_\_ Unit: \_\_\_\_\_

**Addendum "A"**

- (a) to deal with the Deposit and all interest earned thereon in accordance with the provisions hereof, notwithstanding the provisions of Section 18 of the *Real Estate Development Marketing Act* (British Columbia); and
- (b) to interplead the Deposit and all interest thereon, at the expense of the party ultimately determined to be entitled to such funds, should any dispute arise regarding the obligations of the Stakeholder with respect to the Deposit.

4.5 Deposit Protection Agreement Under REDMA. *Intentionally Deleted.*

4.6 Builders Liens. That portion, if any, of the Purchase Price required by law to be held back by the Purchaser in respect of builder's lien claims (the "**Lien Holdback**") will be paid on the Completion Date to the Vendor's Solicitors. The Lien Holdback will be held in trust by the Vendor's Solicitors pursuant to the *Strata Property Act* (British Columbia) and *Builders Lien Act* (British Columbia) (or successor statutes) solely in respect of lien claims registered in the applicable land title office in connection with work done at the request of the Vendor. The Vendor's Solicitors are authorized to invest the Lien Holdback in an interest bearing trust account and to pay to the Vendor the Lien Holdback plus interest, if any, accrued thereon as permitted by law; which payment will occur upon expiration of the period during which the Lien Holdback must be retained pursuant to the *Strata Property Act* and the *Builders Lien Act* (the "**Lien Holdback Period**"), less the amount of any builder's lien claims filed against the Strata Lot of which the Purchaser or the Purchaser's solicitor or notary public notifies the Vendor's Solicitor in writing by 4:00 p.m. on the last day of the Lien Holdback Period. The Purchaser hereby authorizes the Vendor to bring any legal proceedings required to clear title to the Strata Lot of any lien claims filed with respect to the Strata Lot, including payment of the whole or any part of the Lien Holdback into Court if desired by the Vendor.

**5.0 COMPLETION, POSSESSION AND ADJUSTMENT DATES**

5.1 Completion Date. The completion of the purchase and sale of the Strata Lot shall take place on the date specified in paragraph 3 of this Contract (the "**Completion Date**").

5.2 Notice of Completion Date. [Intentionally Deleted].

5.3 Force Majeure. [Intentionally Deleted].

5.4 Adjustments. The Purchaser will assume and pay all taxes, rates, local improvement assessments, utilities and other charges, and all other adjustments both incoming and outgoing of whatever nature in respect of the Strata Lot shall be made, as of the Completion Date. The Purchaser shall pay GST in accordance with paragraph 5.7 below. If the amount of any such taxes, utilities or other items have been levied in respect of the Lands prior to registration of the strata plan, the portion thereof which shall be allocated to the Strata Lot will be in proportion to the unit entitlement the Strata Lot bears to the aggregate of the unit entitlement for all strata lots in the Development.

5.5 Possession. Provided the Vendor's Solicitors have received the balance of the Purchase Price and all other amounts payable by the Purchaser to the Vendor in respect of the Strata Lot on the Completion Date, the Purchaser shall have vacant possession of the Strata Lot at 12:00 pm on the second business day following the Completion Date (the "**Possession Date**").

P	P	V	V

**INITIALS**



SL: \_\_\_\_\_ Unit: \_\_\_\_\_

**Addendum "A"**

5.6 Risk. The Strata Lot will be and remain at the risk of the Vendor until 12:01 a.m. on the Completion Date, after which time it will be at the risk of the Purchaser.

5.7 GST. The Purchaser will pay all costs in connection with the sale and purchase of the Strata Lot (including property transfer tax and any applicable taxes, including GST, and any other federal or provincial sales, service, transition, value added or other tax required to be paid by the Purchaser in connection with the purchase and sale of the Strata Lot), other than the costs the Vendor incurred in clearing title to the Strata Lot. The Purchaser acknowledges that GST and provincial sales taxes are, without duplication, applicable to the sale and purchase of the Strata Lot and will be payable by the Purchaser. The Purchaser acknowledges and agrees that the Purchase Price is exclusive of all applicable taxes, including GST, and any other federal or provincial sales, service, value added or other tax or new housing rebate, which for greater clarity are not included in the Purchase Price.

**6.0 CONSTRUCTION**

6.1 Construction. The Purchaser also acknowledges and agrees that any materials used in finishing of the Strata Lot, including, without limitation, natural stone, ceramic, porcelain, wood and laminates, may have conspicuous variations in colour, grain, vein and texture, pattern and size and any such variations are merely characteristic of the respective materials and will not be considered as defects or deficiencies in the Strata Lot and that certain materials used in the finishing of the Strata Lot may be subject to staining or changed coloration over time.

6.2 Measurement. The Purchaser acknowledges and agrees with the Vendor that the Purchaser has reviewed and is satisfied with the area of the Strata Lot, as shown on the Final Strata Plan. The Purchaser acknowledges and agrees that the Purchaser will have no claim against the Vendor as a result of the size of the Strata Lot.

6.3 Access. The Purchaser acknowledges and agrees that the Purchaser will not be entitled to have access to the Strata Lot prior to the Possession Date without the prior written permission of the Vendor (which the Vendor may withhold in its absolute discretion) and then only if accompanied by a representative of the Vendor, subject to paragraph 6.4. The Purchaser hereby releases the Vendor and its directors, officers, shareholders, unit holders, employees, agents, contractors and representatives (collectively, the "**Released Parties**") from and against any loss, cost, damage, injury or death resulting from any act or omission of any one or more of the Released Parties, including that arising from the negligence of any one or more of the Released Parties, or any condition within the Strata Lot or the Development and agrees to indemnify and hold harmless the Released Parties from and against any loss, cost, damage, injury or death resulting from the presence of the Purchaser or any person on behalf of the Purchaser within the Strata Lot or the Development, or any act or omission negligent or otherwise of the Purchaser or any person on behalf of the Purchaser while within the Strata Lot or the Development. The Purchaser hereby acknowledges and the Vendor hereby confirms that the Vendor has acted as agent for and on behalf of the other Released Parties with respect to obtaining the foregoing release and indemnity from the Purchaser for the benefit of such Released Parties.

6.4 Inspection. The Purchaser and a representative of the Vendor shall inspect the Strata Lot at a reasonable time designated by the Vendor prior to the Completion Date. If the Purchaser fails or refuses to inspect the Strata Lot at the time designated by the Vendor the Purchaser is deemed to have waived or forfeited any such right and is deemed to be satisfied with and have accepted the physical condition of the Strata Lot. At the conclusion of such inspection, a conclusive list of any defects or deficiencies (collectively, the "**Deficiencies**") shall be prepared that are to be

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rectified by the Vendor including the estimated dates and timeframes by which such corrections are to occur. The parties shall sign the list of Deficiencies and the Purchaser shall be deemed to have accepted the physical condition of the Strata Lot subject only to the Deficiencies. The Purchaser covenants and agrees to complete the purchase of the Strata Lot on the Completion Date on the terms and conditions herein contained notwithstanding that the Deficiencies may be rectified after the Completion Date. The Purchaser is not entitled to holdback any amount of the Purchase Price on closing in respect of the Deficiencies or other deficiencies. In the event of a disagreement between the Purchaser and the Vendor as to what constitutes a defect or deficiency, or whether or not a defect or deficiency has been rectified, the decision of the architect for the Development or any replacement therefor appointed by the Vendor in the Vendor's sole discretion will be conclusive, final and binding on the parties. Following the Completion Date, the Purchaser agrees to provide the Vendor and its representatives, contractors and agents with access to the Strata Lot at all reasonable times on reasonable notice from the Vendor in order for the Vendor or its representatives, contractors or agents to rectify any outstanding Deficiencies, and the Purchaser will in no manner interfere with or impede any such person while he or she is carrying out such work.

6.5 Service Facilities. The Purchaser acknowledges that the Development may include services facilities and equipment such as transformers, fire protection systems and equipment, mechanical and electrical systems and equipment, electrical room, vents, ducts, fans, elevators, garage gates, garbage compactors and other such facilities and equipment (collectively the "**Service Facilities**"). The Service Facilities will be located as required by the relevant authorities or as recommended by the Vendor's consultants.

**7.0 CONVEYANCE**

7.1 Conveyance. It shall be the Purchaser's responsibility to prepare the documents necessary to complete this transaction and the Purchaser shall deliver to the Vendor a freehold transfer, in registrable form (the "**Transfer**"), and a statement of adjustments, to the Vendor's Solicitor at least 7 business days prior to the Completion Date. The Vendor will provide the Purchaser or the Purchaser's Solicitors with a form of acknowledgement whereby the Purchaser acknowledges receipt of the Initial Disclosure Statement, the Amendments and any subsequent amendments to the Initial Disclosure Statement, which the Purchaser will be required to sign and return to the Vendor or the Vendor's Solicitor prior to the Completion Date. In the event the Purchaser has not received any of the amendments listed in the acknowledgement the Purchaser or the Purchaser's Solicitors shall inform the Vendor's Solicitors forthwith and shall not be obligated to sign and return the acknowledgement until the Purchaser has received all such amendments and been provided a reasonable opportunity to review same. The Purchaser agrees prior to the Completion Date to sign and deliver to the Vendor the owner registration in the form required by the Vendor's new home warranty provider. The Purchaser acknowledges that the Strata Lot will not be covered by the home warranty should the Purchaser fail to deliver the signed owner registration form prior to the Completion Date. The Purchaser will be responsible for obtaining all other documents required for the closing.

On the Completion Date, the Vendor will transfer title to the Strata Lot to the Purchaser free and clear of all registered liens, mortgages, charges and encumbrances of any nature whatsoever save and except Permitted Encumbrances and on or before the Completion Date, the Vendor will have taken whatever steps are necessary in order to obtain or make arrangements for any release or discharge of any registered liens, mortgages, charges and encumbrances save and except the Permitted Encumbrances. The Purchaser acknowledges and agrees that the Vendor will be using the purchase money received from the Purchaser to obtain a partial discharge of any

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construction mortgage and security collateral thereto. The Purchaser's Solicitor or notary public will pay the balance of the adjusted Purchase Price **on or before 4:30 p.m.** on the Completion Date **by way of certified cheque or bank draft** made payable and delivered at the Purchaser's expense to the Vendor's Solicitors in trust on their undertaking to pay an amount required in a written statement of indebtedness from the holder of the prior encumbrance to require the holder of the prior encumbrance to provide the Vendor's Solicitors with a registrable discharge of such prior encumbrance and to register the discharge of the aforesaid charges from title to the Strata Lot and, in the case of a claim of builders lien, on his undertaking to pay an amount sufficient to cause same to be discharged within a reasonable period after the Completion Date. If the Purchaser is relying upon a new mortgage to finance the Purchase Price, the Purchaser, while still required to pay the balance of the adjusted Purchase Price on the Completion Date, may wait to pay same until after the Transfer and new mortgage documents have been lodged for registration at the applicable Land Title Office but only if before such lodging against title to the Strata Lot, the Purchaser has:

- (a) deposited in trust with the Purchaser's Solicitors the cash balance of the Purchase Price not being financed by the mortgage;
- (b) fulfilled all the new mortgagee's conditions for funding except lodging for registration; and
- (c) made available to the Vendor's Solicitors an undertaking given by the Purchaser's Solicitors to pay on the Completion Date the balance of the adjusted Purchase Price upon the lodging of the Transfer and the new mortgage documents and the advance by the new mortgagee of the mortgage proceeds or withdraw the Transfer from registration at the Land Title Office.

7.2 Costs. The Purchaser will pay all costs (including the Purchaser's Solicitor's fees and disbursements) in connection with the completion of purchase and the sale (including applicable GST or other federal or provincial sales, value-added, property transfer or other tax other than income tax) required to be paid by the Vendor or the Purchaser in connection with the purchase and sale of the Strata Lot other than the costs of the Vendor incurred in clearing title to the Strata Lot of financial encumbrances and the legal fees of the Vendor.

**8.0 ASSIGNMENT BY PURCHASER**

8.1 Assignment. The Purchaser may only assign the Purchaser's interest in the Strata Lot or in this Contract or direct the transfer of the Strata Lot to any other or additional party with the written consent of the Vendor, and unless the Vendor so consents the Vendor shall not be required to convey the Strata Lot to anyone other than the Purchaser named herein. Any assignment must be in the Vendor's standard form assignment agreement. If, with the consent of the Vendor, the Purchaser assigns the Purchaser's interest in the Strata Lot or this Contract or directs the transfer of the Strata Lot to any other or additional party, the Purchaser will pay to the Vendor an administration fee, as a condition for agreeing to the assignment, and for the associated legal and administrative costs, in the amount of 3% of the greater of the Purchase Price and the purchase price paid by the assignee, plus \$2,500, plus applicable GST on such fees (being the 3% plus \$2,500) at the time the assignment form is delivered to the Vendor, except that such administration fee will be a flat fee of \$2,500.00 plus GST if the assignee is the Purchaser's spouse, parent, child, sibling, grandparent, grandchild or a company beneficial owned and controlled by the Purchaser. No assignment by the Purchaser of the Purchaser's interest in the Strata Lot or this Contract or direction of transfer to any other person shall release the Purchaser from any of the Purchaser's obligations or liabilities hereunder.

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8.2 Assignment Registry. Without the Developer's prior consent, any assignment of this purchase agreement is prohibited. An assignment under the *Real Estate Development Marketing Act* (British Columbia) is a transfer of some or all of the rights, obligations and benefits under a purchase agreement made in respect of a strata lot in a development property, whether the transfer is made by the purchaser under the purchase agreement to another person or is a subsequent transfer. Each proposed party to an assignment agreement must provide the Developer with the information and records required under the *Real Estate Development Marketing Act* (British Columbia).

8.3 Collection of Assignment Information. Before the Developer consents to the assignment of this purchase agreement, the Developer will be required to collect information and records under the *Real Estate Development Marketing Act* (British Columbia) from each proposed party to an assignment agreement, including personal information, respecting the following:

- (a) the party's identity;
- (b) the party's contact and business information;
- (c) the terms of the assignment agreement.

Information and records collected by the Developer must be reported by the Developer to the administrator designated under the *Property Transfer Tax Act* (British Columbia). The information and records may only be used or disclosed for tax purposes and other purposes authorized by section 20.5 of the *Real Estate Development Marketing Act* (British Columbia), which includes disclosure to the Canada Revenue Agency.

8.4 No Solicitation. The Purchaser and its agents will not advertise or solicit offers from the public with respect to the resale of the Strata Lot by the Purchaser or the Purchaser's interest under this Contract before the Completion Date without the express written consent of the Vendor, which consent may be arbitrarily withheld.

8.5 Continued Marketing. The Purchaser agrees that after completion of the conveyance contemplated by this Contract, the Purchaser shall allow the Vendor to maintain professional signage on the Strata Lot for the purposes of offering the balance of the Vendor's strata lots in the Development for sale. In addition the Purchaser acknowledges that the Vendor and the Vendor's representatives intend to continue marketing additional strata lots in the Development and in any other neighbouring developments that the directors of the Developer are marketing in their capacity as directors of a different developer under a different disclosure statement after the completion of the sale of the Strata Lot to the Purchaser, and that such continued marketing may include, without limitation, the maintenance of one or more strata lots owned by the developer as sales or administration offices and/or display suites, marketing events held at the Development and tours of the Development for prospective purchasers. The Purchaser agrees not to unreasonably interfere with the Vendor and the Vendor's representatives in the course of such continued marketing.

**9.0 MISCELLANEOUS**

9.1 Time of Essence. Time is of the essence hereof and unless all payments on account of the Purchase Price, together with adjustments thereto as provided herein and all other amounts payable by the Purchaser hereunder are paid when due, then the Vendor may, at the Vendor's option:

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- (a) terminate this Contract and in such event the Deposit together with all accrued interest thereon will be absolutely forfeited to the Vendor on account of damages (being the minimum amount of damages the parties agree the Vendor is expected to suffer as a result of such termination), without prejudice to the Vendor's other remedies, including a right to pursue the Purchaser for any unpaid Deposit and recover any additional damages; or
- (b) elect to extend the time for completion and complete the transaction contemplated by this Contract to a certain date determined by the Vendor, in which event time shall remain of the essence and the Purchaser will pay to the Vendor, in addition to the Purchase Price, interest on the unpaid portion of the Purchase Price and other unpaid amounts payable hereunder at the rate of 18% per annum, such interest to be calculated daily from the date upon which such payment and amounts were due to the date upon which such payment and amounts are paid.

If from time to time the Purchaser's default continues beyond the last extended date for completion established pursuant to subsection (b) the Vendor may thereafter elect to terminate this Contract pursuant to subsection (a) or permit a further extension pursuant to subsection (b).

In the event the Vendor elects to terminate this Contract the Purchaser acknowledges and agrees the Stakeholder is entitled to rely on any certificate provided to the Stakeholder under the *Real Estate Development Marketing Act* (British Columbia) in connection with same and pay the Deposit and accrued interest thereon as directed by the Vendor notwithstanding the Vendor's knowledge of any adverse claim to the Deposit including a claim by the Purchaser.

- 9.2 Purchaser's Conditions. Notwithstanding anything herein contained to the contrary if the Purchaser's obligation to purchase the Strata Lot is subject to one or more conditions then the conditions shall be set out in an Addendum attached hereto, and, if such conditions exist then the Vendor, may, on written notice delivered to the Purchaser require the Purchaser to either satisfy or waive any or all conditions by delivering written notice within 48 hours from the time the Vendor gives notice to the Purchaser. If such written satisfaction or waiver is not received within such time, then this Contract shall terminate and the Deposit together with all accrued interest thereon shall be promptly refunded to the Purchaser.
- 9.3 Proceeds of Crime Legislation. The Vendor may in its sole discretion terminate this Contract if the Vendor has reasonable grounds to suspect that any part of the transaction contemplated by this Contract is related to the commission or attempted commission of a "**money laundering offence**" or a "**terrorist activity financing offence**", as defined in the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act* (Canada) and Regulations under that Act, as amended from time to time. In the event of such termination, the Deposit will be absolutely forfeited to the Vendor in accordance with paragraph 9.1(a) on account of damages without prejudice to the Vendor's other remedies, including a right to recover any additional damages.
- 9.4 Notices and Tender. Any notice to be given to the Purchaser will be sufficiently given if deposited in any postal receptacle in Canada addressed to the Purchaser at the Purchaser's address as set out on the first page of this Contract or the Purchaser's Solicitors at their offices and sent by regular mail, postage prepaid, or if delivered by hand or if transmitted by fax or email to the Purchaser's Solicitors at their office or to the Purchaser, or if delivered to the Purchaser by email at the email address set out on the first page of this Contract. For clarity, the Purchaser hereby consents to the delivery by the Vendor and the receipt by the Purchaser of all notices to be provided hereunder, including without limitation all Amendments to the Disclosure Statement, by

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delivery by email. Such notice shall be deemed to have been received if so delivered or transmitted, when delivered or transmitted and if mailed, on the second business day (exclusive of Saturdays, Sundays and statutory holidays) after such mailing, or, in the event of delivery by email, the notice shall be deemed to be delivered as of the date and time the notice shows as being sent from the sender's email address. The address, fax number and email address (if any) for the Purchaser will be as set out on the first page of this Contract or such other address, fax number or email address the Purchaser has last notified the Vendor in writing. Any documents to be tendered on the Purchaser may be tendered on the Purchaser or the Purchaser's Solicitors. Any notice to be given to the Vendor may be given to the Vendor or the Vendor's Solicitors in the same manner, and shall be deemed to have been received, as provided for in the preceding provisions of this section, *mutatis mutandis*. Any documents or money to be tendered on the Vendor shall be tendered by way of certified funds or bank draft and shall be delivered at the Purchaser's expense to the Vendor or the Vendor's Solicitors.

- 9.5 Agency. The Purchaser understands and acknowledges that the Purchaser has no agency relationship with Rennie Marketing Systems (the "**Vendor's Agent**"). The Purchaser acknowledges and agrees that the Vendor's Agent acts solely for the Vendor, and that the Vendor's Agent does not represent or act for the Purchaser in any capacity whatsoever. The Purchaser may wish to obtain independent advice in respect of this Contract. The Purchaser further acknowledges that the Vendor and the Vendor's Agent may allow the Vendor's Agent to assign its rights as vendor's agent with respect to the sale of the Strata Lot to an affiliate or related party of the vendor's agent at any time prior to the Completion Date.
- 9.6 Governing Law. The Contract, the agreement resulting from the acceptance of the Contract and all matters arising hereunder will be construed in accordance with and governed by the laws of British Columbia which will be deemed to be the proper law hereof, and the courts of British Columbia will have the exclusive jurisdiction to entertain and determine all claims and disputes arising out of or in any way connected with this Contract and the validity, existence and enforceability hereof.
- 9.7 Purchaser Comprising More Than One Party. If the Purchaser is comprised of more than one party, then the obligations of the Purchaser hereunder will be the joint and several obligations of each party comprising the Purchaser and any notice given to one of such parties shall be deemed to have been given at the same time to each other such party.
- 9.8 Residency of Vendor. The Vendor represents and warrants to the Purchaser that it is a resident of Canada within the meaning of the *Income Tax Act* of Canada.
- 9.9 Contractual Rights. The Contract and the agreement which results from its acceptance creates contractual rights only and not any interest in land.
- 9.10 Further Assurances. The parties hereto shall do all further acts and things and execute all such further assurances as may be necessary to give full effect to the intent and meaning of this Contract.
- 9.11 References. All references to any party, whether a party to this Contract or not, will be read with such changes in number and gender as the context or reference requires.
- 9.12 Personal Information. The Purchaser hereby consents to the collection, use, and disclosure by the Vendor of the personal information about the Purchaser as may be required for the following purposes:

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**Addendum "A"**

- (a) to obtain financing for the Vendor;
- (b) to comply with requirements of the Vendor's lenders and bankers;
- (c) to provide services and utilities to the Development and the Strata Lot including telephone, hydro, natural gas, and cablevision;
- (d) for insurance coverage for the Property or the Development for carrying out its services;
- (e) to a mortgage broker, if the Purchaser so requests, for the Purchaser's mortgage application for the Purchaser's purchase of the Strata Lot;
- (f) to the Vendor's lawyers for all matters relating to this Contract;
- (g) to carry out and complete the sale of the Strata Lot to the Purchaser;
- (h) to the Vendor's accountants for preparation of financial statements and tax returns including GST returns and T3 - Trust Income Tax and Information Return filings to the Canada Revenue Agency (CRA);
- (i) for reporting purposes to any trade or professional association governing the Vendor or any investigative body having authority over the Vendor to the extent such information is required to be reported to such association or body;
- (j) to facilitate communications between the Purchaser and the Vendor;
- (k) to disclose the information to affiliated companies of the Vendor so that those affiliated companies may provide the Purchaser with notice of real estate projects being developed by those affiliated companies; and
- (l) if the Strata Lot is listed on the Multiple Listing Service®, for the compilation, retention and publication associated real estate boards/associations of statistics.

The information that may be disclosed pursuant to this consent includes all information in, and copies of, this Contract and all addendums, attachments, and amendments to this Contract.

**10.0 PROHIBITION ON THE PURCHASE OF RESIDENTIAL PROPERTY BY NON-CANADIANS**

10.1 Prohibition. As of January 1, 2023, the federal Prohibition on the Purchase of Residential Property by Non-Canadians Act and associated Regulations (the "**Prohibition Act**") bans Non-Canadians, as defined by the Prohibition Act, from directly or indirectly purchasing certain Residential Property, as defined in the Prohibition Act, in Canada for a period of 2 years.

10.2 Purchaser Representations and Warranties. The Purchaser hereby represents and warrants to the Vendor each of the following:

- (a) the Purchaser has knowledge of the matters set out herein and has informed itself of the provisions of the Prohibition Act and has had the ability to obtain independent advice in respect of this Contract;
- (b) the Purchaser wishes to purchase Residential Property for its own account and not on behalf of a third party;

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- (c) the Purchaser acknowledges that the Vendor is relying upon the representations warranties outlined herein in entering into Contract with the Purchaser;
  - (d) the Purchaser is:
    - (i) not a Non-Canadian, as defined by the Prohibition Act; OR
    - (ii) a Non-Canadian, however, is exempted from the prohibition due to an exception (evidence of which has been provided to the Vendor).
- 10.3 Consent. The Purchaser consents to the collection, use, and disclosure of the information herein for the purpose of informing the Vendor that the Purchaser is legally permitted to purchase Residential Property.
- 10.4 Indemnity. The Purchaser hereby agrees to indemnify, defend and save harmless the Vendor from and against any and all actions, suits, losses, penalties, damages and expenses which the Vendor and its directors, officers, employees, agents, representatives, affiliates, associates, successors and assigns may suffer or incur or be put to by reason of any of the warranties or representations set forth in paragraph 10.2 being untrue or incorrect.
- 10.5 Termination. The Vendor may in its sole discretion terminate this Contract if the Vendor has reasonable grounds to suspect that any part of the transaction contemplated by this Contract is prohibited by, or contrary to, the Prohibition Act. In the event of such termination, the Deposit will be absolutely forfeited to the Vendor in accordance with paragraph 9.1 on account of damages without prejudice to the Vendor's other remedies, including a right to recover any additional damages.

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**Exhibit "N"**

**Legal Descriptions of Strata Lots**

## SCHEDULE "A"

the Property

**RESIDENTIAL**6511 Sussex Avenue, Burnaby, BC**#TH1**

PID: 032-078-307, Strata Lot 1 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

**#TH2**

PID: 032-078-315, Strata Lot 2 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

**#TH3**

PID: 032-078-323, Strata Lot 3 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

**#TH4**

PID: 032-078-331, Strata Lot 4 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

**#TH5**

PID: 032-078-340, Strata Lot 5 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

**#TH6**

PID: 032-078-358, Strata Lot 6 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

**#TH7**

PID: 032-078-366, Strata Lot 7 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

**#TH8**

PID: 032-078-374, Strata Lot 8 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

**#TH9**

PID: 032-078-382, Strata Lot 9 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

**#1202**

PID: 032-078-498, Strata Lot 20 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

**#1402**

PID: 032-078-676, Strata Lot 38 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

**#1902**

PID: 032-079-125, Strata Lot 83 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

**#2002**

PID: 032-079-214, Strata Lot 92 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

**#2102**

PID: 032-079-303, Strata Lot 101 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

**#2108**

PID: 032-079-362, Strata Lot 107 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

**#2202**

PID: 032-079-397, Strata Lot 110 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

**#2208**

PID: 032-079-451, Strata Lot 116 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

**#2302**

PID: 032-079-486, Strata Lot 119 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

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#2402

PID: 032-079-575, Strata Lot 128 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#2408

PID: 032-079-630, Strata Lot 134 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#2502

PID: 032-079-664, Strata Lot 137 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#2509

PID: 032-079-737, Strata Lot 144 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#2602

PID: 032-079-753, Strata Lot 146 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#2709

PID: 032-079-915, Strata Lot 162 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#2802

PID: 032-079-931, Strata Lot 164 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#2902

PID: 032-080-026, Strata Lot 173 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#2907

PID: 032-080-077, Strata Lot 178 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#2909

PID: 032-080-093, Strata Lot 180 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3007

PID: 032-080-166, Strata Lot 187 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3009

PID: 032-080-182, Strata Lot 189 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3101

PID: 032-080-191, Strata Lot 190 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3107

PID: 032-080-255, Strata Lot 196 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3109

PID: 032-080-271, Strata Lot 198 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3207

PID: 032-080-344, Strata Lot 205 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3209

PID: 032-080-361, Strata Lot 207 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3302

PID: 032-080-387, Strata Lot 209 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3303

PID: 032-080-395, Strata Lot 210 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3306

PID: 032-080-425, Strata Lot 213 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599



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#3307

PID: 032-080-433, Strata Lot 214 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3308

PID: 032-080-441, Strata Lot 215 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3309

PID: 032-080-450, Strata Lot 216 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3401

PID: 032-080-468, Strata Lot 217 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3402

PID: 032-080-476, Strata Lot 218 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3403

PID: 032-080-484, Strata Lot 219 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3404

PID: 032-080-492, Strata Lot 220 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3405

PID: 032-080-506, Strata Lot 221 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3406

PID: 032-080-514, Strata Lot 222 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3407

PID: 032-080-522, Strata Lot 223 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3408

PID: 032-080-531, Strata Lot 224 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3409

PID: 032-080-549, Strata Lot 225 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3501

PID: 032-080-557, Strata Lot 226 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3502

PID: 032-080-565, Strata Lot 227 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3503

PID: 032-080-573, Strata Lot 228 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3504

PID: 032-080-581, Strata Lot 229 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3505

PID: 032-080-590, Strata Lot 230 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3506

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#3507

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#3508

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#3509

- 4 -

PID: 032-080-638, Strata Lot 234 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3601

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#3602

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#3603

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#3604

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#3605

PID: 032-080-689, Strata Lot 239 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3606

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#3607

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#3608

PID: 032-080-719, Strata Lot 242 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#3609

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#3701

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#3702

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#3703

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#3704

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#3706

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#3707

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#3801

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#3802

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- 5 -

#3803

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#3809

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#4003

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#4004

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#4005

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- 6 -

#4006

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#4007

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#4107

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#4109

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#4203

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#4205

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#4206

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- 7 -

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#4304

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#4405

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#4501

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#4504

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- 8 -

#4505

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#4601

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#4602

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#4603

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#4604

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#4605

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#4606

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PID: 032-081-600, Strata Lot 331 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

#4705

PID: 032-081-618, Strata Lot 332 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599

**COMMERCIAL**4490 Beresford Street, Burnaby, BC

PID: 032-077-564, Strata Lot 1 District Lot 153 Group 1 New Westminster District Strata Plan EPS9597

PID: 032-077-572, Strata Lot 2 District Lot 153 Group 1 New Westminster District Strata Plan EPS9597

4498 Beresford Street, Burnaby, BC

PID: 032-077-581, Strata Lot 3 District Lot 153 Group 1 New Westminster District Strata Plan EPS9597

**OFFICE**6505 Sussex Avenue, Burnaby, BC



**Exhibit "O"**

**Summary of Encumbrances and Notations**



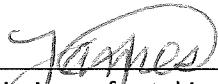
<b>Highline - Summary of Encumbrances and Notations</b>	
<b>Notations</b>	
<b>Registration Number</b>	<b>Summary</b>
CB950008	an easement registered in favor of the Strata Lots and Common Property granted over a portion of the lands comprising the Non-Market Housing
CB956187	an easement registered in favor of the Strata Lots and Common Property granted over the Retail Development providing for broad access rights as necessary for a development consisting of multiple air space parcels and strata corporations
CB956189	an easement registered in favor of the Strata Lots and Common Property granted over the Office Development providing for broad access rights as necessary for a development consisting of multiple air space parcels and strata corporations
<b>Charges</b>	
<b>Registration Number</b>	<b>Summary</b>
Covenant CA7154281	a covenant in favour of the City to ensure that no portion of any surface driveway access on or to the Lands will be restricted
Covenant CA7154284	a covenant in favour of the City to ensure that open balconies, porches and decks are provided and maintained as an outdoor amenity of the Development
Covenant CA7154287	a covenant in favour of the City to ensure that the Development will include 2 residential guest suites for use by the residents and not converted to a rental or privately-owned units
Covenant CA7154289	a covenant allocating density from the adjacent Non-Market Housing Lot to the Lands
Covenant CA7154291	a covenant in favour of the City to guarantee the provision, utilization, maintenance and three-year monitoring of the Storm and Ground Water Management System at the Building
Covenant CA7154294	a covenant in favour of the City to guarantee compliance with the acoustical evaluation report attached to the Covenant and incorporate Noise Reduction Recommendations
Covenant CA7154296	a covenant in favour of the City to guarantee the provision of disabled persons parking spaces that will remain as common property and will not be allocated to any strata unit
Covenant CA7154299	a covenant in favour of the City to guarantee compliance with an accepted Energy and Environmental design standard
Covenant CA7154302	a covenant in favour of the City to guarantee the provision of alternative transportation provisions for the Development
Easement CA7255352	an easement to allow the neighbouring owner access the Development for the purpose of shoring and construction activities. The easement includes the ability to have the boom of any construction crane used in construction to pass through the air space above lands adjacent to the Lands and above the Lands when the neighbouring owner constructs a development on the adjacent lands
Easement CA7255358	an easement to allow the owners of the neighbouring Strata Corporation (Strata Plan NWS1563) access to the Development for the purpose of shoring and construction activities. The

<b>Highline - Summary of Encumbrances and Notations</b>	
	easement includes the ability to have the boom of any construction crane used in construction to pass through the air space above lands adjacent to the Lands and above the Lands when the neighbouring owner constructs a development on the adjacent lands
Easement CA7255362	an easement to allow the owners of the neighbouring Strata Corporation (Strata Plan NWS608) access to the Development for the purpose of shoring and construction activities. The easement includes the ability to have the boom of any construction crane used in construction to pass through the air space above lands adjacent to the Lands and above the Lands when the neighbouring owner constructs a development on the adjacent lands
Easement CA8544983	an easement to allow each the neighbouring owner access to the Development to allow the boom of any construction crane used in construction to pass through the air space above lands adjacent to the Lands and above the Lands when the neighbouring owner constructs a development on the adjacent lands
Covenant CB949987	a public art covenant to guarantee the provisions of the Public Art at the Development
Covenant CB949990	a covenant to guarantee the construction, maintenance and repair of the statutory right of way CB949999 registered against title to the Common Property
Statutory Right of Way CB949999	a statutory right of way registered against the Common Property in favor of the City to provide for access to the City over the "SRW Area", generally located in the alley between the Development and the Non-Market Housing building, including provisions to grant the access to the general public
Easement CB950005	An easement in favour of the neighbouring owner of the Non-Market Housing Lot, to guarantee access and to maintain the SRW Area
Covenant CB950012	a covenant in favor of the City to ensure the SRW Area remains accessible as a public sidewalk and roadway or as otherwise permitted in the agreement
Easement CB956185	an easement in favor of the Retail Development, now designated as Strata Plan EPS9597 granting the strata lot owners and strata corporation of EPS9597 certain access and repair rights over the Common Property and Strata Lots. There are restrictions on access of pedestrians as to any area comprising a Strata Lot or Limited Common Property so as not to interfere with an owner of a Strata Lot
Easement CB956186	an easement in favor of Office Development, now designated as Strata Plan EPS9598 granting the strata lot owners and strata corporation of EPS9597 certain access and repair rights over the Common Property and Strata Lots. There are restrictions on access of pedestrians as to any area comprising a Strata Lot or Limited Common Property so as not to interfere with an owner of a Strata Lot
Covenant CB956191	a covenant in favor of the City to ensure Easement CB956185 and CB956186 are maintained and not modified in perpetuity

- 3 -

<b>Highline - Summary of Encumbrances and Notations</b>	
	except with consent of the City, that the Lands are not further subdivided, to protect the City from any costs thereunder and other matters in relation to a mixed use building
Mortgage CB1229018	a mortgage in favor of Kingsett that provides in the event the Developer is in breach it can initiate a foreclosure procedure and either become the owner of the unsold Strata Lots or have the unsold Strata Lots sold
Assignment of Rents CB1229019	an assignment of rents in favor of Kingsett that provides that in the event the Developer is in breach of its agreement with KingSett and any unsold Strata Lots are rented then KingSett would be entitled, but not obligated, to collect any rental income and apply same to the monies owed to KingSett under its mortgage

This is Exhibit "C" referred to in the  
Affidavit of Veronica Heckel, affirmed  
before me on December 10, 2024

A handwritten signature in cursive script, appearing to read "James", written over a horizontal line.

A Commissioner for taking oaths in  
British Columbia



1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes  
550 - 900 Howe Street  
Vancouver BC v6z 2m4  
6046853567

2. Description of Land

PID/Plan Number

Legal Description

032-078-307

STRATA LOT 1 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-26  
15:38:48 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,545.72** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-078-307

Legal Description: Strata Lot 1 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24 2024

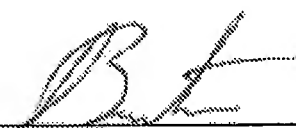
\_\_\_\_\_  
Signature of Strata Council Member

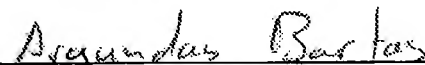
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes  
550 - 900 Howe Street  
Vancouver BC v6z 2m4  
6046853567

2. Description of Land

PID/Plan Number      Legal Description

032-078-315      STRATA LOT 2 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type      Affected Number      Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-26  
15:39:14 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,545.72** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-078-315

Legal Description: Strata Lot 2 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

OR

*[Handwritten Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Barbas  
Print Name

Certified to be a true copy of the original.

*[Handwritten Signature]*  
REGISTRAR OF LAND TITLES







Charge, Notation or Filing

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes  
550 - 900 Howe Street  
Vancouver BC v6z 2m4  
6046853567

2. Description of Land

PID/Plan Number      Legal Description

032-078-323      STRATA LOT 3 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type      Affected Number      Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-26  
15:39:52 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

- 1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
- 2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,545.72** plus costs permitted under section 118 of the *Strata Property Act*.
- 3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-078-323

Legal Description: Strata Lot 3 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

OR

Bartas  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartas  
Print Name

Certified to be a true copy of the original.

[Signature]  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes  
550 - 900 Howe Street  
Vancouver BC v6z 2m4  
6046853567

2. Description of Land

PID/Plan Number

Legal Description

032-078-331

STRATA LOT 4 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

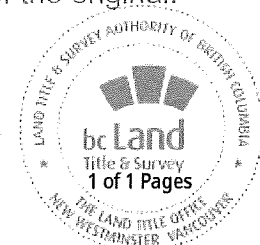
(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-26  
15:40:17 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,545.72** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-078-331

Legal Description: Strata Lot 4 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

Arguedas Borjas  
\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes  
550 - 900 Howe Street  
Vancouver BC v6z 2m4  
6046853567

2. Description of Land

PID/Plan Number

Legal Description

032-078-340

STRATA LOT 5 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

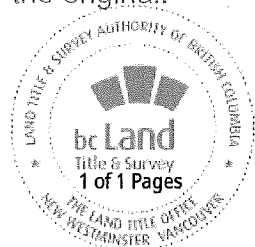
(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-26  
15:40:45 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,545.72** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-078-340

Legal Description: Strata Lot 5 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

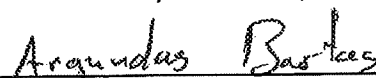
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES





Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 26 2024 16:10:11.001

CB1471034

1. Application

Deduct LTO Fees: Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
6046853567

2. Description of Land

PID/Plan Number

Legal Description

032-078-358

STRATA LOT 6 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS 9599  
C/O LESPERANCE MENDES  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-26  
15:41:14 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

- 1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
- 2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,545.72** plus costs permitted under section 118 of the *Strata Property Act*.
- 3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-078-358

Legal Description: Strata Lot 6 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argumdas Basbas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES







1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes  
550 - 900 Howe Street  
Vancouver BC v6z 2m4  
6046853567

2. Description of Land

PID/Plan Number

Legal Description

032-078-366

STRATA LOT 7 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-26  
15:41:46 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,545.72** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-078-366

Legal Description: Strata Lot 7 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartas  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes  
550 - 900 Howe Street  
Vancouver BC v6z 2m4  
6046853567

2. Description of Land

PID/Plan Number

Legal Description

032-078-374

STRATA LOT 8 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-26  
15:42:19 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

- 1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
- 2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,545.72** plus costs permitted under section 118 of the *Strata Property Act*.
- 3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-078-374

Legal Description: Strata Lot 8 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24 2024

\_\_\_\_\_  
Signature of Strata Council Member

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES





Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE  
DEC 10 2024 08:35:00.001  
**CB1757879**

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

**Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685 3567 5796-10**

2. Description of Land

PID/Plan Number	Legal Description
<b>032-078-382</b>	<b>STRATA LOT 9 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599</b>

3. Nature of Charge, Notation, or Filing

Type	Affected Number	Additional Information
<b>STRATA PROPERTY ACT LIEN</b>		

4. Person Entitled to be Registered as Charge Owner

**THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4**

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and  
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

**Jonathan Michael Chatten WA5WB2**  
Digitally signed by Jonathan Michael Chatten WA5WB2  
Date: 2024-12-09 20:00:50 -08:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

- 1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
- 2. The amount owing to the strata corporation as of December 9, 2024, is **\$6,364.30** plus costs permitted under section 118 of the *Strata Property Act*.
- 3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-078-382

Legal Description: Strata Lot 9 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this December 9, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

OR

*Manuel Calvo*  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

Manuel Calvo  
\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES



{01384039;1}



1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes  
550 - 900 Howe Street  
Vancouver BC v6z 2m4  
6046853567

2. Description of Land

PID/Plan Number

Legal Description

032-078-498

STRATA LOT 20 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

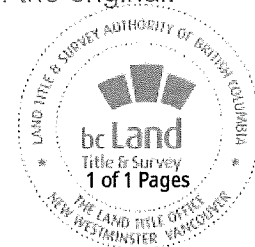
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-26  
15:48:29 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,795.64** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-078-498


Legal Description: Strata Lot 20 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bastas  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES







1. Application

Deduct LTO Fees: Yes

Document Fees: \$81.27

**Sat D. Harwood**  
**c/o Lesperance Mendes**  
**550 - 900 Howe Street**  
**Vancouver BC V6Z 2M4**  
**6046853567**

2. Description of Land

PID/Plan Number

Legal Description

032-079-451

STRATA LOT 116 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

**THE OWNERS, STRATA PLAN EPS9599**  
**C/O LESPERANCE MENDES**  
**550 - 900 HOWE STREET**  
**VANCOUVER BC V6Z 2M4**

**Electronic Signature**

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

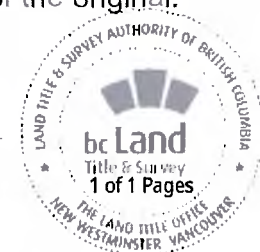
(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

**Jonathan Michael**  
**Chatten WA5WB2**

Digitally signed by  
**Jonathan Michael Chatten**  
**WA5WB2**  
**Date: 2024-07-26**  
**15:50:29 -07:00**

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

- 1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
- 2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,977.48** plus costs permitted under section 118 of the *Strata Property Act*.
- 3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-079-451

Legal Description: Strata Lot 116 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

OR

Barlas  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Barlas  
Print Name

Certified to be a true copy of the original.

[Signature]  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
6046853567

2. Description of Land

PID/Plan Number

Legal Description

032-079-630

STRATA LOT 134 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-26  
15:51:29 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,977.48** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-079-630

Legal Description: Strata Lot 134 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24 2024

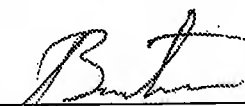
\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

OR

  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argemundas B. Bartas  
Print Name

Certified to be a true copy of the original.

  
REGISTRAR OF LAND TITLES





Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 26 2024 21:16:06.001

CB1471179

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes  
550 - 900 Howe Street  
Vancouver BC v6z 2m4  
6046853567

2. Description of Land

PID/Plan Number

Legal Description

032-079-664

STRATA LOT 137 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

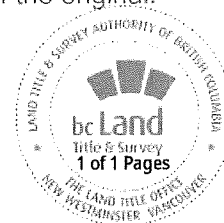
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-26  
16:20:38 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

- 1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
- 2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,795.64** plus costs permitted under section 118 of the *Strata Property Act*.
- 3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-079-664

Legal Description: Strata Lot 137 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

Barth  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

[Signature]  
REGISTRAR OF LAND TITLES





Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 26 2024 18:54:05.001

CB1471154

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes  
550 - 900 Howe Street  
Vancouver BC v6z 2m4  
6046853567

2. Description of Land

PID/Plan Number      Legal Description

032-079-753      STRATA LOT 146 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

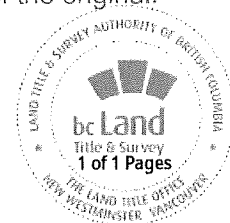
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-26  
16:21:16 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,795.64** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-079-753

Legal Description: Strata Lot 146 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

Bartas  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

[Signature]  
REGISTRAR OF LAND TITLES







1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes  
550 - 900 Howe Street  
Vancouver BC v6z 2m4  
6046853567

2. Description of Land

PID/Plan Number

Legal Description

032-079-915

STRATA LOT 162 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and  
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-26  
16:21:48 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,113.76** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-079-915

Legal Description: Strata Lot 162 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*Burt*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Burtas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 26 2024 18:53:13.001

CB1471152

1. Application

Deduct LTO Fees: Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
6046853567

2. Description of Land

PID/Plan Number

Legal Description

032-079-931

STRATA LOT 164 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2

Date: 2024-07-26  
16:22:17 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

- 1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
- 2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,795.64** plus costs permitted under section 118 of the *Strata Property Act*.
- 3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-079-931

Legal Description: Strata Lot 164 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

Barlas  
Signature of Strata Manager,  
if authorized by Strata Corporation

Arguedas Barlas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

Arguedas  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
6046853567

2. Description of Land

PID/Plan Number

Legal Description

032-080-026

STRATA LOT 173 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-26  
16:22:59 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,795.64** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-026

Legal Description: Strata Lot 173 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
6046853567

2. Description of Land

PID/Plan Number

Legal Description

032-080-077

STRATA LOT 178 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-26  
16:23:35 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,341.04** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-077

Legal Description: Strata Lot 178 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

OR

*Barbara*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Barbara  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES







1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes  
550 - 900 Howe Street  
Vancouver BC v6z 2m4  
6046853567

2. Description of Land

PID/Plan Number

Legal Description

032-080-166

STRATA LOT 187 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

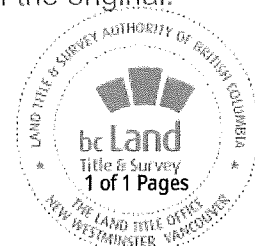
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-26  
16:24:10 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,341.04** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-166

Legal Description: Strata Lot 187 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

OR

*Bart*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argendus Bart  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 26 2024 15:49:08.001

CB1470911

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes  
550 - 900 Howe Street  
Vancouver BC v6z 2m4  
6046853567

2. Description of Land

PID/Plan Number

Legal Description

032-080-255

STRATA LOT 196 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

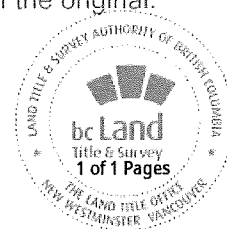
Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2

Date: 2024-07-26  
15:38:18 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,341.04** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-255

Legal Description: Strata Lot 196 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Handwritten Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

*Argundes Barbosa*  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Handwritten Signature]*  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

**Sat D. Harwood**  
**c/o Lesperance Mendes**  
**550 - 900 Howe Street**  
**Vancouver BC v6z 2m4**  
**6046853567 file 5796-30**

2. Description of Land

PID/Plan Number

Legal Description

**032-080-271****STRATA LOT 198 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599**

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

**STRATA PROPERTY ACT LIEN**

4. Person Entitled to be Registered as Charge Owner

**THE OWNERS, STRATA PLAN EPS9599**  
**C/O LESPERANCE MENDES**  
**550 - 900 HOWE STREET**  
**VANCOUVER BC V6Z 2M4**

**Electronic Signature**

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

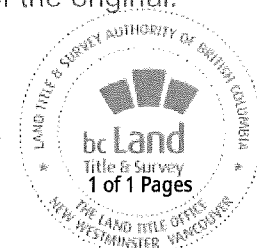
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

**Jonathan Michael**  
**Chatten WA5WB2**

Digitally signed by  
**Jonathan Michael Chatten**  
**WA5WB2**  
**Date: 2024-07-30**  
**15:19:10 -07:00**

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,113.76** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-271

Legal Description: Strata Lot 198 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bastas  
\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees: Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes  
550 - 900 Howe Street  
Vancouver BC v6z 2m4  
6046853567

2. Description of Land

PID/Plan Number

Legal Description

032-080-344

STRATA LOT 205 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

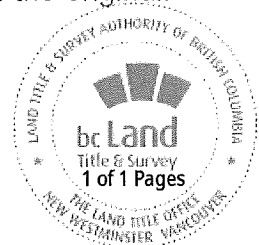
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-26  
16:38:20 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,341.04** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-344

Legal Description: Strata Lot 205 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

OR

*Burton*  
Signature of Strata Manager,  
if authorized by Strata Corporation

*Argundas Bartas*  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES







1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes  
550 - 900 Howe Street  
Vancouver BC v6z 2m4  
6046853567

2. Description of Land

PID/Plan Number	Legal Description
032-080-361	STRATA LOT 207 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type	Affected Number	Additional Information
STRATA PROPERTY ACT LIEN		

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

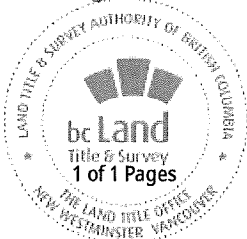
Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and  
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael Chatten WA5WB2  
Digitally signed by Jonathan Michael Chatten WA5WB2  
Date: 2024-07-26 16:38:50 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

- 1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
- 2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,113.76** plus costs permitted under section 118 of the *Strata Property Act*.
- 3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-361

Legal Description: Strata Lot 207 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 25 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





**Charge, Notation or Filing**

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

**Sat D. Harwood  
c/o Lesperance Mendes  
550 - 900 Howe Street  
Vancouver BC v6z 2m4  
6046853567**

2. Description of Land

PID/Plan Number

Legal Description

**032-080-395**

**STRATA LOT 210 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599**

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

**STRATA PROPERTY ACT LIEN**

4. Person Entitled to be Registered as Charge Owner

**THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4**

**Electronic Signature**

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

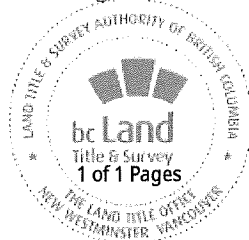
(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

**Jonathan Michael  
Chatten WA5WB2**

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-26  
16:39:44 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,250.12** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-395

Legal Description: Strata Lot 210 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*Burton*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Burton  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
6046853567

2. Description of Land

PID/Plan Number

Legal Description

032-080-450

STRATA LOT 216 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-26  
16:40:34 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,113.76** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-450

Legal Description: Strata Lot 216 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 25, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*Bert*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundus Bortas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes  
550 - 900 Howe Street  
Vancouver BC v6z 2m4  
6046853567

2. Description of Land

PID/Plan Number      Legal Description

032-080-468      STRATA LOT 217 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type      Affected Number      Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-26  
16:40:55 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,227.40** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-468

Legal Description: Strata Lot 217 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Barlas  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES







## 1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

**Sat D. Harwood**  
**c/o Lesperance Mendes Lawyers**  
**550 - 900 Howe Street**  
**Vancouver BC V6Z 2M4**  
**604 684 5884 5796-39**

## 2. Description of Land

PID/Plan Number

Legal Description

032-080-476

STRATA LOT 218 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

## 3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

## 4. Person Entitled to be Registered as Charge Owner

**THE OWNERS, STRATA PLAN EPS9599**  
**C/O LESPERANCE MENDES LAWYERS**  
**550 - 900 HOWE ST.**  
**VANCOUVER BC V6Z 2M4**

## Electronic Signature

Your electronic signature is a representation that  
 (a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
 and that you are authorized to electronically sign this application by an e-filing  
 direction made under section 168.22(2) of the act, and

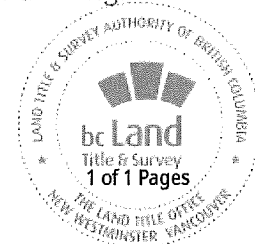
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
 RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
 document, if a true copy is allowed under an e-filing direction, is in your possession.

**Jonathan Michael**  
**Chatten WA5WB2**

Digitally signed by  
**Jonathan Michael Chatten**  
**WA5WB2**  
**Date: 2024-07-29**  
**10:58:28 -07:00**

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,795.64** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-476

Legal Description: Strata Lot 218 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 2<sup>nd</sup> 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*Bartus*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartus  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
6046853567 file 5796-40

2. Description of Land

PID/Plan Number      Legal Description

032-080-484      STRATA LOT 219 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type      Affected Number      Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-29  
12:28:54 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

- 1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
- 2. The amount owing to the strata corporation as of July 20, 2024, is \$1,250.12 plus costs permitted under section 118 of the *Strata Property Act*.
- 3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-484

Legal Description: Strata Lot 219 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24 2024

\_\_\_\_\_  
Signature of Strata Council Member

OR

  
Signature of Strata Manager,  
if authorized by Strata Corporation

\_\_\_\_\_  
Print Name

Argundas Burtas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-43

2. Description of Land

PID/Plan Number

Legal Description

032-080-514

STRATA LOT 222 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-29  
14:21:56 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,727.44** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-514

Legal Description: Strata Lot 222 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 21, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*Bert...*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Arguedas Bortas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





## 1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

**Sat D. Harwood**  
**c/o Lesperance Mendes Lawyers**  
**550-900 Howe Street**  
**Vancouver BC V6Z 2M4**  
**604-685-3567 file 5796-44**

## 2. Description of Land

PID/Plan Number

Legal Description

032-080-522

STRATA LOT 223 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

## 3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

**STRATA PROPERTY ACT LIEN**

## 4. Person Entitled to be Registered as Charge Owner

**THE OWNERS, STRATA PLAN EPS9599**  
**C/O LESPERANCE MENDES LAWYERS**  
**550-900 HOWE STREET**  
**VANCOUVER BC V6Z 2M4**

**Electronic Signature**

Your electronic signature is a representation that  
 (a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
 and that you are authorized to electronically sign this application by an e-filing  
 direction made under section 168.22(2) of the act, and

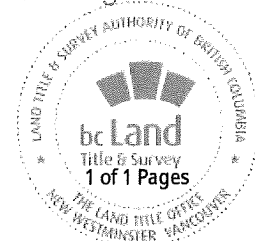
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
 RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
 document, if a true copy is allowed under an e-filing direction, is in your possession.

**Jonathan Michael**  
**Chatten WA5WB2**

Digitally signed by  
 Jonathan Michael Chatten  
 WA5WB2  
 Date: 2024-07-29  
 14:23:03 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,136.48** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-522

Legal Description: Strata Lot 223 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 21, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bortas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES







1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-45

2. Description of Land

PID/Plan Number

Legal Description

032-080-531

STRATA LOT 224 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-29  
14:23:55 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,568.36** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-531

Legal Description: Strata Lot 224 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

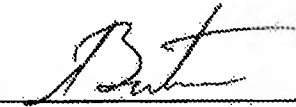
\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-46

2. Description of Land

PID/Plan Number

Legal Description

032-080-549

STRATA LOT 225 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-29  
14:24:41 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,113.76** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-549

Legal Description: Strata Lot 225 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argemundo Barrios  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





Charge, Notation or Filing

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-49

2. Description of Land

PID/Plan Number

Legal Description

032-080-573

STRATA LOT 228 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-29  
14:26:59 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,250.12** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-573

Legal Description: Strata Lot 228 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Arguedas Bortas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 30 2024 08:50:12.001

CB1474546

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 684 5884 5796-51

2. Description of Land

PID/Plan Number

Legal Description

032-080-603

STRATA LOT 231 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

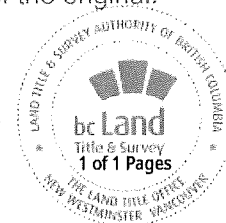
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-29  
15:23:20 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

- 1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
- 2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,727.44** plus costs permitted under section 118 of the *Strata Property Act*.
- 3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-603

Legal Description: Strata Lot 231 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

*Arguedas, Barbara*  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Handwritten Signature]*  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES



{01332963;1}





Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 29 2024 16:17:54.001

CB1473585

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-52

2. Description of Land

PID/Plan Number

Legal Description

032-080-611

STRATA LOT 232 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-29  
15:24:33 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,136.48** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-611

Legal Description: Strata Lot 232 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24 2024

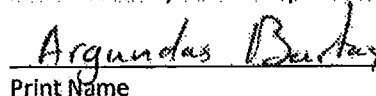
\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR



\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.



\_\_\_\_\_  
REGISTRAR OF LAND TITLES



{01332966;}



Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 29 2024 16:18:18.001

CB1473586

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood
c/o Lesperance Mendes Lawyers
550-900 Howe Street
Vancouver BC V6Z 2M4
604-685-3567 file 5796-53

2. Description of Land

PID/Plan Number

Legal Description

032-080-620

STRATA LOT 233 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599
C/O LESPERANCE MENDES LAWYERS
550-900 HOWE STREET
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the Land Title Act, RSBC 1996 c.250,
and that you are authorized to electronically sign this application by an e-filing
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the Land Title Act,
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting
document, if a true copy is allowed under an e-filing direction, is in your possession.

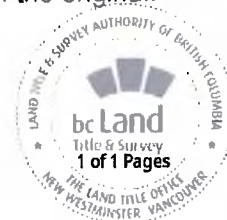
Jonathan Michael
Chatten WA5WB2

Digitally signed by
Jonathan Michael Chatten
WA5WB2
Date: 2024-07-29
15:25:25 -07:00

Certified to be a true copy of the original.

[Handwritten Signature]

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

- 1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
- 2. The amount owing to the strata corporation as of July 20, 2024, is \$1,568.36 plus costs permitted under section 118 of the *Strata Property Act*.
- 3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-620

Legal Description: Strata Lot 233 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24 2024

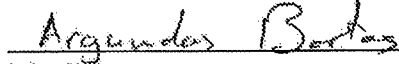
\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR



\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.



REGISTRAR OF LAND TITLES



{01332967;1}



Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 29 2024 16:18:30.001

CB1473587

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-54

2. Description of Land

PID/Plan Number

Legal Description

032-080-638

STRATA LOT 234 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

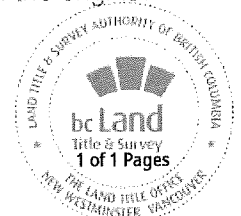
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-29  
15:27:06 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is \$1,113.76 plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-638

Legal Description: Strata Lot 234 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

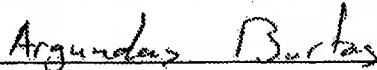
Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES



{01332968;1}



Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 29 2024 16:18:45.001

CB1473588

1. Application

Deduct LTO Fees: Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-55

2. Description of Land

PID/Plan Number

Legal Description

032-080-646

STRATA LOT 235 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-29  
15:28:22 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,227.40** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-646

Legal Description: Strata Lot 235 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES



{01332969;1}





Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 29 2024 16:19:03.001

CB1473592

1. Application

Deduct LTO Fees: Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-56

2. Description of Land

PID/Plan Number

Legal Description

032-080-654

STRATA LOT 236 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-29  
15:30:12 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,795.64** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-654

Legal Description: Strata Lot 236 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Angelos Bortas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes  
550 - 900 Howe Street  
Vancouver BC v6z 2m4  
6046853567

2. Description of Land

PID/Plan Number

Legal Description

032-079-664

STRATA LOT 137 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

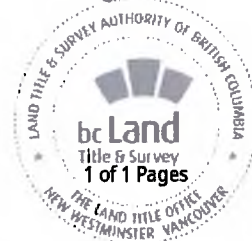
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-26  
16:20:38 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,795.64** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-079-664

Legal Description: Strata Lot 137 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

OR

*Bartas*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartas  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 29 2024 16:20:34.001

CB1473604

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-61

2. Description of Land

PID/Plan Number

Legal Description

032-080-701

STRATA LOT 241 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

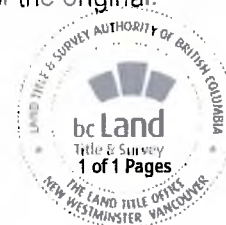
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-29  
16:09:13 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

- 1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
- 2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,136.48** plus costs permitted under section 118 of the *Strata Property Act*.
- 3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-701

Legal Description: Strata Lot 241 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 21, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundus Bortas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 29 2024 16:20:51.001

CB1473606

1. Application

Deduct LTO Fees: Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-62

2. Description of Land

PID/Plan Number

Legal Description

032-080-719

STRATA LOT 242 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-29  
16:12:17 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,568.36** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-719

Legal Description: Strata Lot 242 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bortas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
REGISTRAR OF LAND TITLES



{01332975;1}





Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 29 2024 16:21:06.001

CB1473610

1. Application

Deduct LTO Fees: Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-63

2. Description of Land

PID/Plan Number

Legal Description

032-080-727

STRATA LOT 243 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-29  
16:13:07 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

- 1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
- 2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,113.76** plus costs permitted under section 118 of the *Strata Property Act*.
- 3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-727

Legal Description: Strata Lot 243 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

Barta  
Signature of Strata Manager,  
if authorized by Strata Corporation

Arguedas Barta  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

[Signature]  
REGISTRAR OF LAND TITLES



{01332976;1}



Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 29 2024 16:21:16.001

CB1473611

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood
c/o Lesperance Mendes Lawyers
550-900 Howe Street
Vancouver BC V6Z 2M4
604-685-3567 file 5796-64

2. Description of Land

PID/Plan Number

Legal Description

032-080-735

STRATA LOT 244 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599
C/O LESPERANCE MENDES LAWYERS
550-900 HOWE STREET
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the Land Title Act, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the Land Title Act, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

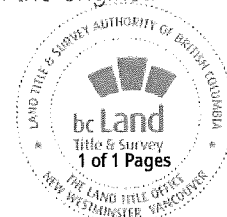
Jonathan Michael Chatten WA5WB2

Digitally signed by Jonathan Michael Chatten WA5WB2
Date: 2024-07-29 16:13:51 -07:00

Certified to be a true copy of the original.

[Handwritten Signature]

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,227.40** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-735

Legal Description: Strata Lot 244 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 25, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR \_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argemundo Barrios  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

[Signature]  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES



{01332977;1}



Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 30 2024 09:23:32.001

CB1474786

1. Application

Deduct LTO Fees: Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-65

2. Description of Land

PID/Plan Number

Legal Description

032-080-743

STRATA LOT 245 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-29  
17:28:49 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,795.64** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-743

Legal Description: Strata Lot 245 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

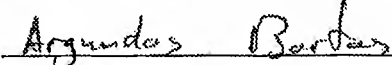
Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES



{01332978;1}



1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes  
550 - 900 Howe Street  
Vancouver BC v6z 2m4  
6046853567

2. Description of Land

PID/Plan Number

Legal Description

032-079-753

STRATA LOT 146 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-26  
16:21:16 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,795.64** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-079-753

Legal Description: Strata Lot 146 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*Bartas*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES







Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 29 2024 17:02:09.001

CB1473667

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood
c/o Lesperance Mendes Lawyers
550-900 Howe Street
Vancouver BC V6Z 2M4
604-685-3567 file 5796-68

2. Description of Land

PID/Plan Number Legal Description

032-080-778 STRATA LOT 248 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599
C/O LESPERANCE MENDES LAWYERS
550-900 HOWE STREET
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the Land Title Act, RSBC 1996 c.250,
and that you are authorized to electronically sign this application by an e-filing
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the Land Title Act,
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting
document, if a true copy is allowed under an e-filing direction, is in your possession.

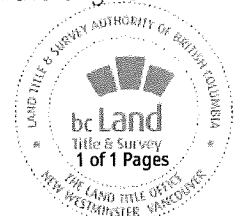
Jonathan Michael
Chatten WA5WB2

Digitally signed by
Jonathan Michael Chatten
WA5WB2
Date: 2024-07-29
16:54:50 -07:00

Certified to be a true copy of the original.

Handwritten signature of Jonathan Michael Chatten

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

- 1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
- 2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,932.00** plus costs permitted under section 118 of the *Strata Property Act*.
- 3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-778

Legal Description: Strata Lot 248 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartus  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES



{01332981;1}



Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 30 2024 10:38:23.001

CB1475354

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood
c/o Lesperance Mendes Lawyers
550-900 Howe Street
Vancouver BC V6Z 2M4
604-685-3567 file 5796-69

2. Description of Land

PID/Plan Number

Legal Description

032-080-786

STRATA LOT 249 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599
C/O LESPERANCE MENDES LAWYERS
550-900 HOWE STREET
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the Land Title Act, RSBC 1996 c.250,
and that you are authorized to electronically sign this application by an e-filing
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the Land Title Act,
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael
Chatten WA5WB2

Digitally signed by
Jonathan Michael Chatten
WA5WB2
Date: 2024-07-30
10:21:51 -07:00

Certified to be a true copy of the original.

[Handwritten Signature]

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is \$2,159.30 plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-786

Legal Description: Strata Lot 249 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

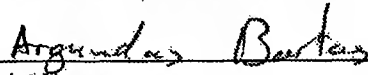
Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES



(01332982;1)



Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 30 2024 10:38:38.001

CB1475356

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood
c/o Lesperance Mendes Lawyers
550-900 Howe Street
Vancouver BC V6Z 2M4
604-685-3567 file 5796-70

2. Description of Land

PID/Plan Number

Legal Description

032-080-794

STRATA LOT 250 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599
C/O LESPERANCE MENDES LAWYERS
550-900 HOWE STREET
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the Land Title Act, RSBC 1996 c.250,
and that you are authorized to electronically sign this application by an e-filing
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the Land Title Act,
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael
Chatten WA5WB2

Digitally signed by
Jonathan Michael Chatten
WA5WB2
Date: 2024-07-30
10:23:47 -07:00

Certified to be a true copy of the original.

[Handwritten Signature]

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,420.60** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-794

Legal Description: Strata Lot 250 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

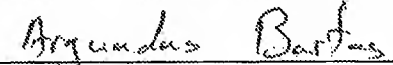
Dated this July 24 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES



{01332983;1}



Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE  
JUL 30 2024 10:38:48.001  
CB1475357

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-71

2. Description of Land

PID/Plan Number

Legal Description

032-080-808

STRATA LOT 251 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

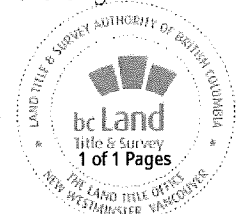
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
10:24:38 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,960.45** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-808

Legal Description: Strata Lot 251 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Barbas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES



{01332984;1}





Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 30 2024 10:39:03.001

CB1475359

1. Applcation

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-72

2. Description of Land

PID/Plan Number

Legal Description

032-080-816

STRATA LOT 252 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
10:25:16 -07:00

Certified to be a true copy of the original

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is \$1,392.20 plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-816

Legal Description: Strata Lot 252 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 14, 2024

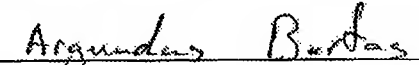
\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR



\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.



\_\_\_\_\_  
REGISTRAR OF LAND TITLES



{01332985;1}



Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 30 2024 10:39:16.001

CB1475364

1. Application

Deduct LTO Fees: Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-73

2. Description of Land

PID/Plan Number

Legal Description

032-080-824

STRATA LOT 253 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
10:26:32 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EP59599 certify that:

- 1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
- 2. The amount owing to the strata corporation as of July 20, 2024, is \$1,534.25 plus costs permitted under section 118 of the *Strata Property Act*.
- 3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-824

Legal Description: Strata Lot 253 District Lot 153 Group 1 New Westminster District Strata Plan EP59599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES



{01332986;1}



Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 30 2024 10:39:26.001

CB1475365

1. Application

Deduct LTO Fees: Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-74

2. Description of Land

PID/Plan Number

Legal Description

032-080-832

STRATA LOT 254 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2

Date: 2024-07-30  
10:27:22 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,244.55** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-832

Legal Description: Strata Lot 254 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V


Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES



{01332987;1}



Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 30 2024 10:39:36.001

CB1475366

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood
c/o Lesperance Mendes Lawyers
550-900 Howe Street
Vancouver BC V6Z 2M4
604-685-3567 file 5796-75

2. Description of Land

PID/Plan Number

Legal Description

032-080-841

STRATA LOT 255 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599
C/O LESPERANCE MENDES LAWYERS
550-900 HOWE STREET
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the Land Title Act, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the Land Title Act, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael Chatten WA5WB2

Digitally signed by Jonathan Michael Chatten WA5WB2

Date: 2024-07-30 10:28:21 -07:00

Certified to be a true copy of the original.

[Handwritten Signature]

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

- 1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
- 2. The amount owing to the strata corporation as of July 20, 2024, is \$1,562.65 plus costs permitted under section 118 of the *Strata Property Act*.
- 3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-841

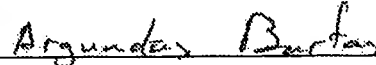
Legal Description: Strata Lot 255 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 21, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR   
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES



(01332988;1)





Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 30 2024 10:39:51.001

CB1475369

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-76

2. Description of Land

PID/Plan Number

Legal Description

032-080-859

STRATA LOT 256 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

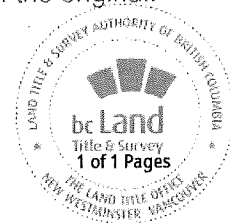
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
10:29:31 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

- 1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
- 2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,187.75** plus costs permitted under section 118 of the *Strata Property Act*.
- 3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-859


Legal Description: Strata Lot 256 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 25 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES



(01332989;1)



Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 30 2024 10:40:17.001

CB1475370

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-77

2. Description of Land

PID/Plan Number

Legal Description

032-080-867

STRATA LOT 257 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2

Date: 2024-07-30  
10:30:27 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is \$1,932.00 plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-867

Legal Description: Strata Lot 257 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V


Dated this July 24 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES



{01332990;1}



Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 30 2024 10:40:40.001

CB1475373

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-78

2. Description of Land

PID/Plan Number

Legal Description

032-080-875

STRATA LOT 258 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

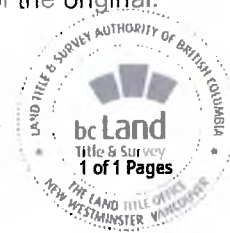
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
10:31:23 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,159.30** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-875

Legal Description: Strata Lot 258 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundee Barthelemy  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES



{01332991;1}



Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

JUL 30 2024 10:40:55.001

CB1475374

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-79

2. Description of Land

PID/Plan Number

Legal Description

032-080-883

STRATA LOT 259 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

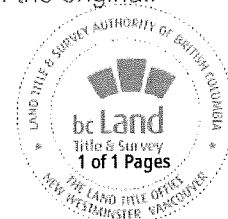
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
10:32:22 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,420.60** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-883

Legal Description: Strata Lot 259 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundez Barbas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES



{01332992;1}





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-80

2. Description of Land

PID/Plan Number      Legal Description

032-080-891      STRATA LOT 260 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type      Affected Number      Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
13:45:29 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

- 1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
- 2. The amount owing to the strata corporation as of July 20, 2024, is \$1,960.45 plus costs permitted under section 118 of the *Strata Property Act*.
- 3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-891

Legal Description: Strata Lot 260 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 25<sup>th</sup> 2024.

\_\_\_\_\_  
Signature of Strata Council Member

OR

BT  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

\_\_\_\_\_  
Print Name

Argundus Bataz  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

[Signature]  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-81

2. Description of Land

PID/Plan Number

Legal Description

032-080-905

STRATA LOT 261 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
13:46:42 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

- 1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
- 2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,392.20** plus costs permitted under section 118 of the *Strata Property Act*.
- 3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-905

Legal Description: Strata Lot 261 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V


Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees: Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-84

2. Description of Land

PID/Plan Number      Legal Description

032-080-930      STRATA LOT 264 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
13:50:12 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,562.65** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-930

Legal Description: Strata Lot 264 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bortas  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-85

2. Description of Land

PID/Plan Number

Legal Description

032-080-956

STRATA LOT 266 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
13:51:01 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,932.00** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-956

Legal Description: Strata Lot 266 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Berlas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES







1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-86

2. Description of Land

PID/Plan Number

Legal Description

032-080-964

STRATA LOT 267 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
13:52:33 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is \$2,159.30 plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-964

Legal Description: Strata Lot 267 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V


Dated this July 29, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
If authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-88

2. Description of Land

PID/Plan Number      Legal Description

032-080-999      STRATA LOT 270 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
13:54:35 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,392.20** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-080-999

Legal Description: Strata Lot 270 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*Bartas*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-89

2. Description of Land

PID/Plan Number      Legal Description

032-081-006      STRATA LOT 271 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2

Date: 2024-07-30  
13:55:21 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is \$1,534.25 plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-006

Legal Description: Strata Lot 271 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

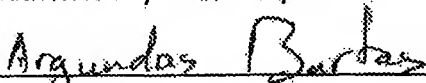
Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-90

2. Description of Land

PID/Plan Number

Legal Description

032-081-014

STRATA LOT 272 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
13:56:17 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,244.55** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-014

Legal Description: Strata Lot 272 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

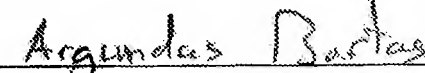
Dated this July 21 2024

\_\_\_\_\_  
Signature of Strata Council Member

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES







1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-91

2. Description of Land

PID/Plan Number      Legal Description

032-081-022      STRATA LOT 273 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
13:58:45 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,562.65** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-022

Legal Description: Strata Lot 273 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Barbas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-92

2. Description of Land

PID/Plan Number      Legal Description

032-081-031      STRATA LOT 274 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type      Affected Number      Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

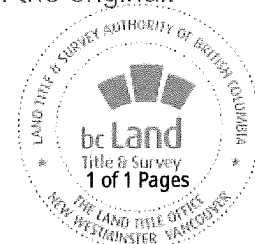
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
14:43:45 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,187.75** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-031

Legal Description: Strata Lot 274 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argemelas Barbas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-93

2. Description of Land

PID/Plan Number      Legal Description

032-081-049      STRATA LOT 275 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2

Date: 2024-07-30  
14:44:41 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,932.00** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-049

Legal Description: Strata Lot 275 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

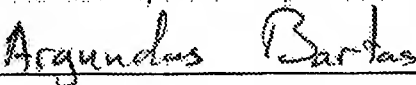
Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-94

2. Description of Land

PID/Plan Number      Legal Description

032-081-057      STRATA LOT 276 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type      Affected Number      Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
14:45:52 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,159.30** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-057

Legal Description: Strata Lot 276 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 21, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Arguedas Burtas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES







1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-95

2. Description of Land

PID/Plan Number

Legal Description

032-081-065

STRATA LOT 277 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
14:48:56 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is \$1,420.60 plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-065

Legal Description: Strata Lot 277 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V


Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-96

2. Description of Land

PID/Plan Number

Legal Description

032-081-073

STRATA LOT 278 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
14:51:13 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,960.45** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-073

Legal Description: Strata Lot 278 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*Bert*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bertas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees: Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-97

2. Description of Land

PID/Plan Number

Legal Description

032-081-081

STRATA LOT 279 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
14:52:54 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

- 1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
- 2. The amount owing to the strata corporation as of July 20, 2024, is \$1,392.20 plus costs permitted under section 118 of the *Strata Property Act*.
- 3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-081

Legal Description: Strata Lot 279 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

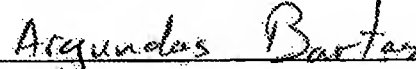
Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-98

2. Description of Land

PID/Plan Number

Legal Description

032-081-090

STRATA LOT 280 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
14:56:18 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,534.25** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-090

Legal Description: Strata Lot 280 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*B. Barlas*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Arjunadas Barlas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES







1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-99

2. Description of Land

PID/Plan Number      Legal Description

032-081-103      STRATA LOT 281 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
14:57:44 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,244.55** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-103

Legal Description: Strata Lot 281 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Arguedas Burtas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-100

2. Description of Land

PID/Plan Number      Legal Description

032-081-111      STRATA LOT 282 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

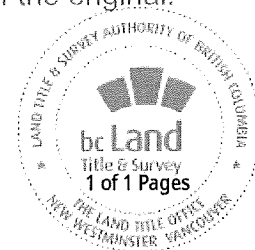
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
15:04:28 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is \$1,562.65 plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-111

Legal Description: Strata Lot 282 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 21, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartas  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-101

2. Description of Land

PID/Plan Number      Legal Description

032-081-120      STRATA LOT 283 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

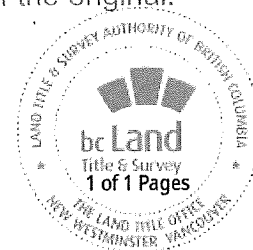
Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2

Date: 2024-07-30  
15:05:18 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,187.75** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-120

Legal Description: Strata Lot 283 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24 2024

\_\_\_\_\_  
Signature of Strata Council Member

OR

  
Signature of Strata Manager,  
if authorized by Strata Corporation

\_\_\_\_\_  
Print Name

Argundas Burtas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-102

2. Description of Land

PID/Plan Number      Legal Description

032-081-138      STRATA LOT 284 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
15:07:07 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is \$1,932.00 plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-138

Legal Description: Strata Lot 284 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

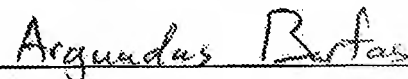
Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES







1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-103

2. Description of Land

PID/Plan Number      Legal Description

032-081-146      STRATA LOT 285 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
15:08:20 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,159.30** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-146

Legal Description: Strata Lot 285 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Borkas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





Land Title Act

Charge, Notation or Filing

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-104

2. Description of Land

PID/Plan Number

Legal Description

032-081-154

STRATA LOT 286 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
15:09:01 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,420.60** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-154

Legal Description: Strata Lot 286 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*Bert...*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Arquandas Burtas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550-900 Howe Street  
Vancouver BC V6Z 2M4  
604-685-3567 file 5796-105

2. Description of Land

PID/Plan Number

Legal Description

032-081-162

STRATA LOT 287 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550-900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-30  
15:10:11 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EP59599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,960.45** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-162

Legal Description: Strata Lot 287 District Lot 153 Group 1 New Westminster District Strata Plan EP59599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 24 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Barbas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-106

2. Description of Land

PID/Plan Number      Legal Description

032-081-171      STRATA LOT 288 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-31  
13:52:59 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is \$1,392.20 plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-171

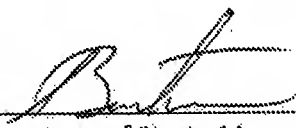
Legal Description: Strata Lot 288 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 30 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundus Bartas  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES







1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-107

2. Description of Land

PID/Plan Number

Legal Description

032-081-201

STRATA LOT 291 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

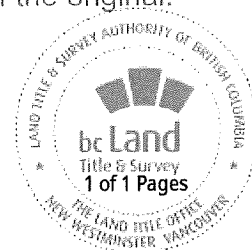
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-31  
13:54:25 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



*Strata Property Act*  
**FORM G**  
**CERTIFICATE OF LIEN**  
*(Section 116)*

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,562.65** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-201

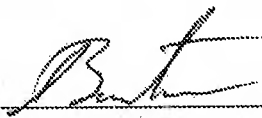
Legal Description: Strata Lot 291 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 30 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

Arguando Barrios  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-109

2. Description of Land

PID/Plan Number

Legal Description

032-081-235

STRATA LOT 294 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-08-01  
11:07:51 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



*Strata Property Act*  
**FORM G**  
**CERTIFICATE OF LIEN**  
*(Section 116)*

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,159.30** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-235

Legal Description: Strata Lot 294 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 20 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*Bartas*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685 3567 5796-110

2. Description of Land

PID/Plan Number

Legal Description

032-081-251

STRATA LOT 296 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-08-01  
11:08:35 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is \$1,960.45 plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-251

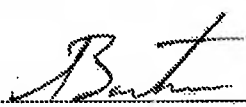
Legal Description: Strata Lot 296 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 30 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-111

2. Description of Land

PID/Plan Number      Legal Description

032-081-260      STRATA LOT 297 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-31  
13:57:37 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is \$1,392.20 plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-260


Legal Description: Strata Lot 297 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

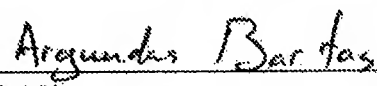
Dated this July 20, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES







## 1. Application

Deduct LTO Fees: Yes

Document Fees: \$81.27

**c/o Lesperance Mendes Lawyers**  
**#550-900 Howe Street**  
**Vancouver BC V6Z 2M4**  
**604 685-3567 5796-112**

## 2. Description of Land

PID/Plan Number

Legal Description

032-081-278

STRATA LOT 298 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

## 3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

## 4. Person Entitled to be Registered as Charge Owner

**THE OWNERS, STRATA PLAN EPS9599**  
**C/O LESPERANCE MENDES LAWYERS**  
**550 - 900 HOWE STREET**  
**VANCOUVER BC V6Z 2M4**

## Electronic Signature

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

**Jonathan Michael**  
**Chatten WA5WB2**

Digitally signed by  
**Jonathan Michael Chatten**  
**WA5WB2**  
**Date: 2024-07-31**  
**13:58:18 -07:00**

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



*Strata Property Act*  
**FORM G**  
**CERTIFICATE OF LIEN**  
*(Section 116)*

The Owners, Strata Plan EP59599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,534.25** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-278

Legal Description: Strata Lot 298 District Lot 153 Group 1 New Westminster District Strata Plan EP59599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 30 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-113

2. Description of Land

PID/Plan Number

Legal Description

032-081-286

STRATA LOT 299 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-31  
13:59:11 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,244.55** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-286

Legal Description: Strata Lot 299 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 20, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*Bartas*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685 3567 5796-114

2. Description of Land

PID/Plan Number      Legal Description

032-081-294      STRATA LOT 300 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-31  
14:01:01 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,562.65** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-294

Legal Description: Strata Lot 300 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 30 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*Burtas*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Burtas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





Charge, Notation or Filing

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-115

2. Description of Land

PID/Plan Number

Legal Description

032-081-308

STRATA LOT 301 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-31  
14:02:05 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EP59599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,187.75** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-308

Legal Description: Strata Lot 301 District Lot 153 Group 1 New Westminster District Strata Plan EP59599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 20, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Aguedas Barbas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES







1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 3567-116

2. Description of Land

PID/Plan Number

Legal Description

032-081-316

STRATA LOT 302 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

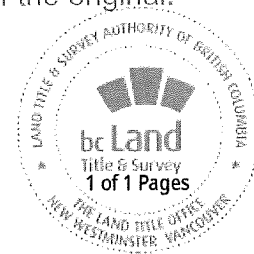
Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2

Date: 2024-07-31  
16:15:03 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,932.00** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-316

Legal Description: Strata Lot 302 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 30 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-117

2. Description of Land

PID/Plan Number      Legal Description

032-081-324      STRATA LOT 303 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-07-31  
16:17:44 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act**  
**FORM G**  
**CERTIFICATE OF LIEN**  
*(Section 116)*

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,159.30** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-324

Legal Description: Strata Lot 303 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 30 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-118

2. Description of Land

PID/Plan Number      Legal Description

032-081-332      STRATA LOT 304 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-08-01  
10:56:28 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,420.60** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-332

Legal Description: Strata Lot 304 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 30 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

OR

Bartas  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartas  
Print Name

Certified to be a true copy of the original.

[Signature]  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-119

2. Description of Land

PID/Plan Number

Legal Description

032-081-341

STRATA LOT 305 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-08-01  
10:58:51 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,960.45** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-341


Legal Description: Strata Lot 305 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

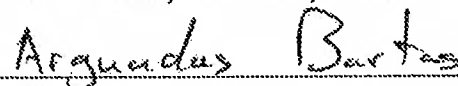
Dated this July 30 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES







1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-120

2. Description of Land

PID/Plan Number

Legal Description

032-081-359

STRATA LOT 306 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-08-01  
10:59:36 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



*Strata Property Act*  
**FORM G**  
**CERTIFICATE OF LIEN**  
*(Section 116)*

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,392.20** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-359


Legal Description: Strata Lot 306 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 30 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-121

2. Description of Land

PID/Plan Number

Legal Description

032-081-367

STRATA LOT 307 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-08-01  
11:00:27 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act**  
**FORM G**  
**CERTIFICATE OF LIEN**  
*(Section 116)*

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is \$1,534.25 plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-367

Legal Description: Strata Lot 307 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 30 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

        *B. Burt*          
Signature of Strata Manager,  
if authorized by Strata Corporation

        Argundas Burtas          
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

        *[Signature]*          
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-122

2. Description of Land

PID/Plan Number

Legal Description

032-081-375

STRATA LOT 308 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-08-01  
11:01:10 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,244.55** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-375

Legal Description: Strata Lot 308 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 30, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*Bartas*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-123

2. Description of Land

PID/Plan Number

Legal Description

032-081-383

STRATA LOT 309 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2

Date: 2024-08-01

11:02:50 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



*Strata Property Act*  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)

The Owners, Strata Plan EP59599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is \$1,562.65 plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-383

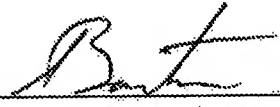
Legal Description: Strata Lot 309 District Lot 153 Group 1 New Westminster District Strata Plan EP59599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 30, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES







1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-125

2. Description of Land

PID/Plan Number

Legal Description

032-081-405

STRATA LOT 311 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

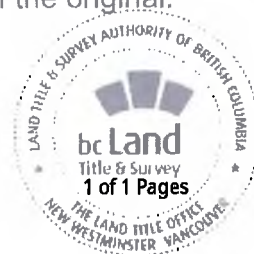
(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-08-01  
11:04:18 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



*Strata Property Act*  
**FORM G**  
**CERTIFICATE OF LIEN**  
*(Section 116)*

The Owners, Strata Plan EP59599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,932.00** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-405


Legal Description: Strata Lot 311 District Lot 153 Group 1 New Westminster District Strata Plan EP59599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 30 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Barath  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
REGISTRAR OF LAND TITLES





Land Title Act

Charge, Notation or Filing

NEW WESTMINSTER LAND TITLE OFFICE

AUG 01 2024 11:33:16.001

CB1483413

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood
c/o Lesperance Mendes Lawyers
550 - 900 Howe Street
Vancouver BC V6Z 2M4
604 685-3567 5796-124

2. Description of Land

PID/Plan Number

Legal Description

032-081-391

STRATA LOT 310 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599
C/O LESPERANCE MENDES LAWYERS
550 - 900 HOWE STREET
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that

(a) you are a subscriber under section 168.6 of the Land Title Act, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the Land Title Act, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

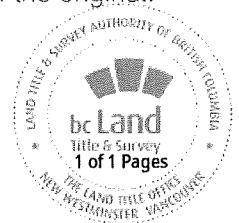
Jonathan Michael Chatten WA5WB2

Digitally signed by Jonathan Michael Chatten WA5WB2
Date: 2024-08-01 11:03:34 -07:00

Certified to be a true copy of the original.

Handwritten signature of Jonathan Michael Chatten

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

- 1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
- 2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,187.75** plus costs permitted under section 118 of the *Strata Property Act*.
- 3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-391

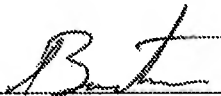
Legal Description: Strata Lot 310 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 20, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bantay  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES



{01335859;1}



1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

**Sat D. Harwood**  
**c/o Lesperance Mendes Lawyers**  
**550 - 900 Howe Street**  
**Vancouver BC V6Z 2M4**  
**604 685-3567 5796-126**

2. Description of Land

PID/Plan Number      Legal Description

**032-081-413      STRATA LOT 312 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599**

3. Nature of Charge, Notation, or Filing

Type      Affected Number      Additional Information

**STRATA PROPERTY ACT LIEN**

4. Person Entitled to be Registered as Charge Owner

**THE OWNERS, STRATA PLAN EPS9599**  
**C/O LESPERANCE MENDES LAWYERS**  
**550 - 900 HOWE STREET**  
**VANCOUVER BC V6Z 2M4**

**Electronic Signature**

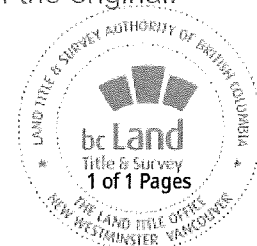
Your electronic signature is a representation that  
 (a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and  
 (b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

**Jonathan Michael Chatten WA5WB2**

Digitally signed by  
**Jonathan Michael Chatten WA5WB2**  
 Date: 2024-08-01 11:07:02 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

- 1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
- 2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,159.30** plus costs permitted under section 118 of the *Strata Property Act*.
- 3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-413

Legal Description: Strata Lot 312 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 30, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartons  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-127

2. Description of Land

PID/Plan Number

Legal Description

032-081-421

STRATA LOT 313 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

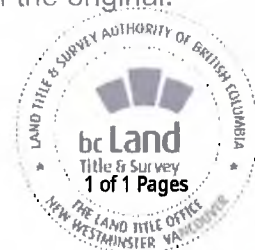
(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-08-01  
14:20:20 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



*Strata Property Act*  
**FORM G**  
**CERTIFICATE OF LIEN**  
*(Section 116)*

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,420.60** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-421


Legal Description: Strata Lot 313 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 30 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES







1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796 -128

2. Description of Land

PID/Plan Number

Legal Description

032-081-430

STRATA LOT 314 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYER  
550 - 900 HOWE ST.  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

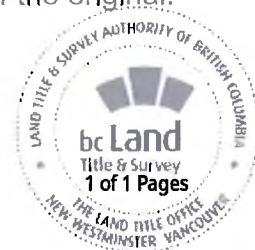
(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-08-01  
14:21:04 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,960.45** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-430

Legal Description: Strata Lot 314 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 30 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

Bart  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

[Signature]  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685 3567 5796-129

2. Description of Land

PID/Plan Number

Legal Description

032-081-448

STRATA LOT 315 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-08-01  
14:21:44 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



*Strata Property Act*  
**FORM G**  
**CERTIFICATE OF LIEN**  
*(Section 116)*

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,392.20** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-448

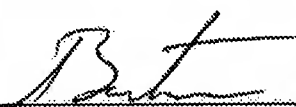
Legal Description: Strata Lot 315 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 30 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-130

2. Description of Land

PID/Plan Number

Legal Description

032-081-456

STRATA LOT 316 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-08-01  
14:22:34 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



*Strata Property Act*  
**FORM G**  
**CERTIFICATE OF LIEN**  
*(Section 116)*

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$3,068.50** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-456

Legal Description: Strata Lot 316 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 30 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundeus Bartas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-131

2. Description of Land

PID/Plan Number      Legal Description

032-081-464      STRATA LOT 317 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-08-01  
14:24:26 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



*Strata Property Act*  
**FORM G**  
**CERTIFICATE OF LIEN**  
*(Section 116)*

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,471.85** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-464

Legal Description: Strata Lot 317 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 20 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

*Argunde's B...*  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES







1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-132

2. Description of Land

PID/Plan Number

Legal Description

032-081-472

STRATA LOT 318 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-08-01  
14:25:34 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,647.90** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-472

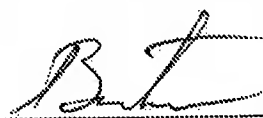
Legal Description: Strata Lot 318 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V


Dated this July 30 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-133

2. Description of Land

PID/Plan Number

Legal Description

032-081-481

STRATA LOT 319 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-08-01  
14:26:57 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,733.15** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-481

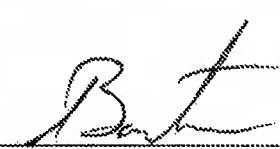
Legal Description: Strata Lot 319 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

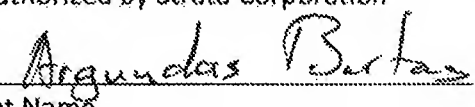
Dated this July 20 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-134

2. Description of Land

PID/Plan Number      Legal Description

032-081-499      STRATA LOT 320 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type      Affected Number      Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-08-01  
14:30:52 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

- 1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
- 2. The amount owing to the strata corporation as of July 20, 2024, is \$1,676.30 plus costs permitted under section 118 of the *Strata Property Act*.
- 3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.


PID: 032-081-499

Legal Description: Strata Lot 320 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 30 2024

\_\_\_\_\_  
Signature of Strata Council Member

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-135

2. Description of Land

PID/Plan Number      Legal Description

032-081-502      STRATA LOT 321 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

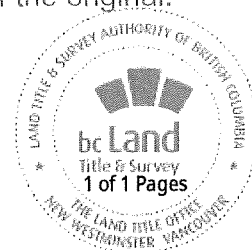
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-08-01  
14:39:49 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,960.45** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-502

Legal Description: Strata Lot 321 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 30 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bant  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES







Land Title Act

Charge, Notation or Filing

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

c/o Lesperance Mendes Lawyers  
#550-900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-136

2. Description of Land

PID/Plan Number

Legal Description

032-081-511

STRATA LOT 322 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-08-01  
14:40:54 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$3,068.50** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-511

Legal Description: Strata Lot 322 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 20 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-137

2. Description of Land

PID/Plan Number      Legal Description

032-081-529      STRATA LOT 323 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type      Affected Number      Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-08-01  
14:41:43 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act**  
**FORM G**  
**CERTIFICATE OF LIEN**  
*(Section 116)*

The Owners, Strata Plan EPS9599 certify that:

- 1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
- 2. The amount owing to the strata corporation as of July 20, 2024, is **\$2,471.85** plus costs permitted under section 118 of the *Strata Property Act*.
- 3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-529

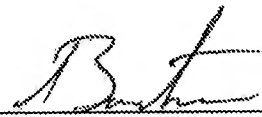
Legal Description: Strata Lot 323 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

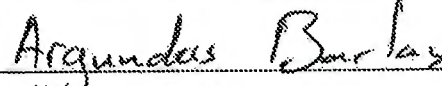
Dated this July 20 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-138

2. Description of Land

PID/Plan Number      Legal Description

032-081-537      STRATA LOT 324 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type      Affected Number      Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-08-01  
14:42:27 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



*Strata Property Act*  
**FORM G**  
**CERTIFICATE OF LIEN**  
*(Section 116)*

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,647.90** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-537

Legal Description: Strata Lot 324 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 30, 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-139

2. Description of Land

PID/Plan Number      Legal Description

032-081-545      STRATA LOT 325 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-08-01  
14:43:10 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,733.15** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-545

Legal Description: Strata Lot 325 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

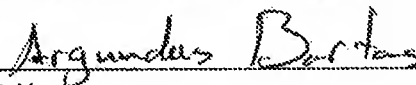
Dated this July 30 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES







1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-140

2. Description of Land

PID/Plan Number      Legal Description

032-081-553      STRATA LOT 326 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type      Affected Number      Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-08-01  
14:44:17 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,676.30** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-553

Legal Description: Strata Lot 326 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 30 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*[Signature]*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-141

2. Description of Land

PID/Plan Number

Legal Description

032-081-561

STRATA LOT 327 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-08-01  
14:45:09 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

- 1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
- 2. The amount owing to the strata corporation as of July 20, 2024, is \$1,960.45 plus costs permitted under section 118 of the *Strata Property Act*.
- 3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-561

Legal Description: Strata Lot 327 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 31 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*Burtas*  
Signature of Strata Manager,  
if authorized by Strata Corporation

*Argundas Burtas*  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





Land Title Act

**Charge, Notation or Filing**

1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

**Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-143**

2. Description of Land

PID/Plan Number	Legal Description
<b>032-081-588</b>	<b>STRATA LOT 329 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599</b>

3. Nature of Charge, Notation, or Filing

Type	Affected Number	Additional Information
<b>STRATA PROPERTY ACT LIEN</b>		

4. Person Entitled to be Registered as Charge Owner

**THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4**

**Electronic Signature**

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and  
(b) if this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

**Jonathan Michael Chatten WA5WB2**  
Digitally signed by Jonathan Michael Chatten WA5WB2  
Date: 2024-08-01 14:56:19 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



*Strata Property Act*  
**FORM G**  
**CERTIFICATE OF LIEN**  
*(Section 116)*

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$3,579.95** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-588

Legal Description: Strata Lot 329 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 30 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

*Bart*  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartas  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

*[Signature]*  
REGISTRAR OF LAND TITLES





1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-145

2. Description of Land

PID/Plan Number

Legal Description

032-081-600

STRATA LOT 331 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-08-01  
15:00:30 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is \$1,591.10 plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-600

Legal Description: Strata Lot 331 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Dated this July 30 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

BT  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

Argundas Bartas  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)

\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

[Signature]  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES







1. Application

Deduct LTO Fees:Yes

Document Fees: \$81.27

Sat D. Harwood  
c/o Lesperance Mendes Lawyers  
550 - 900 Howe Street  
Vancouver BC V6Z 2M4  
604 685-3567 5796-146

2. Description of Land

PID/Plan Number

Legal Description

032-081-618

STRATA LOT 332 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9599

3. Nature of Charge, Notation, or Filing

Type

Affected Number

Additional Information

STRATA PROPERTY ACT LIEN

4. Person Entitled to be Registered as Charge Owner

THE OWNERS, STRATA PLAN EPS9599  
C/O LESPERANCE MENDES LAWYERS  
550 - 900 HOWE STREET  
VANCOUVER BC V6Z 2M4

Electronic Signature

Your electronic signature is a representation that  
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250,  
and that you are authorized to electronically sign this application by an e-filing  
direction made under section 168.22(2) of the act, and

(b) If this application requires a supporting document, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*,  
RSBC 1996 c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting  
document, if a true copy is allowed under an e-filing direction, is in your possession.

Jonathan Michael  
Chatten WA5WB2

Digitally signed by  
Jonathan Michael Chatten  
WA5WB2  
Date: 2024-08-01  
15:05:49 -07:00

Certified to be a true copy of the original.

REGISTRAR OF LAND TITLES



**Strata Property Act  
FORM G  
CERTIFICATE OF LIEN  
(Section 116)**

The Owners, Strata Plan EPS9599 certify that:

1. The owner of the strata lot described below has failed to pay the strata corporation one or more amounts owing under section 116 of the *Strata Property Act*.
2. The amount owing to the strata corporation as of July 20, 2024, is **\$1,903.60** plus costs permitted under section 118 of the *Strata Property Act*.
3. The strata corporation claims a lien under section 116 of the *Strata Property Act* for the amount owing under paragraph 2 against the strata lot described below.

PID: 032-081-618

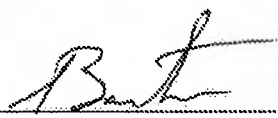
Legal Description: Strata Lot 332 District Lot 153 Group 1 New Westminster District Strata Plan EPS9599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

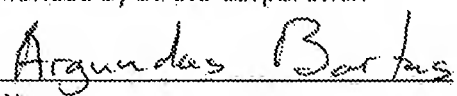
Dated this July 30 2024

\_\_\_\_\_  
Signature of Strata Council Member

\_\_\_\_\_  
Print Name

OR

  
\_\_\_\_\_  
Signature of Strata Manager,  
if authorized by Strata Corporation

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Second Strata Council Member  
(not required if council consists of only one member)


\_\_\_\_\_  
Print Name

Certified to be a true copy of the original.

  
\_\_\_\_\_  
REGISTRAR OF LAND TITLES



This is Exhibit "D" referred to in the  
Affidavit of Veronica Heckel, affirmed  
before me on December 10, 2024

  
\_\_\_\_\_  
A Commissioner for taking oaths in  
British Columbia

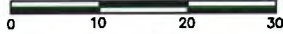
**STRATA PLAN OF LOT 2 DISTRICT LOT 153 GROUP 1**

SHEET 1 OF 61 SHEETS

**NEW WESTMINSTER DISTRICT PLAN EPP86315  
EXCEPT: AIR SPACE PLAN EPP127626**

**STRATA PLAN EPS9599**

BCGS 92G.025



ALL DIMENSIONS ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:500

INTEGRATED SURVEY AREA NO.25, BURNABY, BC, NAD83 (CSRS) 4.0.0.BC.1.MVRD.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 87H3251 AND 87H3252 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 87H3251 AND 87H3252

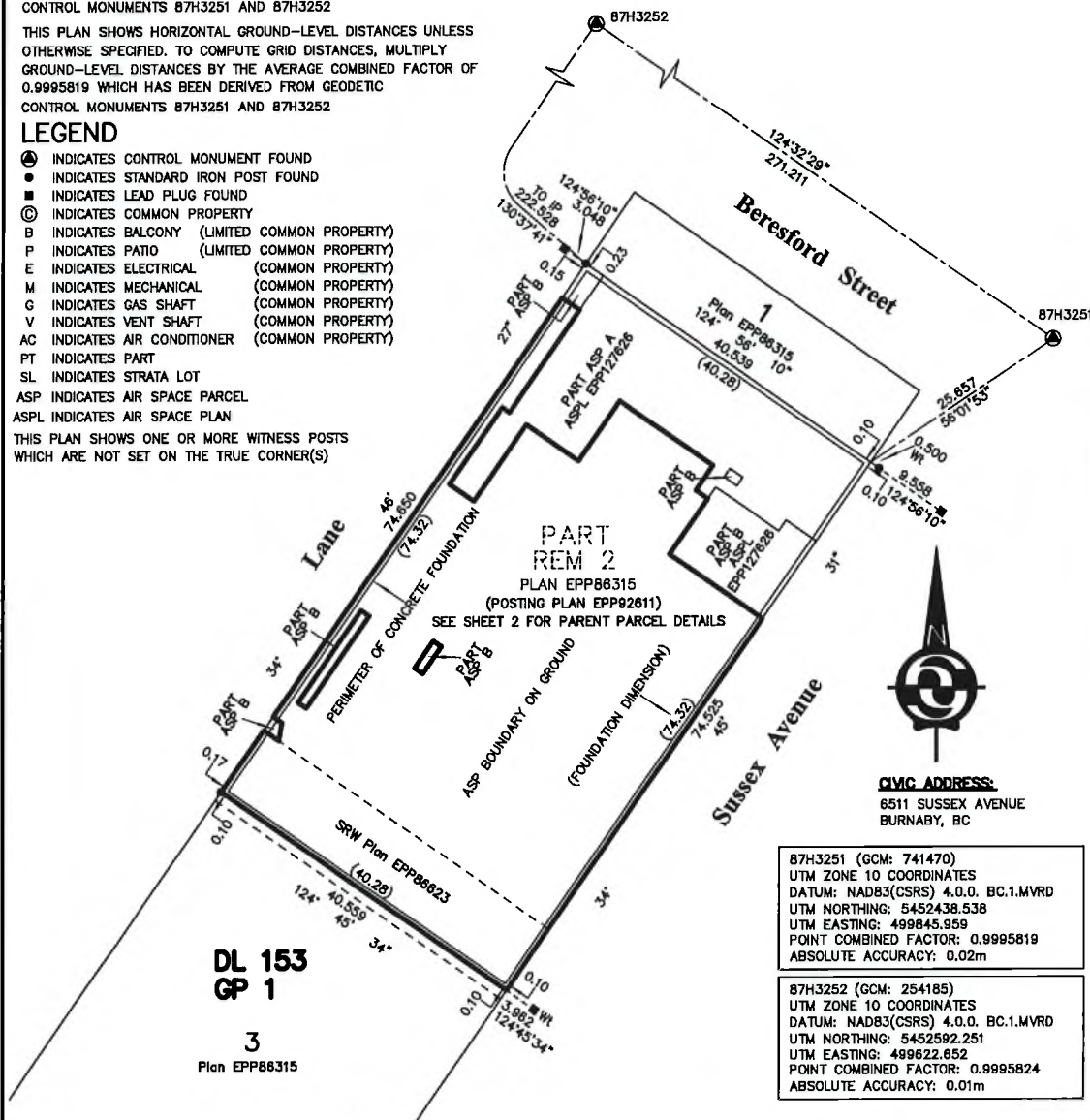
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995819 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 87H3251 AND 87H3252

**LEGEND**

- INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES LEAD PLUG FOUND
- ⊙ INDICATES COMMON PROPERTY
- B INDICATES BALCONY (LIMITED COMMON PROPERTY)
- P INDICATES PATIO (LIMITED COMMON PROPERTY)
- E INDICATES ELECTRICAL (COMMON PROPERTY)
- M INDICATES MECHANICAL (COMMON PROPERTY)
- G INDICATES GAS SHAFT (COMMON PROPERTY)
- V INDICATES VENT SHAFT (COMMON PROPERTY)
- AC INDICATES AIR CONDITIONER (COMMON PROPERTY)
- PT INDICATES PART
- SL INDICATES STRATA LOT

ASP INDICATES AIR SPACE PARCEL  
ASPL INDICATES AIR SPACE PLAN

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S)

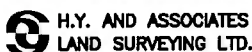


**CIVIC ADDRESS:**  
6511 SUSSEX AVENUE  
BURNABY, BC

87H3251 (GCM: 741470)  
UTM ZONE 10 COORDINATES  
DATUM: NAD83(CSRS) 4.0.0. BC.1.MVRD  
UTM NORTHING: 5452438.538  
UTM EASTING: 499845.959  
POINT COMBINED FACTOR: 0.9995819  
ABSOLUTE ACCURACY: 0.02m

87H3252 (GCM: 254185)  
UTM ZONE 10 COORDINATES  
DATUM: NAD83(CSRS) 4.0.0. BC.1.MVRD  
UTM NORTHING: 5452582.251  
UTM EASTING: 499822.652  
POINT COMBINED FACTOR: 0.9995824  
ABSOLUTE ACCURACY: 0.01m

BALCONY AND PATIO AREAS ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR BELOW AND CEILING ABOVE OR ITS EXTENSION



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174824\_PG1.DWG

BALCONY AND PATIO AREAS ARE LIMITED COMMON PROPERTIES FOR THE USE OF THE STRATA LOT INDICATED (eg: B-1, P-1)

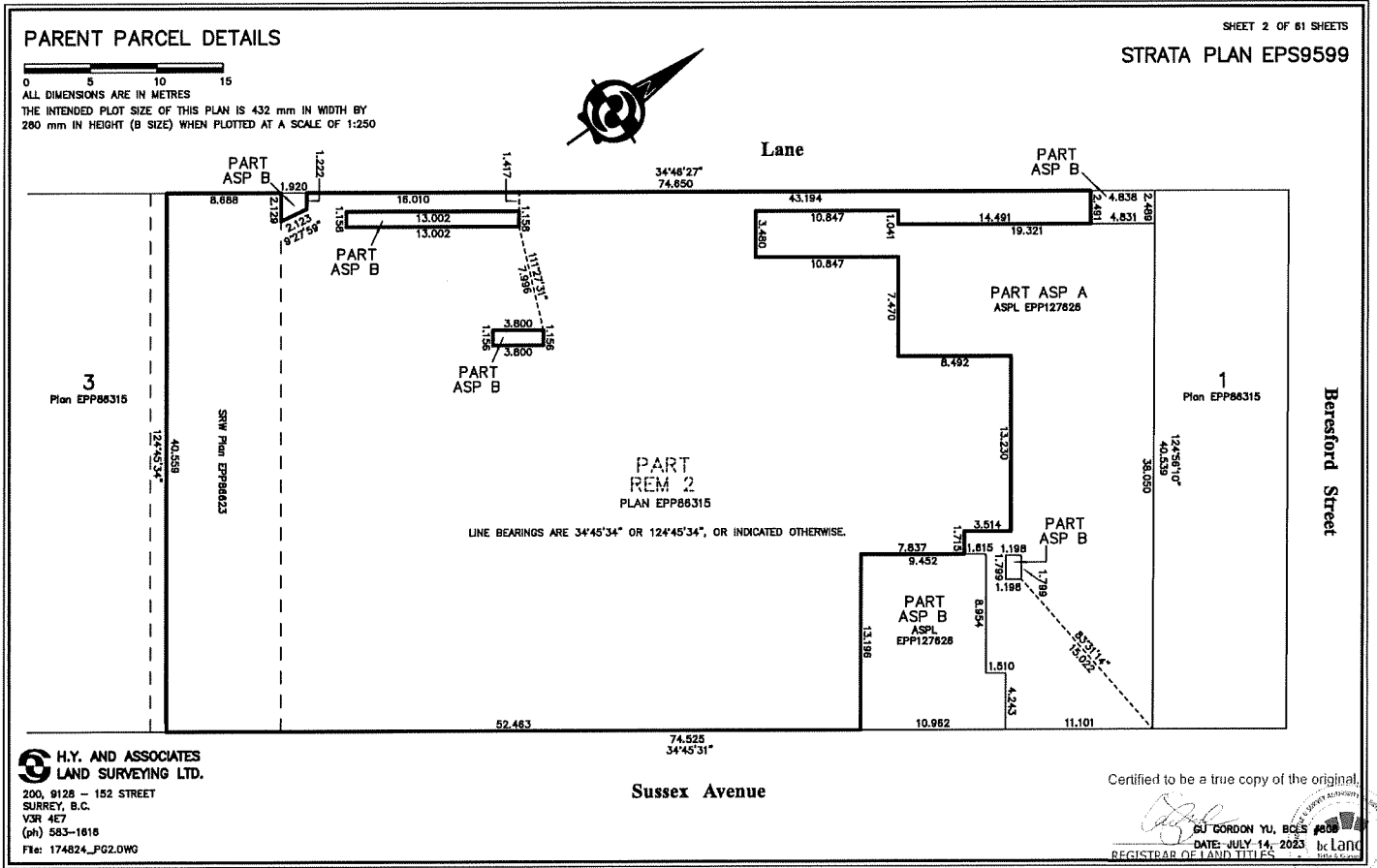
- STRATA LOT MEASUREMENTS ARE 90° OR 45° UNLESS NOTED OTHERWISE.  
STRATA LOT BOUNDARIES DEFINED AS:
- OUTSIDE OF EXTERIOR WALL/GLAZING
  - CENTERLINE OF PARTY WALL
  - CENTERLINE OF CORRIDOR WALL
  - CORE CONCRETE WALL EXCLUDED

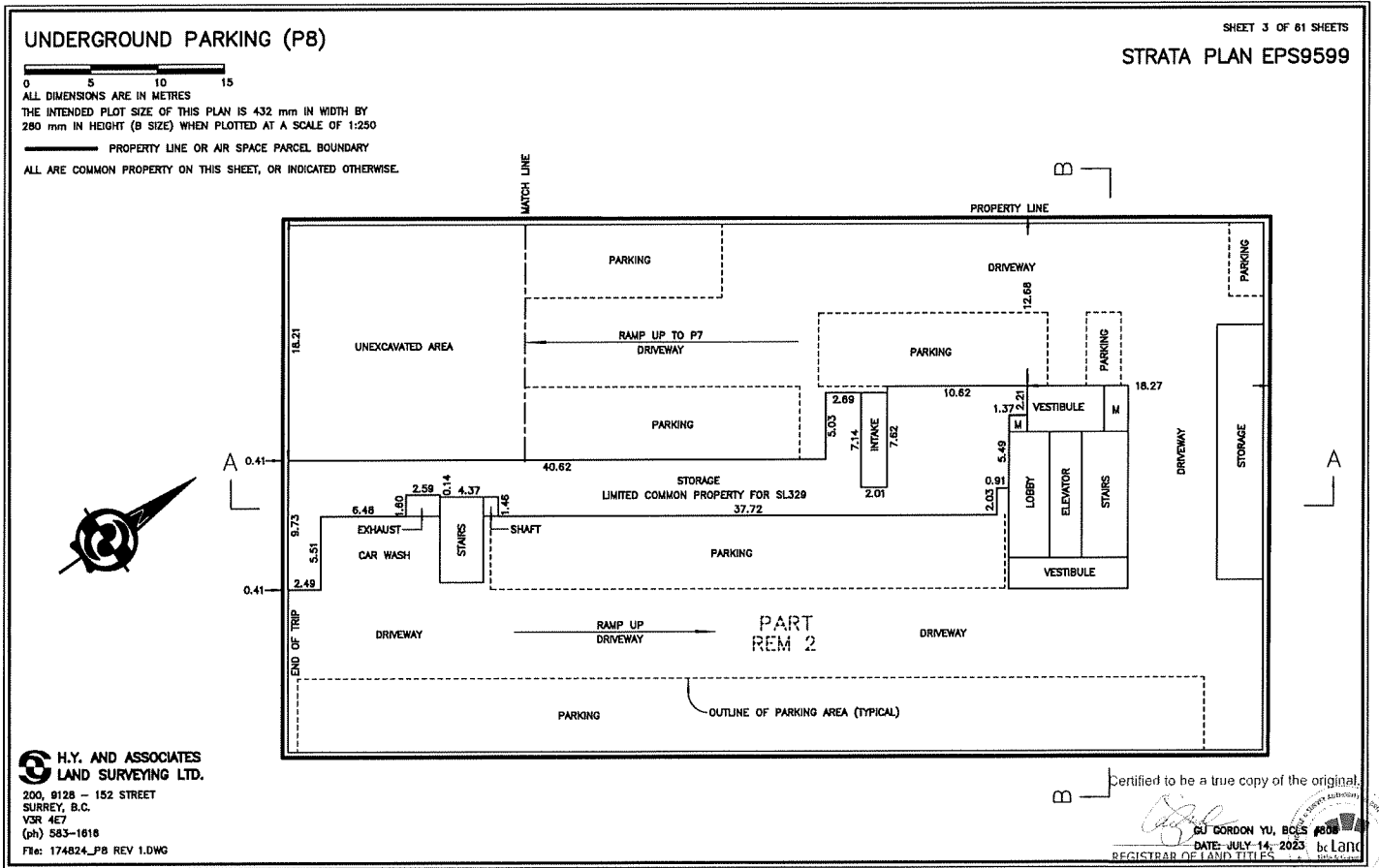
THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT - CITY OF BURNABY

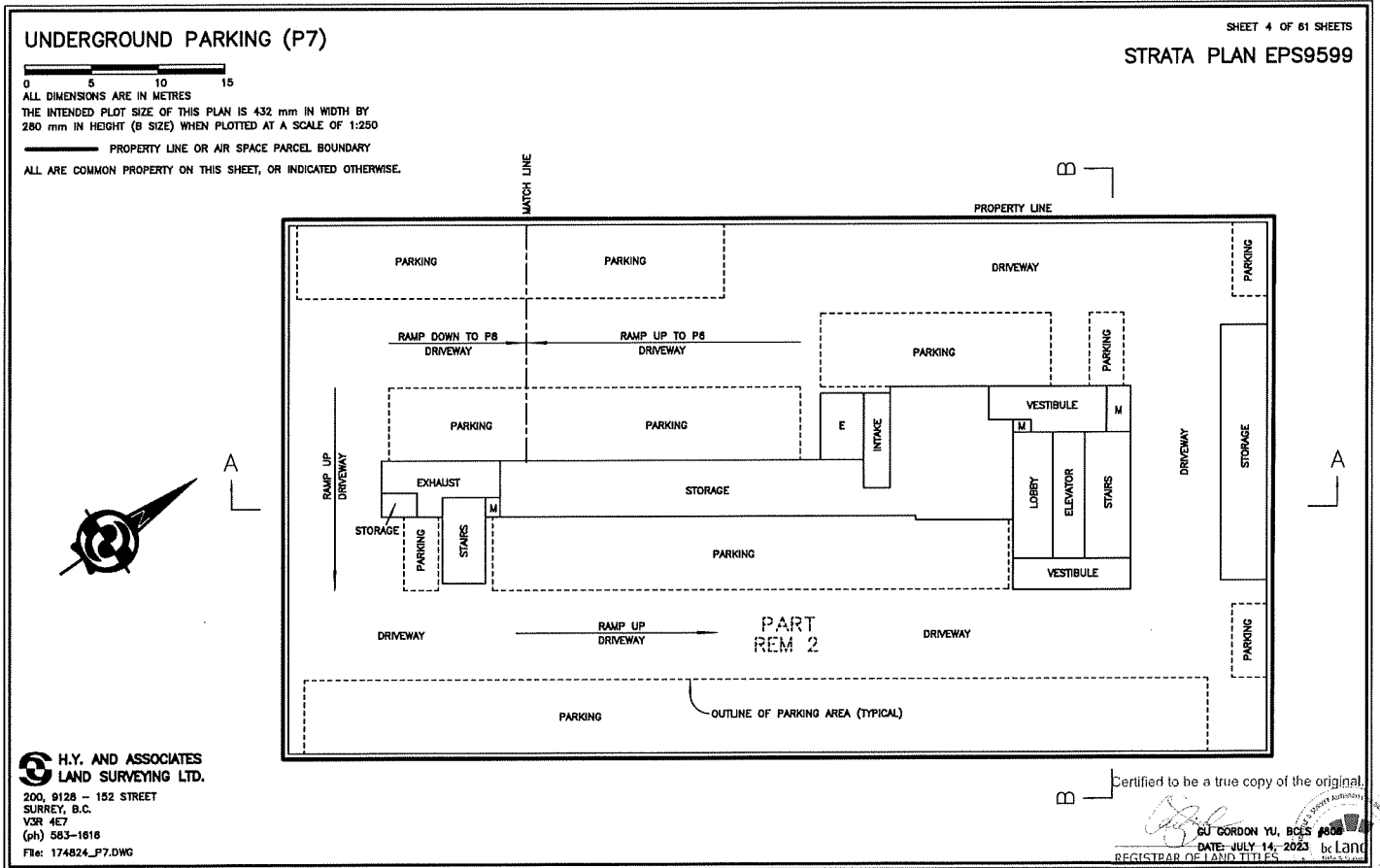
THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT BEEN PREVIOUSLY OCCUPIED.

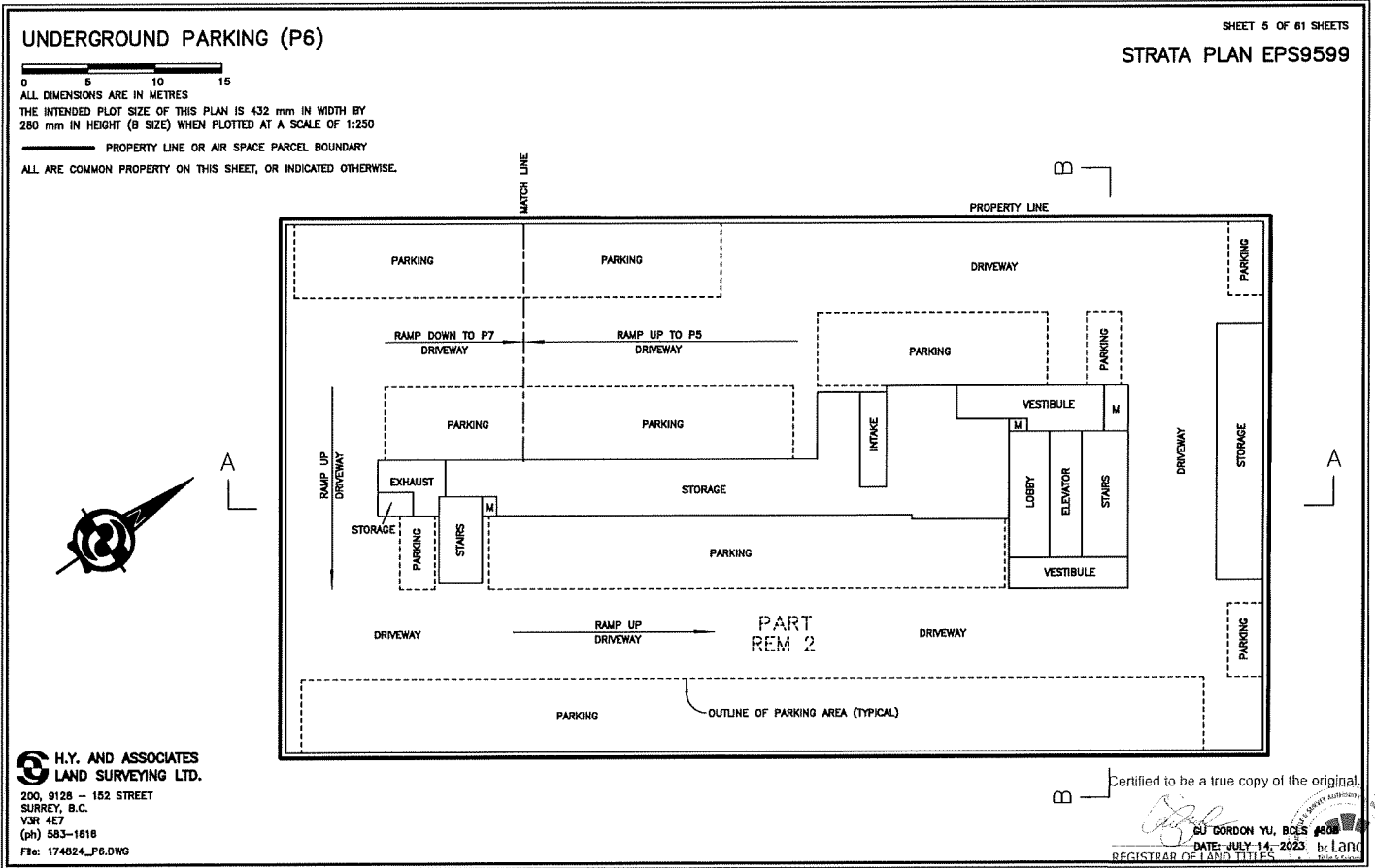
THE BUILDING SHOWN ON THIS STRATA PLAN IS WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 14th DAY OF JULY, 2023  
GU GORDON YU, BOLS #808

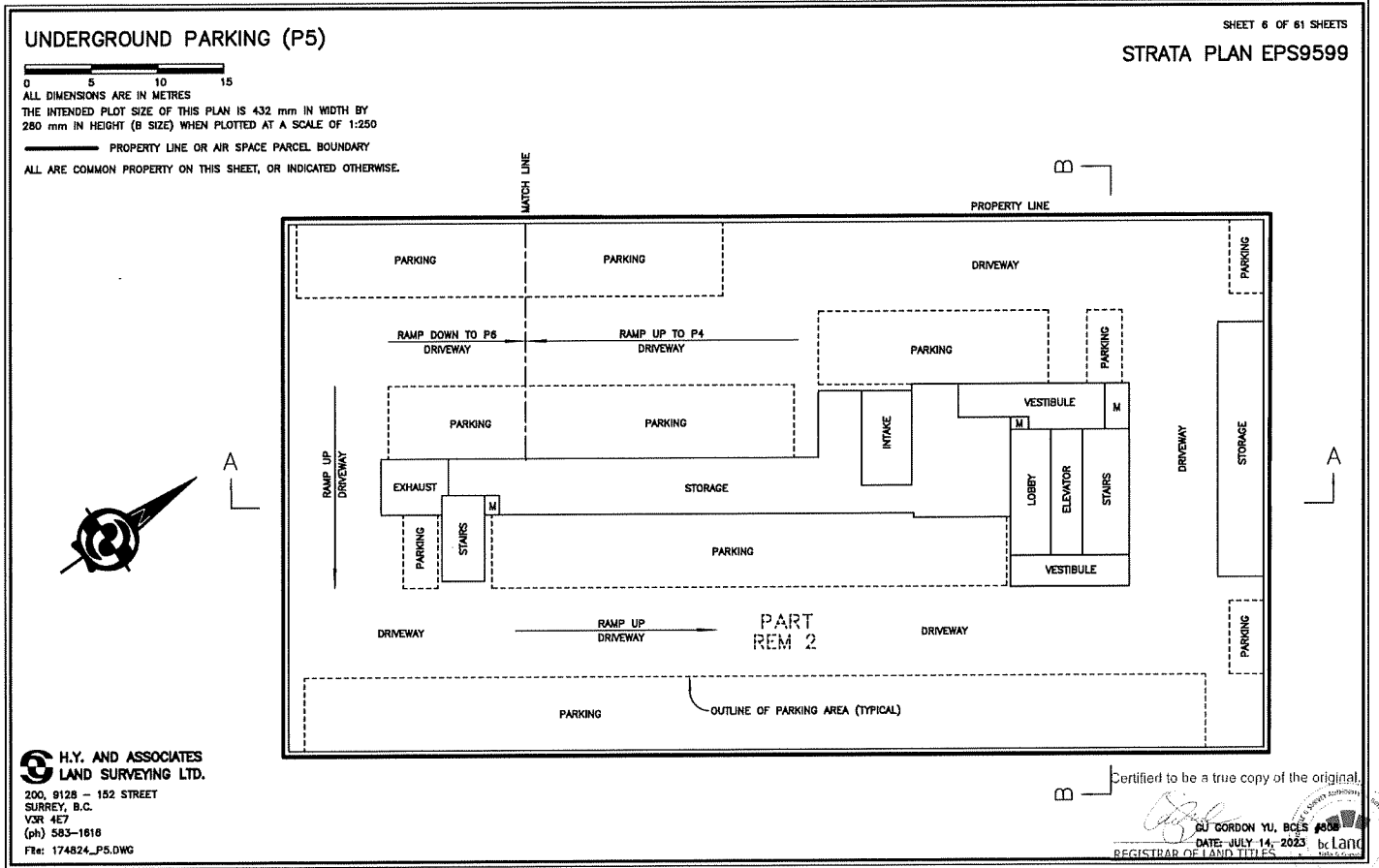


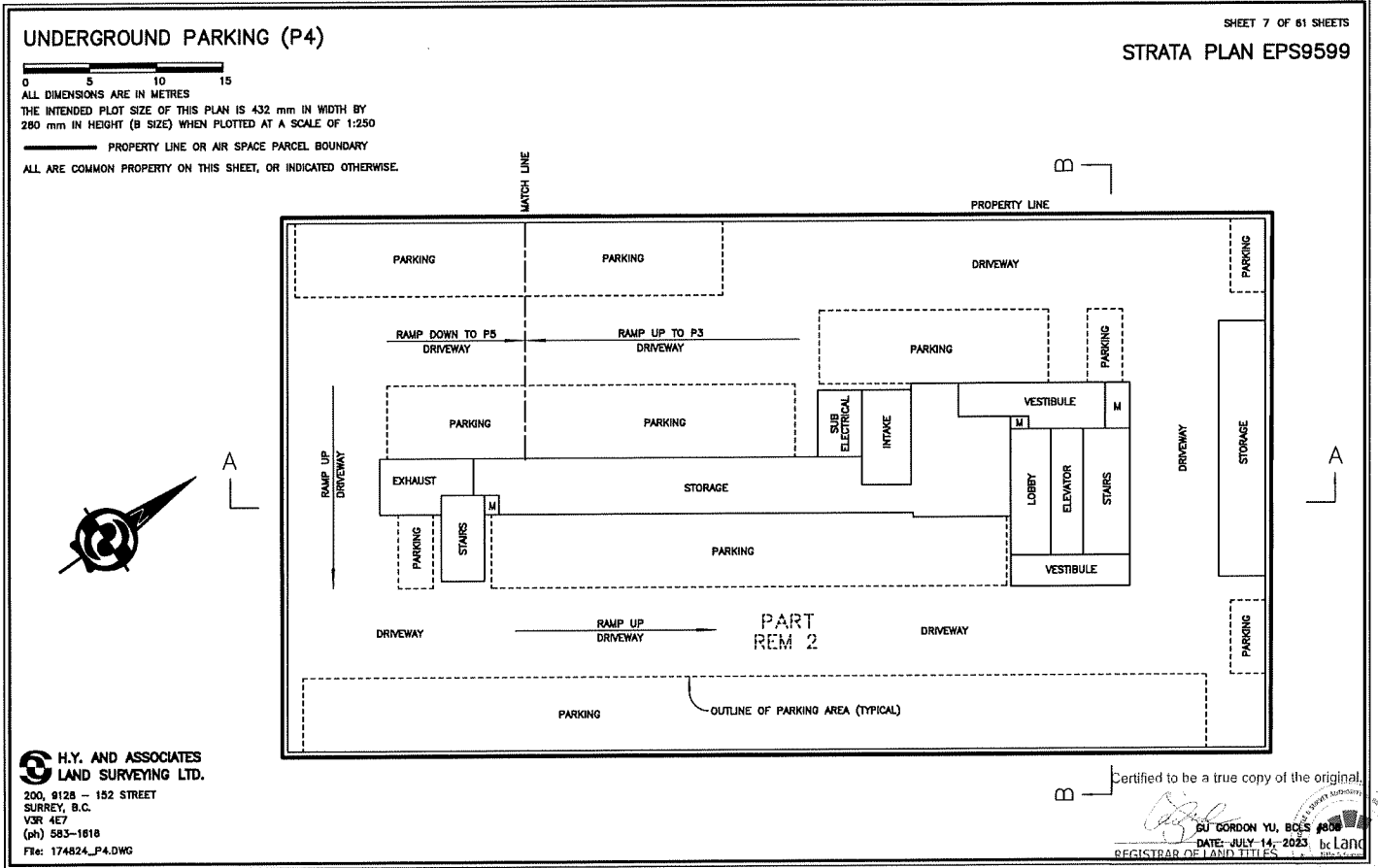


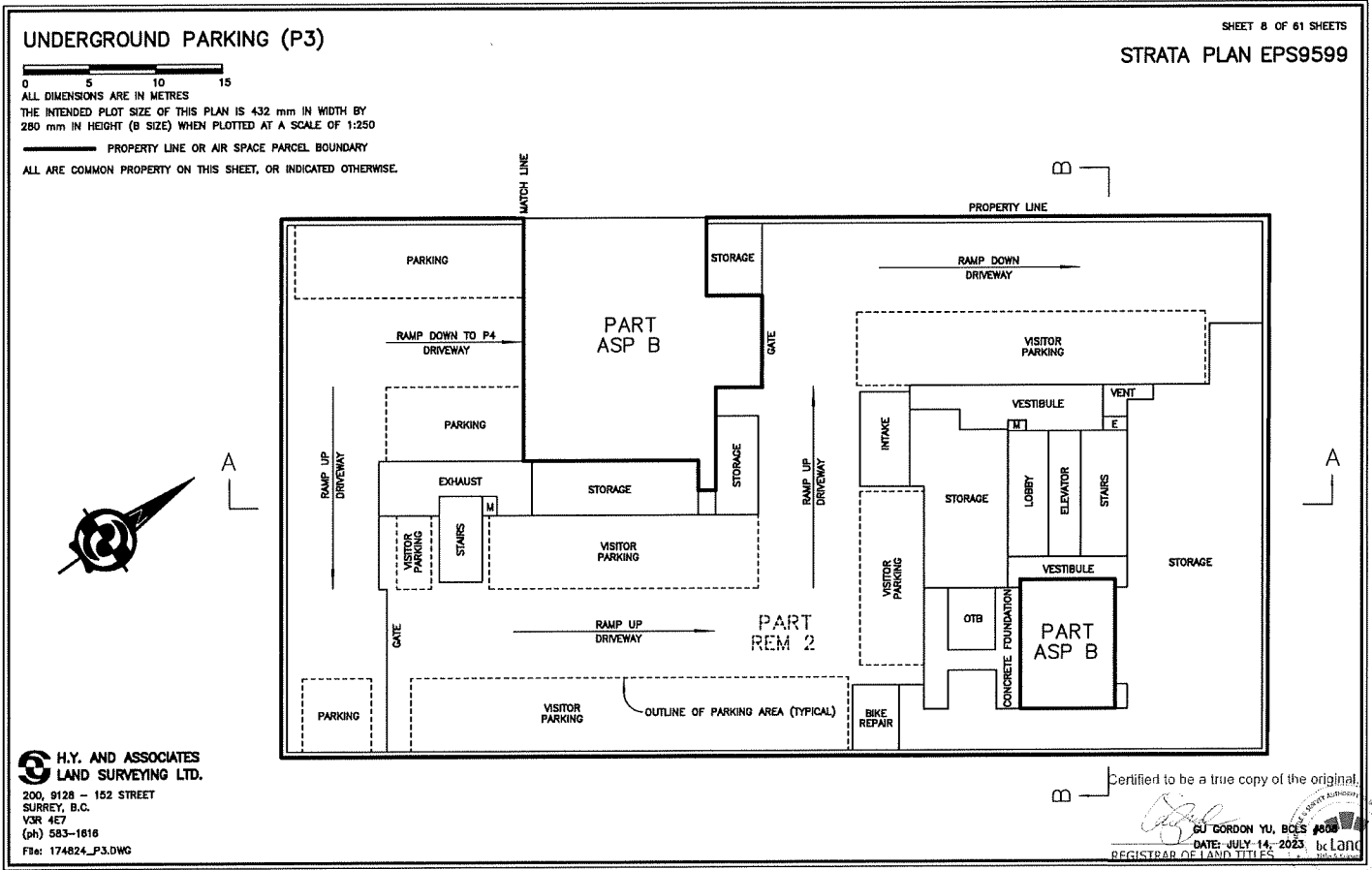


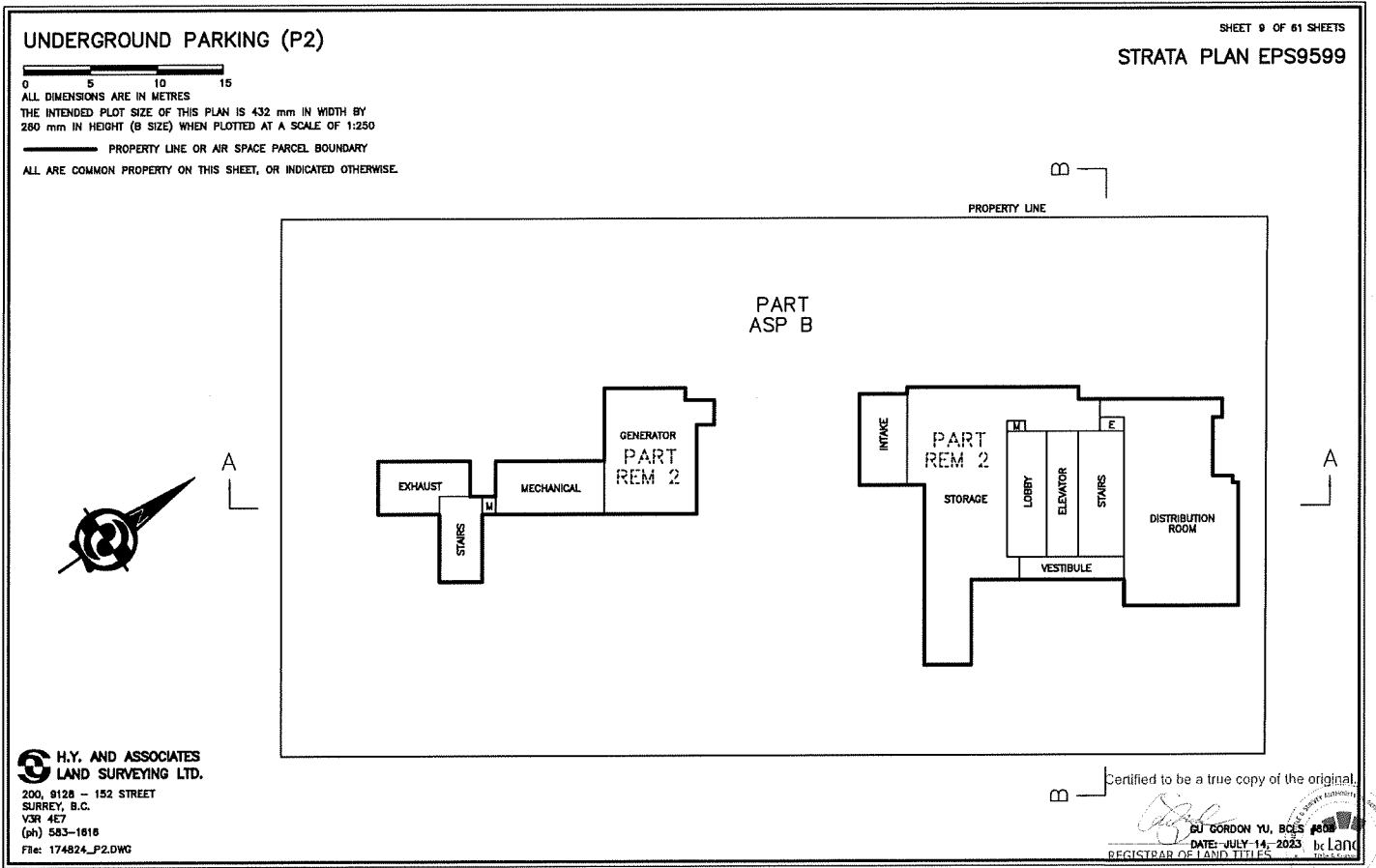


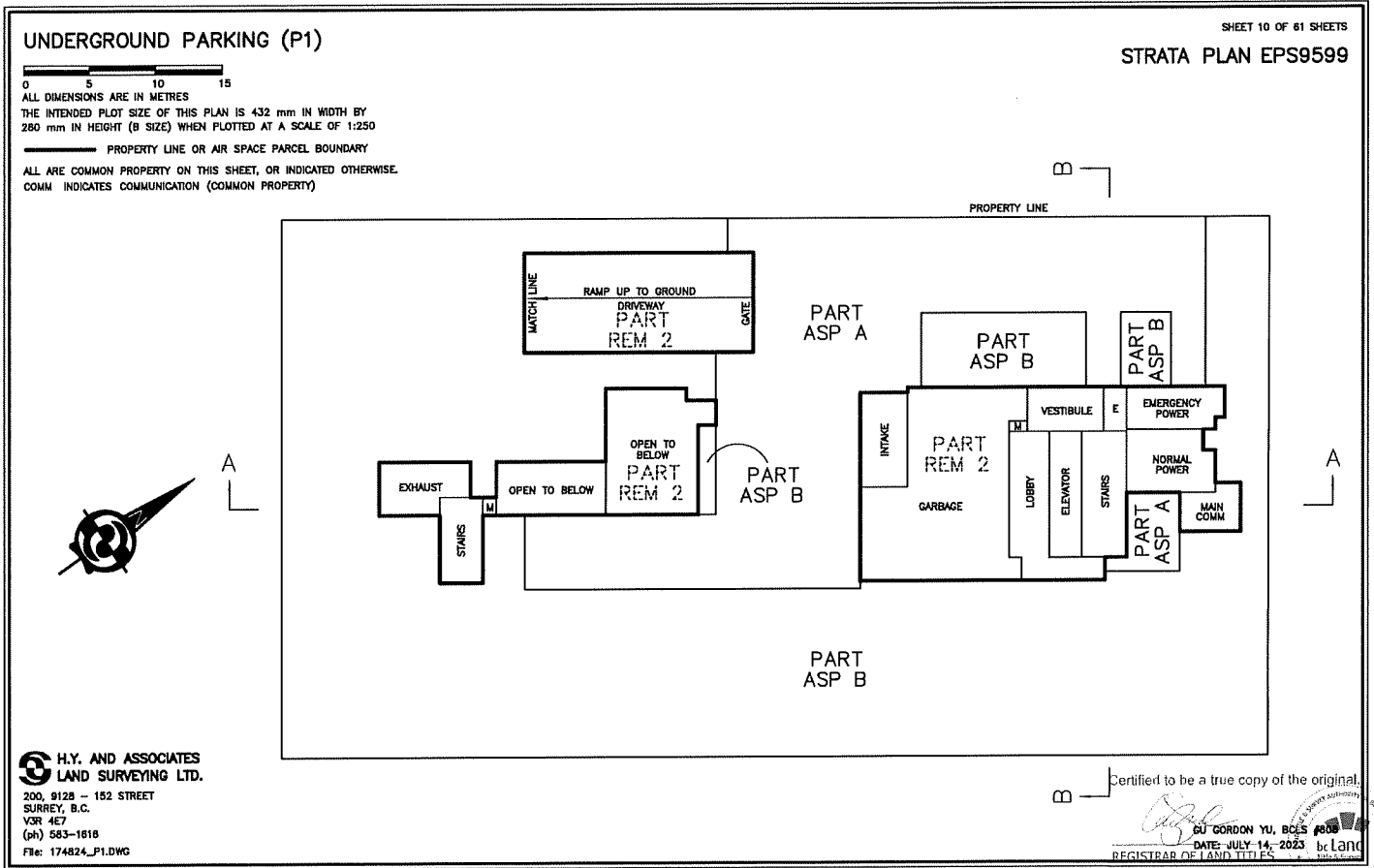


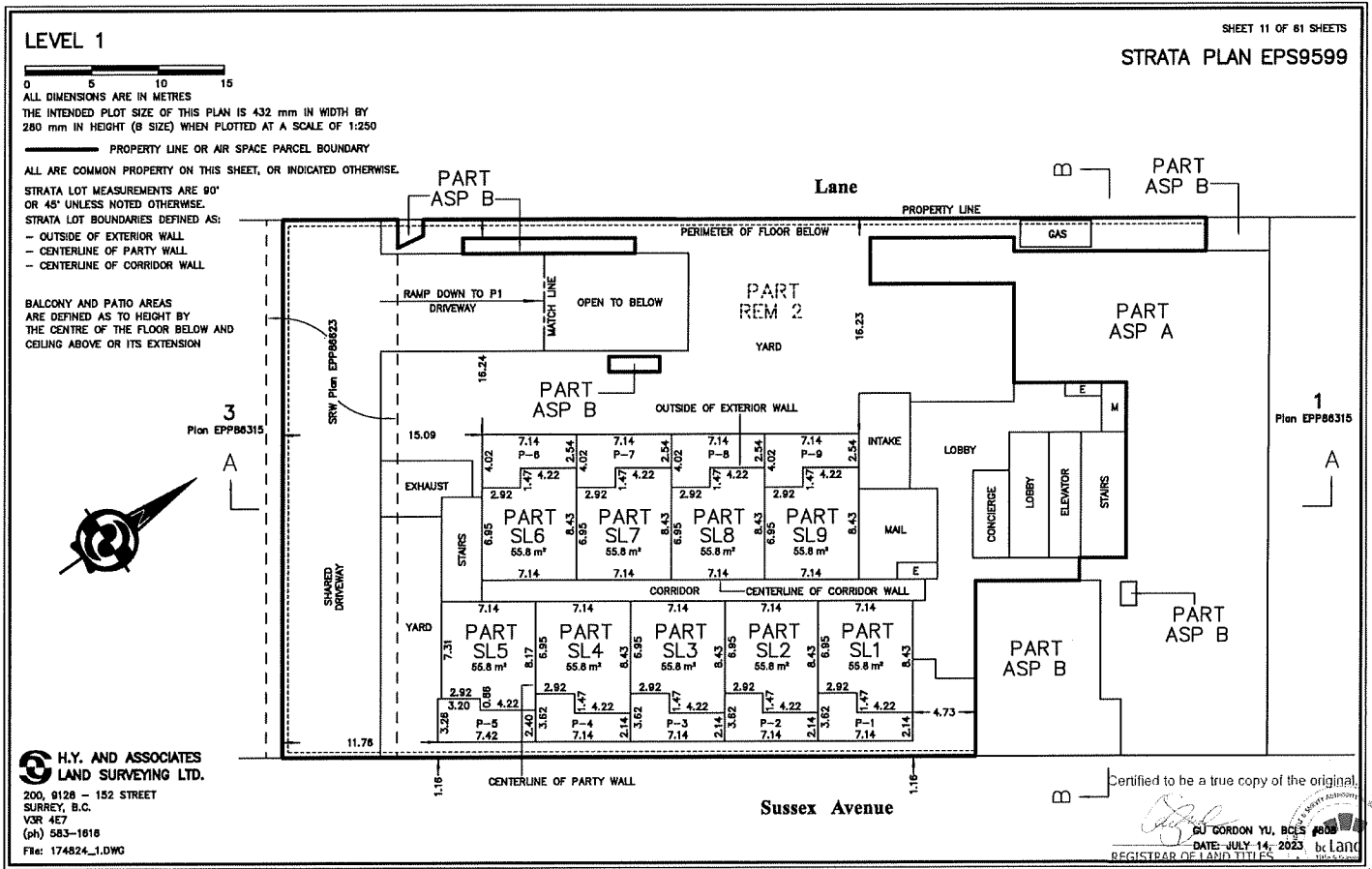


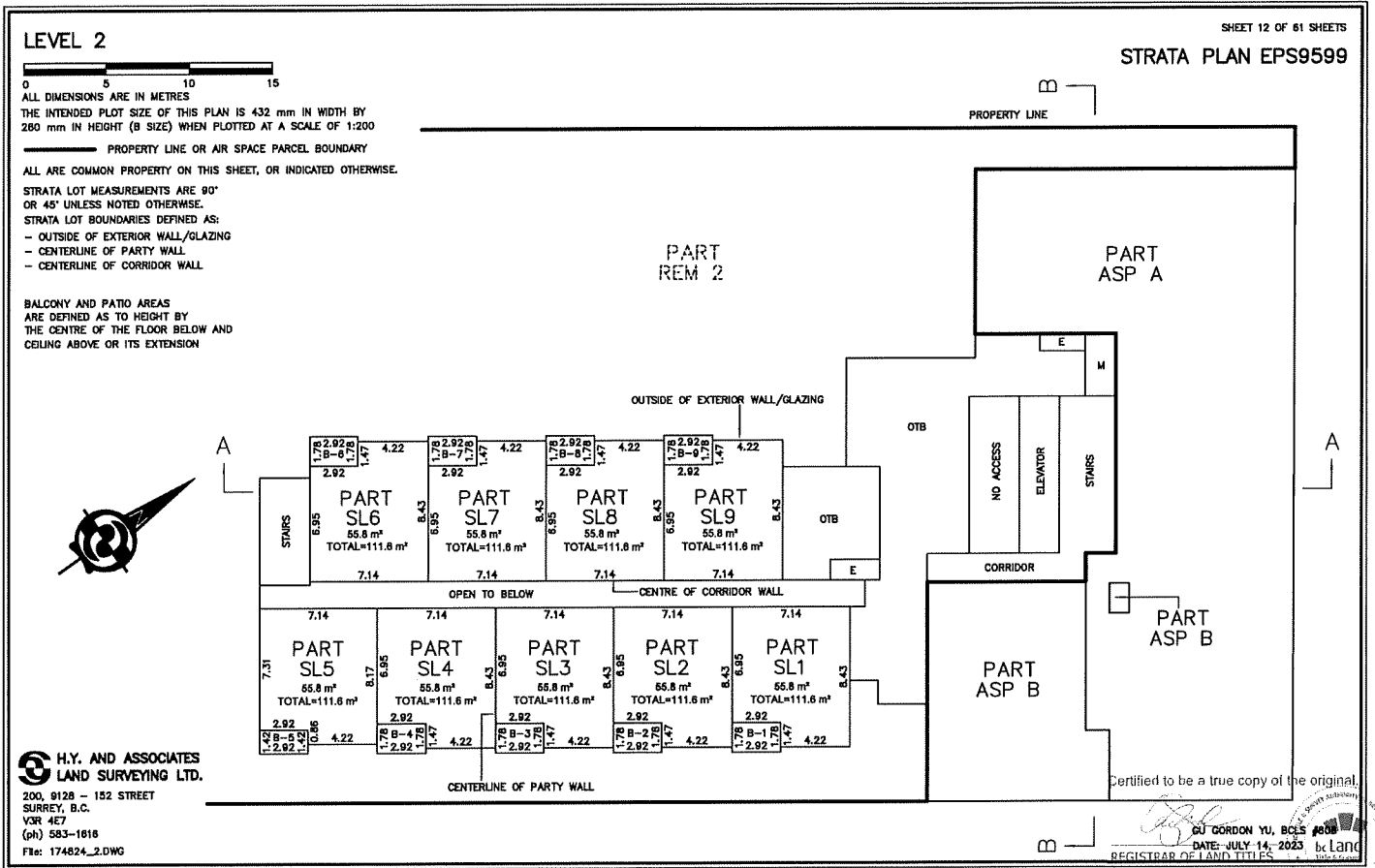








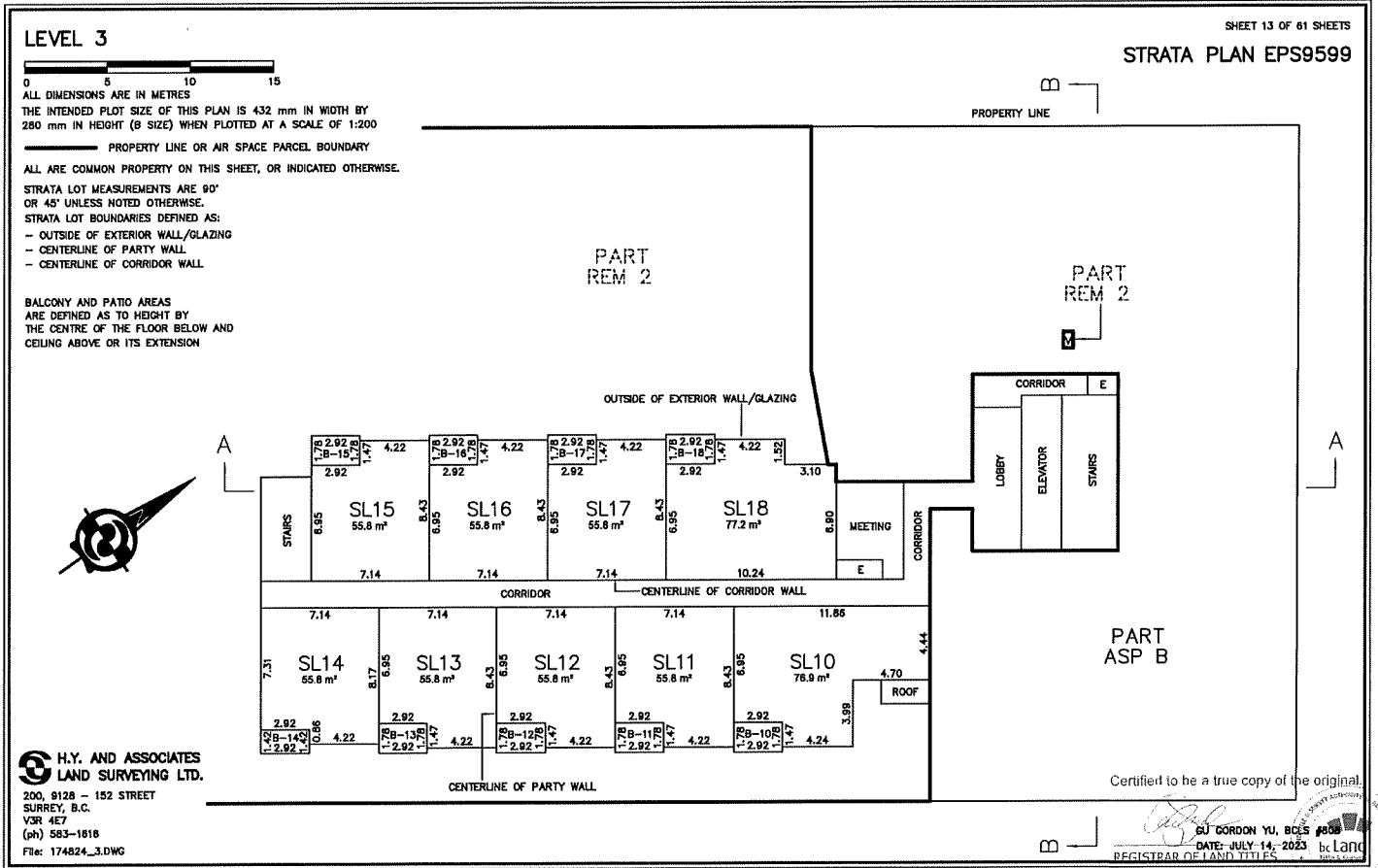




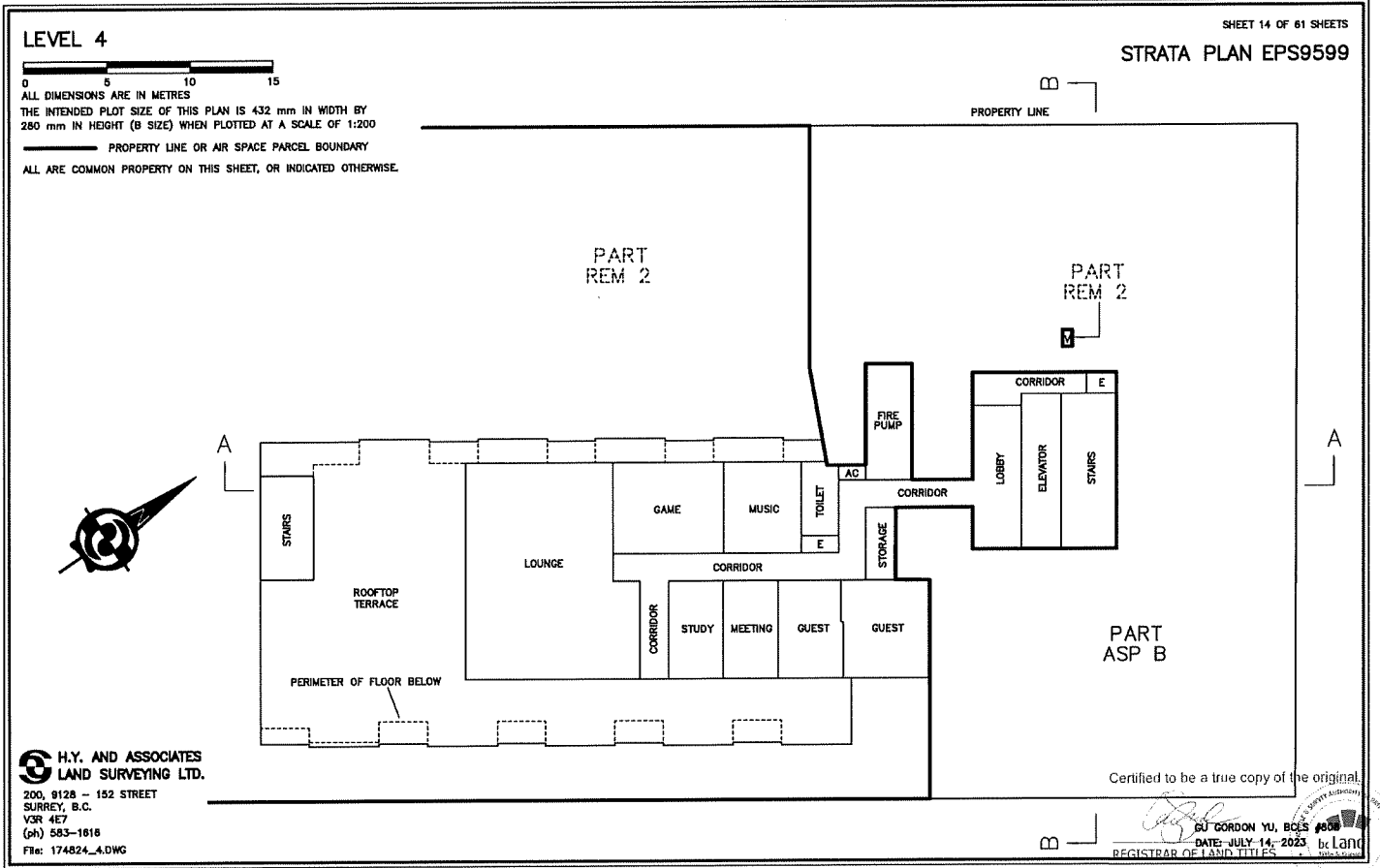
Status: Filed

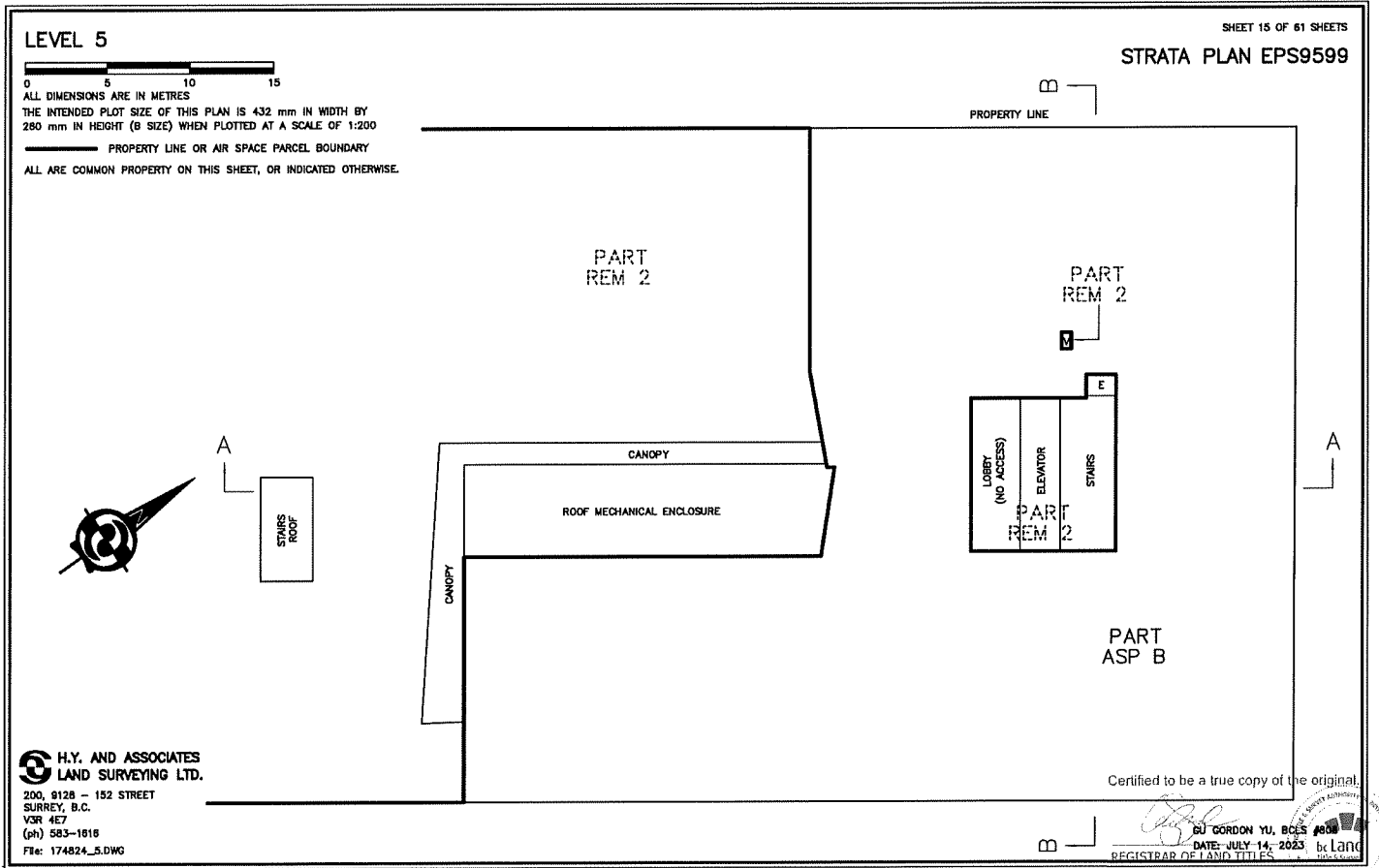
Plan #: EPS9599 App #: CB956174 Ctrl #: 169-827-3515

RQST: 2024-12-08 15:48









# LEVEL 6

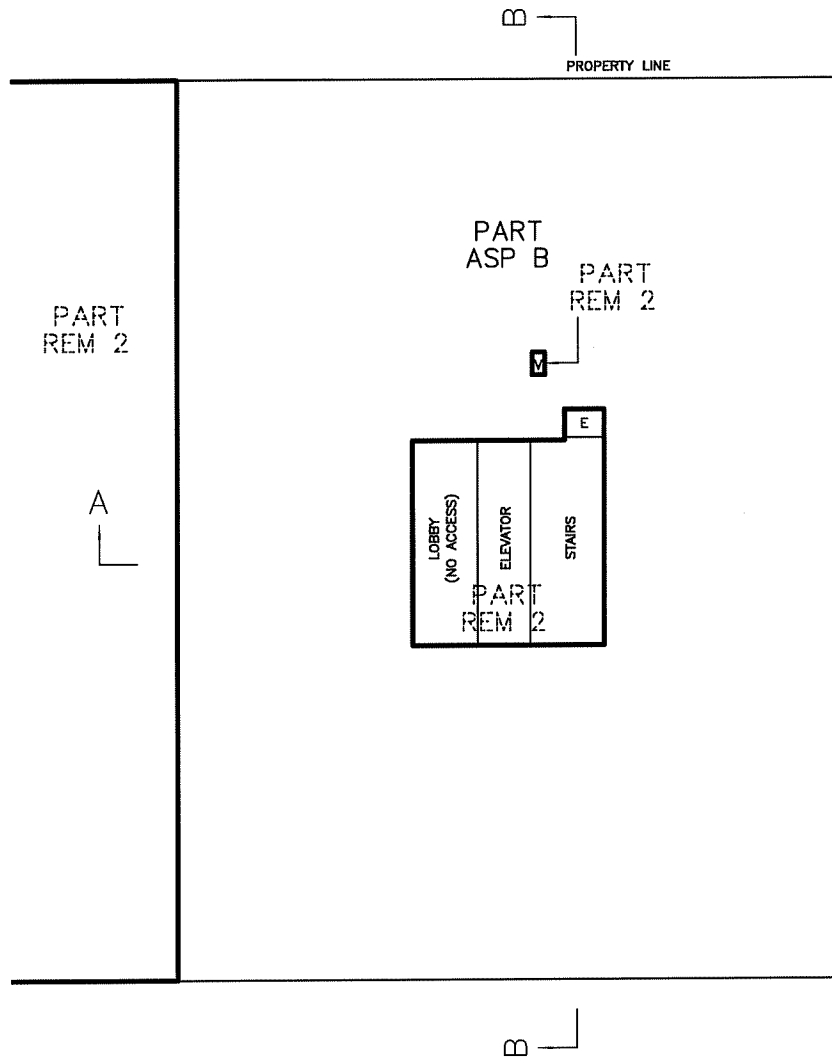
SHEET 16 OF 61 SHEETS

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

— PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY  
 ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.



**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_6.DWG

Certified to be a true copy of the original.

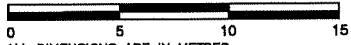
*Gordon Yu*  
 GU GORDON YU, BCES #808  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES



# LEVEL 7

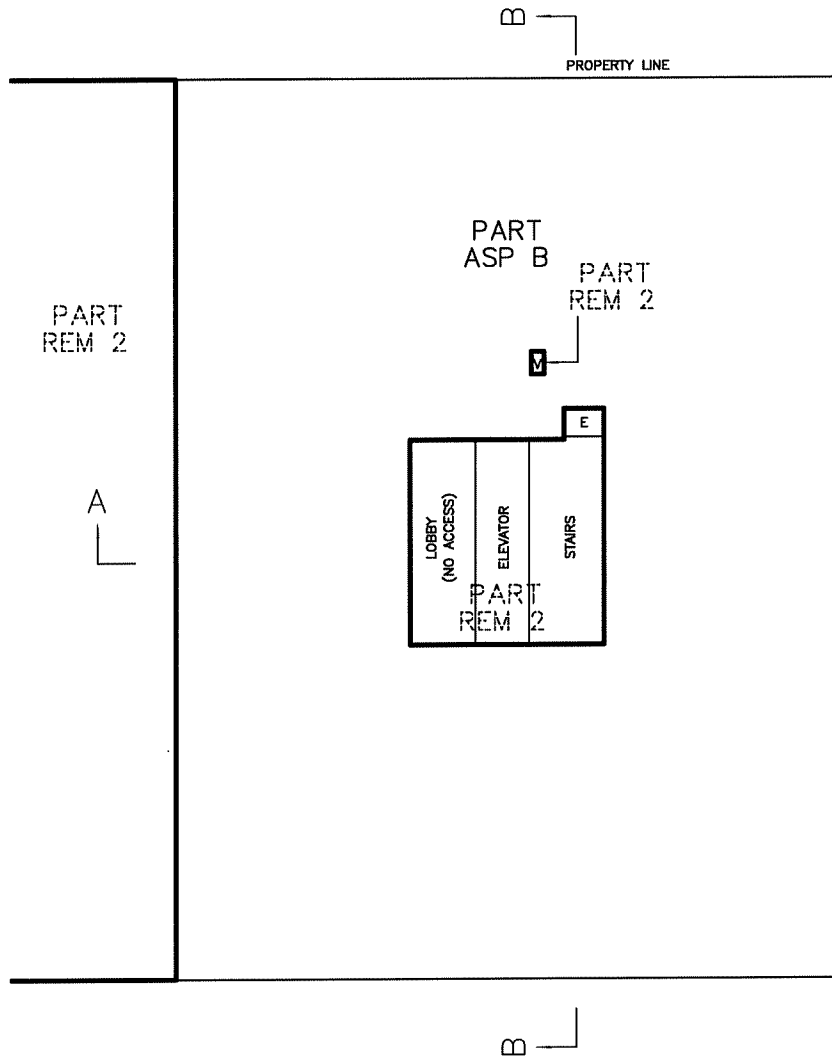
SHEET 17 OF 61 SHEETS

## STRATA PLAN EPS9599



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 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

————— PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY  
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**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 912B - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1618  
 File: 174824\_7.DWG

Certified to be a true copy of the original.

*Gordon Yu*  
 GU GORDON YU, BCES #805  
 DATE: JULY 14, 2025  
 REGISTRAR OF LAND TITLES  
 bc Land

# LEVEL 8

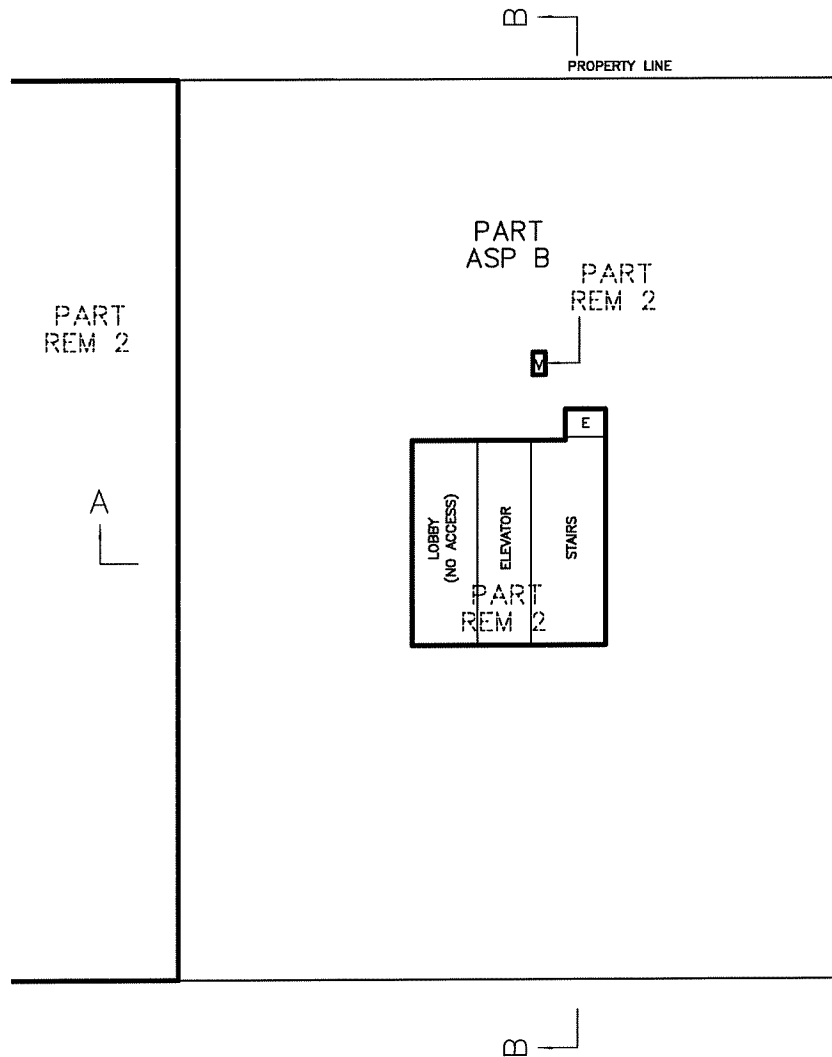
SHEET 18 OF 61 SHEETS

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

————— PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY  
 ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.



**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_8.DWG

Certified to be a true copy of the original.

*[Signature]*  
 GU GORDON YU, BCES #808  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES



# LEVEL 9

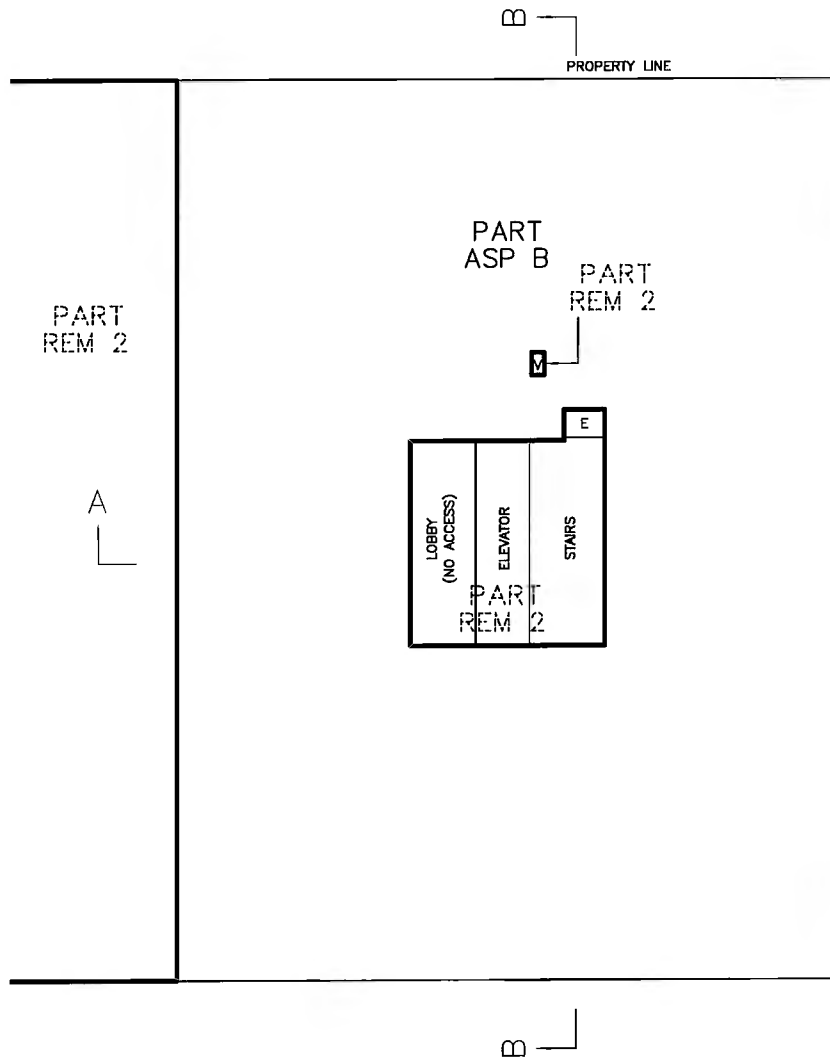
SHEET 19 OF 61 SHEETS

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

————— PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY  
 ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.



**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1618  
 File: 174824\_9.DWG

Certified to be a true copy of the original.  
 GU GORDON YU, BCES  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES



# LEVEL 10

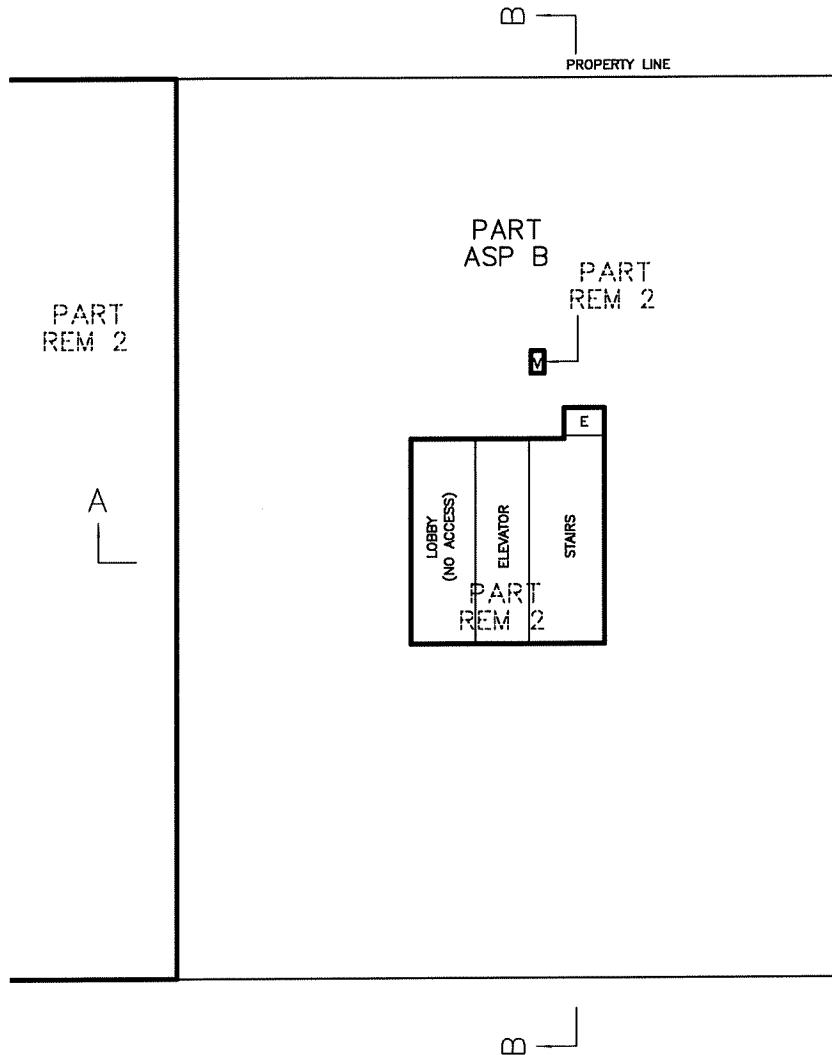
SHEET 20 OF 61 SHEETS

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

————— PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY  
 ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.



**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_10.DWG

Certified to be a true copy of the original.  
 GU GORDON YU, BCCL #808  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES



LEVEL 11

SHEET 21 OF 61 SHEETS

STRATA PLAN EPS9599

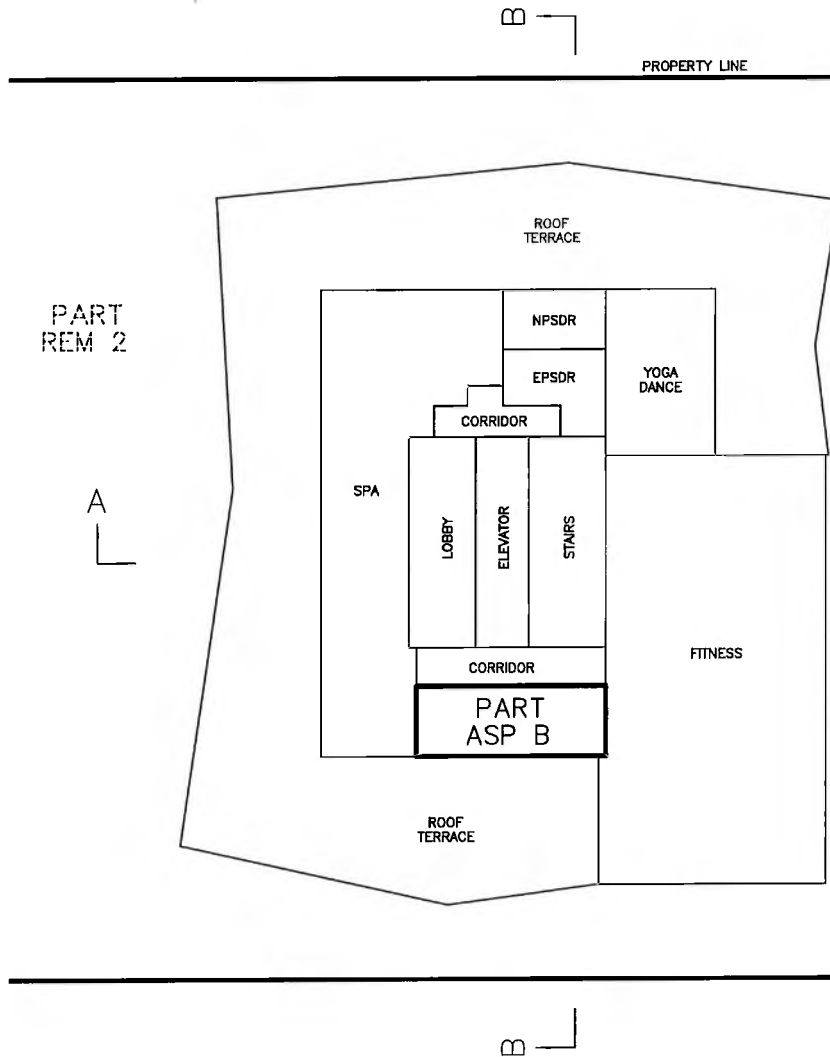


ALL DIMENSIONS ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PROPERTY LINE OR AIR SPACE PARCEL BOUNDARY

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

NPSDR INDICATES NORMAL POWER SUB-DISTRIBUTION ROOM  
EPSDR INDICATES EMERGENCY POWER SUB-DISTRIBUTION ROOM



**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174824\_11.DWG

Certified to be a true copy of the original.

*[Signature]*  
DU GORDON YU, B.C.S.  
DATE: JULY 14, 2023  
REGISTRAR OF LAND TITLES





# LEVEL 12

SHEET 22 OF 61 SHEETS

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

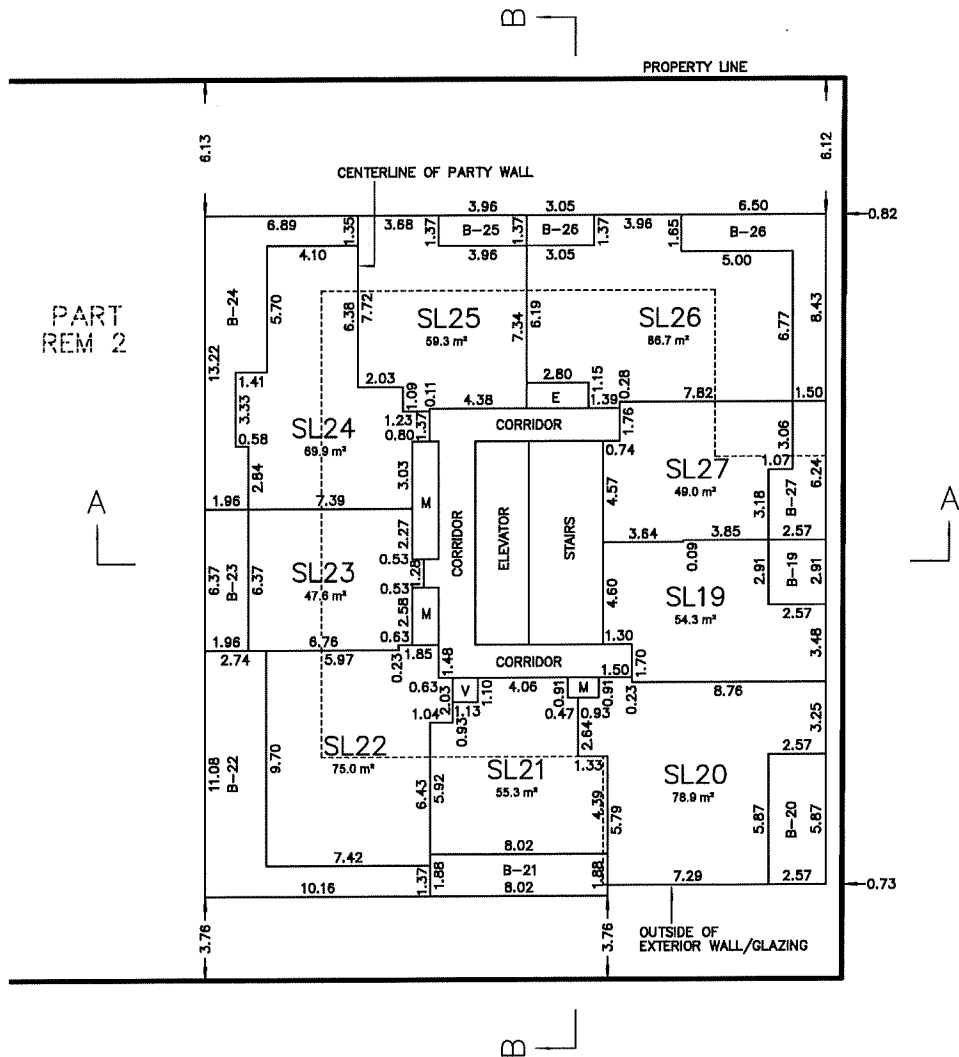
ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

STRATA LOT MEASUREMENTS ARE 90°  
 OR 45° UNLESS NOTED OTHERWISE.

STRATA LOT BOUNDARIES DEFINED AS:

- OUTSIDE OF EXTERIOR WALL/GLAZING
- CENTERLINE OF PARTY WALL
- CENTERLINE OF CORRIDOR WALL
- CORE CONCRETE WALL EXCLUDED

BALCONY AREAS  
 ARE DEFINED AS TO HEIGHT BY  
 THE CENTRE OF THE FLOOR BELOW AND  
 CEILING ABOVE OR ITS EXTENSION



PART  
 REM 2

**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1818  
 File: 174824\_12.DWG

Certified to be a true copy of the original.

*[Signature]*  
**GU GORDON YU, BCS #888**  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES



# LEVEL 13

SHEET 23 OF 61 SHEETS

## STRATA PLAN EPS9599

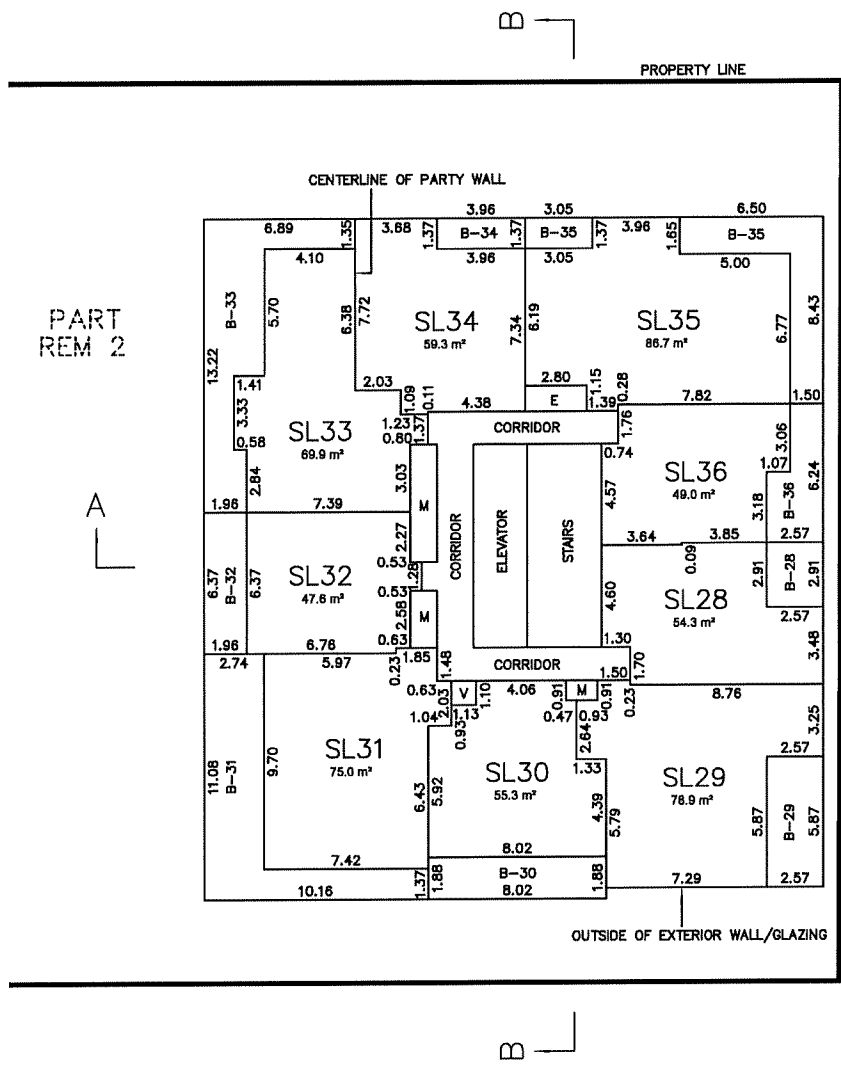


ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

STRATA LOT MEASUREMENTS ARE 90°  
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 STRATA LOT BOUNDARIES DEFINED AS:  
 - OUTSIDE OF EXTERIOR WALL/GLAZING  
 - CENTERLINE OF PARTY WALL  
 - CENTERLINE OF CORRIDOR WALL  
 - CORE CONCRETE WALL EXCLUDED

BALCONY AREAS  
 ARE DEFINED AS TO HEIGHT BY  
 THE CENTRE OF THE FLOOR BELOW AND  
 CEILING ABOVE OR ITS EXTENSION



**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_13.DWG

Certified to be a true copy of the original.

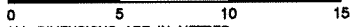
*[Signature]*  
**GU GORDON YU, BCES #808**  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES



# LEVEL 14

SHEET 24 OF 61 SHEETS

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

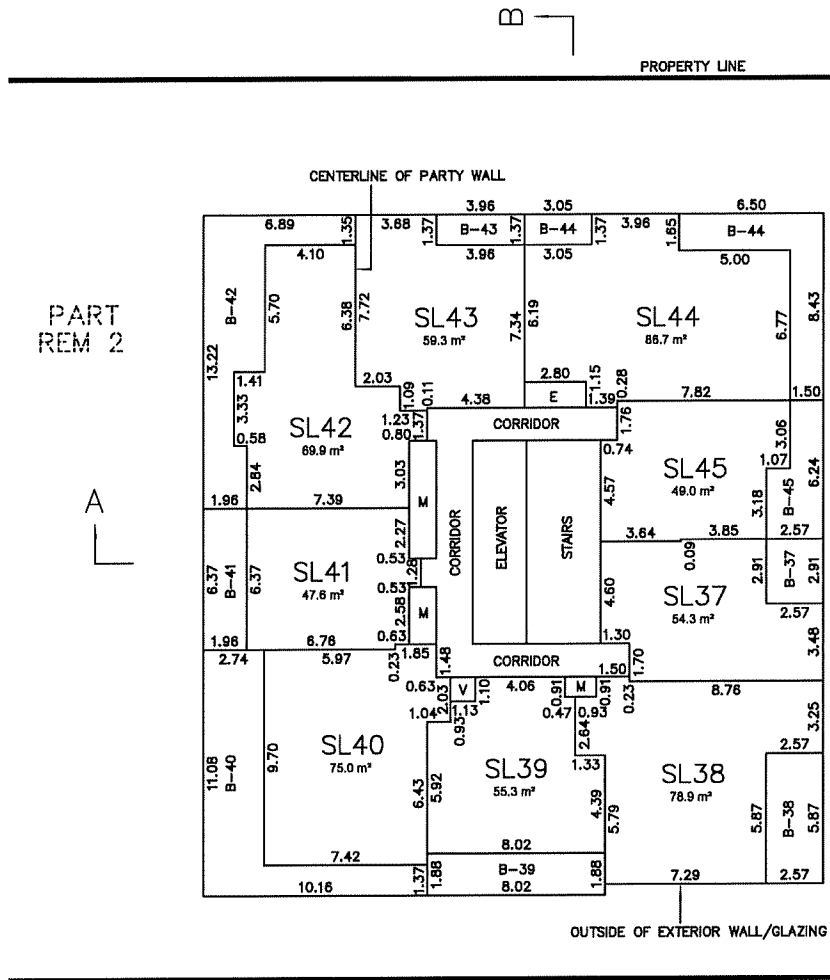
ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

STRATA LOT MEASUREMENTS ARE 90°  
 OR 45° UNLESS NOTED OTHERWISE.

STRATA LOT BOUNDARIES DEFINED AS:

- OUTSIDE OF EXTERIOR WALL/GLAZING
- CENTERLINE OF PARTY WALL
- CENTERLINE OF CORRIDOR WALL
- CORE CONCRETE WALL EXCLUDED

BALCONY AREAS  
 ARE DEFINED AS TO HEIGHT BY  
 THE CENTRE OF THE FLOOR BELOW AND  
 CEILING ABOVE OR ITS EXTENSION



**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_14.DWG

Certified to be a true copy of the original.

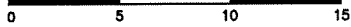
*[Signature]*  
 GU GORDON YU, BCES #808  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES



# LEVEL 15

SHEET 25 OF 61 SHEETS

## STRATA PLAN EPS9599



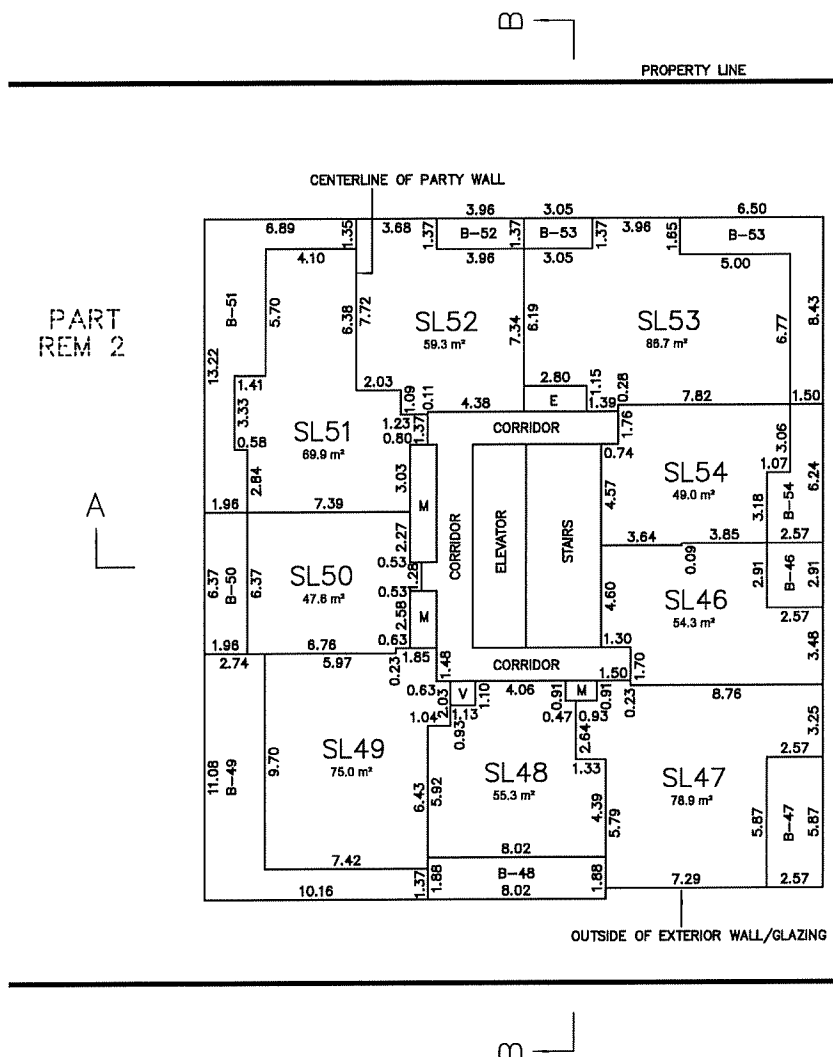
ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

STRATA LOT MEASUREMENTS ARE 90°  
 OR 45° UNLESS NOTED OTHERWISE.

STRATA LOT BOUNDARIES DEFINED AS:  
 - OUTSIDE OF EXTERIOR WALL/GLAZING  
 - CENTERLINE OF PARTY WALL  
 - CENTERLINE OF CORRIDOR WALL  
 - CORE CONCRETE WALL EXCLUDED

BALCONY AREAS  
 ARE DEFINED AS TO HEIGHT BY  
 THE CENTRE OF THE FLOOR BELOW AND  
 CEILING ABOVE OR ITS EXTENSION



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*(Signature)*  
 GU GORDON YU, BCES #806  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES

# LEVEL 16

SHEET 26 OF 61 SHEETS

## STRATA PLAN EPS9599



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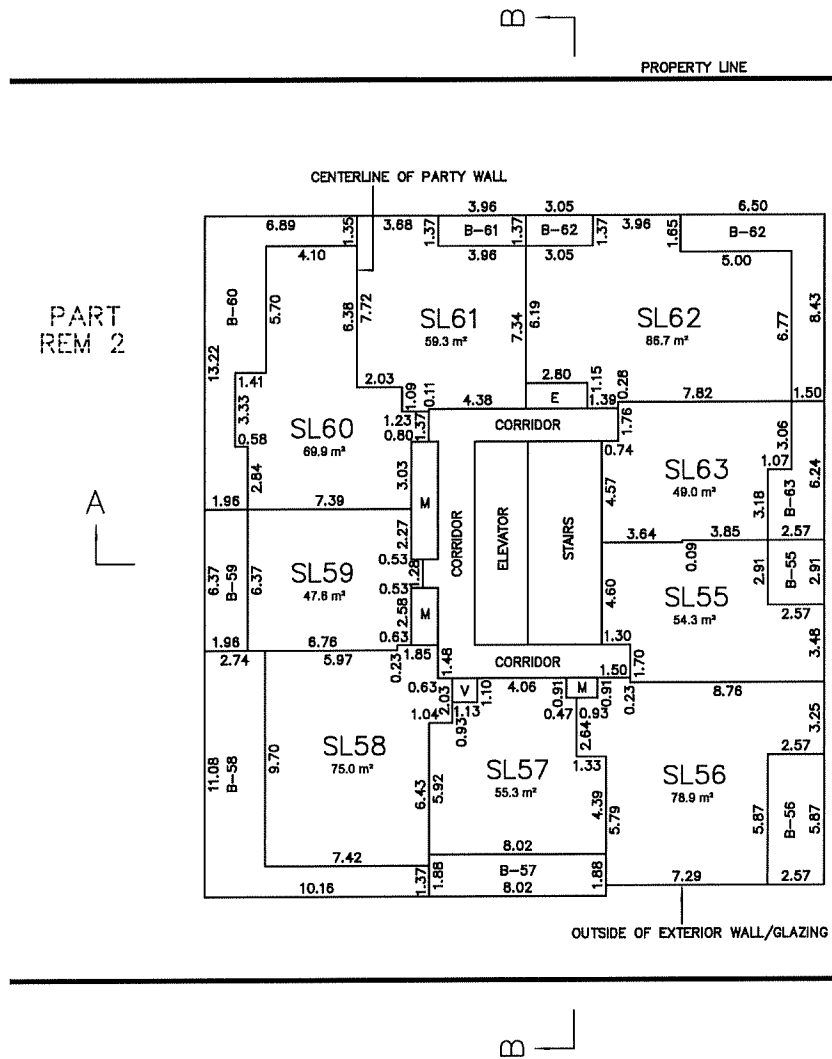
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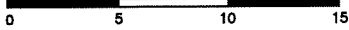
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*Gu Gordon Yu*  
 GU GORDON YU, BCES #808  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES

# LEVEL 17

SHEET 27 OF 61 SHEETS

## STRATA PLAN EPS9599

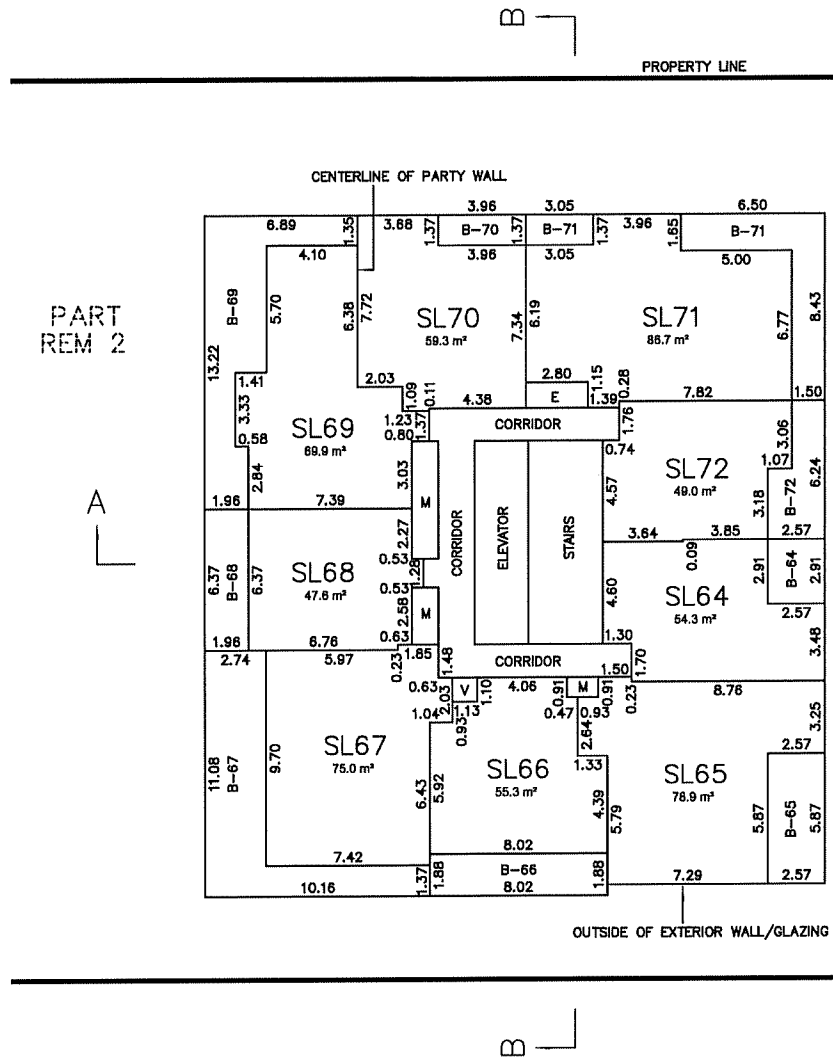


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 File: 174824\_17.DWG

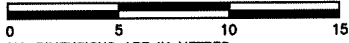
Certified to be a true copy of the original.

*[Signature]*  
 BU GORDON YU, BCES #808  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES

# LEVEL 18

SHEET 28 OF 61 SHEETS

## STRATA PLAN EPS9599

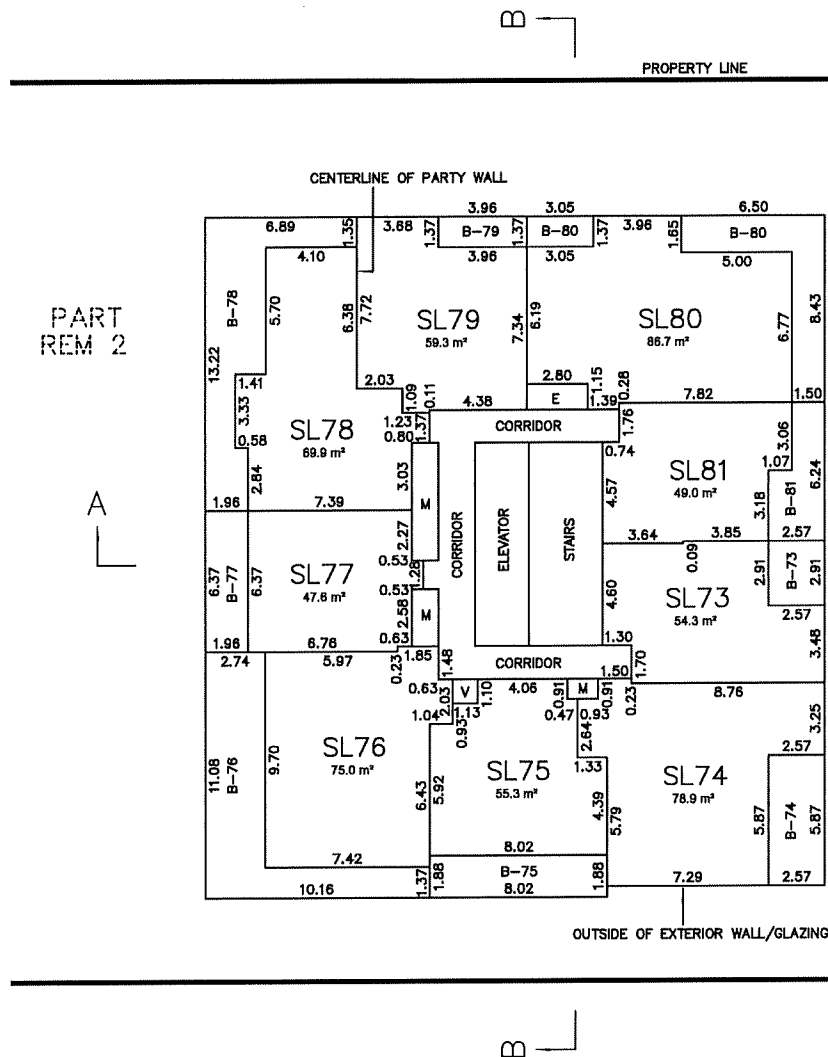


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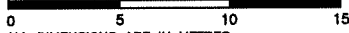
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*[Signature]*  
 GU GORDON YU, BCES #808  
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# LEVEL 19

SHEET 29 OF 61 SHEETS

## STRATA PLAN EPS9599

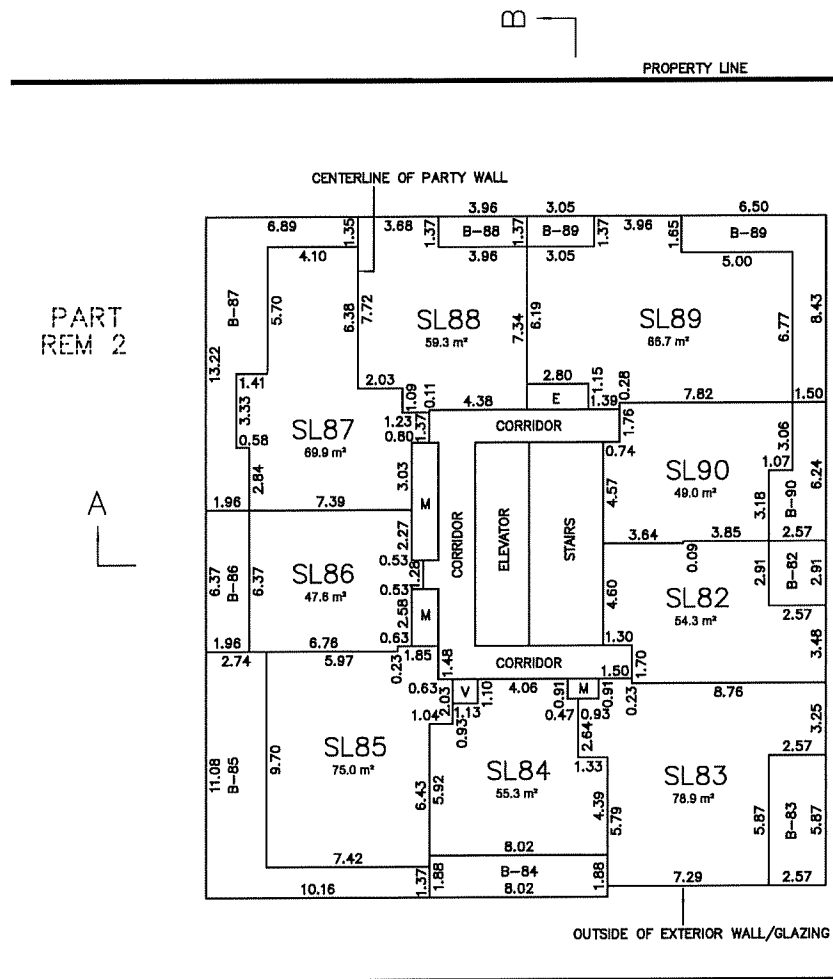


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*[Signature]*  
 GU GORDON YU, BCES #866  
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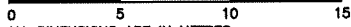




# LEVEL 20

SHEET 30 OF 61 SHEETS

## STRATA PLAN EPS9599



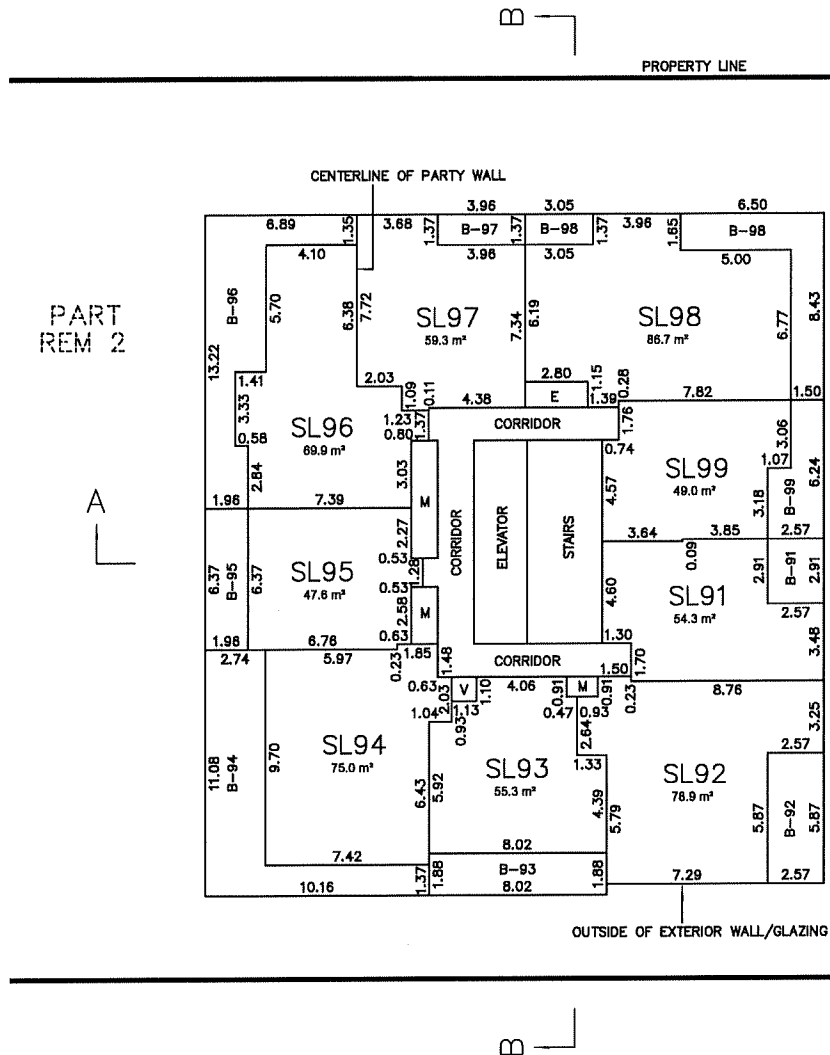
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 File: 174824\_20.DWG

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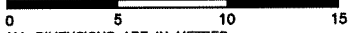
*Gu Gordon Yu*  
**GU GORDON YU, BCES #808**  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES



# LEVEL 21

SHEET 31 OF 61 SHEETS

## STRATA PLAN EPS9599

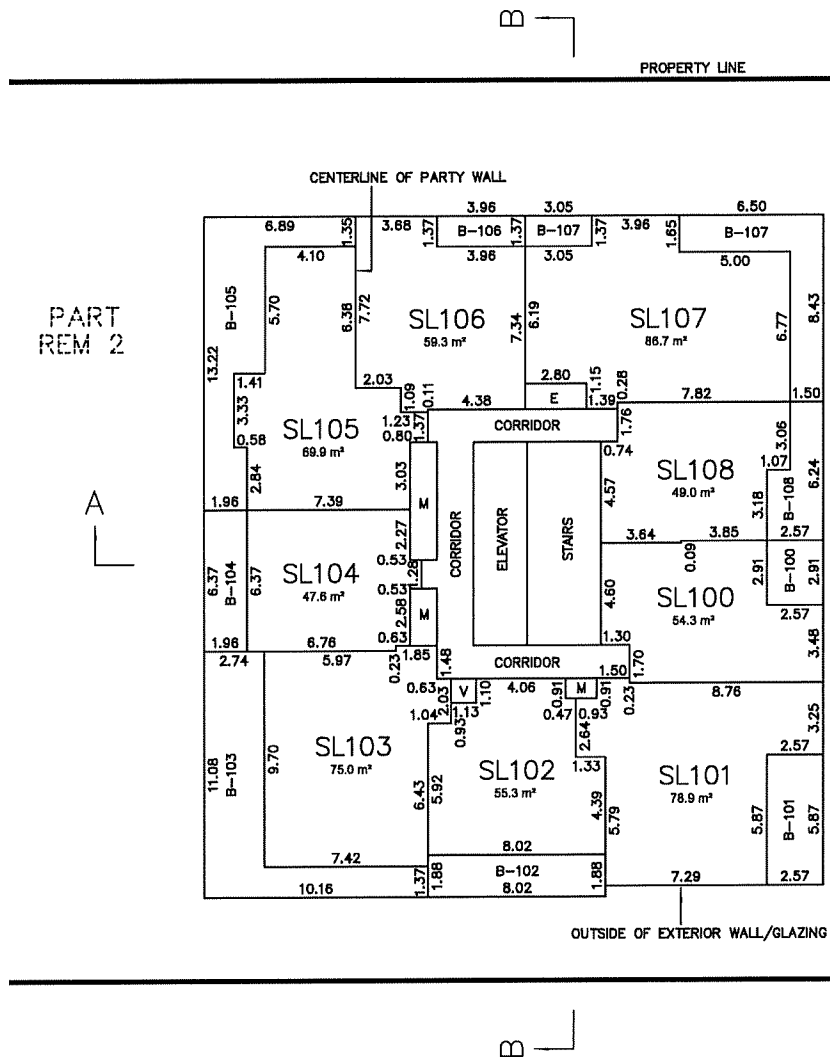


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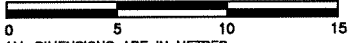
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**GU GORDON YU, BCES #888**  
 DATE: JULY 14, 2023  
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# LEVEL 22

SHEET 32 OF 61 SHEETS

## STRATA PLAN EPS9599

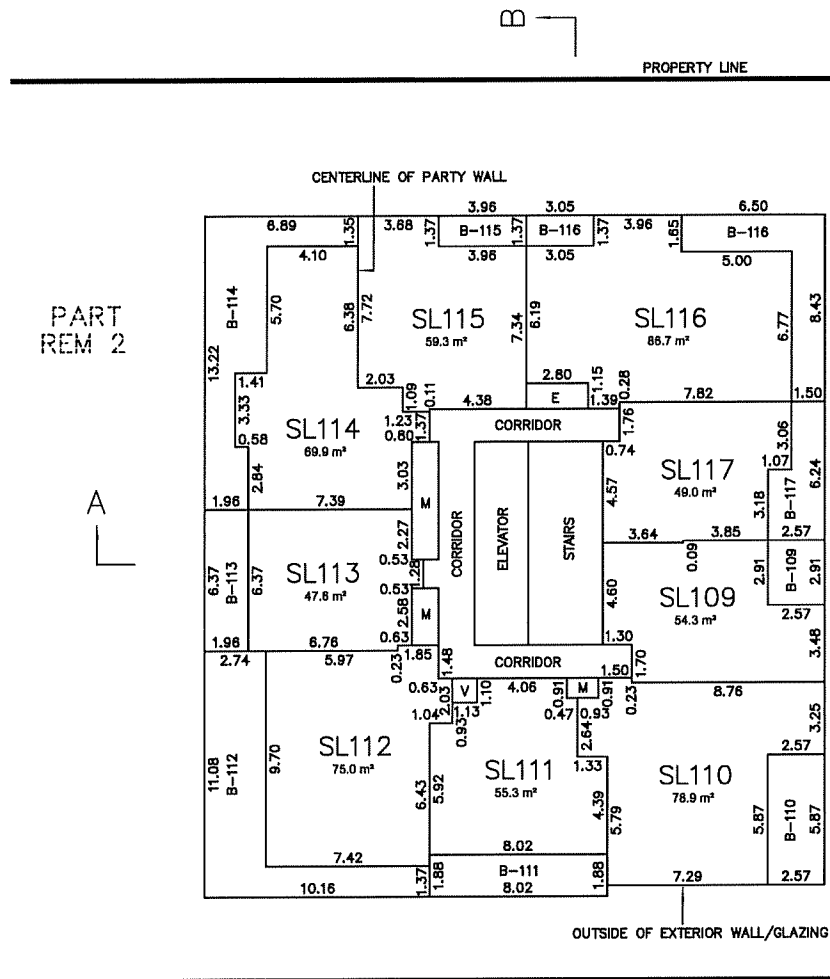


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**GU GORDON YU, BCLS**  
 DATE: JULY 14, 2023  
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# LEVEL 23

SHEET 33 OF 61 SHEETS

## STRATA PLAN EPS9599

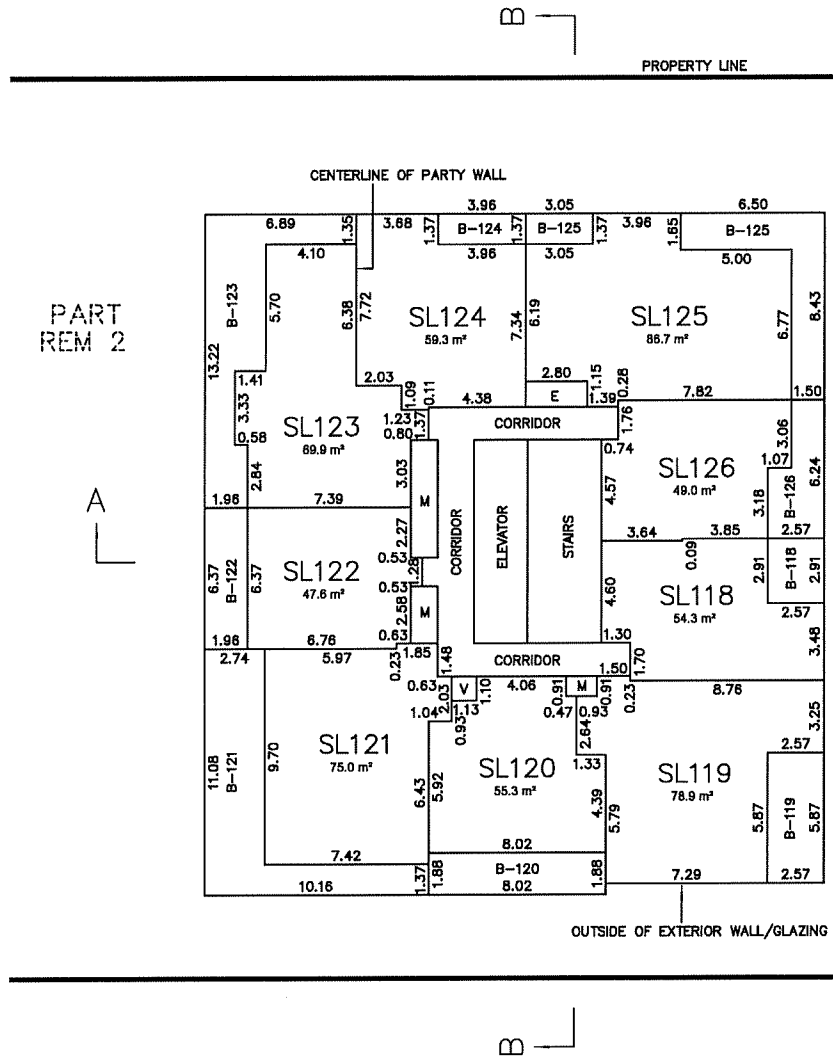


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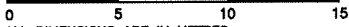
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**GU GORDON YU, BCES #808**  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES



# LEVEL 24

SHEET 34 OF 61 SHEETS

## STRATA PLAN EPS9599

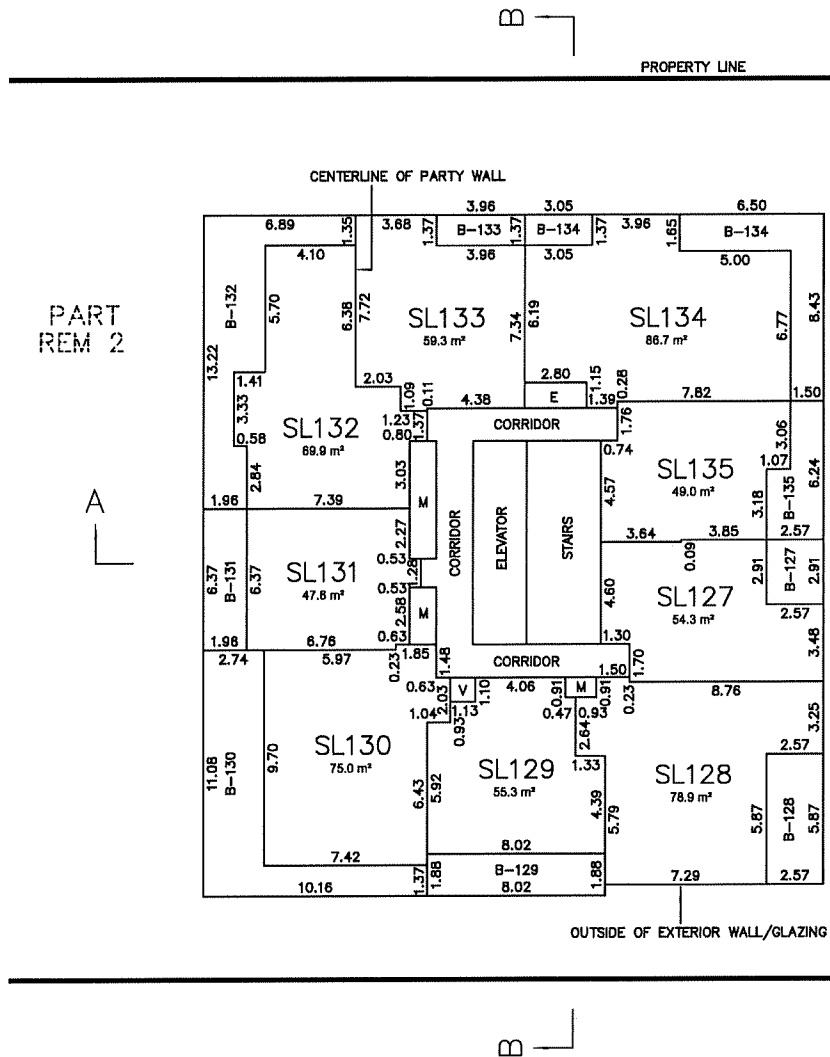


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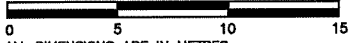
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*[Signature]*  
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 REGISTRAR OF LAND TITLES

# LEVEL 25

SHEET 35 OF 61 SHEETS

## STRATA PLAN EPS9599

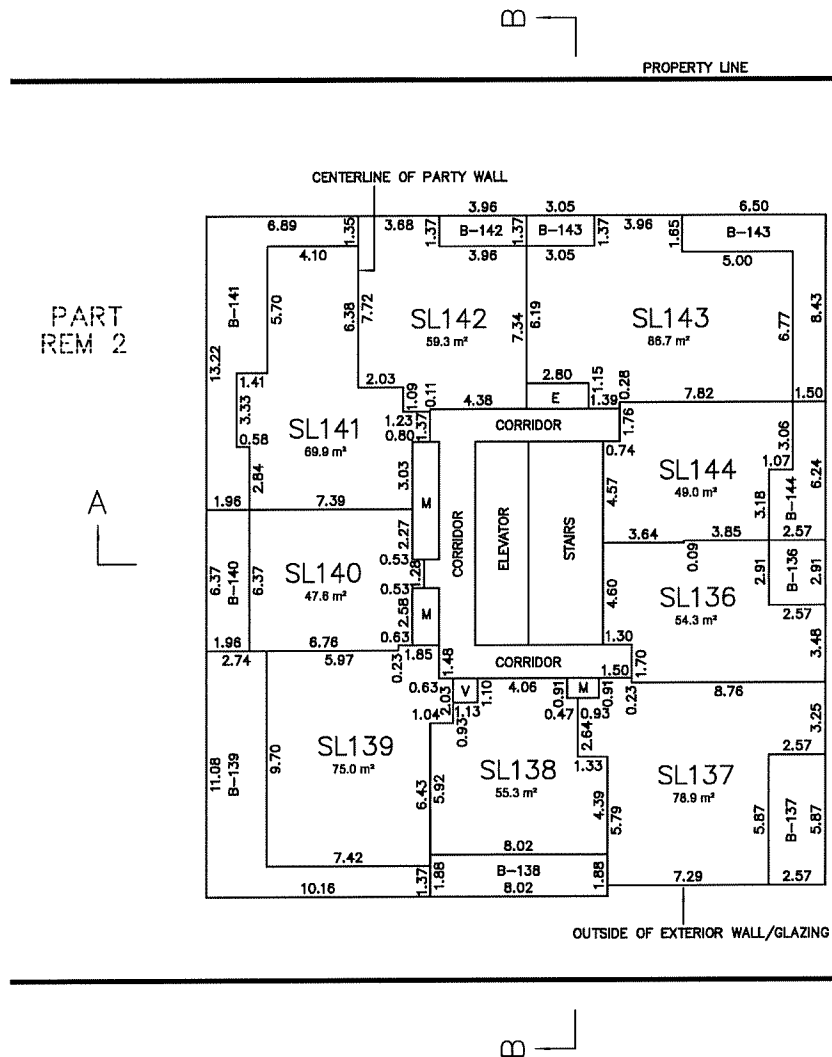


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 GU GORDON YU, BCES #808  
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LEVEL 26

SHEET 38 OF 61 SHEETS

STRATA PLAN EPS9599



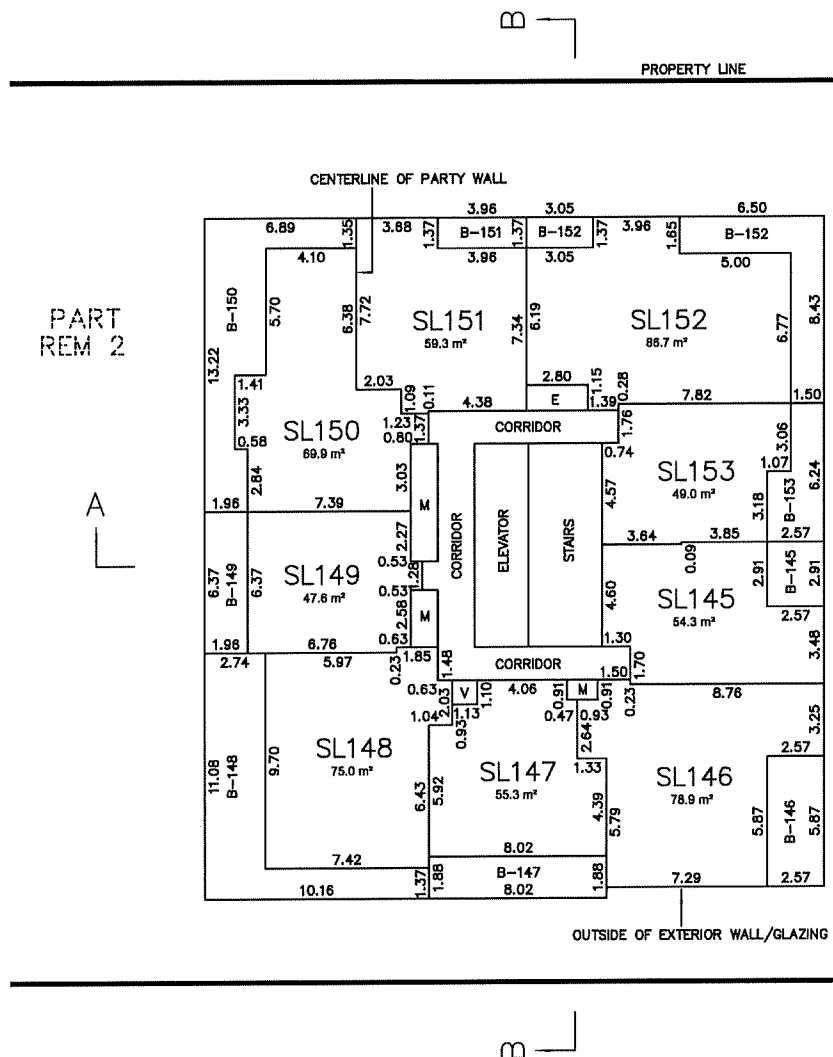
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*[Signature]*  
**GU GORDON YU, BCES #808**  
DATE: JULY 14, 2023  
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# LEVEL 27

SHEET 37 OF 61 SHEETS

## STRATA PLAN EPS9599

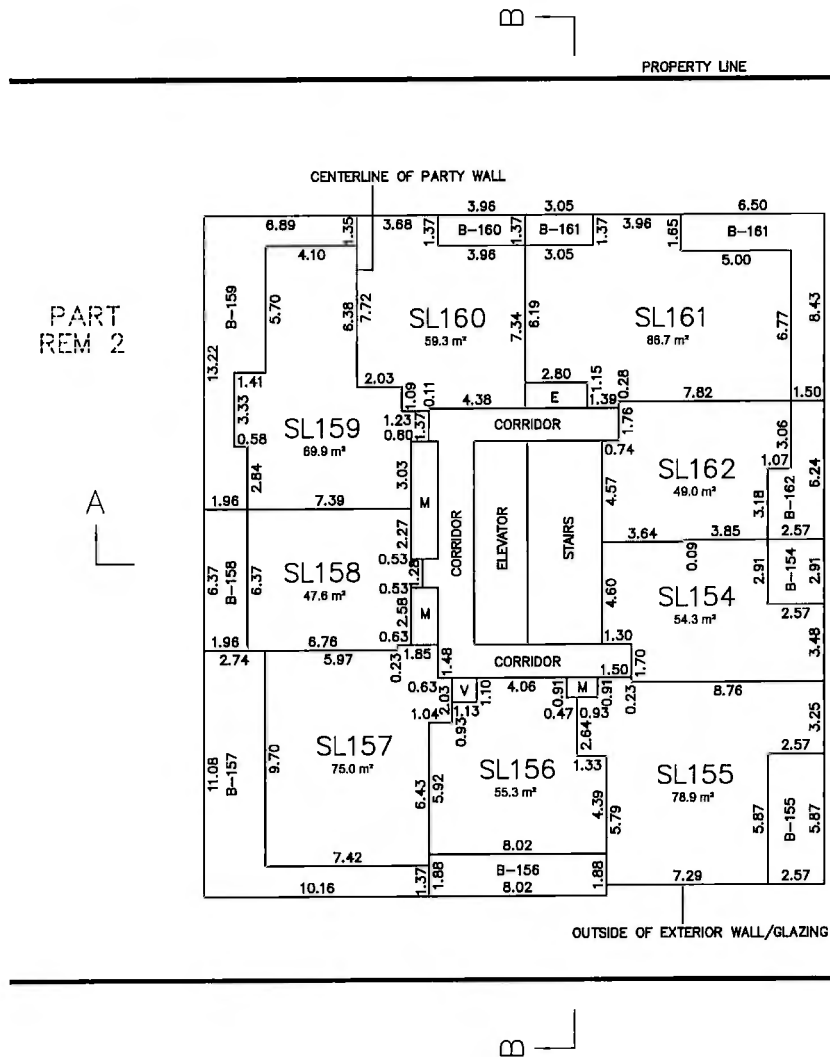


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*[Signature]*  
 GU GORDON YU, BCES #8  
 DATE: JULY 14, 2023  
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# LEVEL 28

SHEET 38 OF 61 SHEETS

## STRATA PLAN EPS9599



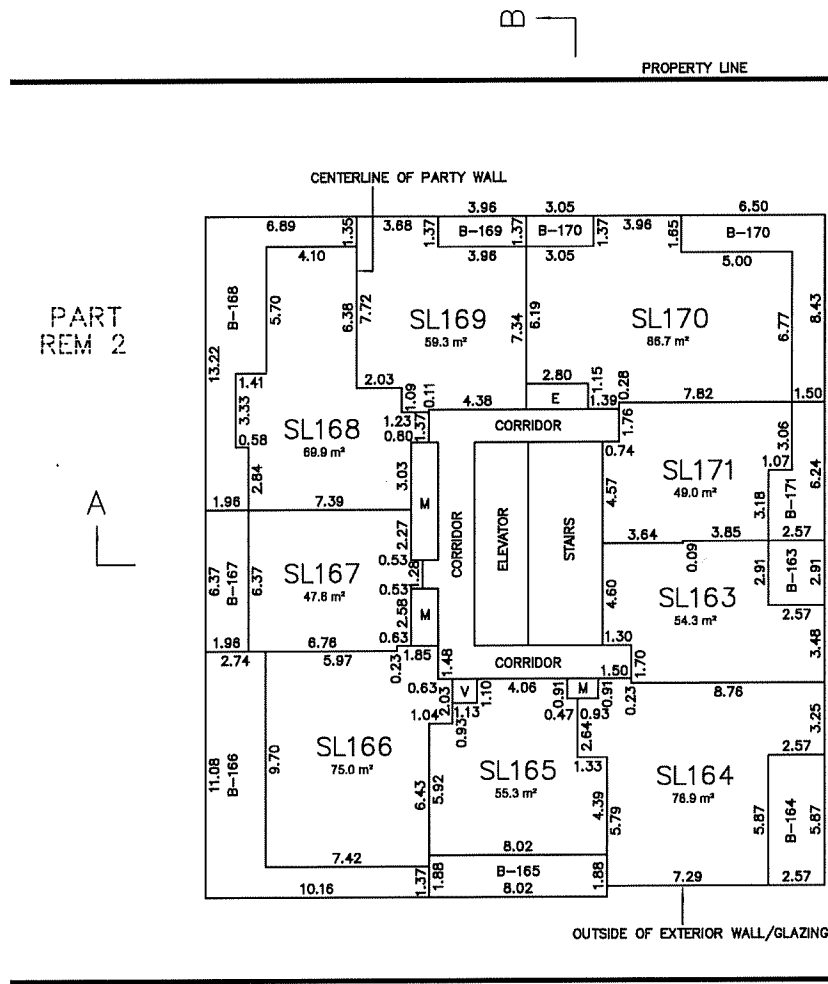
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*[Signature]*  
 GU GORDON YU, BCES #988  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES

# LEVEL 29

SHEET 39 OF 61 SHEETS

## STRATA PLAN EPS9599

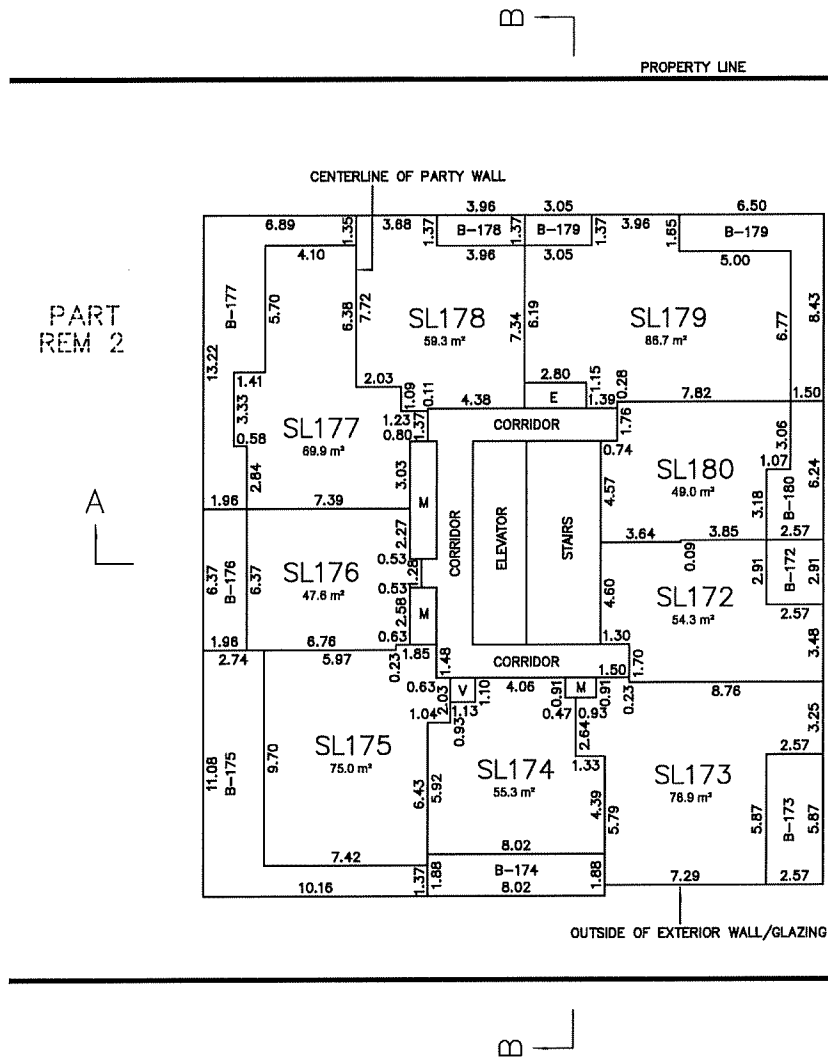


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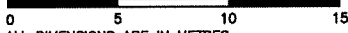
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*[Signature]*  
 GU GORDON YU, BCES #808  
 DATE: JULY 14, 2023  
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# LEVEL 30

SHEET 40 OF 61 SHEETS

## STRATA PLAN EPS9599

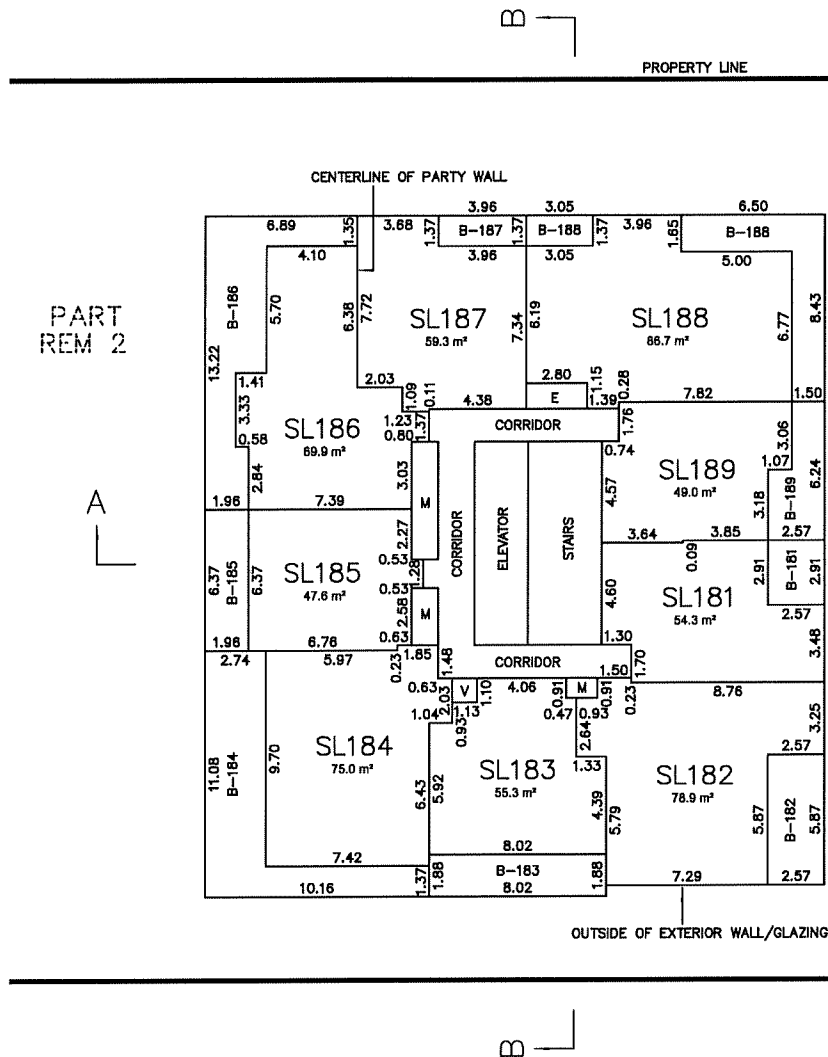


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**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_30.DWG

Certified to be a true copy of the original.

*[Signature]*  
**GU GORDON YU, BCLS**  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES



# LEVEL 31

SHEET 41 OF 61 SHEETS

## STRATA PLAN EPS9599



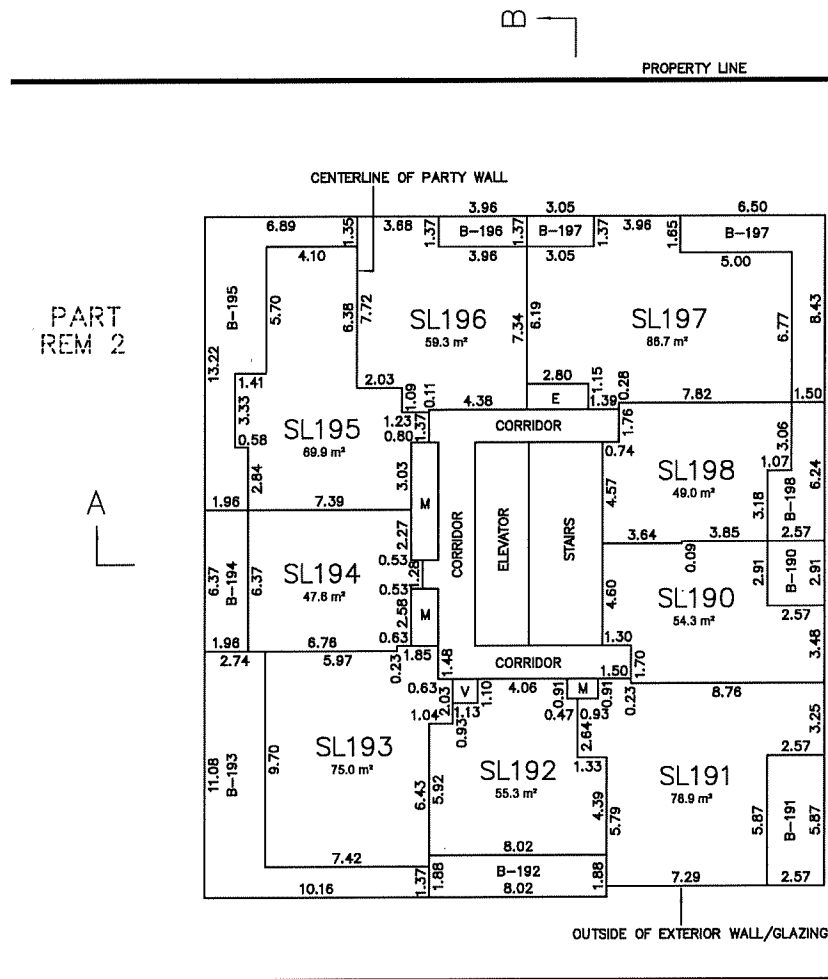
ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

STRATA LOT MEASUREMENTS ARE 90°  
 OR 45° UNLESS NOTED OTHERWISE.  
 STRATA LOT BOUNDARIES DEFINED AS:  
 - OUTSIDE OF EXTERIOR WALL/GLAZING  
 - CENTERLINE OF PARTY WALL  
 - CENTERLINE OF CORRIDOR WALL  
 - CORE CONCRETE WALL EXCLUDED



BALCONY AREAS  
 ARE DEFINED AS TO HEIGHT BY  
 THE CENTRE OF THE FLOOR BELOW AND  
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**LAND SURVEYING LTD.**  
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 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_31.DWG

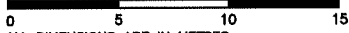
Certified to be a true copy of the original.

*[Signature]*  
 GU GORDON YU, BCLS #888  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES

# LEVEL 32

SHEET 42 OF 61 SHEETS

## STRATA PLAN EPS9599

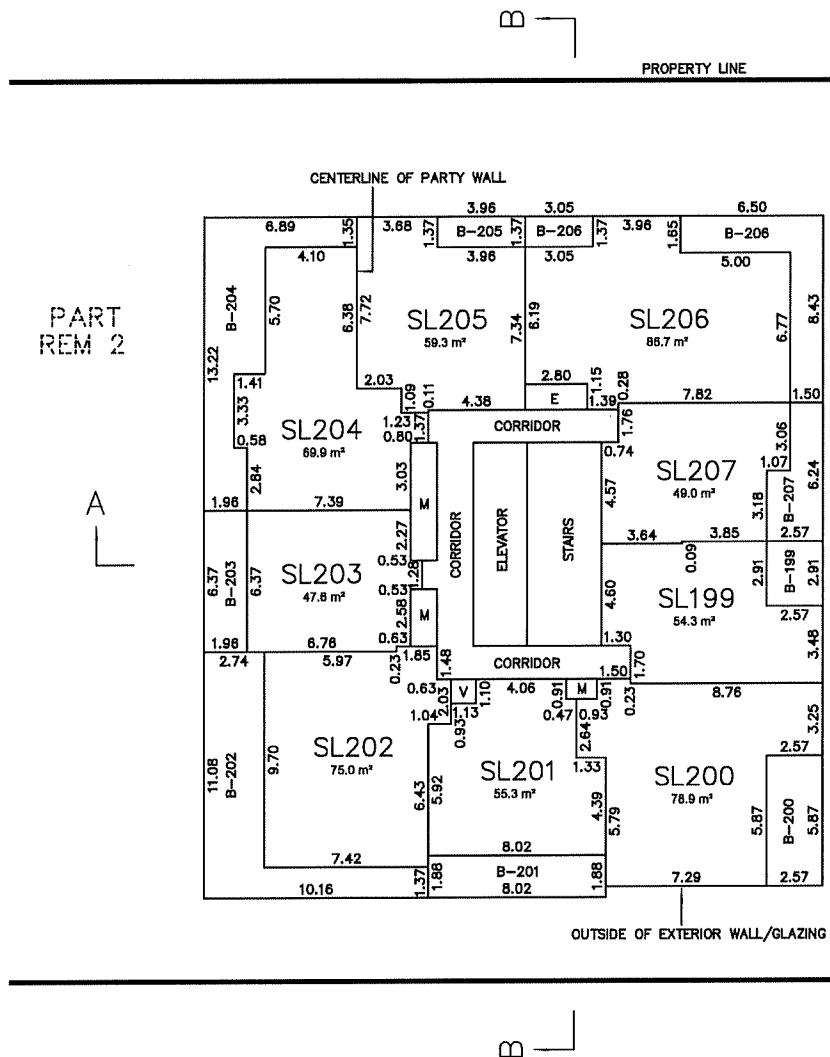


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**LAND SURVEYING LTD.**  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_32.DWG

Certified to be a true copy of the original.

*[Signature]*  
**GU GORDON YU, BCES #806**  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES

# LEVEL 33

SHEET 43 OF 61 SHEETS

## STRATA PLAN EPS9599

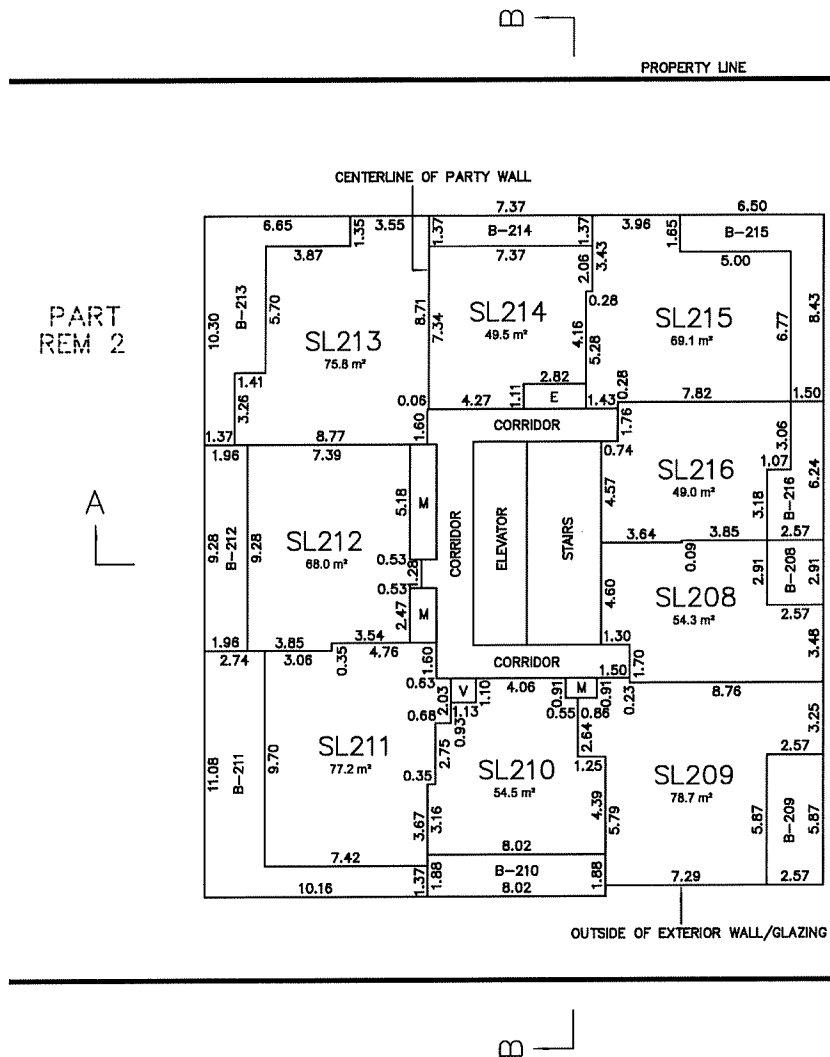


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 CEILING ABOVE OR ITS EXTENSION



**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_33.DWG

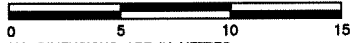
Certified to be a true copy of the original.

*[Signature]*  
**GU GORDON YU, BCS #808**  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES

# LEVEL 34

SHEET 44 OF 61 SHEETS

## STRATA PLAN EPS9599



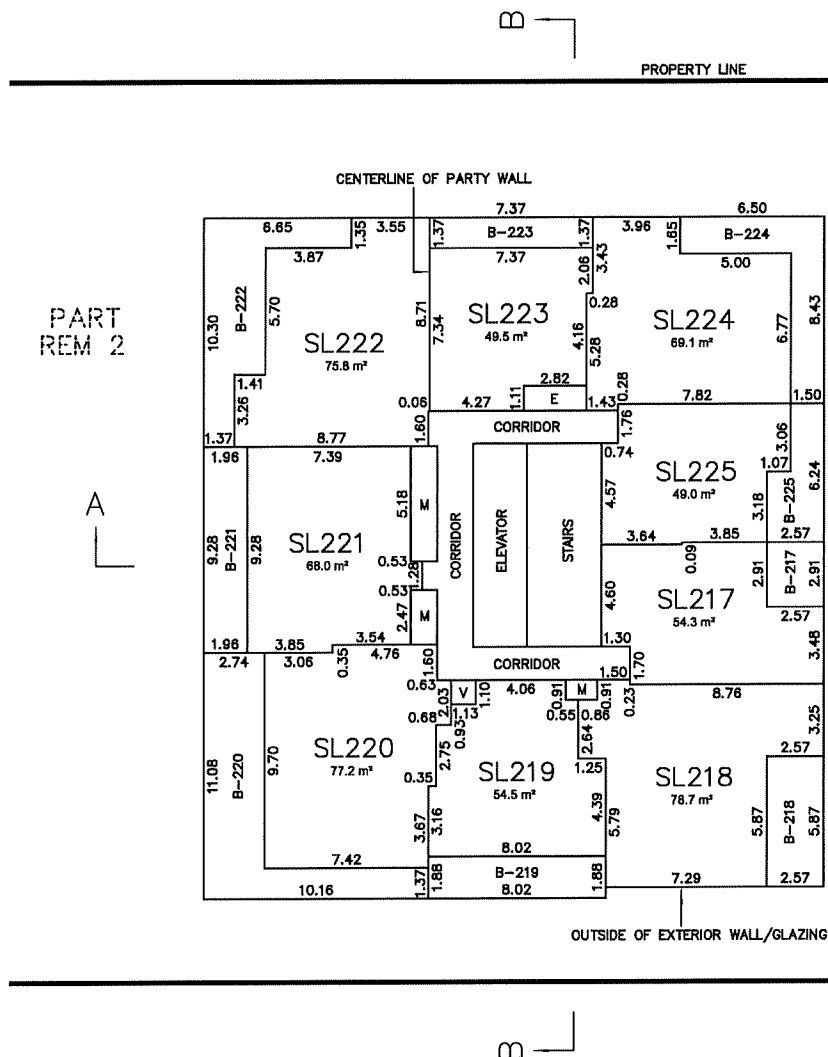
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 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_34.DWG

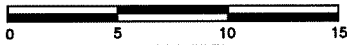
Certified to be a true copy of the original.

*[Signature]*  
 GU GORDON YU, BCES #808  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES

# LEVEL 35

SHEET 45 OF 61 SHEETS

## STRATA PLAN EPS9599



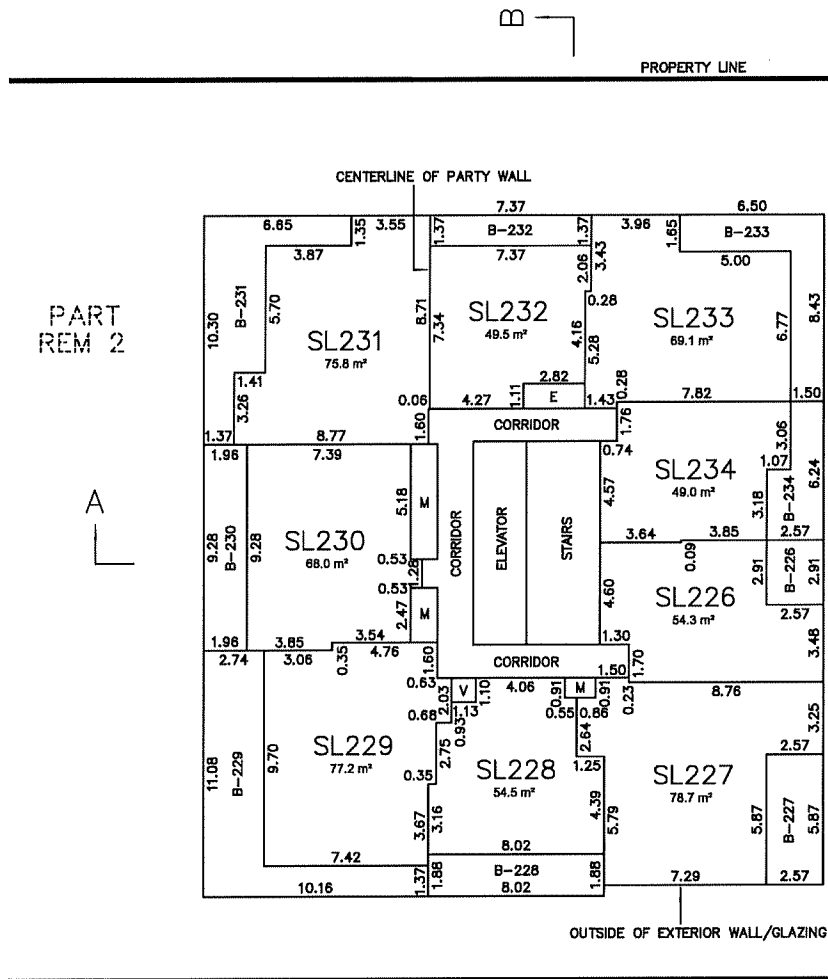
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**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
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 (ph) 583-1616  
 File: 174824\_35.DWG

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*BU GORDON YU, BCES #808*  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES



# LEVEL 36

SHEET 46 OF 61 SHEETS

## STRATA PLAN EPS9599

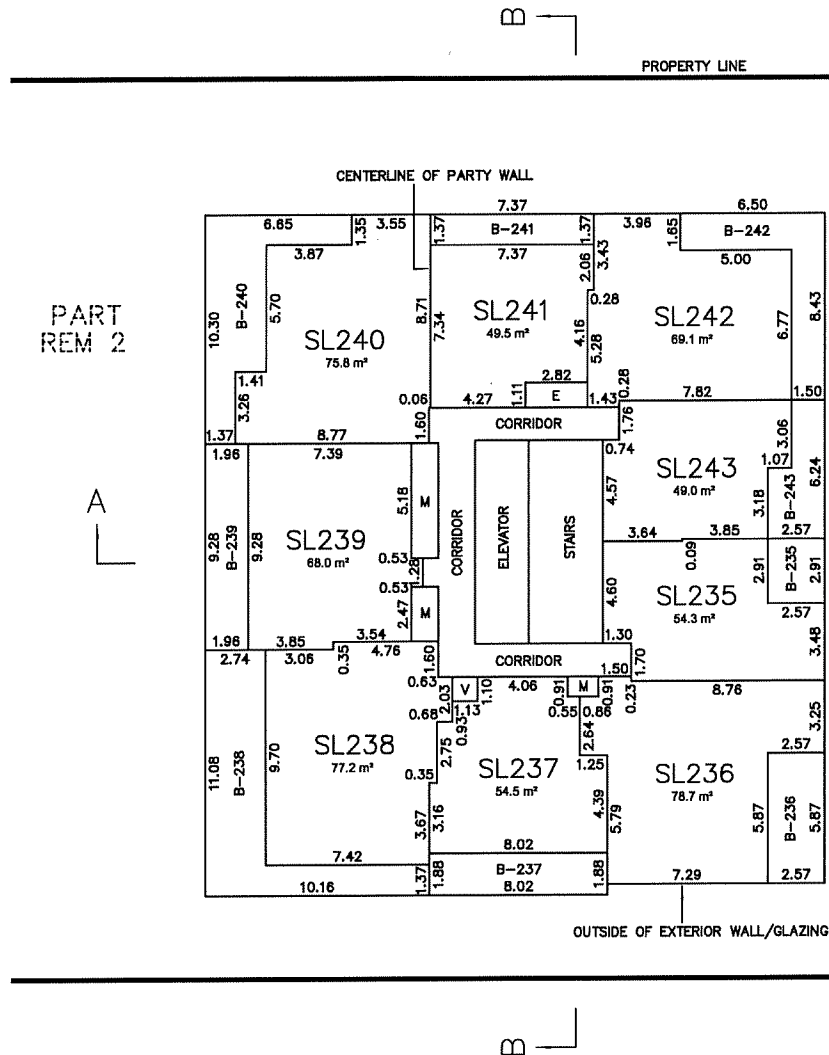


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**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_36.DWG

Certified to be a true copy of the original.

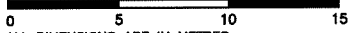
*[Signature]*  
**GU GORDON YU, BCES #868**  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES



# LEVEL 37

SHEET 47 OF 61 SHEETS

## STRATA PLAN EPS9599

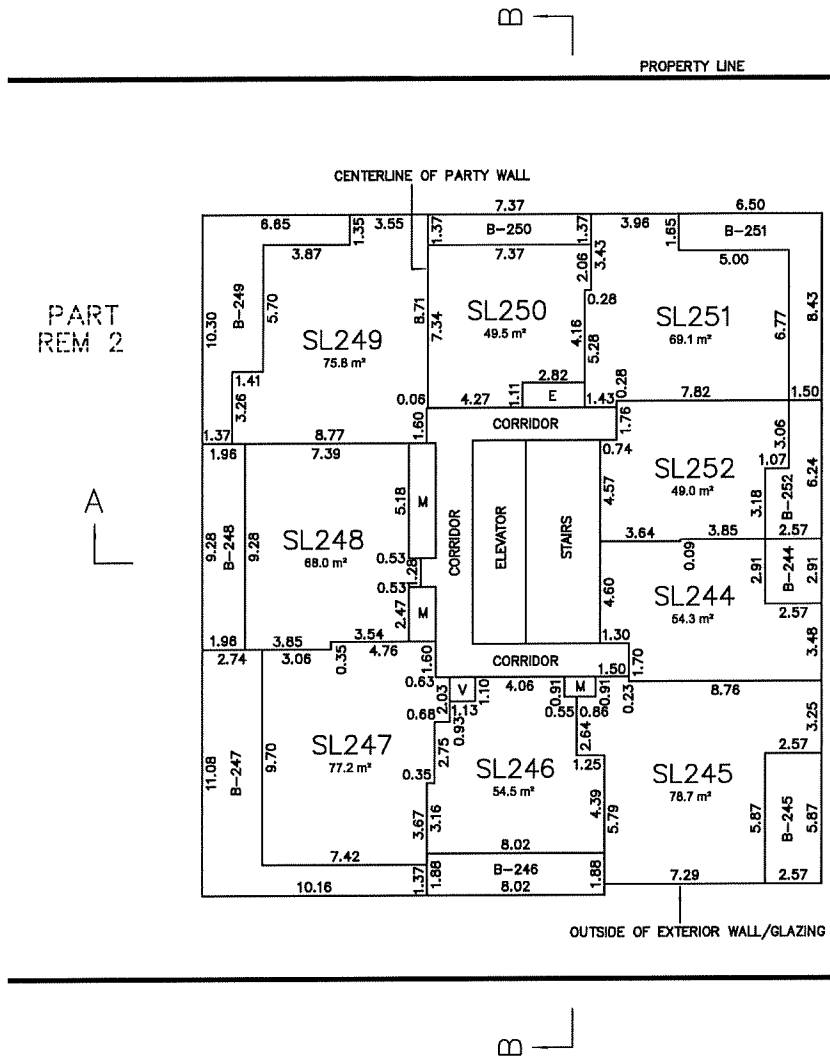


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**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_37.DWG

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*[Signature]*  
 GU GORDON YU, BCES #888  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES

# LEVEL 38

SHEET 48 OF 61 SHEETS

## STRATA PLAN EPS9599

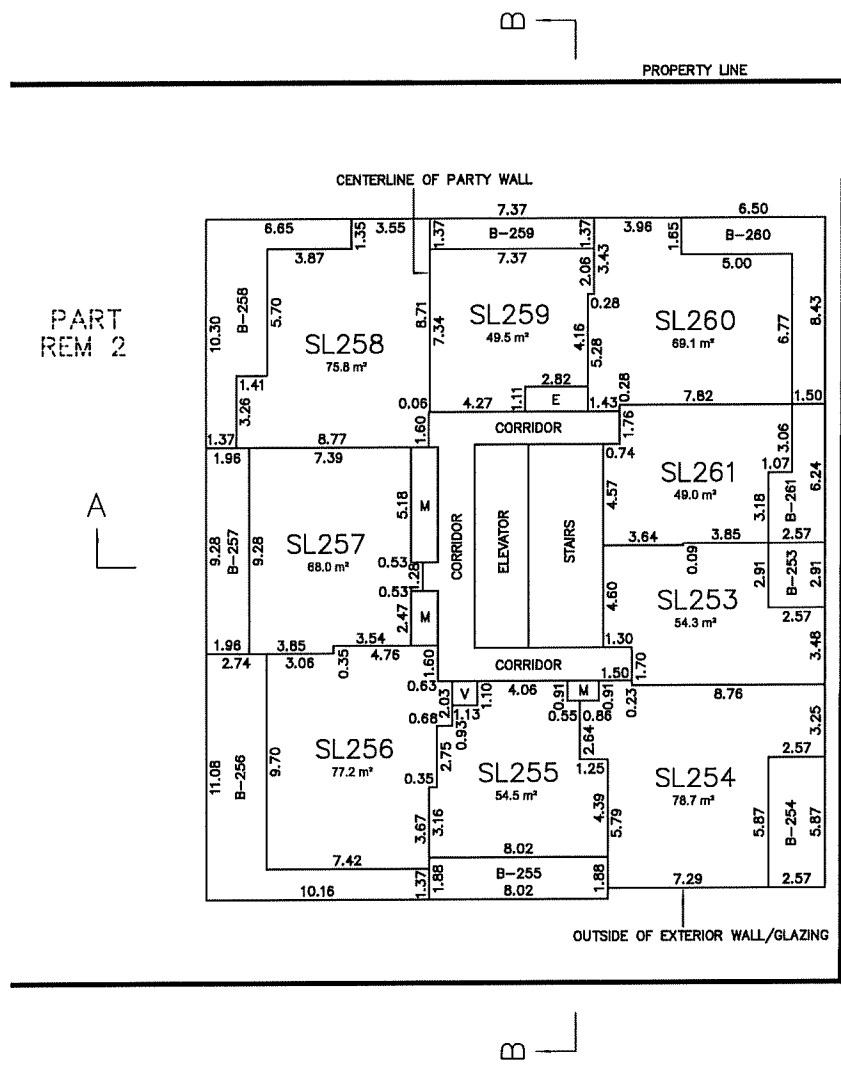


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 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_38.DWG

Certified to be a true copy of the original.

*Gu Gordon Yu*  
 GU GORDON YU, BCES #808  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES  
 BC LAND TITLE OFFICE  
 1000 - WESTMINSTER BUILDING  
 605 - 607 W. BROADWAY  
 VANCOUVER, BC V6Y 1K8

# LEVEL 39

SHEET 49 OF 61 SHEETS

## STRATA PLAN EPS9599

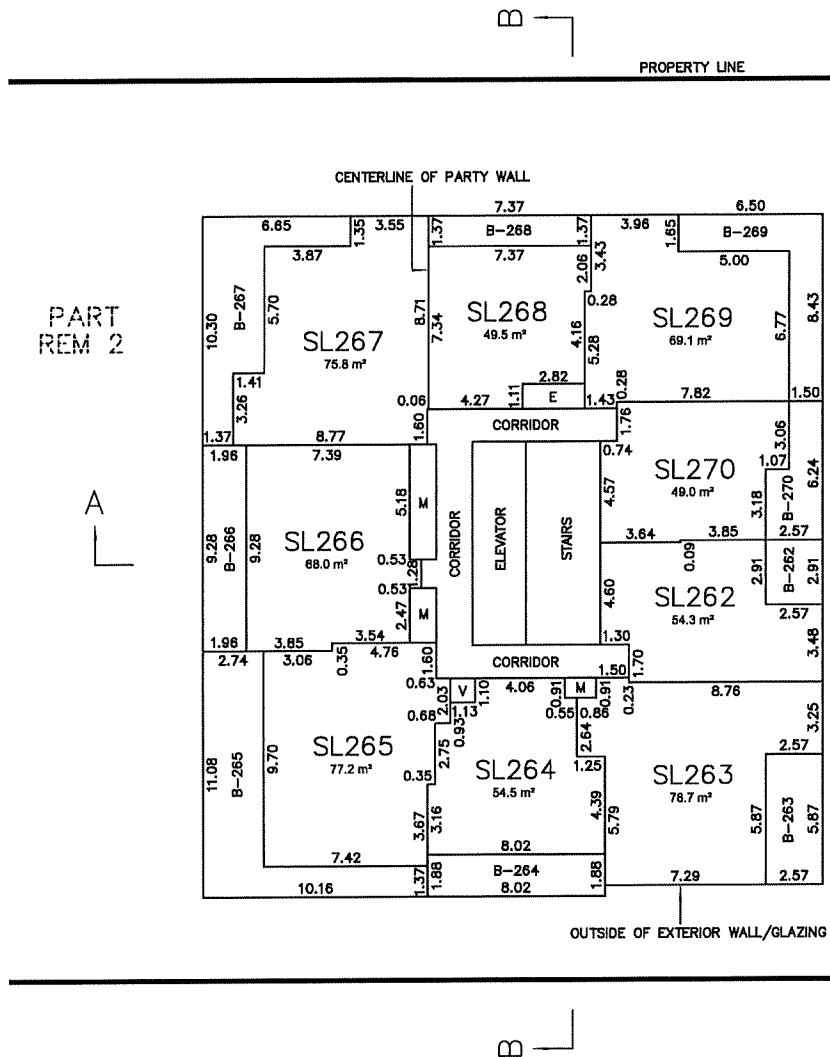


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 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_39.DWG

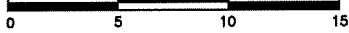
Certified to be a true copy of the original.

*Gordon Yu*  
**GU GORDON YU, BCES #808**  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES

# LEVEL 40

SHEET 50 OF 61 SHEETS

## STRATA PLAN EPS9599

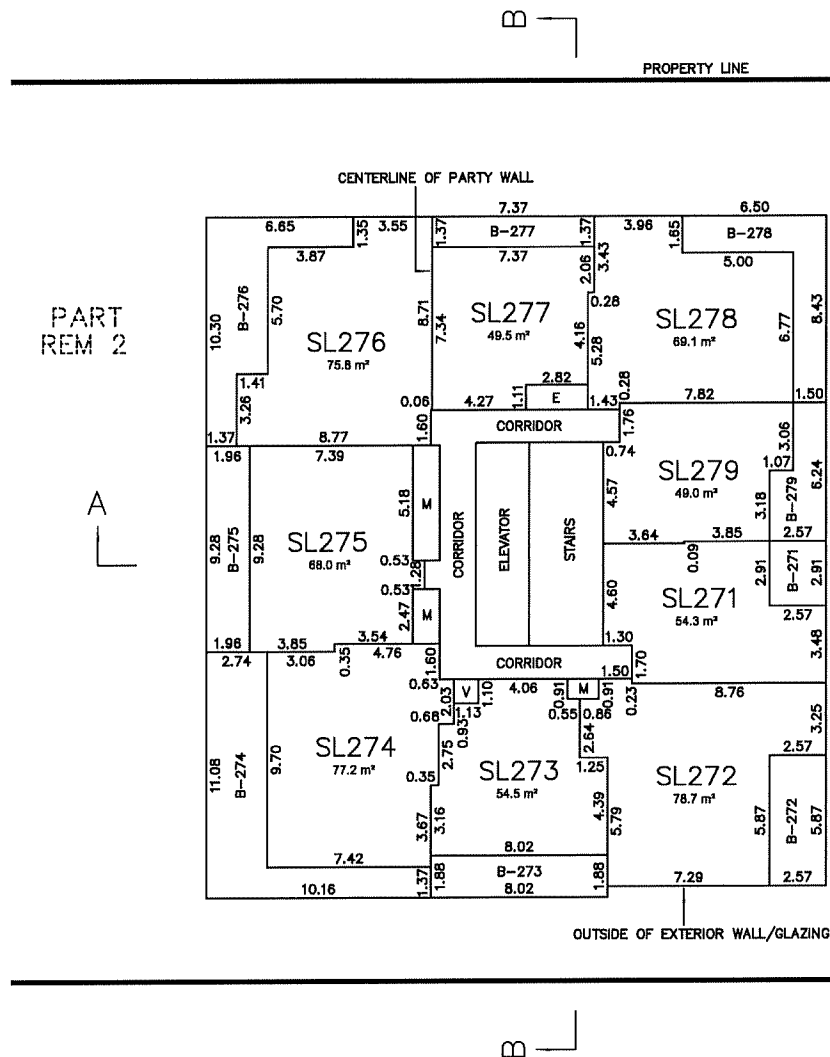


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 File: 174824\_40.DWG

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*GU GORDON YU, BCES #888*  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES

# LEVEL 41

SHEET 51 OF 61 SHEETS

## STRATA PLAN EPS9599

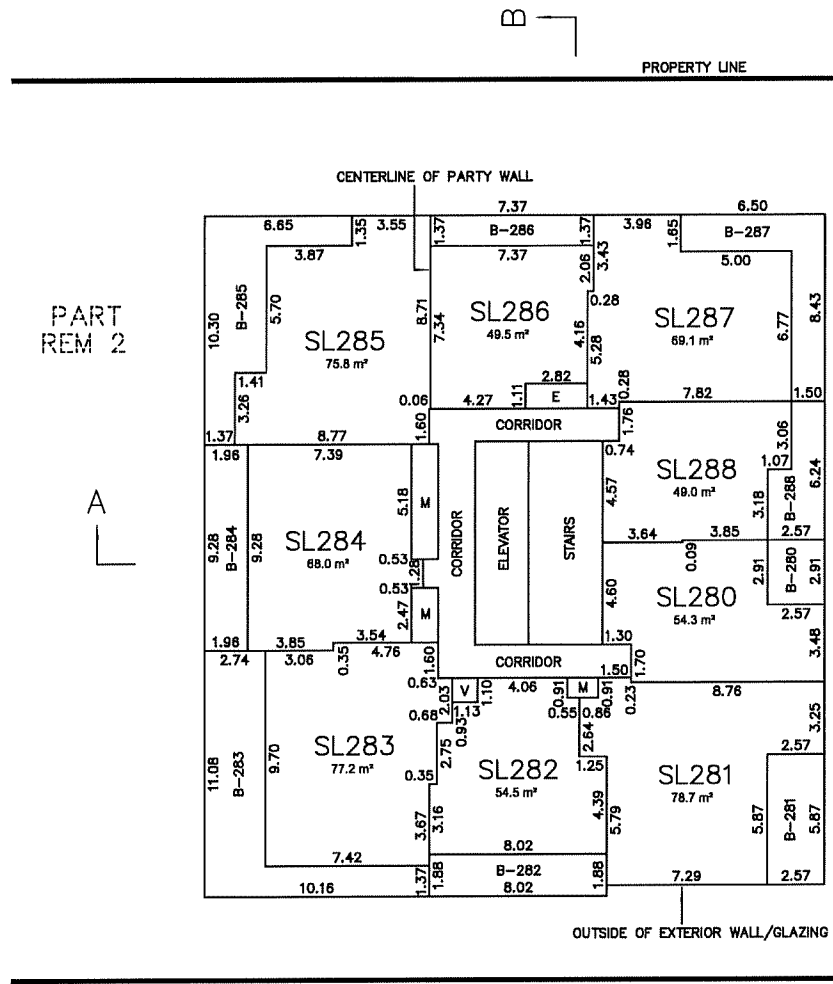


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**LAND SURVEYING LTD.**  
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 (ph) 583-1616  
 File: 174824\_41.DWG

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*GU GORDON YU, BCES #808*  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES

# LEVEL 42

SHEET 52 OF 61 SHEETS

## STRATA PLAN EPS9599

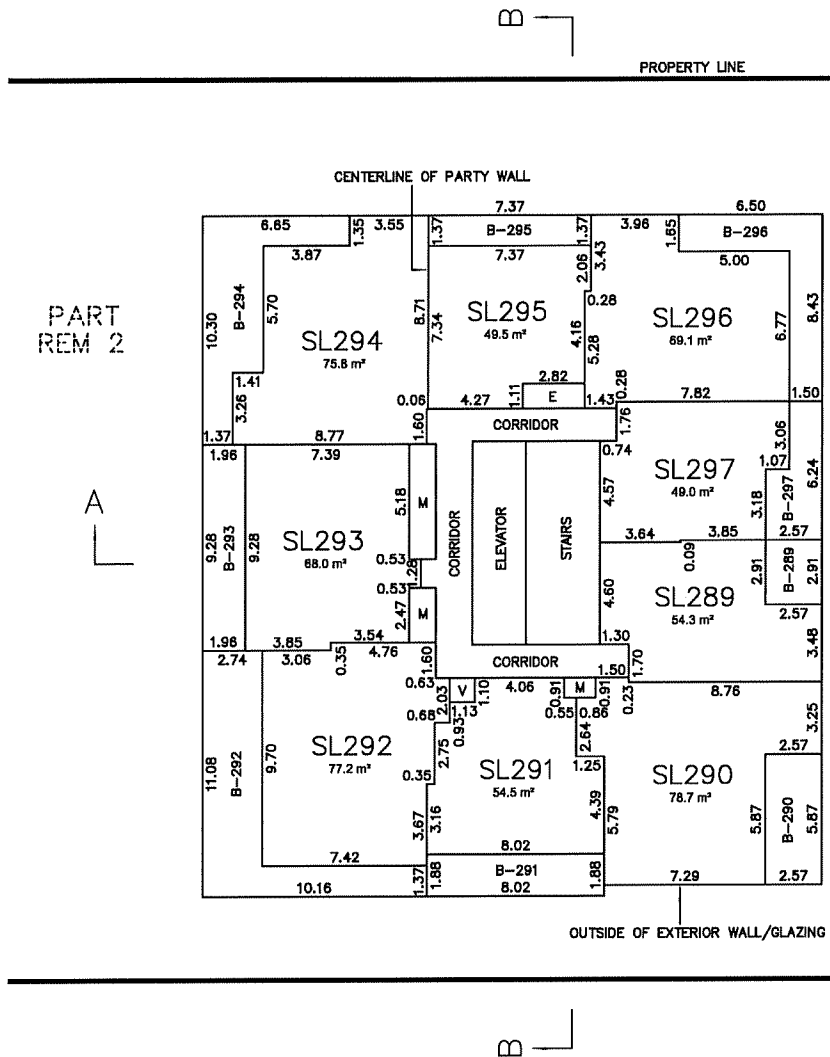


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**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_42.DWG

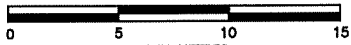
Certified to be a true copy of the original.

*Gu Gordon Yu*  
 GU GORDON YU, BCS #806  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES

# LEVEL 43

SHEET 53 OF 61 SHEETS

## STRATA PLAN EPS9599

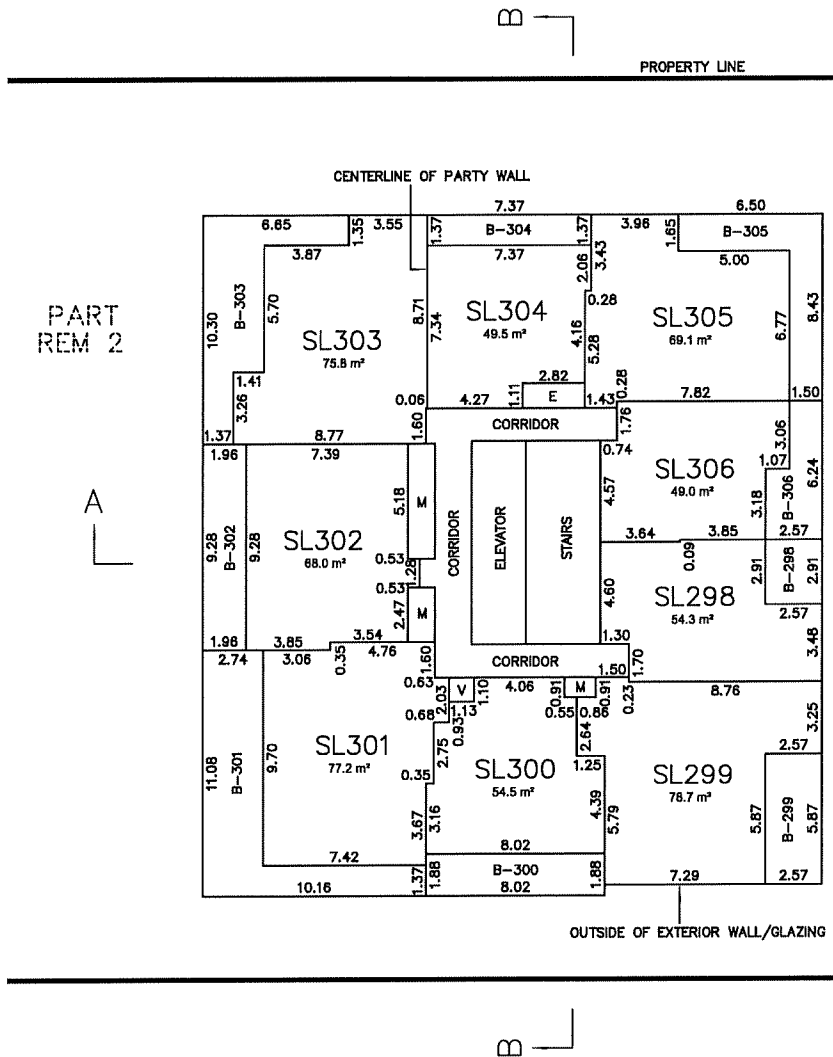


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 File: 174824\_43.DWG

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*[Signature]*  
**GU GORDON YU, BCLS #806**  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES



# LEVEL 44

SHEET 54 OF 61 SHEETS

## STRATA PLAN EPS9599



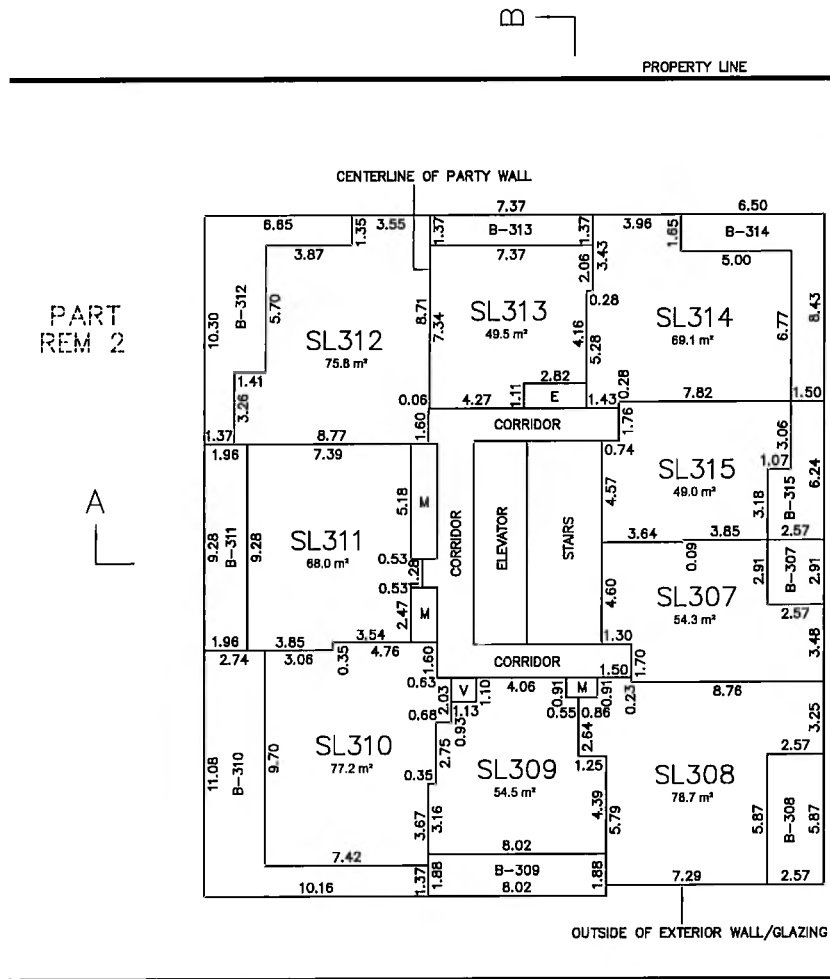
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 200, 9128 - 152 STREET  
 SURREY, B.C.  
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 (ph) 583-1616  
 File: 174824\_44.DWG

Certified to be a true copy of the original.

*[Signature]*  
 BU GORDON YU, BCES #8  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES

# LEVEL 45

SHEET 55 OF 61 SHEETS

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
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----- PERIMETER OF FLOOR BELOW

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

STRATA LOT MEASUREMENTS ARE 90°

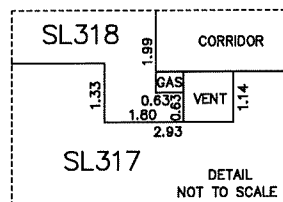
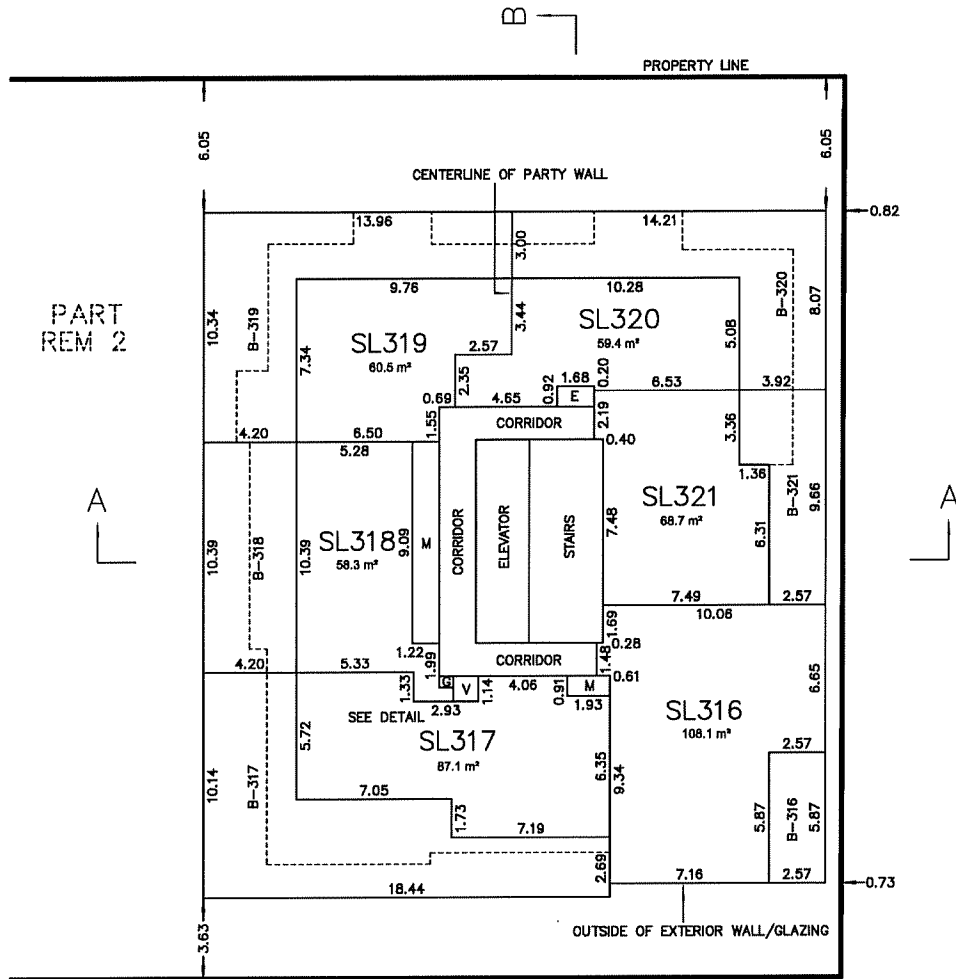
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- CENTERLINE OF CORRIDOR WALL
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BALCONY AREAS

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 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1618  
 File: 174824\_45.DWG

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*[Signature]*  
 GU GORDON YU, BCSS #808  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES

bc land

# LEVEL 46

SHEET 56 OF 61 SHEETS

## STRATA PLAN EPS9599



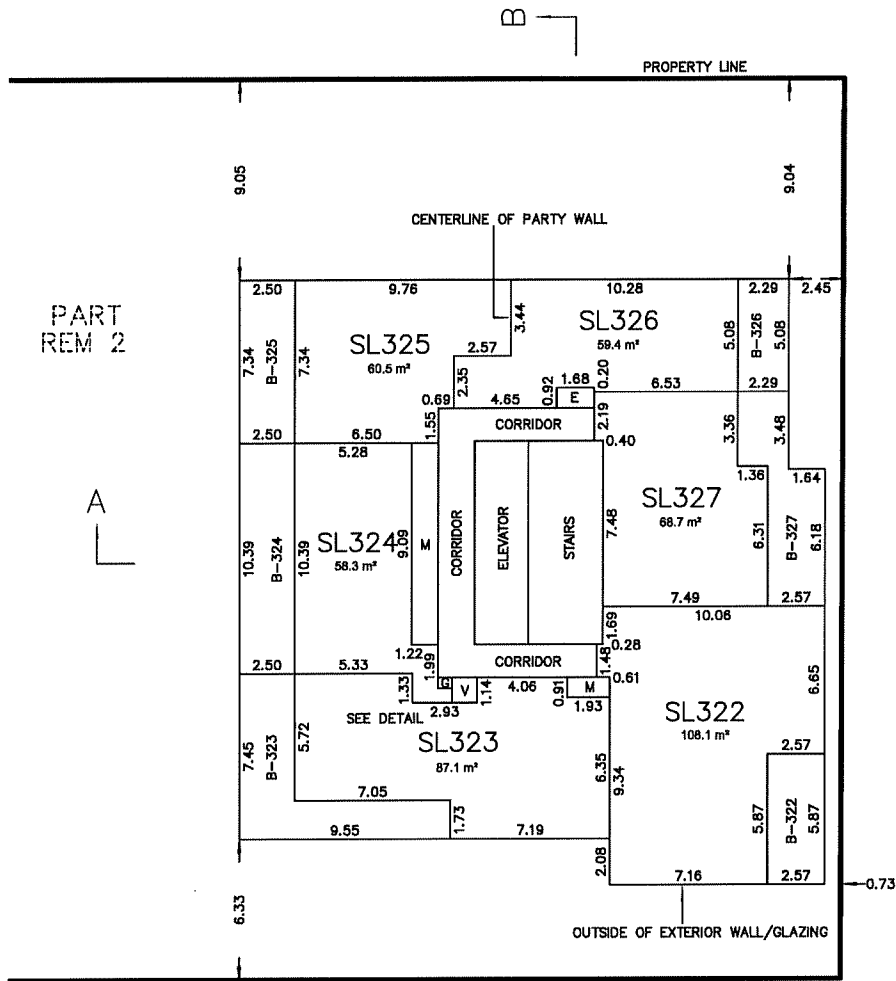
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  - CENTERLINE OF CORRIDOR WALL
  - CORE CONCRETE WALL EXCLUDED



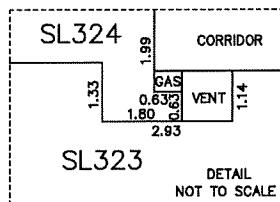
BALCONY AREAS  
 ARE DEFINED AS TO HEIGHT BY  
 THE CENTRE OF THE FLOOR BELOW AND  
 CEILING ABOVE OR ITS EXTENSION



PART REM 2

A

A



**H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.**  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1618  
 File: 174824\_46.DWG

Certified to be a true copy of the original.  
 GU GORDON YU, BCES #885  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES



# LEVEL 47

SHEET 57 OF 61 SHEETS

## STRATA PLAN EPS9599



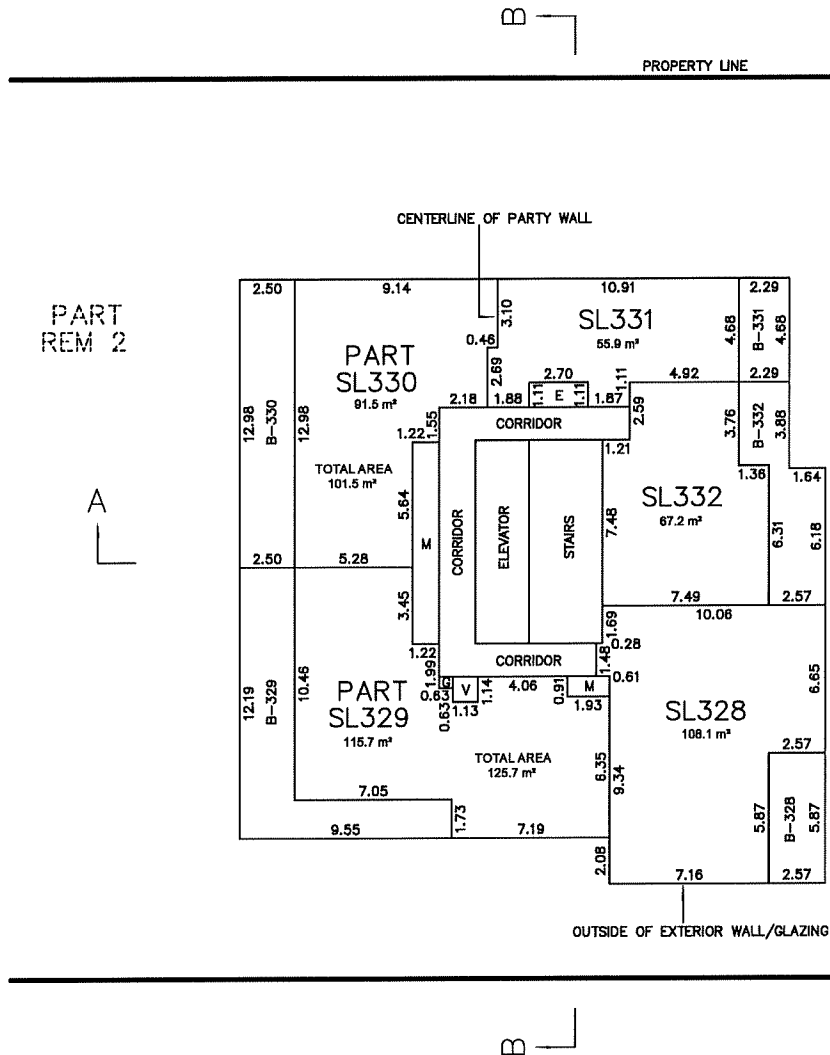
ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

- STRATA LOT MEASUREMENTS ARE 90°  
 OR 45° UNLESS NOTED OTHERWISE.  
 STRATA LOT BOUNDARIES DEFINED AS:
- OUTSIDE OF EXTERIOR WALL/GLAZING
  - CENTERLINE OF PARTY WALL
  - CENTERLINE OF CORRIDOR WALL
  - CORE CONCRETE WALL EXCLUDED



BALCONY AREAS  
 ARE DEFINED AS TO HEIGHT BY  
 THE CENTRE OF THE FLOOR BELOW AND  
 CEILING ABOVE OR ITS EXTENSION



**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_47.DWG

Certified to be a true copy of the original.

*[Signature]*  
 BU GORDON YU, BCCS #808  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES



# LEVEL 48

SHEET 58 OF 61 SHEETS

## STRATA PLAN EPS9599



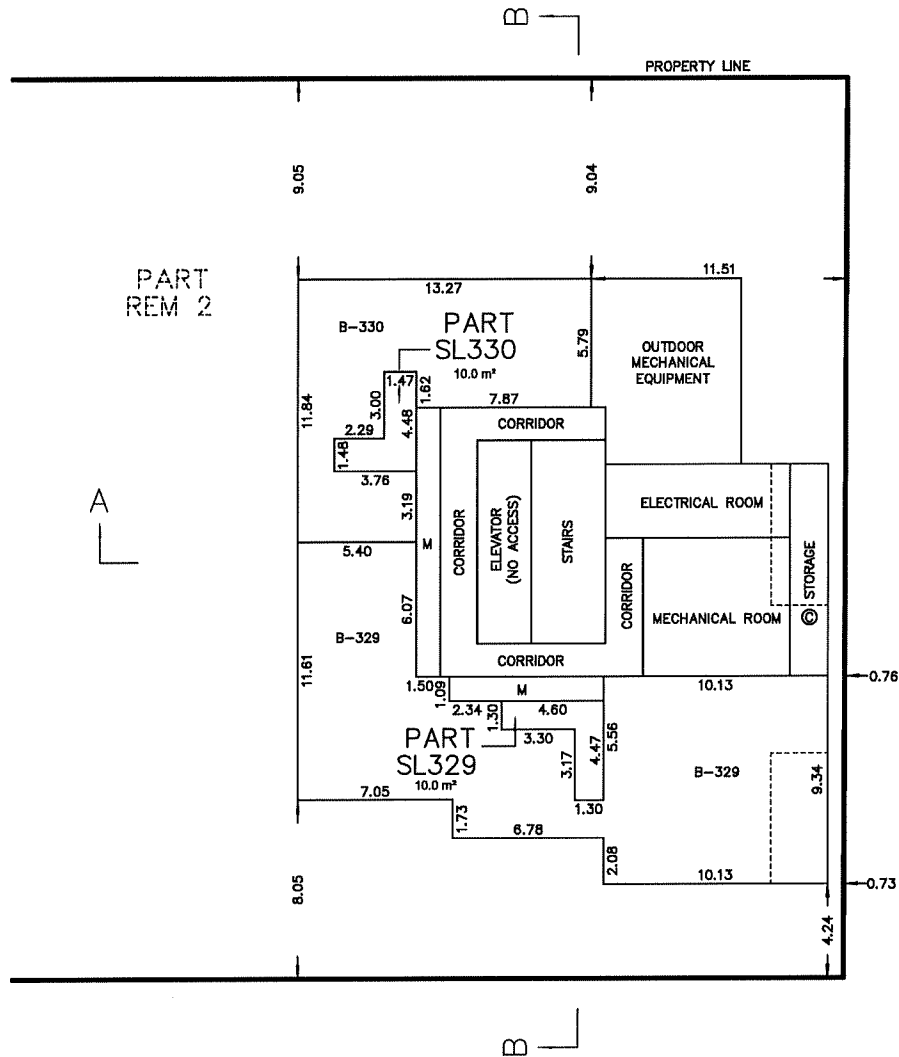
ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW  
 ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

STRATA LOT MEASUREMENTS ARE 90°  
 OR 45° UNLESS NOTED OTHERWISE.  
 STRATA LOT BOUNDARIES DEFINED AS:  
 - OUTSIDE OF EXTERIOR WALL/GLAZING  
 - CENTERLINE OF PARTY WALL  
 - CENTERLINE OF CORRIDOR WALL  
 - CORE CONCRETE WALL EXCLUDED



BALCONY AREAS  
 ARE DEFINED AS TO HEIGHT BY  
 THE CENTRE OF THE FLOOR BELOW AND  
 CEILING ABOVE OR ITS EXTENSION



**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_48.DWG

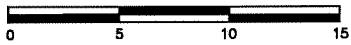
Certified to be a true copy of the original.

*GU GORDON YU, BCLS #888*  
 GU GORDON YU, BCLS #888  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES

# LEVEL 49

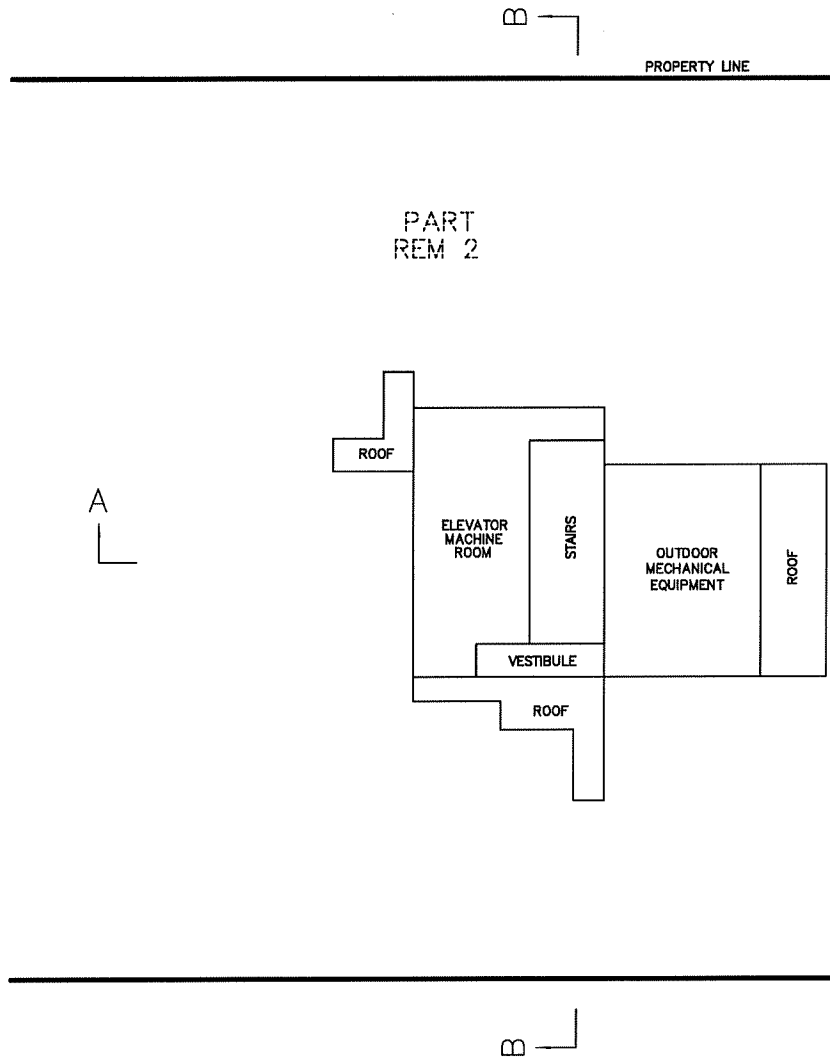
SHEET 59 OF 61 SHEETS

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.



**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1618  
 File: 174824\_49.DWG

Certified to be a true copy of the original.

*Gordon Yu*  
**GU GORDON YU, BCES #806**  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES  
 bc Land



# CROSS SECTION A-A

SHEET 60 OF 61 SHEETS



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:500

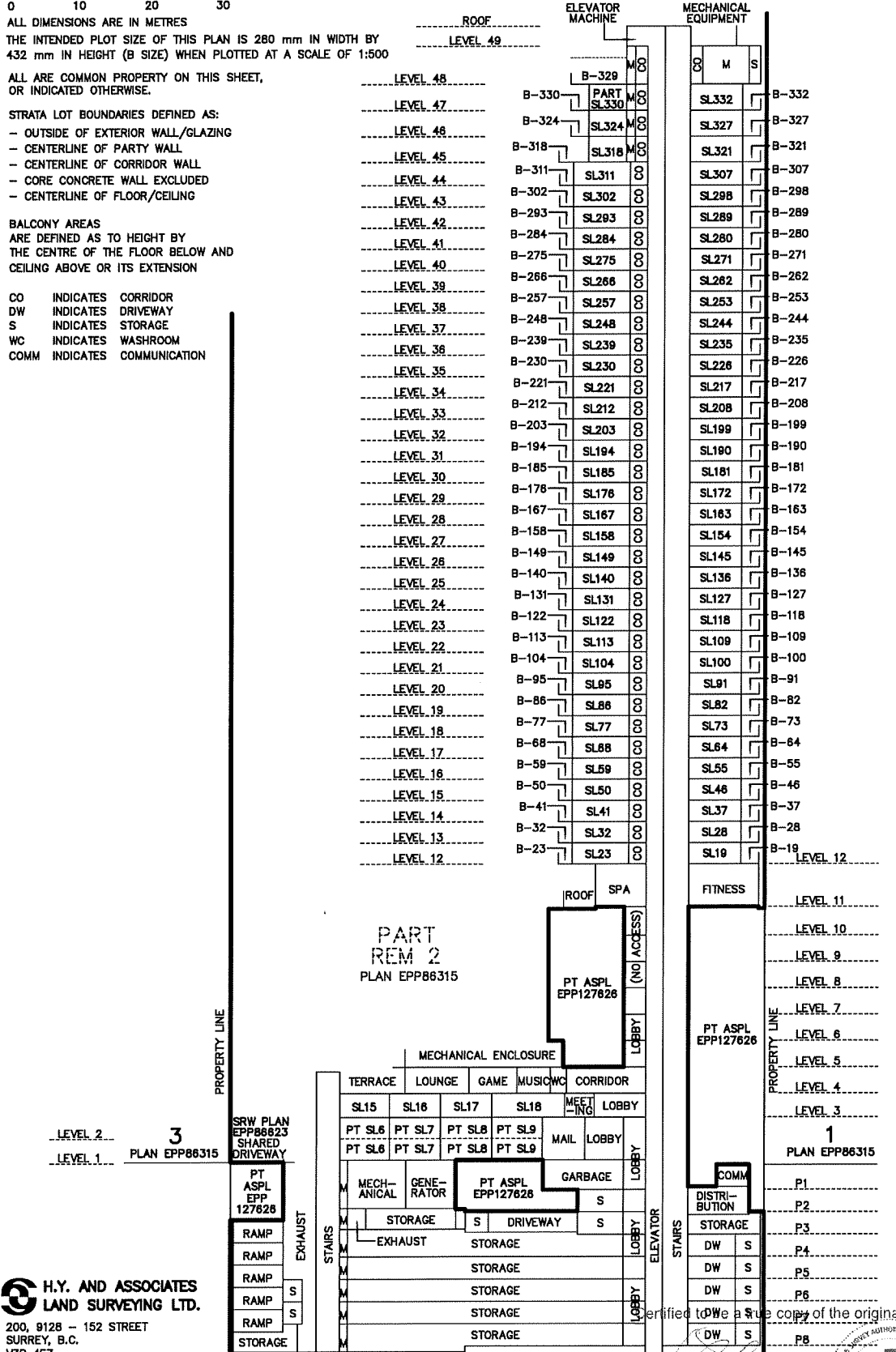
ALL ARE COMMON PROPERTY ON THIS SHEET,  
 OR INDICATED OTHERWISE.

STRATA LOT BOUNDARIES DEFINED AS:  
 - OUTSIDE OF EXTERIOR WALL/GLAZING  
 - CENTERLINE OF PARTY WALL  
 - CENTERLINE OF CORRIDOR WALL  
 - CORE CONCRETE WALL EXCLUDED  
 - CENTERLINE OF FLOOR/CEILING

BALCONY AREAS  
 ARE DEFINED AS TO HEIGHT BY  
 THE CENTRE OF THE FLOOR BELOW AND  
 CEILING ABOVE OR ITS EXTENSION

CO INDICATES CORRIDOR  
 DW INDICATES DRIVEWAY  
 S INDICATES STORAGE  
 WC INDICATES WASHROOM  
 COMM INDICATES COMMUNICATION

# STRATA PLAN EPS9599



**H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.**  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1618  
 File: 174824\_SEC A.DWG

GU GORDON YU, BCES #868  
 DATE: JULY 14, 2025  
 REGISTRAR OF LAND TITLES  
 bc Land

# CROSS SECTION B-B

SHEET 61 OF 61 SHEETS

## STRATA PLAN EPS9599



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:500

ALL ARE COMMON PROPERTY ON THIS SHEET,  
 OR INDICATED OTHERWISE.

STRATA LOT BOUNDARIES DEFINED AS:

- OUTSIDE OF EXTERIOR WALL/GLAZING
- CENTERLINE OF PARTY WALL
- CENTERLINE OF CORRIDOR WALL
- CORE CONCRETE WALL EXCLUDED
- CENTERLINE OF FLOOR/CEILING

BALCONY AREAS

ARE DEFINED AS TO HEIGHT BY  
 THE CENTRE OF THE FLOOR BELOW AND  
 CEILING ABOVE OR ITS EXTENSION

D INDICATES DISTRIBUTION ROOM

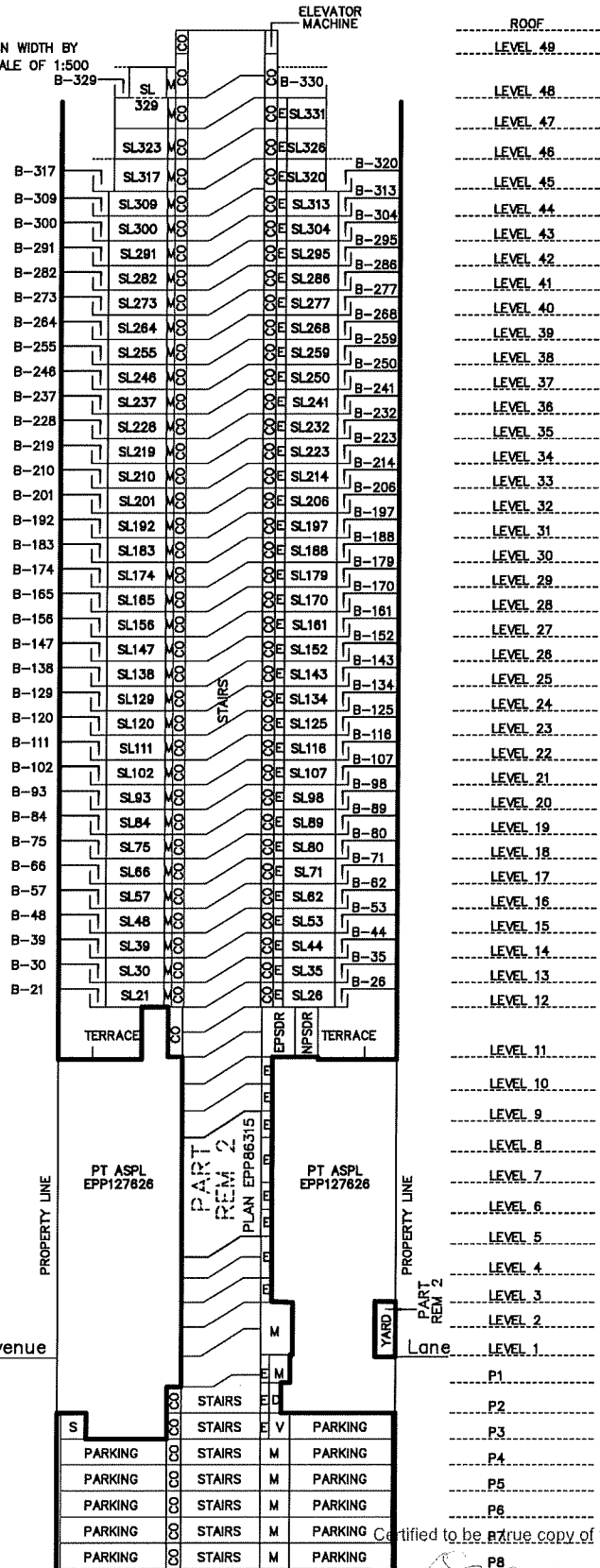
S INDICATES STORAGE

V INDICATES VENT

CO INDICATES CORRIDOR

NPSDR NORMAL POWER SUB-DISTRIBUTION ROOM

EPSDR EMERGENCY POWER SUB-DISTRIBUTION ROOM



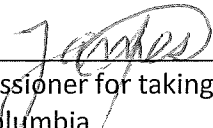
**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_SEC B.DWG

Certified to be a true copy of the original.  
 GU GORDON YU, BCES #888  
 DATE: JULY 14, 2023  
 REGISTRAR OF LAND TITLES





This is Exhibit "E" referred to in the  
Affidavit of Veronica Heckel, affirmed  
before me on December 10, 2024

  
\_\_\_\_\_  
A Commissioner for taking oaths in  
British Columbia



Land Title Act  
**Charge**  
General Instrument - Part 1

**NEW WESTMINSTER LAND TITLE OFFICE**  
OCT 13 2023 16:36:44.005  
**CB956185-CB956205**

1. Application

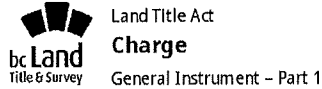
Document Fees: \$1641.57

**Corinne Hospes, Paralegal**  
**Richards Buell Sutton LLP, Barristers & Solicitors**  
**700 - 401 West Georgia Street**  
**Vancouver BC V6B 5A1**  
**604.661.9294**

File No.: 47447-0010  
ASP Easements & Covenant

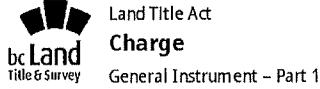
2. Description of Land

PID/Plan Number	Legal Description
030-616-735	LOT 2 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP86315, EXCEPT AIR SPACE PARCEL PLAN EPP127626
EPP127626	AIR SPACE PARCEL A DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT AIR SPACE PARCEL PLAN EPP127626
EPP127626	AIR SPACE PARCEL B DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT AIR SPACE PARCEL PLAN EPP127626

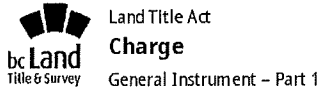


## 3. Nature of Interest

Type	Number	Additional Information
<b>EASEMENT</b>		<b>Section 2.1</b> <b>Easement Over: PID: 030-616-735</b> <b>Lot 2 District Lot 153 Group 1 New</b> <b>Westminster District Plan EPP86315, Except</b> <b>Airspace Parcel Plan EPP127626</b>  <b>Dominant Lands:</b> <b>NO PID</b> <b>Air Space Parcel A District Lot 153 Group 1 New</b> <b>Westminster District Air Space Parcel Plan</b> <b>EPP127626</b>
<b>EASEMENT</b>		<b>Section 2.2</b> <b>Easement Over: PID: 030-616-735</b> <b>Lot 2 District Lot 153 Group 1 New</b> <b>Westminster District Plan EPP86315, Except</b> <b>Airspace Parcel Plan EPP127626</b>  <b>Dominant Lands:</b> <b>NO PID</b> <b>Air Space Parcel B District Lot 153 Group 1 New</b> <b>Westminster District Air Space Parcel Plan</b> <b>EPP127626</b>
<b>EASEMENT</b>		<b>Section 3.1</b> <b>Easement Over: NO PID</b> <b>Air Space Parcel A District Lot 153 Group 1 New</b> <b>Westminster District Air Space Parcel Plan</b> <b>EPP127626</b>  <b>Dominant Lands:</b> <b>PID: 030-616-735</b> <b>Lot 2 District Lot 153 Group 1 New</b> <b>Westminster District Plan EPP86315, Except</b> <b>Airspace Parcel Plan EPP127626</b>
<b>EASEMENT</b>		<b>Section 3.2</b> <b>Easement over: NO PID</b> <b>Air Space Parcel A District Lot 153 Group 1 New</b> <b>Westminster District Air Space Parcel Plan</b> <b>EPP127626</b>  <b>Dominant Lands:</b> <b>NO PID</b> <b>Air Space Parcel B District Lot 153 Group 1 New</b> <b>Westminster District Air Space Parcel Plan</b> <b>EPP127626</b>



Type	Number	Additional Information
EASEMENT		<p><b>Section 4.1</b> Easement over: NO PID Air Space Parcel B District Lot 153 Group 1 New Westminster District Air Space Parcel Plan EPP127626</p> <p>Dominant Lands: PID: 030-616-735 Lot 2 District Lot 153 Group 1 New Westminster District Plan EPP86315, Except Airspace Parcel Plan EPP127626</p>
EASEMENT		<p><b>Section 4.2</b> Easement over: NO PID Air Space Parcel B District Lot 153 Group 1 New Westminster District Air Space Parcel Plan EPP127626</p> <p>Dominant Lands: NO PID Air Space Parcel A District Lot 153 Group 1 New Westminster District Air Space Parcel Plan EPP127626</p>
COVENANT		<p>Section 219 Covenant Section 5.1</p> <p>Person Entitled to Interest: City of Burnaby</p>
PRIORITY AGREEMENT		<p>Granting the first Easement herein priority over Mortgages Nos. CA8699742, CA8699744, CA9151202 and CA9151204, and Assignments of Rents Nos. CA8699743, CA8699745, CA9151203 and CA9151205</p>
PRIORITY AGREEMENT		<p>Granting the first Easement herein priority over Mortgage No. CA8702400 and Assignment of Rents No. CA8702401</p>
PRIORITY AGREEMENT		<p>Granting the second Easement herein priority over Mortgages Nos. CA8699742, CA8699744, CA9151202 and CA9151204, and Assignments of Rents Nos. CA8699743, CA8699745, CA9151203 and CA9151205</p>
PRIORITY AGREEMENT		<p>Granting the second Easement herein priority over Mortgage No. CA8702400 and Assignment of Rents No. CA8702401</p>
PRIORITY AGREEMENT		<p>Granting the third Easement herein priority over Mortgages Nos. CA8699742, CA8699744, CA9151202 and CA9151204, and Assignments of Rents Nos. CA8699743, CA8699745, CA9151203 and CA9151205</p>



Type	Number	Additional Information
PRIORITY AGREEMENT		Granting the third Easement herein priority over Mortgage No. CA8702400 and Assignment of Rents No. CA8702401
PRIORITY AGREEMENT		Granting the fourth Easement herein priority over Mortgages Nos. CA8699742, CA8699744, CA9151202 and CA9151204, and Assignments of Rents Nos. CA8699743, CA8699745, CA9151203 and CA9151205
PRIORITY AGREEMENT		Granting the fourth Easement herein priority over Mortgage No. CA8702400 and Assignment of Rents No. CA8702401
PRIORITY AGREEMENT		Granting the fifth Easement herein priority over Mortgages Nos. CA8699742, CA8699744, CA9151202 and CA9151204, and Assignments of Rents Nos. CA8699743, CA8699745, CA9151203 and CA9151205
PRIORITY AGREEMENT		Granting the fifth Easement herein priority over Mortgage No. CA8702400 and Assignment of Rents No. CA8702401
PRIORITY AGREEMENT		Granting the sixth Easement herein priority over Mortgages Nos. CA8699742, CA8699744, CA9151202 and CA9151204, and Assignments of Rents Nos. CA8699743, CA8699745, CA9151203 and CA9151205
PRIORITY AGREEMENT		Granting the sixth Easement herein priority over Mortgage No. CA8702400 and Assignment of Rents No. CA8702401 Page 138
PRIORITY AGREEMENT		Granting the Section 219 Covenant herein priority over Mortgages Nos. CA8699742, CA8699744, CA9151202 and CA9151204, and Assignments of Rents Nos. CA8699743, CA8699745, CA9151203 and CA9151205
PRIORITY AGREEMENT		Granting the Section 219 Covenant herein priority over Mortgage No. CA8702400 and Assignment of Rents No. CA8702401

4. Terms

Part 2 of this instrument consists of:

**(b) Express Charge Terms Annexed as Part 2**

5. Transferor(s)

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD., NO.BC1067371**

**CITY OF BURNABY**

**KINGSETT MORTGAGE CORPORATION, NO.A0081500, (AS TO CONSENT AND PRIORITY ONLY)**



Land Title Act  
**Charge**  
General Instrument – Part 1

**TRISURA GUARANTEE INSURANCE COMPANY, NO.A0067995, (AS TO CONSENT AND PRIORITY ONLY)**

6. Transferee(s)

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.** BC1067371  
#700 - 4211 KINGSWAY  
BURNABY BC V5H 1Z6

AS OWNER OF AIRSPACE PARCEL A, AIRSPACE PARCEL B  
AND LOT 2

**CITY OF BURNABY**  
4949 CANADA WAY  
BURNABY BC V5G 1M2

(AS TO SECTION 219 COVENANT)

7. Additional or Modified Terms

8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

\_\_\_\_\_  
**Brendan J. Sallis**  
**Commissioner for Taking Affidavits**  
**for British Columbia**  
700 - 4211 Kingsway  
Burnaby BC V5H 1A6

\_\_\_\_\_  
YYY-MM-DD  
**2023-09-21**

**6511 SUSSEX HEIGHTS**  
**DEVELOPMENT LTD.**  
By their Authorized Signatory

\_\_\_\_\_  
**Daljit Thind**

Expiry: March 31, 2024

**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 #: CB956185

RCVD: 2023-10-13 RQST: 2024-12-09 12.11.44



Land Title Act  
**Charge**  
General Instrument - Part 1

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

\_\_\_\_\_  
**Sharon Wishnowsky**  
**Barrister & Solicitor**  
4949 Canada Way  
Burnaby BC V5G 1M2

YYYY-MM-DD  
  
**2023-10-11**

**CITY OF BURNABY**  
By their Authorized Signatory

\_\_\_\_\_  
**Blanka Zeinabova, Deputy**  
**Corporate Officer**

604-570-3645

**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.

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

\_\_\_\_\_  
**David Vernon**  
**Barrister & Solicitor**  
3700 - 40 King Street West  
Toronto ON M5H 3Y2

YYYY-MM-DD  
  
**2023-09-19**

**KINGSETT MORTGAGE**  
**CORPORATION**  
By their Authorized Signatory

\_\_\_\_\_  
**Bryan Salazar, Managing Director,**  
**Mortgage Underwriting and**  
**Funding**

**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  
**Charge**  
General Instrument – Part 1

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

YYY-MM-DD  
  
**2023-09-21**

**TRISURA GUARANTEE INSURANCE  
COMPANY**

By their Authorized Signatory

\_\_\_\_\_  
**Kiera Stel**  
**Barrister & Solicitor**  
Bennett Jones LLP  
2500 Park Place - 666 Burrard Street  
Vancouver BC V6C 2X8

\_\_\_\_\_  
**Peter Williams**

Tel: 604.891.5346 Fax: 604.891.5100

**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.

**Electronic Signature**

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.

**Ryan Matthew  
Klassen 8DHM5R**

**Digitally signed by  
Ryan Matthew Klassen  
8DHM5R  
Date: 2023-10-13  
13:21:12 -07:00**



**MASTER AIRSPACE EASEMENT AGREEMENT  
AND SECTION 219 COVENANT**

THIS AGREEMENT made the 13th day of October, 2023.

BETWEEN:

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**  
#700-4211 KINGSWAY  
BURNABY, BC V5H 1Z6

(in its capacity as owner of the Remainder, the "**Remainder Owner**")

AND:

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**  
#700-4211 KINGSWAY  
BURNABY, BC V5H 1Z6

(in its capacity as owner of ASP A, the "**ASP A Owner**")

AND:

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.**  
#700-4211 KINGSWAY  
BURNABY, BC V5H 1Z6

(in its capacity as owner of ASP B, the "**ASP B Owner**")

AND:

**CITY OF BURNABY**  
4949 Canada Way  
Burnaby, BC V5G 1M2

(the "**City**")

WHEREAS:

- A. The Remainder Owner is the registered owner of the Remainder;
- B. The ASP A Owner is the registered owner of ASP A;
- C. The ASP B Owner is the registered owner of ASP B;
- D. Each Owner is causing to be Constructed the following Development within each Parcel:

ASP A	Commercial and retail complex including part of the Parking Facility;
ASP B	Office including part of the Parking Facility;
Remainder	Residential building including part of the Parking Facility

- E. The Developments comprising the Project will share the Parking Facility that will be located partly within the Remainder Development, partly within the ASP A Development, and partly within the ASP B Development and certain other elements and systems;
- F. Certain rooms or areas within the Development on one Parcel will be for the shared use of the Users of that Development and the Users of the Development on the Other Parcels;
- G. Each Owner wishes to grant certain rights, licenses and easements to the Other Owners over its Parcel in order to provide support, access, utilities and certain other benefits appurtenant to the Other Parcels;
- H. Pursuant to Section 18(5) of the Property Law Act (British Columbia), a registered owner in fee simple may grant to itself an easement over land that it owns for the benefit of other land that it owns in fee simple;
- I. The Approving Officer has approved the application for the subdivision of the Parent Property into the Parcels subject to the condition, among others, that the easements and covenants contained in this Agreement be entered into to provide for certain rights, licenses and easements between the Parcels;
- J. The Remainder Owner, ASP A Owner and the ASP B Owner have requested that the City consider the Project to be a single building for the purposes of the Building Code and the Building Bylaw;
- K. The Remainder Owner, ASP A Owner and the ASP B Owner wish to develop the Project as if it were a single building constructed on a single parcel of land for purposes of compliance with the Building Bylaw on the basis of the Alternative Solution Requirements and the Remainder Owner, ASP A Owner and the ASP B Owner have agreed to grant to the City, pursuant to Section 219 of the Land Title Act, a covenant to address the Building Bylaw compliance issues as aforesaid;
- L. Fire and life safety in the Project relies on shared systems and building elements of the contiguous Developments on the Remainder, ASP A and ASP B and such shared systems and building elements must be maintained and operated so as not to compromise fire and life safety;
- M. Section 219 of the Land Title Act provides that the Remainder Owner, ASP A Owner and the ASP B Owner may grant a covenant to the City of a negative or positive nature respecting the use of the Remainder, ASP A and ASP B; and
- N. The City wishes to become a party to this Agreement to ensure that the rights, licences and easements hereby created continue to enure to the benefit of the owners from time to time of the Parcels.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the matters referred to in the foregoing recitals, the covenants and mutual agreements herein contained and other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged and agreed to by the parties), the parties, for themselves and their successors and assigns, hereby acknowledge, agree, covenant, declare and grant as follows:

## ARTICLE 1 DEFINITIONS

### 1.1 Definitions

In this Agreement, the following terms have the following meanings unless the context otherwise requires:

- (a) **"Alternative Solution Report"** means the report entitled "Air Space Parcel Subdivision Report, Alternative Solution Report, for Sussex Market Housing Mixed Use Development, 6505, 6511 Sussex Avenue, Burnaby BC" prepared by the Building Code Consultant, dated February 21, 2023 and last revised October 5, 2023 and accepted by the City, a copy of which is attached hereto as Schedule B;
- (b) **"Alternative Solution Requirements"** means any physical elements of the Project or a Development on or within a Parcel and the mechanical or other systems comprising the Building Code alternative solution requirements for the Project (including, without limitation, any Fire Prevention Equipment, the Utility Systems, Utility Systems Corridors and Pedestrian Access Routes) as may be set out in the Alternative Solution Report;
- (c) **"ASP A"** means the lands and premises situated in Burnaby, British Columbia and legally described as follows:
  - Air Space Parcel A
  - District Lot 153 Group 1 New Westminster District
  - Air Space Parcel Plan EPP127626;
- (d) **"ASP A Development"** means any Development from time to time in, on or within ASP A;
- (e) **"ASP B"** means the lands and premises situated in Burnaby, British Columbia and legally described as follows:
  - Air Space Parcel B
  - District Lot 153 Group 1 New Westminster District
  - Air Space Parcel Plan EPP127626;
- (f) **"ASP B Development"** means any Development from time to time in, on or within ASP B;
- (g) **"ASP B Roof Deck"** means the landscaped roof deck located on level 5 of the ASP B Development, which are intended to be part of the ASP B Exclusive Use Areas and Facilities;
- (h) **"Approving Officer"** means the approving officer from time to time for the City;
- (i) **"BCICAC"** means the British Columbia International Commercial Arbitration Centre or successor organization;
- (j) **"Building Bylaw"** means the City's Building Bylaw in effect on the date of this Agreement;

- (k) **"Building Code"** means the British Columbia Building Code in effect at the time the building permit application for a Development is made;
- (l) **"Building Code Consultant"** means GHIL Consultants Ltd.;
- (m) **"Chief Building Inspector"** means the chief building inspector from time to time for the City;
- (n) **"City Personnel"** means the City's elected officials, officers, employees, agents, contractors, licensees, permittees, nominees and delegates, and includes, without limitation, the Approving Officer and the Chief Building Inspector;
- (o) **"Claims and Expenses"** means any and all actions, causes of action, suits and claims, whether at law or in equity, losses, damages, expenses, costs (including legal costs on a solicitor - client basis) and injuries (including personal injury and death), of any kind or nature whatsoever;
- (p) **"Commercial End of Trip Facilities"** means the rooms designated by the ASP B Owner for the purpose of bicycle repair, bicycle storage, washrooms and shower facilities for ASP A and ASP B, to be located on level P2 on the southeast side of the Project, as shown in clouding and labelled on the Sketch Plan attached hereto as Schedule D;
- (q) **"Commercial Garbage/Recycling Room"** means the room designated by the ASP B Owner for the purpose of storing, sorting, loading and unloading garbage, recycling and other refuse by ASP A and ASP B, to be located on level P1 on the southeast side of the Project, as shown in clouding and labelled on the Sketch Plan attached hereto as Schedule D;
- (r) **"Commercial Loading Bay"** means the loading bay designated by the ASP A Owner for the purpose of loading and unloading items to ASP A and ASP B, to be located on level 1 on the north side of the Project, as shown in clouding and labelled on the Sketch Plan attached hereto as Schedule D;
- (s) **"Common Areas and Facilities"** means:
  - (i) those Utility Systems, Utility Systems Corridors, Fire Prevention Equipment, Pedestrian Access Routes, Vehicular Access Routes, Service Rooms, Support Structures, the Commercial End of Trip Facilities, the Commercial Garbage/Recycling Room, the Commercial Loading Bay and other areas, facilities, systems and equipment located in or upon a Parcel which, unless otherwise specified, are for the common use and benefit of two or more Owners and which are the subject of the easements herein granted, as well as any building envelope systems which benefit the Developments on two or more of the Parcels;
  - (ii) the Parking Facility; and
  - (iii) the Public Art;

- (t) **"Community Amenities"** means the amenities and services intended generally for the use and enjoyment of all owners and occupants of the Developments on ASP A, ASP B and the Remainder, or the general public, which amenities and services will include, without limitation, below-grade utilities and services, roads, lanes, sidewalks, walkways, garbage recycling and staging areas, curbs, gutters, improvements, structures, furniture, surfaces, retaining walls, hard and soft landscaping, including but not limited to lawns, gardens, flowers, shrubs, bushes, trees, boulevard and works to the extent necessary for lighting (including without limitation, lamp posts, conduits and junction boxes), drainage and irrigation and all other related utilities, furniture, equipment and elements to be installed or constructed at the Project, and all other works of a similar nature or kind, but excluding any of the foregoing amenities that are intended solely for the use and enjoyment of the owners and occupants of one or any of the Developments on ASP A, ASP B or the Remainder. The Community Amenities specifically include all amenities and services outlined in covenant CA7154312, statutory right of way CA7154314 and Easement CA7154316;
- (u) **"Construct"** means to alter, construct, demolish, enlarge, erect, extend, install, Maintain, place, reconstruct, replace, remove or renew and all activities or other work incidental or related thereto and **"Constructing"**, **"Construction"** and **"Constructed"** have corresponding meanings;
- (v) **"Damaged Improvements"** has the meaning set out in section 10.1;
- (w) **"Development"** in respect of any Parcel means all buildings, erections, improvements and other structures from time to time constructed within such Parcel and all subsequent alterations, additions and replacements thereof, as the case may be, and **"Developments"** means the Remainder Development, ASP A Development and the ASP B Development;
- (x) **"Dispute"** has the meaning set out in section 11.1;
- (y) **"Emergency Generator and Equipment"** means the emergency generator for the Project located within a Service Room, and associated adjacent mechanical Service Room on level P2 of the ASP B Development which is capable of providing emergency power for the Fire Prevention Equipment, and the related electrical panels and other equipment located within the separate emergency power distribution Service Room located on level P1 of the Remainder Development;
- (z) **"Exclusive Use Areas and Facilities"** means those Utility Systems, Fire Prevention Equipment, Pedestrian Access Routes, Service Rooms and other areas, facilities, systems and equipment located in or upon a Development for which 95% or more of the use, enjoyment or benefit is by the Owner of that Development only and, in the case of the Remainder and ASP B, specifically includes the Remainder Roof Decks and ASP B Roof Deck, respectively;
- (aa) **"Fire Prevention Equipment"** means all fire fighting, life systems and fire prevention equipment from time to time situate on a Parcel and includes all fire alarm and sprinkler systems and facilities providing communications, water or electricity to any such equipment;

- (bb) **"Insurance Trustee"** means the party appointed pursuant to section 7.3(d)(i) and includes any replacement therefor appointed pursuant to section 7.3(d)(ii);
- (cc) **"Insured Property"** has the meaning set out in section 7.3;
- (dd) **"Insuring Owner"** has the meaning set out in section 7.3;
- (ee) **"Interfere"** means unreasonably or unduly interfere with, endanger, impede, disturb or obstruct any one or more of the following:
  - (i) access to or Construction, Repair, operation, use or enjoyment of any Development or any Common Areas and Facilities;
  - (ii) the exercise of the rights and easements herein granted; or
  - (iii) the use or enjoyment of the respective Parcel or any part thereof that is subject to the respective rights and easements herein granted, and **"Interference"** has a corresponding meaning;
- (ff) **"Land Title Act"** means the Land Title Act, RSBC 1996, Chapter 250 and amendments thereto and re-enactments thereof;
- (gg) **"Maintain"** means to test and inspect from time to time, and keep in a good and proper state of repair, normal wear and tear excepted, and in a clean and safe condition as would a prudent owner from time to time, and **"Maintenance"**, **"Maintained"** and **"Maintaining"** have corresponding meanings;
- (hh) **"Major Damage"** occurs when:
  - (i) a Development within one or more Parcel is damaged or destroyed to the extent of at least 35% of the full replacement cost thereof; or
  - (ii) a Development within a Parcel is condemned; or
  - (iii) the insurers for any of the Parcels, pursuant to policies of insurance maintained in accordance with section 7.3 hereof, elect to treat such Development as a total loss,

provided that the determination of the extent of damage or destruction in paragraph (i) and (ii) above shall be made by a professional engineer chosen by the Owner whose Development has suffered damage or destruction;

- (ii) **"Modification to this Agreement"** means any change, addition to or reduction of the easements, covenants and Section 219 covenants granted herein and includes all new and subsequently granted easements, covenants and Section 219 covenants granted by any Owner to and for the benefit of the Other Parcels and the respective Owner, or to and to the benefit of the City, as the case may be;
- (jj) **"Other Development"** means the Development on the Other Parcels;
- (kk) **"Other Owners"** means in respect of any Owner, the other Owners;

- (ll) **"Other Owners' Easements"** means the easements and rights granted by an Owner to the Other Owners over or in respect of such Owner's Parcel, pursuant to Article 2, Article 3, ARTICLE 4 and Article 8 inclusive, as the case may be;
- (mm) **"Other Parcels"** means in respect of any Parcel, the other Parcels, as applicable;
- (nn) **"Owner"** means individually the Remainder Owner, the ASP A Owner, or the ASP B Owner and **"Owners"** means all of them and, in the event that either ASP A, ASP B or the Remainder are subdivided by a Strata Plan, "Owner" shall include the strata corporation created thereby;
- (oo) **"Parcel"** means individually the Remainder, ASP A and ASP B and **"Parcels"** means two or more of them as the context requires;
- (pp) **"Parent Property"** means the lands and premises situated in Burnaby, British Columbia and formerly legally described as follows:  
 PID: 030-616-735  
 Lot 2 District Lot 153 Group 1 New Westminster District  
 Plan EPP86315;
- (qq) **"Parking Facility"** means those parts of the Project which are used for underground parking and related or ancillary purposes (and, for greater certainty and without limiting the generality of the foregoing, the Parking Facility is deemed to include all drive-aisles, ramps, parking stalls, storage areas, loading and unloading areas, certain Service Rooms, including without limitation the Service Rooms containing the Emergency Generator and Equipment, certain Pedestrian Access Routes and other areas similar to the foregoing);
- (rr) **"Pedestrian Access Routes"** means those parts of the Remainder, ASP A and ASP B (including elevators, corridors, stairs and stairwells) which are from time to time designated by the Owner of such Parcel for, or by their nature or pursuant to any development approvals for the Remainder Development, ASP A Development or ASP B Development, as the case may be, are intended or required to be used for the purpose of:
- (i) pedestrian access to and from the Parking Facility to the Remainder, ASP A, ASP B or the streets adjacent to the Project;
  - (ii) pedestrian emergency exit routes from ASP A through the Remainder and ASP B;
  - (iii) pedestrian emergency exit routes from the Remainder through ASP A and ASP B;
  - (iv) pedestrian emergency exit routes from the ASP B through ASP A and Remainder;
  - (v) pedestrian access to and from, and use as pedestrian pathways on, the grade-level public areas from time to time existing within the Remainder;

- (vi) pedestrian access to and from the streets adjacent to the Remainder, ASP A and ASP B; and
- (vii) accessing and using Common Areas and Facilities and Community Amenities;

including, without limitation, all emergency exits and routes (including elevators, corridors, stairs and stairwells) out of the Developments on the Remainder, ASP A and ASP B and, for greater certainty, (A) upon the subdivision of the Remainder, ASP A or ASP B by the deposit of a Strata Plan, the Pedestrian Access Routes shall be automatically restricted to those areas which are not part of a strata lot or limited common property for the use of one strata lot as shown on the Strata Plan and (B) references to a **"pedestrian"** herein shall be deemed to include a person with a physical disability who requires and uses a wheelchair, scooter or other similar vehicle, device or mode of conveyance to assist with their mobility;

- (ss) **"Prime Rate"** means, at any time, the per annum rate of interest published by the main branch in the City of Vancouver of Royal Bank of Canada or its successor at such time as its reference rate for setting rates of interest on loans of Canadian dollars and referred to by such bank as its **"prime rate"**;
- (tt) **"Project"** means all of the Parcels and the Developments constructed thereon;
- (uu) **"Project Standard"** means the standard of management, operation, Maintenance, Repair and replacement typical of a high-quality residential/commercial mixed-use development located in Burnaby, British Columbia, including, without limitation, a good and proper state of repair and a clean and safe condition at all times, and, without limiting the generality of the foregoing, such standard will be at least as high as the standard to which the Project was originally constructed by the developer thereof;
- (vv) **"Public Art"** means those public art features that have been, or are in the future, installed upon certain exterior areas of the Project or adjacent to the Project on City lands in compliance with requirements of the City and the public art covenant to be registered in the New Westminster Land Title Office, as amended or replaced from time to time;
- (ww) **"Remainder"** means the lands and premises situated in Burnaby, British Columbia and legally described as follows:
  - PID: 030-616-735
  - Lot 2, except parts in Airspace Plan EPP127626
  - District Lot 153 Group 1 New Westminster District Plan
  - EPP86315;
- (xx) **"Remainder Development"** means any Development from time to time in, on or within the Remainder;
- (yy) **"Remainder Roof Decks"** means the landscaped roof decks located on level 4 of the Remainder Development, which are intended to be part of the Remainder Exclusive Use Areas and Facilities;



- (zz) **“Repair”** means:
- (i) to inspect and examine any Parcel and any Development from time to time that is situate on or within any Parcel (including any Common Areas and Facilities from time to time situate on or within any Parcel and, in the case of the Remainder, the roof (including the waterproof membrane thereof) of the ASP A Development, ASP B Development, and Remainder Development located beneath the Remainder Roof Decks) and in the case of ASP B, the roof (including the waterproof membrane thereof) of the ASP A Development, ASP B Development, and Remainder Development located beneath the ASP B Roof Deck) for the purpose of ascertaining or determining whether:
    - (A) any defect or other condition exists or is imminent which has resulted or could reasonably be expected to result in any Interference or other loss of access or egress or support or use to or for the Development that is from time to time situate on or within the Other Parcels; or
    - (B) any damage has occurred to any portion of the Development that is from time to time situate on or within a Parcel, or any defect or other condition exists or is imminent which could reasonably be expected to result in damage to any portion of the Development that is from time to time situate on or within a Parcel;
  - (ii) to repair any damage to or defect in, or repair or Maintain any condition requiring repair or maintenance of, the Development or any Support Structures, Fire Prevention Equipment or Utility Systems that is from time to time situate on or within a Parcel (including any Common Areas and Facilities from time to time situate on or within a Parcel and, in the case of the Remainder, the roof (including the waterproof membrane thereof) of the Remainder Development located beneath the Remainder Roof Decks), and, in the case of the ASP B, the roof (including the waterproof membrane thereof) of the ASP B Development located beneath the ASP B Roof Deck) or to remedy any damage, defect or condition which has resulted or could reasonably be expected to result in any Interference or other loss of access or egress or support or use to or for the Development on the Other Parcels; or
  - (iii) to take any action reasonably necessary to remedy any failure of an Owner to provide the Other Owners’ Easements, and **“Repairs”** and **“Repairing”** have corresponding meanings;
- (aaa) **“Section 219”** means Section 219 of the Land Title Act, R.S.B.C. 1996, c. 250 and amendments thereto and re-enactments thereof;
- (bbb) **“Service Rooms”** means all service, electrical and mechanical rooms and other spaces, as the case may be (whether or not enclosed), which are used for housing or containing Utility Systems within the Remainder Development, the ASP A Development or the ASP B Development including, without limitation, rooms housing Fire Prevention Equipment and the Emergency

Generator and Equipment, rooms housing Stormwater Detention Tank and Equipment, rooms housing Water Entry and Water Feature Equipment, the telephone and cable equipment room, the main electrical room, the mechanical room and the water entry room, all of which are located within the Parking Facility or other portions of the Remainder Development, the ASP A Development or the ASP B Development;

- (ccc) **"Stormwater Detention Tank and Equipment"** means the stormwater detention tank Utility System and associated appurtenances which are required for and in connection with the provision and stormwater management for the Project, originating from and located within the Service Room located on level P1 of the ASP B Development;
- (ddd) **"Strata Corporation"** means a strata corporation created by deposit of a Strata Plan;
- (eee) **"Strata Plan"** means the strata plan subdividing a Parcel into strata lots and common property in accordance with the provisions of the Strata Property Act;
- (fff) **"Strata Property Act"** means the Strata Property Act, S.B.C. 1998, c. 43, and any amendments thereto and re-placements thereof;
- (ggg) **"Subdivided Lot"** has the meaning set out in section 12.2;
- (hhh) **"Support Structures"** means the soil and any and all structural elements from time to time within any of the Parcels which are required to support a Development that is situate within any or all of the Other Parcels, including, without limitation, anchors, foundations, columns, footings, supporting walls, floors and ceilings, beams, bents, brackets, bracings and grade or tie beams;
- (iii) **"Users"** means the Owners, tenants, occupants and users from time to time of all or any part of a Parcel and their respective employees, servants, agents, officers, contractors, licensees, customers and invitees;
- (jjj) **"Utility Systems"** means any and all machinery, equipment, pipes, lines, conduits, wires, cables, chutes, ducts, vents, stacks, shafts, pumps, display and control panels, light fixtures, heating, air conditioning and ventilating equipment and other devices and systems (including all ancillary appliances and equipment and, without limitation, the Emergency Generator and Equipment, Stormwater Detention Tank and Equipment, Water Entry and Water Feature Equipment and Fire Prevention Equipment) which are required for and in connection with the provision and supply of any and all services and utilities to a Development, including, without limitation, gas, electricity, water, steam, sanitary sewer, storm sewer and drainage systems, air intake, air exhaust, ventilation, fire and emergency alarms, sprinklers, security, enterphone and telephone, radio, television, cablevision, computer and other communication signals in any form whatsoever;
- (kkk) **"Utility Systems Corridors"** means, in respect of a Development on a Parcel, the utility corridors built in accordance with the plans approved by the City as part of the construction of the Project and Constructed in connection with the initial Construction of the Project, or such alternative portions of such

Development as may be approved by the Owner of the Development, acting reasonably, and approved by the City as part of the construction approval process for utility corridors;

(III) **"Vehicular Access Routes"** means any interior or exterior area within or on the Remainder, ASP A or ASP B, as applicable, including the Parking Facility, intended for use as a lane-way, access ramp or drive-aisle for vehicles (including automobiles, trucks, motorcycles, bicycles and other similar modes of land conveyance) to enter, exit and circulate through the Parking Facility or any other portions of the Project intended for use by vehicles; and

(mmm) **"Water Entry and Water Feature Equipment"** means the Utility Systems which are required for and in connection with the provision and supply of water to the Project, including any water features located thereon, originating from and located within the Service Rooms located on level P1 of the ASP B Development.

**1.2 Schedule List**

The following Schedules are attached hereto and made part of this Agreement:

- Schedule A Table of Owners' Shares
- Schedule B Alternative Solution Report
- Schedule C Assignment and Assumption Agreement
- Schedule D Sketch Plan

**ARTICLE 2  
EASEMENTS OVER THE REMAINDER**

**2.1 Grant of Easements to ASP A Owner**

The Remainder Owner as registered owner of the Remainder hereby grants to the ASP A Owner in perpetuity as registered owner of ASP A, for the benefit of and to be appurtenant to ASP A, in perpetuity, the following non-exclusive, full, free and uninterrupted right, liberty, right-of-way and easement on, over, within and through the Remainder, at any time in the case of emergencies and otherwise at all reasonable times, in common with the Remainder Owner and all other persons now or hereafter having the express or implied permission of the Remainder Owner or having a similar right, subject to the terms, conditions and limitations stated herein, for the ASP A Users:

(a) **Pedestrian Access Routes**

To enter, go, pass and repass in, over and upon all or any part of the Pedestrian Access Routes which are situate on or within the Remainder, including that portion of the Parking Facility located on or within the Remainder, on foot, with or without supplies or equipment, for the purpose of obtaining access to and egress from ASP A and those portions of the Remainder which the Users of ASP A have the right to access or use hereunder including, without limitation, those Common Areas and Facilities located on or within the Remainder.

(b) Vehicular Access Routes

To enter, go, pass and repass in, over and upon any and all Vehicular Access Routes on foot, with or without bicycles, or by automobile, truck, motorcycle, bicycle and similar modes of land conveyance, for the purpose of obtaining access to and egress from the ASP A but, for greater certainty, not to park vehicles or otherwise use any parking space within the portions of the Parking Facility on or within the Remainder.

(c) Service Rooms

To enter, go, pass and repass in, over and upon any and all Service Rooms which are situate on the Remainder, including that portion of the Parking Facility located within the Remainder, as the ASP A Owner may reasonably require and such portions of the Remainder as the ASP A Owner may reasonably require to have access to such Service Rooms, with or without supplies, equipment and machinery, for the purpose of the Construction, Maintenance or Repair of any Alternative Solution Requirements, Utility Systems, or related equipment located within such Service Rooms.

(d) Utility Systems

To Construct, Repair, Maintain, operate and use within the Remainder such Utility Systems and Utility Systems Corridors as may be reasonably required for the use and enjoyment of any Development which is situate within ASP A in such locations and in such a manner as may reasonably be required.

(e) Fire Prevention Equipment

To enter, go, pass and repass in and upon those parts of the Remainder as the ASP A Owner may reasonably require for the purposes of operating or using any Fire Prevention Equipment which is situate within the Remainder and is necessary for the use of Fire Prevention Equipment which is situate within ASP A.

(f) Alternative Solution Requirements

To enter, go, pass and repass in and upon those parts of the Remainder as may be reasonably required by the ASP A Owner for the purpose of Constructing, Repairing, inspecting, Maintaining or operating any Alternative Solution Requirements which are situate on or within the Remainder.

(g) Support

For support for the ASP A Development by the Remainder, by the Remainder Development and by any Support Structures existing or Constructed on or within the Remainder.

(h) Development of the Other Parcels

To enter, go, pass and repass in, over and upon those parts of the Remainder as the ASP A Owner may reasonably require, with or without supplies,

equipment, machinery and vehicles, for the purpose of Constructing a Development or any part thereof which is situate on or within ASP A.

(i) Repair and Maintenance

To enter, go, pass and repass in, over and upon those parts of the Remainder as the ASP A Owner may reasonably require, with or without supplies, equipment and machinery, for the purpose of Repairing and Maintaining Support Structures, and Utility Systems which are situate on or within the Remainder and which are designated or intended for the use of or are used for the benefit of ASP A or the ASP A Owner.

(j) Exterior of Building

Subject to section 7.8, to enter, go, pass and repass in, over and upon those parts of the Remainder as the ASP A Owner may reasonably require, with or without supplies, equipment and machinery, for the purpose of cleaning, Maintaining, Repairing and replacing the windows, roof patios, decks, balconies and the exterior walls of the ASP A Development and painting such walls.

(k) Community Amenities

To enter, go, pass and repass in, over and upon all or any part of the Community Amenities which are situate on or within the Remainder, on foot, with or without bicycles, or by automobile, truck, motorcycle, bicycle and similar modes of land conveyance, for the purpose of obtaining access to and egress from the ASP A but, for greater certainty, not to park vehicles on any part of the Community Amenities, except for the purposes of unloading.

(l) Placement of Materials

To place and store material (including, without limitation, tools, implements, scaffolding, machinery, equipment, construction materials, trailers, rubbish and debris) reasonably required for the Construction, Repair or other work referred to in subsections 2.1(c), (d), (e), (f), (h), (i) and (j) in such locations on the Remainder as may reasonably be required by the ASP A Owner, provided that the placing and storing of material as herein provided:

- (i) does not Interfere with the Remainder or the use and enjoyment thereof by the Remainder Owner and Users of the Remainder; and
- (ii) upon substantial completion of any such Construction, Repair or other work, the ASP A Owner will forthwith remove from the Remainder any material referred to in this subsection 2.1(l) and leave those portions of the Remainder used for such purposes in the same condition as prior to the placement or storage of such materials.

(m) Encroachment

To permit any portion or portions of the ASP A Development (or any component thereof) Constructed or intended to be Constructed within the Remainder which is or may be Constructed within the Remainder to encroach

and remain within the Remainder, together with the right to use and Repair such encroachments from time to time and to have access over such portions of the Remainder as are reasonably necessary in order to effect such use and Repair; provided however that if the ASP A Development (or any component thereof) Constructed or intended to be Constructed within the Remainder is demolished or destroyed such that any portion thereof that had previously encroached into the Remainder no longer encroaches, the easement provided in this Section 2.1(m) shall lapse and be of no further force or effect.

(n) Generally

To do all acts, things and matters necessary for or incidental to the exercise of the rights granted in this section 2.1.

(o) Failure to Maintain, Repair or Replace

If the Remainder Owner fails to fulfil its obligations herein under section 10.5 and upon the ASP A Owner giving the Remainder Owner not less than 7 days' notice in writing (except in the case of emergency when no notice shall be required), to enter, go, pass and repass in and upon those parts of the Remainder as may be reasonably required by the ASP A Owner for the purpose of fulfilling the Remainder Owner's obligations under section 10.5.

## 2.2 Grant of Easements to ASP B Owner

The Remainder Owner as registered owner of the Remainder hereby grants to the ASP B Owner in perpetuity as registered owner of ASP B, for the benefit of and to be appurtenant to ASP B, in perpetuity, the following non-exclusive, full, free and uninterrupted right, liberty, right-of-way and easement on, over, within and through the Remainder, at any time in the case of emergencies and otherwise at all reasonable times, in common with the Remainder Owner and all other persons now or hereafter having the express or implied permission of the Remainder Owner or having a similar right, subject to the terms, conditions and limitations stated herein, for the ASP B Users:

(a) Pedestrian Access Routes

To enter, go, pass and repass in, over and upon all or any part of the Pedestrian Access Routes which are situate on or within the Remainder, including that portion of the Parking Facility located on or within the Remainder, on foot, with or without supplies or equipment, for the purpose of obtaining access to and egress from ASP B and those portions of the Remainder which the Users of ASP B have the right to access or use hereunder including, without limitation, those Common Areas and Facilities located on or within the Remainder.

(b) Vehicular Access Routes

To enter, go, pass and repass in, over and upon any and all Vehicular Access Routes on foot, with or without bicycles, or by automobile, truck, motorcycle, bicycle and similar modes of land conveyance, for the purpose of obtaining access to and egress from ASP B but, for greater certainty, not to park vehicles or otherwise use any parking space within the portions of the Parking Facility on or within the Remainder.

(c) Service Rooms

To enter, go, pass and repass in, over and upon any and all Service Rooms which are situate on the Remainder, including that portion of the Parking Facility located within the Remainder, as the ASP B Owner may reasonably require and such portions of the Remainder as the ASP B Owner may reasonably require to have access to such Service Rooms, with or without supplies, equipment and machinery, for the purpose of the Construction, Maintenance or Repair of any Alternative Solution Requirements, Utility Systems, or related equipment located within such Service Rooms.

(d) Utility Systems

To Construct, Repair, Maintain, operate and use within the Remainder such Utility Systems and Utility Systems Corridors as may be reasonably required for the use and enjoyment of any Development which is situate within ASP B in such locations and in such a manner as may reasonably be required.

(e) Fire Prevention Equipment

To enter, go, pass and repass in and upon those parts of the Remainder as the ASP B Owner may reasonably require for the purposes of operating or using any Fire Prevention Equipment which is situate within the Remainder and is necessary for the use of Fire Prevention Equipment which is situate within ASP B.

(f) Alternative Solution Requirements

To enter, go, pass and repass in and upon those parts of the Remainder as may be reasonably required by the ASP B Owner for the purpose of Constructing, Repairing, inspecting, Maintaining or operating any Alternative Solution Requirements which are situate on or within the Remainder.

(g) Support

For support for the ASP B Development by the Remainder, by the Remainder Development and by any Support Structures existing or Constructed on or within the Remainder.

(h) Development of the Other Parcels

To enter, go, pass and repass in, over and upon those parts of the Remainder as the ASP B Owner may reasonably require, with or without supplies, equipment, machinery and vehicles, for the purpose of Constructing a Development or any part thereof which is situate on or within ASP B.

(i) Repair and Maintenance

To enter, go, pass and repass in, over and upon those parts of the Remainder as the ASP B Owner may reasonably require, with or without supplies, equipment and machinery, for the purpose of Repairing and Maintaining Support Structures, and Utility Systems which are situate on or within the

Remainder and which are designated or intended for the use of or are used for the benefit of ASP B or the ASP B Owner.

(j) Exterior of Building

Subject to section 7.8, to enter, go, pass and repass in, over and upon those parts of the Remainder as the ASP B Owner may reasonably require, with or without supplies, equipment and machinery, for the purpose of cleaning, Maintaining, Repairing and replacing the windows, roof patios, decks, balconies and the exterior walls of the ASP B Development and painting such walls.

(k) Community Amenities

To enter, go, pass and repass in, over and upon all or any part of the Community Amenities which are situate on or within the Remainder, on foot, with or without bicycles, or by automobile, truck, motorcycle, bicycle and similar modes of land conveyance, for the purpose of obtaining access to and egress from the ASP B but, for greater certainty, not to park vehicles on any part of the Community Amenities, except for the purposes of unloading.

(l) Placement of Materials

To place and store material (including, without limitation, tools, implements, scaffolding, machinery, equipment, construction materials, trailers, rubbish and debris) reasonably required for the Construction, Repair or other work referred to in subsections 2.2(c), (d), (e), (f), (h), (i), and (j) in such locations on the Remainder as may reasonably be required by the ASP B Owner, provided that the placing and storing of material as herein provided:

- (i) does not Interfere with the Remainder or the use and enjoyment thereof by the Remainder Owner and Users of the Remainder; and
- (ii) upon substantial completion of any such Construction, Repair or other work, the ASP B Owner will forthwith remove from the Remainder any material referred to in this subsection 2.2(l) and leave those portions of the Remainder used for such purposes in the same condition as prior to the placement or storage of such materials.

(m) Encroachment

To permit any portion or portions of the ASP B Development (or any component thereof) Constructed or intended to be Constructed within the Remainder which is or may be Constructed within the Remainder to encroach and remain within the Remainder, together with the right to use and Repair such encroachments from time to time and to have access over such portions of the Remainder as are reasonably necessary in order to effect such use and Repair; provided however that if the ASP B Development (or any component thereof) Constructed or intended to be Constructed within the Remainder is demolished or destroyed such that any portion thereof that had previously encroached into the Remainder no longer encroaches, the easement provided in this Section 2.2(m) shall lapse and be of no further force or effect.



(n) Generally

To do all acts, things and matters necessary for or incidental to the exercise of the rights granted in this section 2.2.

(o) Failure to Maintain, Repair or Replace

If the Remainder Owner fails to fulfil its obligations herein under section 10.5 and upon the ASP B Owner giving the Remainder Owner not less than 7 days' notice in writing (except in the case of emergency when no notice shall be required), to enter, go, pass and repass in and upon those parts of the Remainder as may be reasonably required by the ASP B Owner for the purpose of fulfilling the Remainder Owner's obligations under section 10.5.

**2.3 Secured and Unrestricted Easement Areas in the Remainder**

Notwithstanding any provision herein, the ASP A Owner and ASP B Owner each acknowledge that despite the easement rights granted in Section 2.1 and 2.2 respectively, certain areas within the Remainder may be locked or secured and accessible only by key, fob, access card or other similar device which forms part of the Access Control System, and if the ASP A Owner, ASP B Owner or any ASP A User or ASP B User does not have a key, fob, access card or other similar device to utilize the Access Control System for any such secured area (or alternatively, the ASP A Owner's or ASP B Owner's or such ASP A User's or ASP B User's key, fob, access card or other similar device is not programmed to permit access), then such access shall only be conducted under escort by the property manager of the Remainder or any other person authorized by such property manager or the Remainder Owner, provided that under no circumstances may the Remainder Owner restrict access by the ASP A Owner or ASP B Owner and any ASP A User or ASP B User, and the Remainder Owner will at all times provide them with un-escorted access to:

- (a) those Pedestrian Access Routes which are situate on or within the Remainder that are emergency and/or fire exit routes;
- (b) those Pedestrian Access Routes and those Vehicular Access Routes which are situate on or within the Remainder required to be traversed by the ASP A Owner or ASP B Owner and ASP A Users or ASP B Users in order to gain access to and egress from a Development, including those portions of the Parking Facility in the Remainder Development;
- (c) the Service Rooms in the Remainder Development, including the Emergency Generator and Equipment; and
- (d) those portions of the Remainder to which the ASP A Owner, ASP B Owner, ASP A Users or ASP B Users require reasonable access to Maintain, Repair and use those Common Areas and Facilities within the Remainder which are for the use, enjoyment and benefit of the ASP A Development or ASP B Development respectively.

**2.4 Benefit and Burden ASP A Easements**

The easements granted in section 2.1 shall be appurtenant to and for the benefit of ASP A and shall charge and be a burden upon the Remainder.

## 2.5 Benefit and Burden ASP B Easements

The easements granted in section 2.2 shall be appurtenant to and for the benefit of ASP B and shall charge and be a burden upon the Remainder.

### ARTICLE 3 EASEMENTS OVER ASP A

#### 3.1 Grant of Easements to Remainder Owner

The ASP A Owner as registered owner of ASP A hereby grants to the Remainder Owner as registered owner of the Remainder, for the benefit and to be appurtenant to the Remainder, in perpetuity, the following non-exclusive, full, free and uninterrupted right, liberty, right-of-way and easement on, over, within and through ASP A, at any time in the case of emergencies and otherwise at all reasonable times, in common with the ASP A Owner and ASP A Users and all other persons now or hereafter having the express or implied permission of the ASP A Owner or having a similar right, subject to the terms, conditions and limitations stated herein, for the Remainder Users:

(a) Pedestrian Access Routes

To enter, go, pass and repass in, over and upon all or any part of the Pedestrian Access Routes which are situate on or within ASP A, on foot, with or without supplies or equipment, for the purpose of obtaining access to and egress from the Remainder and those portions of ASP A which the Users of the Remainder have the right to access or use hereunder including, without limitation, those Common Areas and Facilities located on or within ASP A.

(b) Vehicular Access Routes

To enter, go, pass and repass in, over and upon any and all Vehicular Access Routes which are situate on or within ASP A, on foot, with or without bicycles, or by automobile, truck, motorcycle, bicycle and similar modes of land conveyance, for the purpose of obtaining access to and egress from the Remainder, but, for greater certainty, not to park vehicles or otherwise use any parking space within the portions of the Parking Facility on or within ASP A.

(c) Service Rooms

To enter, go, pass and repass in, over and upon any and all Service Rooms which are situate on or within ASP A, including that portion of the Parking Facility located within ASP A, as the Remainder Owner may reasonably require, and such portions of ASP A as the Remainder Owner may reasonably require to have access to such Service Rooms, with or without supplies, equipment and machinery, for the purpose of the Construction, Maintenance or Repair of any Alternative Solution Requirements, Utility Systems, Fire Prevention Equipment or related equipment located within such Service Rooms.

(d) Utility Systems

To Construct, Repair, Maintain, operate and use within ASP A such Utility Systems and Utility Systems Corridors as may be reasonably required for the

use and enjoyment of any Development which is situate within the Remainder in such locations and in such a manner as may reasonably be required.

(e) Fire Prevention Equipment

To enter, go, pass and repass in and upon those parts of ASP A as the Remainder Owner may reasonably require for the purposes of Constructing, Repairing, Maintaining, operating or using any Fire Prevention Equipment which is situate within ASP A and is necessary for the use of Fire Prevention Equipment.

(f) Alternative Solution Requirements

To enter, go, pass and repass in and upon those parts of ASP A as may be reasonably be required by the Remainder Owner for the purpose of Constructing, Repairing, inspecting, Maintaining or operating any Alternative Solution Requirements which are situate on or within ASP A.

(g) Support

For support for the Development that is situate within the Remainder by ASP A, by the ASP A Development and by any Support Structures existing or Constructed on ASP A.

(h) Development of the Other Parcels

To enter, go, pass and repass in, over and upon those parts of ASP A as the Remainder Owner may reasonably require, with or without supplies, equipment, machinery and vehicles, for the purpose of Constructing a Development or any part thereof which is situate within the Remainder.

(i) Repair and Maintenance

To enter, go, pass and repass in, over and upon those parts of ASP A as the Remainder Owner may reasonably require, with or without supplies, equipment and machinery, for the purpose of Repairing and Maintaining Support Structures, Fire Prevention Equipment and Utility Systems which are situate on or within ASP A and which are designated or intended for the use of or are used for the benefit of the Remainder or the Remainder Owner.

(j) Exterior of Building

Subject to section 7.8, to enter, go, pass and repass in, over and upon those parts of ASP A as the Remainder Owner may reasonably require, with or without supplies, equipment and machinery, for the purpose of cleaning, Maintaining, Repairing and replacing the windows, the roof and the exterior walls of the Remainder Development and painting such walls.

(k) Placement of Materials

To place and store material (including, without limitation, tools, implements, scaffolding, machinery, equipment, construction materials, trailers, rubbish and debris) reasonably required for the Construction, Repair or other work

referred to in subsections 3.1(c), (d), (e), (f), (h), (i) and (j) in such locations on ASP A as may reasonably be required by the Remainder Owner, provided that the placing and storing of material as herein provided:

- (i) does not Interfere with ASP A or the use and enjoyment thereof by the ASP A Owner and Users of ASP A; and
- (ii) upon substantial completion of any such Construction, Repair or other work, the Remainder Owner will forthwith remove from ASP A any material referred to in this subsection 3.1(k) and leave those portions of ASP A used for such purposes in the same condition as prior to the placement or storage of such materials.

(l) Encroachment

To permit any portion or portions of the Remainder Development (or any component thereof) Constructed or intended to be Constructed within ASP A which is or may be Constructed within ASP A to encroach and remain within ASP A, together with the right to use and Repair such encroachments from time to time and to have access over such portions of ASP A as are reasonably necessary in order to effect such use and Repair; provided however that if the Remainder Development (or any component thereof) Constructed or intended to be Constructed within ASP A is demolished or destroyed such that any portion thereof that had previously encroached into ASP A no longer encroaches, the easement provided in this Section 3.1(l) shall lapse and be of no further force or effect.

(m) Generally

To do all acts, things and matters necessary for or incidental to the exercise of the rights granted in this section 3.1.

(n) Failure to Maintain, Repair or Replace

If the ASP A Owner fails to fulfil its obligations herein under section 10.5 and upon the Remainder Owner giving the ASP A Owner not less than 7 days' notice in writing (except in the case of emergency when no notice shall be required), to enter, go, pass and repass in and upon those parts of ASP A as may be reasonably required by the Remainder Owner for the purpose of fulfilling the ASP A Owner's obligations under section 10.5.

### 3.2 Grant of Easements to ASP B Owner

The ASP A Owner as registered owner of ASP A hereby grants to the ASP B Owner as registered owner of ASP B, for the benefit and to be appurtenant to the ASP B, in perpetuity, the following non-exclusive, full, free and uninterrupted right, liberty, right-of-way and easement on, over, within and through ASP A, at any time in the case of emergencies and otherwise at all reasonable times, in common with the ASP A Owner and ASP A Users and all other persons now or hereafter having the express or implied permission of the ASP A Owner or having a similar right, subject to the terms, conditions and limitations stated herein, for the ASP B Users:

(a) Pedestrian Access Routes

To enter, go, pass and repass in, over and upon all or any part of the Pedestrian Access Routes which are situate on or within ASP A, on foot, with or without supplies or equipment, for the purpose of obtaining access to and egress from ASP B and those portions of ASP A which the Users of ASP B have the right to access or use hereunder including, without limitation, those Common Areas and Facilities located on or within ASP A.

(b) Vehicular Access Routes

To enter, go, pass and repass in, over and upon any and all Vehicular Access Routes which are situate on or within ASP A, on foot, with or without bicycles, or by automobile, truck, motorcycle, bicycle and similar modes of land conveyance, for the purpose of obtaining access to and egress from ASP B, but, for greater certainty, not to park vehicles or otherwise use any parking space within the portions of the Parking Facility on or within ASP A.

(c) Service Rooms

To enter, go, pass and repass in, over and upon any and all Service Rooms which are situate on or within ASP A, including that portion of the Parking Facility located within ASP A, as the ASP B Owner may reasonably require, and such portions of ASP A as the ASP B Owner may reasonably require to have access to such Service Rooms, with or without supplies, equipment and machinery, for the purpose of the Construction, Maintenance or Repair of any Alternative Solution Requirements, Utility Systems, Fire Prevention Equipment or related equipment located within such Service Rooms.

(d) Utility Systems

To Construct, Repair, Maintain, operate and use within ASP A such Utility Systems and Utility Systems Corridors as may be reasonably required for the use and enjoyment of any Development which is situate within ASP B in such locations and in such a manner as may reasonably be required.

(e) Fire Prevention Equipment

To enter, go, pass and repass in and upon those parts of ASP A as the ASP B Owner may reasonably require for the purposes of operating or using any Fire Prevention Equipment which is situate within ASP A and is necessary for the use of Fire Prevention Equipment which is situate within ASP B.

(f) Alternative Solution Requirements

To enter, go, pass and repass in and upon those parts of ASP A as may be reasonably be required by the ASP B Owner for the purpose of Constructing, Repairing, inspecting, Maintaining or operating any Alternative Solution Requirements which are situate on or within ASP A.

## (g) Support

For support for the Development that is situate within ASP B by ASP A, by the ASP A Development and by any Support Structures existing or Constructed on ASP A.

## (h) Development of the Other Parcels

To enter, go, pass and repass in, over and upon those parts of ASP A as the ASP B Owner may reasonably require, with or without supplies, equipment, machinery and vehicles, for the purpose of Constructing a Development or any part thereof which is situate within ASP B.

## (i) Repair and Maintenance

To enter, go, pass and repass in, over and upon those parts of ASP A as the ASP B Owner may reasonably require, with or without supplies, equipment and machinery, for the purpose of Repairing and Maintaining Support Structures, Fire Prevention Equipment and Utility Systems which are situate on or within ASP A and which are designated or intended for the use of or are used for the benefit of ASP B or the ASP B Owner.

## (j) Exterior of Building

Subject to section 7.8, to enter, go, pass and repass in, over and upon those parts of ASP A as the ASP B Owner may reasonably require, with or without supplies, equipment and machinery, for the purpose of cleaning, Maintaining, Repairing and replacing the windows, the roof and the exterior walls of the ASP B Development and painting such walls.

## (k) Placement of Materials

To place and store material (including, without limitation, tools, implements, scaffolding, machinery, equipment, construction materials, trailers, rubbish and debris) reasonably required for the Construction, Repair or other work referred to in subsections 3.2(c), (d), (e), (f), (h), (i) and (j) in such locations on ASP A as may reasonably be required by the ASP B Owner, provided that the placing and storing of material as herein provided:

- (i) does not Interfere with ASP A or the use and enjoyment thereof by the ASP A Owner and Users of ASP A; and
- (ii) upon substantial completion of any such Construction, Repair or other work, the ASP B Owner will forthwith remove from ASP A any material referred to in this subsection 3.2(k) and leave those portions of ASP A used for such purposes in the same condition as prior to the placement or storage of such materials.

## (l) Commercial Loading Bay

To enter, go, pass and repass in, over and upon those parts of ASP A as the ASP B Owner may reasonably require, on foot, with or without bicycles, or by automobile, truck, motorcycle, bicycle and similar modes of land conveyance,

with or without supplies, equipment and machinery, for the purpose for access to and egress from the Commercial Loading Bay and ASP B, and for the purpose of loading or unloading vehicles, but, for greater certainty, shall not include the right to park vehicles except as for long as reasonably necessary in order to load or unload a vehicle.

(m) Encroachment

To permit any portion or portions of the ASP B Development (or any component thereof) Constructed or intended to be Constructed within ASP A which is or may be Constructed within ASP A to encroach and remain within ASP A, together with the right to use and Repair such encroachments from time to time and to have access over such portions of ASP A as are reasonably necessary in order to effect such use and Repair; provided however that if the ASP B Development (or any component thereof) Constructed or intended to be Constructed within ASP A is demolished or destroyed such that any portion thereof that had previously encroached into ASP A no longer encroaches, the easement provided in this Section 3.2(m) shall lapse and be of no further force or effect.

(n) Generally

To do all acts, things and matters necessary for or incidental to the exercise of the rights granted in this section 3.2.

(o) Failure to Maintain, Repair or Replace

If the ASP A Owner fails to fulfil its obligations herein under section 10.5 and upon the Remainder Owner giving the ASP A Owner not less than 7 days' notice in writing (except in the case of emergency when no notice shall be required), to enter, go, pass and repass in and upon those parts of ASP A as may be reasonably required by the Remainder Owner for the purpose of fulfilling the ASP A Owner's obligations under section 10.5.

### 3.3 Secured and Unrestricted Easement Areas in ASP A.

Notwithstanding any provision herein, the Remainder Owner and ASP B Owner each acknowledge that despite the easement rights granted in section 3.1 and 3.2, certain areas within ASP A may be locked or secured and accessible only by key, fob, access card or other similar device which forms part of the Access Control System, and if the Remainder Owner, ASP B Owner or any Remainder User or ASP B User does not have a key, fob, access card or other similar device to utilize the Access Control System for any such secured area (or alternatively, the Remainder Owner, ASP B Owner or such Remainder User's or ASP B User's key, fob, access card or other similar device is not programmed to permit access), then such access shall only be conducted under escort by the property manager of ASP A or any other person authorized by such property manager or the ASP A Owner, provided that under no circumstances may the ASP A Owner restrict access by the Remainder Owner or ASP B Owner and any Remainder User or ASP B User, and the ASP A Owner will at all times provide them with un-escorted access to:

- (a) those Pedestrian Access Routes which are situate on or within ASP A that are emergency and/or fire exit routes;

- (b) those Pedestrian Access Routes and those Vehicular Access Routes which are situate on or within ASP A required to be traversed by the Remainder Owner, ASP B Owner, Remainder Users and ASP B Users in order to gain access to and egress from a Development including, without limitation, the portions of the Parking Facility in the ASP A Development;
- (c) the Service Rooms in the ASP A Development; and
- (d) those portions of ASP A to which the Remainder Owner, ASP B Owner, Remainder Users and the ASP B Users require reasonable access to Maintain, Repair and use those Common Areas and Facilities within ASP A which are for the use, enjoyment and benefit of the Remainder Development and ASP B Development respectively.

### **3.4 Benefit and Burden Remainder Easements**

The easements granted in section 3.1 shall be appurtenant to and for the benefit of the Remainder and shall charge and be a burden upon ASP A.

### **3.5 Benefit and Burden ASP B Easements**

The easements granted in section 3.2 shall be appurtenant to and for the benefit of ASP B and shall charge and be a burden upon ASP A.

## **ARTICLE 4 EASEMENTS OVER ASP B**

### **4.1 Grant of Easements to Remainder Owner**

The ASP B Owner as registered owner of ASP B hereby grants to the Remainder Owner as registered owner of the Remainder, for the benefit and to be appurtenant to the Remainder, in perpetuity, the following non-exclusive, full, free and uninterrupted right, liberty, right-of-way and easement on, over, within and through ASP B, at any time in the case of emergencies and otherwise at all reasonable times, in common with the ASP B Owner and ASP B Users and all other persons now or hereafter having the express or implied permission of the ASP B Owner or having a similar right, subject to the terms, conditions and limitations stated herein, for the Remainder Users:

- (a) Pedestrian Access Routes

To enter, go, pass and repass in, over and upon all or any part of the Pedestrian Access Routes which are situate on or within ASP B, on foot, with or without supplies or equipment, for the purpose of obtaining access to and egress from the Remainder and those portions of ASP B which the Users of the Remainder have the right to access or use hereunder including, without limitation, those Common Areas and Facilities located on or within ASP B.

- (b) Vehicular Access Routes

To enter, go, pass and repass in, over and upon any and all Vehicular Access Routes which are situate on or within ASP B, on foot, with or without bicycles, or by automobile, truck, motorcycle, bicycle and similar modes of land conveyance, for the purpose of obtaining access to and egress from the



Remainder, but, for greater certainty, not to park vehicles or otherwise use any parking space within the portions of the Parking Facility on or within ASP B.

(c) Service Rooms

To enter, go, pass and repass in, over and upon any and all Service Rooms which are situate on or within ASP B, including that portion of the Parking Facility located within ASP B, as the Remainder Owner may reasonably require, and such portions of ASP B as the Remainder Owner may reasonably require to have access to such Service Rooms, with or without supplies, equipment and machinery, for the purpose of the Construction, Maintenance or Repair of any Alternative Solution Requirements, Utility Systems, Fire Prevention Equipment or related equipment located within such Service Rooms.

(d) Utility Systems

To Construct, Repair, Maintain, operate and use within ASP B such Utility Systems and Utility Systems Corridors as may be reasonably required for the use and enjoyment of any Development which is situate within the Remainder in such locations and in such a manner as may reasonably be required.

(e) Fire Prevention Equipment

To enter, go, pass and repass in and upon those parts of ASP B as the Remainder Owner may reasonably require for the purposes of Constructing, Repairing, Maintaining, operating or using any Fire Prevention Equipment which is situate within ASP A and is necessary for the use of Fire Prevention Equipment.

(f) Alternative Solution Requirements

To enter, go, pass and repass in and upon those parts of ASP B as may be reasonably be required by the Remainder Owner for the purpose of Constructing, Repairing, inspecting, Maintaining or operating any Alternative Solution Requirements which are situate on or within ASP B.

(g) Support

For support for the Development that is situate within the Remainder by ASP B, by the ASP B Development and by any Support Structures existing or Constructed on ASP B.

(h) Development of the Other Parcels

To enter, go, pass and repass in, over and upon those parts of ASP B as the Remainder Owner may reasonably require, with or without supplies, equipment, machinery and vehicles, for the purpose of Constructing a Development or any part thereof which is situate within the Remainder.

## (i) Repair and Maintenance

To enter, go, pass and repass in, over and upon those parts of ASP B as the Remainder Owner may reasonably require, with or without supplies, equipment and machinery, for the purpose of Repairing and Maintaining Support Structures, Fire Prevention Equipment and Utility Systems which are situate on or within ASP B and which are designated or intended for the use of or are used for the benefit of the Remainder or the Remainder Owner.

## (j) Exterior of Building

Subject to section 7.9, to enter, go, pass and repass in, over and upon those parts of ASP B as the Remainder Owner may reasonably require, with or without supplies, equipment and machinery, for the purpose of cleaning, Maintaining, Repairing and replacing the windows, the roof and the exterior walls of the Remainder Development and painting such walls.

## (k) Placement of Materials

To place and store material (including, without limitation, tools, implements, scaffolding, machinery, equipment, construction materials, trailers, rubbish and debris) reasonably required for the Construction, Repair or other work referred to in subsections 4.1(c), (d), (e), (f), (h), (i) and (j) in such locations on ASP B as may reasonably be required by the Remainder Owner, provided that the placing and storing of material as herein provided:

- (i) does not Interfere with ASP B or the use and enjoyment thereof by the ASP B Owner and Users of ASP B; and
- (ii) upon substantial completion of any such Construction, Repair or other work, the Remainder Owner will forthwith remove from ASP B any material referred to in this subsection 4.1(k) and leave those portions of ASP B used for such purposes in the same condition as prior to the placement or storage of such materials.

## (l) Encroachment

To permit any portion or portions of the Remainder Development (or any component thereof) Constructed or intended to be Constructed within ASP B which is or may be Constructed within ASP B to encroach and remain within ASP B, together with the right to use and Repair such encroachments from time to time and to have access over such portions of ASP B as are reasonably necessary in order to effect such use and Repair; provided however that if the Remainder Development (or any component thereof) Constructed or intended to be Constructed within ASP B is demolished or destroyed such that any portion thereof that had previously encroached into ASP B no longer encroaches, the easement provided in this Section 4.1(l) shall lapse and be of no further force or effect.

## (m) Generally

To do all acts, things and matters necessary for or incidental to the exercise of the rights granted in this section 4.1.

## (n) Failure to Maintain, Repair or Replace

If the ASP B Owner fails to fulfil its obligations herein under section 10.5 and upon the Remainder Owner giving the ASP B Owner not less than 7 days' notice in writing (except in the case of emergency when no notice shall be required), to enter, go, pass and repass in and upon those parts of ASP B as may be reasonably required by the Remainder Owner for the purpose of fulfilling the ASP B Owner's obligations under section 10.5.

**4.2 Grant of Easements to ASP A Owner**

The ASP B Owner as registered owner of ASP B hereby grants to the ASP A Owner as registered owner of ASP A, for the benefit and to be appurtenant to ASP A, in perpetuity, the following non-exclusive, full, free and uninterrupted right, liberty, right-of-way and easement on, over, within and through ASP B, at any time in the case of emergencies and otherwise at all reasonable times, in common with the ASP B Owner and ASP B Users and all other persons now or hereafter having the express or implied permission of the ASP B Owner or having a similar right, subject to the terms, conditions and limitations stated herein, for the ASP A Users:

## (a) Pedestrian Access Routes

To enter, go, pass and repass in, over and upon all or any part of the Pedestrian Access Routes which are situate on or within ASP B, on foot, with or without supplies or equipment, for the purpose of obtaining access to and egress from ASP A and those portions of ASP B which the Users of ASP A have the right to access or use hereunder including, without limitation, those Common Areas and Facilities located on or within ASP B.

## (b) Vehicular Access Routes

To enter, go, pass and repass in, over and upon any and all Vehicular Access Routes which are situate on or within ASP B, on foot, with or without bicycles, or by automobile, truck, motorcycle, bicycle and similar modes of land conveyance, for the purpose of obtaining access to and egress from ASP A, but, for greater certainty, not to park vehicles or otherwise use any parking space within the portions of the Parking Facility on or within ASP B.

## (c) Service Rooms

To enter, go, pass and repass in, over and upon any and all Service Rooms which are situate on or within ASP B, including that portion of the Parking Facility located within ASP B, as the ASP A Owner may reasonably require, and such portions of ASP B as the ASP A Owner may reasonably require to have access to such Service Rooms, with or without supplies, equipment and machinery, for the purpose of the Construction, Maintenance or Repair of any Alternative Solution Requirements, Utility Systems, Fire Prevention Equipment or related equipment located within such Service Rooms.

## (d) Utility Systems

To Construct, Repair, Maintain, operate and use within ASP B such Utility Systems and Utility Systems Corridors as may be reasonably required for the

use and enjoyment of any Development which is situate within ASP A in such locations and in such a manner as may reasonably be required.

(e) Fire Prevention Equipment

To enter, go, pass and repass in and upon those parts of ASP B as the ASP A Owner may reasonably require for the purposes of operating or using any Fire Prevention Equipment which is situate within ASP B and is necessary for the use of Fire Prevention Equipment which is situate within ASP A.

(f) Alternative Solution Requirements

To enter, go, pass and repass in and upon those parts of ASP B as may be reasonably be required by the ASP A Owner for the purpose of Constructing, Repairing, inspecting, Maintaining or operating any Alternative Solution Requirements which are situate on or within ASP B.

(g) Support

For support for the Development that is situate within ASP A by ASP B, by the ASP B Development and by any Support Structures existing or Constructed on ASP B.

(h) Development of the Other Parcels

To enter, go, pass and repass in, over and upon those parts of ASP B as the ASP A Owner may reasonably require, with or without supplies, equipment, machinery and vehicles, for the purpose of Constructing a Development or any part thereof which is situate within ASP A.

(i) Repair and Maintenance

To enter, go, pass and repass in, over and upon those parts of ASP B as the ASP A Owner may reasonably require, with or without supplies, equipment and machinery, for the purpose of Repairing and Maintaining Support Structures, Fire Prevention Equipment and Utility Systems which are situate on or within ASP B and which are designated or intended for the use of or are used for the benefit of ASP A or the ASP A Owner.

(j) Exterior of Building

Subject to section 7.9, to enter, go, pass and repass in, over and upon those parts of ASP B as the ASP A Owner may reasonably require, with or without supplies, equipment and machinery, for the purpose of cleaning, Maintaining, Repairing and replacing the windows, the roof and the exterior walls of the ASP A Development and painting such walls.

(k) Placement of Materials

To place and store material (including, without limitation, tools, implements, scaffolding, machinery, equipment, construction materials, trailers, rubbish and debris) reasonably required for the Construction, Repair or other work referred to in subsections 4.2(c), (d), (e), (f), (h), (i) and (j) in such locations on

ASP B as may reasonably be required by the ASP A Owner, provided that the placing and storing of material as herein provided:

- (i) does not Interfere with ASP B or the use and enjoyment thereof by the ASP A Owner and Users of ASP B; and
- (ii) upon substantial completion of any such Construction, Repair or other work, the ASP A Owner will forthwith remove from ASP B any material referred to in this subsection 4.2(k) and leave those portions of ASP B used for such purposes in the same condition as prior to the placement or storage of such materials.

(l) Commercial End of Trip Facilities

To enter, go, pass and repass in, over and upon all or any part of ASP B as the ASP A Owner may reasonably require, on foot, with or without bicycles, and similar modes of land conveyance, for the purpose of obtaining pedestrian access to and egress from the Commercial End of Trip Facilities, including the use thereof, and ASP A.

(m) Commercial Garbage/Recycling Room

To enter, go, pass and repass in, over and upon all or any part of ASP B as the ASP A Owner may reasonably require, on foot, with or without equipment, for the purpose of obtaining pedestrian access to and egress from the Commercial Garbage/Recycling Room, including the use thereof, and ASP A.

(n) Encroachment

To permit any portion or portions of the ASP A Development (or any component thereof) Constructed or intended to be Constructed within ASP B which is or may be Constructed within ASP B to encroach and remain within ASP B, together with the right to use and Repair such encroachments from time to time and to have access over such portions of ASP B as are reasonably necessary in order to effect such use and Repair; provided however that if the ASP A Development (or any component thereof) Constructed or intended to be Constructed within ASP B is demolished or destroyed such that any portion thereof that had previously encroached into ASP B no longer encroaches, the easement provided in this Section 4.2(n) shall lapse and be of no further force or effect.

(o) Generally

To do all acts, things and matters necessary for or incidental to the exercise of the rights granted in this section 4.2.

(p) Failure to Maintain, Repair or Replace

If the ASP B Owner fails to fulfil its obligations herein under section 10.5 and upon the ASP A Owner giving the ASP B Owner not less than 7 days' notice in writing (except in the case of emergency when no notice shall be required), to enter, go, pass and repass in and upon those parts of ASP B as may be

reasonably required by the ASP A Owner for the purpose of fulfilling the ASP B Owner's obligations under section 10.5.

#### **4.3 Secured and Unrestricted Easement Areas in ASP B.**

Notwithstanding any provision herein, the Remainder Owner and ASP A Owner each acknowledge that despite the easement rights granted in section 4.1 and 4.2, certain areas within ASP B may be locked or secured and accessible only by key, fob, access card or other similar device which forms part of the Access Control System, and if the Remainder Owner, ASP A Owner or any Remainder User or ASP A User does not have a key, fob, access card or other similar device to utilize the Access Control System for any such secured area (or alternatively, the Remainder Owner, ASP A Owner or such Remainder User's or ASP A User's key, fob, access card or other similar device is not programmed to permit access), then such access shall only be conducted under escort by the property manager of ASP B or any other person authorized by such property manager or the ASP B Owner, provided that under no circumstances may the ASP B Owner restrict access by the Remainder Owner or ASP A Owner and any Remainder User or ASP A User, and the ASP B Owner will at all times provide them with un-escorted access to:

- (a) those Pedestrian Access Routes which are situate on or within ASP B that are emergency and/or fire exit routes;
- (b) those Pedestrian Access Routes and those Vehicular Access Routes which are situate on or within ASP B required to be traversed by the Remainder Owner, ASP A Owner, Remainder Users and ASP A Users in order to gain access to and egress from a Development including, without limitation, the portions of the Parking Facility in the ASP B Development;
- (c) the Service Rooms in the ASP B Development; and
- (d) those portions of ASP B to which the Remainder Owner, ASP A Owner, Remainder Users and the ASP A Users require reasonable access to Maintain, Repair and use those Common Areas and Facilities within ASP A which are for the use, enjoyment and benefit of the Remainder Development and ASP A Development respectively.

#### **4.4 Benefit and Burden Remainder Easements**

The easements granted in section 4.1 shall be appurtenant to and for the benefit of the Remainder and shall charge and be a burden upon ASP B.

#### **4.5 Benefit and Burden ASP A Easements**

The easements granted in section 4.2 shall be appurtenant to and for the benefit of ASP A and shall charge and be a burden upon ASP B.

### **ARTICLE 5 SECTION 219 COVENANT**

#### **5.1 Section 219 Covenant**

Pursuant to Section 219, it being the intention and agreement of each Owner that the provisions of this Article 5 will be annexed to and run with and be a charge on each of the

Parcels, each Owner covenants and agrees with the City that the Parcels will not be used except in accordance with the covenants set out below, namely:

(a) Reliance on Reports

Each Owner acknowledges and agrees that, in considering the compliance of the Development with the Building Code, the City's Approving Officer and Chief Building Inspector have wholly relied upon the analysis in the Alternative Solution Report, which the Owners acknowledge and confirm are granted pursuant to this Agreement, the subdivision of the Parent Property to create the Parcels will result in the Development being in compliance with the Building Code.

(b) City's Reliance on Alternative Solutions

Each Owner agrees that the Owner has requested that the City accept the Alternative Solution Requirements in respect of its Parcel and that the City is wholly relying on the expertise of the Owner's Building Code Consultant in accepting such Alternative Solution Requirements.

(c) No Subdivision

The Owners will not further subdivide the Parcels except in accordance with the Strata Property Act (British Columbia).

(d) Costs

In any proceedings relating to this Agreement, the City is entitled to its costs on a solicitor and own client basis.

(e) No Termination

Under no circumstances whatsoever shall the easements in Article 2, Article 3 or ARTICLE 4, as the case may be, charging an Owner's Parcel be interrupted or terminated by reason of any breach, default, trespass or other wrong, whether by commission or omission, on the part of the Other Owners or those claiming by, through, or under such Owners or for any reason whatsoever, and the Owners shall each refrain from seeking any judgment, order or declaration to that effect. Nothing contained herein shall prevent an Owner (or a Strata Corporation if such Parcel has been subdivided by a Strata Plan) from applying to enjoin or restrain any wrongful action or from seeking damages therefor;

(f) No Modification or Release

The Owners covenant each with the other and with the City that the easements and rights granted pursuant to the provisions of this Agreement shall not be modified, abandoned, surrendered, released or discharged without the prior written consent of the City, acting reasonably;

Upon subdivision of the Remainder, ASP A or ASP B by the deposit of a Strata Plan, all Pedestrian Access Routes and Vehicular Access Routes shall be and shall remain designated as common property on the applicable Strata Plan, and not part of a strata lot or limited common property for the sole use of one

or more strata lots. The Owner will not amend the Strata Plan to designate any Pedestrian Access Route or Vehicular Access Route, in whole or in part, as part of a strata lot or as limited common property for the sole use of one or more strata lots, without the prior written consent of the City, in the City's sole discretion;

(g) No Liability of City

Notwithstanding anything to the contrary herein contained, the City is a party to this Agreement in respect of this Article 5 for the purposes only of receiving any rights granted to it in this Article 5, and, without limiting the generality of the foregoing, neither the City nor any City Personnel shall be liable for anything done or failed to be done pursuant to or associated with any provision of this Agreement or anything contemplated thereby, whether or not such act or omission was accompanied by negligence on the part of the City;

(h) Alternative Solutions:

(i) No Development on a Parcel will be built, Constructed, reconstructed, improved, altered or modified except in compliance with the Building Code and the Building Bylaw in effect at the time of such building, Construction, reconstruction, improvement, alteration or modification as qualified by the applicable provisions of the Alternative Solution Report; and

(ii) the Owners will implement the provisions for Building Code and Building Bylaw compliance in accordance with this Agreement and the Alternative Solution Report and, except as set forth herein, each Owner will operate, Maintain, Repair and replace in good working order from time to time the Alternative Solution Requirements in its respective Parcel as would a prudent owner and, to the extent necessary, rely upon the easements herein granted for that purpose;

(i) Fire Prevention Equipment

The Fire Prevention Equipment in the Parcels will be Maintained, Repaired and replaced by the same service provider;

(j) Single Site

ASP A, ASP B and the Remainder will be treated as a single building for the purposes of the Building Code and the Building Bylaw as contemplated in the Alternative Solution Report. Each of the Owners has requested the Chief Building Inspector to agree to treat the Remainder ASP A, and ASP B as a single building and in considering the compliance of the Remainder, ASP A and ASP B with the Building Bylaw and the Building Code following the subdivision creating the Remainder, ASP A, and ASP B, the Chief Building Inspector and the Approving Officer have wholly relied upon the analysis thereof by the Building Code Consultant employed by the Owners for such purposes as contained in the Alternative Solution Report. The Owners acknowledge that the opinion of the Building Code Consultant is that with the easements and rights created by this Agreement, the subdivision which



creates ASP A, ASP B and the Remainder will result in the Remainder, ASP A and ASP B being in compliance with the Building Bylaw and the Building Code at the time of such subdivision; and

(k) Release and Indemnity

The Owners each hereby release, indemnify and save harmless the City and City Personnel from and against all manner of actions, causes of action, claims, demands, suits, losses, expenses, judgments and costs (including legal fees and disbursements on a solicitor-and-client basis) arising out of or in any way related to or that would not or could not be sustained but for any of the following:

- (i) this Agreement including but not limited to:
  - (A) the easements granted hereunder;
  - (B) the loss or abridgement of the easements granted hereunder; and
  - (C) the exercise of the easements granted hereunder;
- (ii) any release of this Agreement or the loss of any of the rights granted hereunder;
- (iii) the approval by the Approving Officer of the subdivision creating, inter alia, ASP A, ASP B and the Remainder;
- (iv) agreement by the Chief Building Inspector at the request of the Owners to treat the Developments constructed on ASP A, ASP B and the Remainder as a single building for the purposes of the Building Code and the Building Bylaw;
- (v) the failure by the City to enforce any City bylaw applicable to the Remainder, ASP A or ASP B to the fullest extent or at all;
- (vi) any personal injury, damage or death occurring in or on any portion of a Parcel or a Development thereon over or in respect of which an easement is granted herein;
- (vii) accepting the Alternative Solution Report and permitting the Project to be considered a single building for the purpose of Building Code compliance, relying on the Alternative Solution Report and any Owners' or Building Code Consultant's certifications and representations, accepting this Agreement, and any and all other exercises of discretion, decisions, acts or omissions relating directly or indirectly to the subject matter of this Agreement; or
- (viii) failure by the ASP A Owner, ASP B Owner or the Remainder Owner to fulfil their respective covenants herein.

The indemnity and release set out above shall be an integral part of the Section 219 Covenant granted hereby. The indemnification and release provisions contained in this Agreement shall survive the discharge or termination of this Agreement.

## **ARTICLE 6 RESERVATIONS**

### **6.1 Limitations on Easements**

The Owners agree that, notwithstanding the generality of the grant of the easements hereunder pursuant to Article 2, Article 3 and ARTICLE 4, such grants of the easements are limited as follows:

(a) Reasonable Access and Exercise

In exercising their rights under the easements herein granted, the Users of a Parcel shall only use those portions of the Other Parcels to which it is reasonable for such Users to have access for the purposes permitted hereunder in each case and, to the extent that any easement herein granted for the benefit of such Parcel is not reasonably required by such Parcel or the Owner thereof, the Users of such Parcel shall not exercise such easement.

(b) Designation of Exclusive Use Area

Subject to section 7.7, the easements herein granted for access to Pedestrian Access Routes do not include the right of, and have not been granted to permit, entry or passage in, over and upon any specified area which the respective Owner may now or hereafter reasonably designate for the exclusive use of such Owner, provided that such designations do not unreasonably interfere with the exercise of the easements herein granted by the Other Owners thereunder and are consistent with all development approvals for the Developments.

(c) Notice

The easements herein granted for the purposes of access to Construct and Repair the Developments, access to Service Rooms, Fire Prevention Equipment, Utility Systems and Support Structures and the placement and storage of material may only be exercised by the respective Owner having the benefit of any such easement after not less than 72 hours prior written notice to such Owner, except in the case of emergency when no notice will be required.

### **6.2 Reservations**

Notwithstanding the easements and covenants granted in Article 2, Article 3, ARTICLE 4 and Article 8, there is hereby reserved to each Owner in respect of such Owner's Parcel, subject to the restrictions and limitations hereinafter set forth, the right at all times hereafter and from time to time:

## (a) Temporary Interruptions

To temporarily interrupt the use and enjoyment by the Other Owners of the Other Owners' Easements for the purposes of:

- (i) Constructing, Maintaining or Repairing Common Areas and Facilities, Alternative Solution Requirements, Fire Prevention Equipment and Utility Systems in, upon, over, under or through the Parcel as such Owner may reasonably require or may deem expedient;
- (ii) subject to subsection 7.1(c), Constructing, Maintaining or Repairing any Development now or hereafter placed in, upon, over or under the Parcel, or any part thereof, as the Owner may require or may deem expedient; or
- (iii) using such Parcel for any other reasonable purpose, in any manner which does not Interfere with support provided by the Parcel to the Other Parcels, the security, safety or efficient functioning of the Development on the Other Parcels or access to or egress from the Other Parcels, provided that any such interruption must be as short as reasonably possible, reasonable notice of the intended interruption must be provided (except in the case of emergency when no notice shall be required), interruptions are scheduled, to the extent reasonably possible, outside the regular business hours of the Other Owners (if applicable) and all reasonable steps are taken by the Owner during the period of the interruption to provide the Other Owners with adequate alternative vehicular and pedestrian access, utility services and other easement benefits so interrupted.

## (b) Rules and Regulations

To make, amend, enforce and rescind reasonable rules, regulations and security arrangements (including the use of pass cards and other forms of security or identification) governing, restricting or affecting the manner in which the portions of a Parcel which are subject to the Other Owners' Easements or any part or parts thereof may be used or enjoyed and to take all such reasonable actions as may be necessary to enforce or prevent any breach of such rules and regulations, provided that such rules, regulations and security arrangements (i) promote the good and reasonable management of the Project and are solely for the purpose of regulating the hours of use, enjoyment, safety, security, cleanliness, management, maintenance or operation of the portions of a Parcel that are subject to the Other Owner's Easement or any part or parts thereof, (ii) apply fairly to all of the Owners and shall not treat any of them differently from the other and (iii) do not materially Interfere with the exercise of any of the rights granted pursuant to this Agreement.

## (c) Grant Leases

To grant leases and easements appurtenant thereto in favour of tenants from time to time of the Parcel, provided that the exercise by the tenants thereunder of any rights under such leases or easements is limited to the rights of the

Owner hereunder and does not unreasonably Interfere with the exercise of the easements herein granted to the Other Owners.

(d) Grant Rights of Way

To grant statutory rights of way or easements in favour of the City or other governmental entity or any public utility or public authority over the Parcel or any portion thereof.

**ARTICLE 7  
COVENANTS**

**7.1 Mutual Covenants**

Each Owner hereby covenants and agrees with the Other Owners that such Owner shall:

(a) Indemnity

Indemnify and save harmless the Other Owners in respect of all Claims and Expenses suffered or incurred by the Other Owners arising out of or in any way related to the exercise by the Owner or the Users of such Owner's Parcel of their rights hereunder or the failure of an Owner to observe or perform any of its covenants or obligations hereunder, except to the extent that any Claims and Expense are caused by the negligence or wilful misconduct of the Other Owners, or persons for whose conduct the Other Owners is responsible.

(b) Not Interfere with the Other Parcels

Insofar as it is practicable so to do, exercise, and cause its Users to exercise, their rights hereunder in such a manner as not to Interfere with the Other Parcels.

(c) Minimize Nuisance

Use all reasonable efforts to minimize the nuisance and inconvenience to occupants of the Other Parcels arising out of any Construction, Maintenance or Repair carried out on a Parcel.

(d) Not Interfere with the Other Owner's Easements

Subject to section 6.1, not do and not permit its Users to do, any act or thing which, in the reasonable opinion of the Other Owners, would Interfere with the exercise by the Other Owners of the Other Owners' Easements and will keep the portions of a Parcel which are the subject of the Other Owners' Easements clear of all debris or other obstructions and reasonably clean.

(e) Repair

At such Owner's cost and expense, promptly and properly Repair all damage to the Other Parcels:

- (i) which is caused by any work done by such Owner or its Users in connection with the Construction, Maintenance or Repair of a

Development on or within such Owner's Parcel or the Other Parcels or pursuant to the exercise of such Owner's easements herein granted, as the case may be, at the conclusion of such work in order to meet good and prudent standards of repair; or

- (ii) which results from any act or omission of such Owner or results from any activity or failure to properly Maintain or Repair any improvement or facility located on or within its Parcel.

(f) Installation

Only install Utility Systems within the Other Parcels in Utility System Corridors or other common areas (that is, areas not occupied by a particular owner or tenant) including floors, ceilings and walls of the Development thereon and, in doing so, ensure that there is always a means to measure separately the consumption or usage of any particular Utility System by the Owner.

(g) Discharge Liens

Not create or permit to remain and shall remove and discharge or cause to be removed and discharged promptly, at the cost and expense of the Owner, any lien, encumbrance, charge or claim of lien upon the Other Parcels which arises out of the exercise of the Owner's rights hereunder.

(h) Continuing Support

Do no act, not omit to do anything and suffer no condition to exist at any time, in each case in or upon a Parcel which shall in any manner Interfere with the support of any Development and will not remove or diminish any Support Structures without providing or ensuring sufficient or equivalent alternate support.

(i) Other Owners' Rules and Regulations

Abide by any rules, regulations and security arrangements established by the Other Owners pursuant to subsection 6.2(b).

(j) Maintain to Project Standard

Promptly and properly keep, clean, Maintain and Repair its Parcel and the Development constructed thereon (including the building envelope) including, without limitation, the exterior of the Development constructed on its Parcel to the Project Standard. For greater certainty, but without limitation, the Remainder Owner will be responsible for snow removal in respect of grade-level exterior areas of the Remainder that are the subject of any easements granted herein including exterior Vehicular Access Routes and Pedestrian Access Routes, and for cleaning, maintaining and repairing any party wall.

(k) Authorized Personnel

Only permit authorized personnel to enter those Service Rooms which contain essential services such as electricity, Emergency Generator and Equipment, gas, water and the elevator and sprinkler systems so as to minimize the risk of

damage to or Interference with the Utility Systems and the provision of services to each of the Parcels.

(l) Notice and Exchange of Information

Promptly notify the Other Owners of any Construction or Repair performed by or on behalf of such Owner to shared Utility Systems and Service Rooms, as permitted hereby, and provide to the Other Owners a copy of any drawings, plans, operating manuals and maintenance manuals relating to the Construction or Repair after the performance of such work, unless requested earlier by the Other Owners in which case such materials shall be delivered as soon as reasonably possible following such request.

(m) Sale of Parcel

Except for the sale of strata lots created by the deposit of a Strata Plan in respect of a Parcel, not sell or transfer, directly or indirectly, any legal or beneficial interest in the Owner's Parcel unless, as a condition thereof and prior thereto, the Owner causes the purchaser or transferee to execute a covenant, under seal, in favour of the Other Owners pursuant to which the purchaser or transferee agrees with the Other Owners to assume, be bound by and observe all of the obligations and covenants, positive or negative, of the Owner from and after the effective date of the sale or transfer, and the Other Owners agrees to release the Owner from all of its liabilities, obligations and covenants hereunder from and after the effective date of such covenant by the purchaser or transferee.

(n) Compliance with Applicable Legislation

Comply with all applicable laws, regulations and bylaws of governmental authorities applicable to its Development, with respect to the operation, Repair, Maintenance and upkeep of its Parcel and the Development constructed thereon and each Owner will not carry out any improvements or repair to its respective Development except in compliance with such laws, regulations or bylaws.

## 7.2 Co-Ordinated Maintenance and Repair

In connection with the covenants contained in subsection 7.1(e), each Owner agrees to make all reasonable efforts in good faith to co-operate with respect to the Maintenance and Repair of the areas and facilities which are the subject of the easements herein granted and will, insofar as it is practicable so to do, retain the same Maintenance or Repair contractor to carry out any ongoing Maintenance or special Repair work and, where appropriate and subject to Article 9, pay the entire cost or share the cost of any such contractor on a reasonable and equitable basis having regard to the cause of the damage, and if the parties cannot agree on the allocation of costs, such dispute shall be referred to arbitration as provided in section 11.1.

## 7.3 Insurance by Owners

Each Owner (for the purposes of this section 7.3, the "Insuring Owner") hereby covenants and agrees with the Other Owners that the Insuring Owner shall insure and perform the following covenants in respect of the Development on its respective Parcel (for the purpose

of this section 7.3, collectively called the "**Insured Property**"), for itself and for the benefit of the Other Owners:

- (a) subject to section 7.4, the Insuring Owner shall, at its sole cost and expense, and in addition to and not in substitution for any policies of insurance maintained by the Other Owners, take out and keep in full force and effect, or cause to be maintained, policies of:
- (i) insurance against fire and other risks of physical loss or damage, including earthquake and flood (unless, once a Parcel has been subdivided by way of a strata plan pursuant to the Strata Property Act (British Columbia), such insurance cannot be obtained on commercially reasonable terms and conditions and the members pass a resolution by a 3/4% vote not to take out such insurance on an annual basis), sewer backup, leakage from fire protection equipment, and insurance against all other hazards covered by policies normally in use from time to time by prudent owners of properties similar to the Insured Property and similarly situated, in an amount equal to the full replacement cost thereof;
  - (ii) comprehensive public liability insurance, including all risks normally insured by prudent occupants in connection with the use and occupancy of properties similar to the Insured Property and similarly situated, in respect of the use and occupancy of the Insured Property, for claims for personal injury, death or property damage arising out of any one occurrence in an amount of at least \$5,000,000 per occurrence, or such greater amount as the Other Owners, in its capacity as the owner of the servient tenement of such easements, may reasonably require from time to time in accordance with the then prevailing industry standards in Metro Vancouver for insurance of similar properties;
  - (iii) comprehensive general liability insurance with respect to the use of the easements herein granted to the Owner, in its capacity as the owner of the dominant tenement of such easements, in an amount of at least \$5,000,000 per occurrence or such greater amount as the Other Owners, in its capacity as the owner of the servient tenement of such easements, may reasonably require from time to time in accordance with the then prevailing industry standards in Metro Vancouver for insurance of similar properties, for claims for personal injury, death or property damage arising out of any one occurrence. The Owner in each case shall ensure that such insurance policy names the Other Owners and its successors in title as additional insureds and includes a cross-liability and severability of interests endorsement and a 30 day notice of cancellation for the additional insureds; and
  - (iv) if equipment or apparatus normally the subject of boiler and pressure vessel insurance is located on the Insured Property, boiler and pressure vessel insurance on a comprehensive/broad form, including HVAC/air conditioning equipment and production machinery, in such amount as is normally effected having regard to the nature of such equipment or apparatus; and

- (b) during the Construction of any Development on the Insured Property, the Insuring Owner shall, in addition to and not in substitution for any policies of insurance maintained by the Other Owners, take out and keep in full force and effect, or cause to be maintained:
- (i) course of construction insurance in such amount as would normally be carried by a prudent owner of properties being developed in a similar manner as the Insured Property, with the Other Owners and its mortgagees as named insureds to the extent reasonably possible. Each Owner and their respective property insurer shall waive their right of subrogation against each of the Other Owners in the event of loss or damage to the Owner's tenant improvements, including equipment, fixtures, systems, facilities, components, machinery, improvements, additions, alterations and chattels of any type and nature; and
  - (ii) wrap up liability insurance in such amount as would normally be carried by a prudent owner of properties similar to the Insured Property and similarly situated, for the period of construction plus 24 months completed operations extension, with the Other Owners and the mortgagees of the Insuring Owner and the Other Owners as additional insureds and affording protection to the Other Owners and the contractor, the developer of the Development (as to the initial tenant improvements for the Development) and all subcontractors, consultants and architects employed or engaged in respect of the Insured Property and the Insuring Owner in respect of cross liability and severability of interests. Such insurance shall be extended to cover blanket contractual liability, broadform property damage including loss of use, broadform product, completed operations and non-owned automobile liability insurance; and
- (c) the following shall apply to the insurance required to be obtained and maintained by each Owner under the terms of this section 7.3.
- (i) the insurance coverage will be primary insurance as respects to the Insured Property and any insurance maintained by or on behalf of Other Owners will be excess of this insurance and will not contribute with it;
  - (ii) each Owner's commercial liability insurance will name each of the Other Owners as an additional insured;
  - (iii) each Owner is responsible for payment of all deductibles applicable to any insurance policies required to be taken by each Owner for its Insured Property;
  - (iv) the Owner of each Parcel will, from time to time whenever reasonably required by the Other Owners, furnish evidence of the insurance effected for the Insured Property in the form of an insurance certificate or renewal certificate;
  - (v) in the event of a loss or damage to the Insured Property, all eligible insurance proceeds must be used to complete, at a minimum, the



Repair and replacement of the Insured Property as required pursuant to Article 9 with due diligence and without undue delay;

- (vi) if an Owner (a "**Defaulting Owner**") fails to effect the Repair of its Development as required pursuant to Article 10, then the Insurance Trustee or any Other Owners may, although not required to do so, effect such Repair and will be entitled to reimbursement from the Defaulting Owner, provided that if no insurance monies are payable, the Defaulting Owner will be responsible for the cost of Repair and to the extent not forthwith paid by such Owner, the cost of Repair will be added to the Owner's Share of Reimbursable Costs payable by the Defaulting Owner and if an Owner effects the Repair on behalf of the Defaulting Owner, such Owner will be entitled to reimbursement from the funds collected;
  - (vii) in addition to and not in substitution for each Owner's obligation to Repair as provided for in this Agreement, each Owner will ensure that its Development is kept in such a state of Repair so as to ensure that its Development is in an insurable condition, and in particular, without limiting the generality of the foregoing, kept in such a state of Repair as to ensure that its Development may be insured at ordinary insurance rates;
  - (viii) in the event that any Development or part thereof which is situated on or within any of the Parcels is damaged or destroyed and the Repair or reconstruction thereof as required pursuant to Article 10 is not undertaken forthwith and proceeded with diligently by the respective Owner thereof, then such Owner, as owner of the damaged or destroyed Development or part thereof, will forthwith take such action as is necessary to leave the Parcel owned by such Owner (or part thereof), subject to any easement granted herein, in a condition which is neat and tidy and does not in any way create a nuisance or safety hazard;
  - (ix) if a claim is made under any of the insurance policies required to be obtained and maintained under sections 7.3(a) or (b), and the cause of the damage which is the subject matter of such claim can be reasonably attributed to the act or omission, whether negligent or otherwise, of one or more Owners, the deductible payable in respect of such claim shall be payable by the Owner whose act or omission caused the damage, or if more than one Owner's act or omission caused the damage, then divided equally among and paid by all such Owners; and
  - (x) nothing herein will prevent any Owner from obtaining whatever additional insurance coverage such Owner may deem desirable, provided that such will be in addition to and not in substitution for any insurance required to be obtained and maintained by such Owner pursuant to the terms of this Agreement, and provided further, that all such additional insurance will be at the sole cost and expense of the Owner obtaining same. The proceeds of any such additional insurance will not be paid to the order of the Insurance Trustee.
- (d) The following will apply to the appointment of the Insurance Trustee:

- (i) the Remainder Owner shall appoint the Owner of a Parcel or a third party to act as the insurance trustee for the purposes of this section 7.3 and such appointment will be made prior to the expiration of the last Parcel of the course of construction insurance effected by the developer of the Project. If any insurance proceeds become payable in respect of any damage or destruction of any part of a Development that an Owner is required to Repair in accordance with Article 10, such insurance proceeds will, notwithstanding the terms of the policy or policies, be paid to the order of the Insurance Trustee who will hold such insurance proceeds in trust for the benefit of all of the Owners, and unless unanimously agreed by all of the Owners otherwise, the Insurance Trustee will use the insurance proceeds required to pay the cost of the necessary Repair, rebuilding or replacement of the Developments so at a minimum, each Owner is able to comply with its obligation to rebuild and Repair its Development in accordance with Article 10;
- (ii) the Insurance Trustee will, on behalf of the Owners, make all claims, and pursue payment, under any of the insurance policies required to be obtained and maintained under this section 7.3, provided, however, that the Insurance Trustee will not enter into any final settlement of any claim without such settlement being previously approved by all of the Owners on behalf of which any such claim has been made, or failing such approval, as may be determined by arbitration; and
- (iii) the Insurance Trustee may be replaced from time to time by the Owner of the Remainder, provided however that no Insurance Trustee may be replaced unless and until a substitute Insurance Trustee has expressly agreed in writing to assume the obligations of the Insurance Trustee as provided for in this Agreement.

#### **7.4 Joint Insurance**

Notwithstanding subsection 7.3(a), the Owners may take out, keep, maintain and participate in a joint insurance policy to cover the matters described in subsection 7.3(a), if mutually agreed by the Owners. In such event, the Owners will cooperate with each other to the fullest extent to obtain and maintain such joint insurance policy.

#### **7.5 Default**

If an Owner fails to perform any of its obligations or covenants under this Agreement, the Other Owners may, at its discretion, perform any of the Owner's obligations or covenants and the Owner will, on demand, reimburse the Other Owners on a complete indemnity basis for all reasonable costs and expenses of doing so.

#### **7.6 Owner's Acknowledgement**

The Owners each acknowledge that ASP A and ASP B will be used for commercial uses, or other uses permitted in the future, that will or may involve the emission of odours, noise from service and delivery vehicles, direct and reflected light emissions, loading bay usage, business hours which may include operations up to 24 hours per day, commercial pedestrian and vehicular traffic, idling vehicles, commercial and public use of exterior areas, garbage pick-up, garbage compactor operation, rooftop HVAC operation and other activities

associated with such commercial uses, all of which may be seen, smelled or heard, as applicable, from the interior or exterior of each Development including any strata lot thereon. Each Owner hereby acknowledges and agrees that neither the ASP A Owner, the ASP B Owner nor any User of ASP A or ASP B shall be liable or responsible for any inconvenience, nuisance, expense, cost, injury, damage, loss or disturbance to the Remainder or any portion thereof or to the Users from time to time of each Development arising from, in connection with or incidental to any disturbance described in this section 7.6 occurring on or about ASP A or ASP B so that the Users of each Development will have no right of action at law or in equity against any User of ASP A or ASP B in respect thereof.

### **7.7 Acknowledgements Regarding Single Building**

(a) Single Building

The Owners acknowledge that the buildings to be constructed on and within the Parcels will be treated as one building according to the Building Code for fire, life safety, security and structural support purposes, as contemplated in Article 5.

(b) Fire Prevention Equipment

Notwithstanding any clause to the contrary contained herein, the Remainder Owner will be responsible for operating, Maintaining, Repairing and replacing any Fire Prevention Equipment within any Parcel which is for the common use and benefit of the Owners and which is the subject of the easements granted hereunder and subject to the right of the ASP A Owner or the ASP B Owner to undertake such work if the Remainder Owner fails to do so in accordance with section 7.5.

(c) Fire Fighter Access

Each Owner agrees to provide such access over such portions of the Development on their respective parcels as is required by City firefighters and other emergency response personnel, in their discretion, as contemplated in section 2.6 of the Alternative Solution Report.

(d) Alternative Solution Report

Each Owner expressly acknowledges and consents to the Building Code compliance features set out in the Alternative Solution Report including, without limitation, the required easements for egress routes and exits, and common access, and their locations as more particularly set out under Sections 2.1 and 2.3 of the Alternative Solution Report, and the acknowledgements set out under Section 2.4 of the Alternative Solution Report relating to unprotected openings at Parcel boundaries and the locations set out in Table 5 of the Alternative Solution Report to satisfy the spatial separation requirements of the Building Code with the single building concept.

(e) Term of Easements

Each Owner expressly acknowledges that the easements and the covenants granted hereunder and all other rights, liberties, privileges and permissions granted by each Owner to each Other Owners with respect to a Parcel shall

apply to the life of the Developments which shall be treated as a single building in accordance with the Building Bylaw and the Building Code. For greater certainty, the Owners hereby mutually covenant and agree to take all required steps in carrying out their respective duties and obligations hereunder to ensure that the structural integrity and support of all improvements on a Parcel which comprise the Project are maintained for the life of the building.

### 7.8 Specific Provisions Regarding the Remainder Roof Decks

The Owners hereby acknowledge, covenant and agree as follows:

- (a) materials used for the floors of the Remainder Roof Decks shall consist of grasses, shrubs, trees and other landscaping, together with gravel, pavers, decking or other material that permits removal without damage to the roof (including the waterproof membrane) of the Remainder Development in the event that Repair, Maintenance or replacement of the Remainder Development or its roof (including the waterproof membrane) is required. For greater certainty, all materials used in the original construction of the floors of the Remainder Roof Decks satisfy the requirement of this subsection 7.8(a);
- (b) no person shall do or permit anything to be done on or to the Remainder Roof Decks that could reasonably be expected to result in the penetration of the waterproof membrane of the Remainder Development or otherwise damage the Remainder Development including, without limitation (i) placing anything on or affixing anything to the Remainder Roof Decks that could or reasonably be expected to have such an effect or (ii) placing or affixing any solid fuel burning appliance (such as, for example, a fire pit or a charcoal burning barbecue) or a hot tub on, to or within the Remainder Roof Decks. For greater certainty, gas-fired appliances such as barbecues, fireplaces and fire pits, and any other item or materials placed on the Remainder Roof Decks in the original construction of the floors of the Remainder Roof Decks, satisfy the requirement of this subsection 7.8(b);
- (c) upon not less than 72 hours written notice (except in the case of a real or reasonably perceived emergency, when no notice shall be required), a representative of the ASP A Owner or the ASP B Owner, as the case may be, is hereby authorized by the Remainder Owner to enter onto the Remainder Roof Decks for the purpose of carrying out inspections of the Remainder Development or its roof (including, without limitation, the waterproof membrane), provided that the Remainder Owner may require such parties to be accompanied by a representative of the Remainder Owner during the period of such entry on the Remainder Roof Decks, and may require that such parties comply with such rules, regulations and procedures in connection with such entry as the Remainder Owner may reasonably require; and
- (d) notwithstanding any other provision of this Agreement, the Repair of any damage to the portion of the Remainder Development beneath the Remainder Roof Decks, including its roof and the waterproof membrane, regardless of who caused it, shall only be carried out by the Remainder Owner and for greater certainty, the ASP A Owner or the ASP B Owner, as the case may be, shall only be responsible for costs of the Repair in the event, and to the extent, either the ASP A Owner or the ASP B Owner causes damage as a result of a

breach of subsection 7.8(b), and will reimburse the Remainder Owner therefore within 30 days after receipt of an invoice failing which the amount owing will bear interest at the Prime Rate plus 2% from the 31<sup>st</sup> day after receipt until paid.

In the event of a conflict between any of the foregoing provisions and another provision of this Agreement, the foregoing provisions shall govern.

### 7.9 Specific Provisions Regarding the ASP B Roof Deck

The Owners hereby acknowledge, covenant and agree as follows:

- (a) materials used for the floors of the ASP B Roof Deck shall consist of grasses, shrubs, trees and other landscaping, together with gravel, pavers, decking or other material that permits removal without damage to the roof (including the waterproof membrane) of the ASP B Development in the event that Repair, Maintenance or replacement of the ASP B Development or its roof (including the waterproof membrane) is required. For greater certainty, all materials used in the original construction of the floors of the ASP B Roof Deck satisfy the requirement of this subsection 7.9(a);
- (b) no person shall do or permit anything to be done on or to the ASP B Roof Deck that could reasonably be expected to result in the penetration of the waterproof membrane of the ASP B Development or otherwise damage the ASP B Development including, without limitation (i) placing anything on or affixing anything to the ASP B Roof Deck that could or reasonably be expected to have such an effect or (ii) placing or affixing any solid fuel burning appliance (such as, for example, a fire pit or a charcoal burning barbeque) or a hot tub on, to or within the ASP B Roof Deck. For greater certainty, gas-fired appliances such as barbeques, fireplaces and fire pits, and any other item or materials placed on the ASP B Roof Deck in the original construction of the floors of the ASP B Roof Deck, satisfy the requirement of this subsection 7.9(b);
- (c) upon not less than 72 hours written notice (except in the case of a real or reasonably perceived emergency, when no notice shall be required), a representative of the ASP A Owner or the Remainder Owner, as the case may be, is hereby authorized by the ASP B Owner to enter onto the ASP B Roof Deck for the purpose outlined in subsections 3.1(j) and 3.2(j), and of carrying out inspections of the ASP B Development or its roof (including, without limitation, the waterproof membrane), provided that the ASP B Owner may require such parties to be accompanied by a representative of the ASP B Owner during the period of such entry on the ASP B Roof Deck, and may require that such parties comply with such rules, regulations and procedures in connection with such entry as the ASP B Owner may reasonably require; and
- (d) notwithstanding any other provision of this Agreement, the Repair of any damage to the portion of the ASP B Development beneath the ASP B Roof Deck, including its roof and the waterproof membrane, regardless of who caused it, shall only be carried out by the ASP B Owner and for greater certainty, the ASP A Owner or the Remainder Owner, as the case may be, shall only be responsible for costs of the Repair in the event, and to the extent,

either the ASP A Owner or the Remainder Owner causes damage as a result of a breach of subsection 7.9(b), and will reimburse the ASP B Owner therefore within 30 days after receipt of an invoice failing which the amount owing will bear interest at the Prime Rate plus 2% from the 31<sup>st</sup> day after receipt until paid.

In the event of a conflict between any of the foregoing provisions and another provision of this Agreement, the foregoing provisions shall govern.

## **ARTICLE 8**

### **MODIFICATIONS AND DISCHARGES OF EASEMENTS AND ADDITIONAL EASEMENTS**

#### **8.1 Replacement Easements**

As an integral part of the grant of easements herein granted contained in Article 2, Article 3 and ARTICLE 4 hereof, subject always to subsection 5.1(f), subsequent to or in contemplation of damage to, demolition or destruction of or renovations to or redevelopment of the Development which is situate within any of the Parcels, each Owner shall, if so requested by the Other Owners in writing, duly execute in registrable form and deliver to such Other Owners such modifications to this Agreement in a form and on such terms and conditions as the Other Owners and such Owner shall agree. There shall be no compensation or valuable consideration payable to the Owner by the Other Owners therefor. It is the intent of the parties hereto that any modifications to this Agreement shall be at least equal in utility, security, value and convenience to each of the Owners as the respective easements herein granted and, provided that such modifications to this Agreement are so equal, it is also intended that the modifications to this Agreement interfere as little as possible with the use and enjoyment of each Parcel by the Other Owners.

#### **8.2 Discharges of Replaced Easements**

Following execution and delivery by the Owner of any agreement containing modifications or replacement easements in accordance with section 8.1, the Other Owners shall, to the extent only that the easements herein granted have been replaced, execute in registrable form and deliver to the Owner a surrender and discharge of the easements so replaced.

#### **8.3 Priority of Replacement and Additional Easements**

The Owners shall take all steps necessary to cause any modifications to this Agreement contemplated pursuant to section 8.1 to have priority over any charges or encumbrances which permit the exercise of any rights or remedies which might prejudice the rights granted to the respective Other Owners and the City in each case.

## **ARTICLE 9 COST SHARING**

#### **9.1 Definitions**

In this Article 9 the following terms have the definitions hereafter assigned unless otherwise specifically provided or unless the context otherwise requires:

- (a) **"Annual Shared Costs Statement"** has the meaning set out in subsection 9.5(a);

- (b) **"Community Amenities Costs"** means the costs and expenses, including capital replacement costs, incurred by the Remainder Owner, the ASP A Owner or the ASP B Owner (which shall include any and all costs attributable to the Remainder pursuant to any covenant, easement or similar encumbrance now or hereafter registered against title to the Remainder), to operate, Maintain, Repair, replace and insure the Community Amenities;
- (c) **"GST"** means any goods and services tax levied pursuant to the Excise Tax Act (Canada) or any tax levied in replacement thereof;
- (d) **"Owner's Share"** in respect of any Owner means:
- (i) in the case of capital replacement costs for any Common Areas and Facilities:
    - (A) if identified in Schedule A attached hereto, the fraction for each Owner applicable to each of the Common Areas and Facilities indicated therein; and
    - (B) if not identified in Schedule A, a fraction that represents the proportionate usage of such Common Areas and Facilities, or benefit of such Common Areas and Facilities enjoyed, during the year preceding the date of commencement of the work, provided that if such proportionate usage or benefit enjoyed cannot be determined with reasonable accuracy by reference to or by carrying out objective measurements, then such proportionate usage or benefit enjoyed shall be determined by a qualified professional consultant knowledgeable in the particular area and selected by the Remainder Owner and the cost of which will form part of such capital replacement costs, and further provided that if either the ASP A Owner or the ASP B Owner disputes the calculation resulting from either such method, such dispute will be settled in accordance with section 11.1;
  - (ii) in the case of costs and expenses for a non-capital nature for operating, Maintaining, Repairing or replacing any Common Areas and Facilities:
    - (A) if identified in Schedule A attached hereto, the fraction for each Owner applicable to each such Common Areas and Facilities indicated therein; and
    - (B) if not identified in Schedule A, allocated as follows:
      - (1) Remainder - 79.4%;
      - (2) ASP A - 1.3%; and
      - (3) ASP B - 19.3%;
  - (iii) in the case of the cost of insuring the Common Areas and Facilities, the allocation of such cost will be determined based on a valuation of the Common Areas and Facilities within each Parcel to be carried out by an independent appraiser engaged by the Remainder Owner (the cost

of which valuation will be included in Reimbursable Costs and allocated on the same basis as the cost of insurance), provided that unless and until such a valuation is carried out, the cost of insuring the Common Areas and Facilities will be allocated as follows:

- (A) Remainder - 79.4%;
  - (B) ASP A - 1.3%; and
  - (C) ASP B - 19.3%;
- (iv) in the case of the Community Amenities Costs, the percentage of the total Community Amenities Costs for each of the Owners as follows:
- (A) Remainder - 79.4%;
  - (B) ASP A - 1.3%; and
  - (C) ASP B - 19.3%.
- (e) **"Reimbursable Costs"** means the aggregate of (i) the costs and expenses to operate, Maintain, Repair and replace and insure the Common Areas and Facilities (excluding Repair costs which are allocated between the Owners pursuant to subsection 7.1(e)) and (ii) the Community Amenities Costs, plus reasonable administrative fees not to exceed 10% of such costs and expenses, and **"Reimbursable Cost"** means any of such costs.

## 9.2 Prime Responsibility for Certain Obligations to Maintain and Repair

The ASP A Owner, the ASP B Owner and the Remainder Owner each acknowledges and agrees that the Remainder Owner will be responsible to test, operate, Maintain, Repair and replace:

- (a) Community Amenities;
- (b) Commercial Loading Bay;
- (c) Emergency Generator and Equipment;
- (d) Fire Prevention Equipment;
- (e) Stormwater Detention Tank and Equipment;
- (f) Vehicular Access Routes;
- (g) Water Entry and Water Feature Equipment; and
- (h) Public Art.

The ASP A Owner and the ASP B Owner each covenants and agrees to reimburse the Remainder Owner for the ASP A Owner's Share or the ASP B Owner's Share, as the case may be, of the Reimbursable Costs in accordance with this Article 9 and further covenants and agrees with the Remainder Owner to include the ASP A Owner's Share or the ASP B Owner's Share, as the case may be, of such Reimbursable Costs in any annual budget of



any strata corporation created by the subdivision of ASP A or ASP B by the deposit of a Strata Plan. The Remainder Owner will be responsible for and pay its Owner's Share of such Reimbursable Costs. The foregoing is subject always to the right of the ASP A Owner or the ASP B Owner to undertake such work if the Remainder Owner fails to do so in accordance with section 7.5.

### 9.3 Annual Budget for Reimbursable Costs

At least 75 days prior to the beginning of each calendar year, the Remainder Owner will prepare a budget setting out its estimate of Reimbursable Costs for the Remainder, the ASP A Owner will prepare a budget setting out its estimate of Reimbursable Costs for ASP A and the ASP B Owner will prepare a budget setting out its estimate of Reimbursable Costs for ASP B, including, without limitation, the Community Amenities Costs. Each Owner shall deliver its budget to the Other Owners together with reasonable back-up information to substantiate material costs therein. If within 7 days after such delivery, the Owners cannot agree on any item or items set out in a budget then the item or items in dispute shall be settled in the manner set out in section 11.1 but the remaining items will be considered agreed to.

### 9.4 Cost Sharing

Each Owner covenants and agrees to reimburse the Other Owners in accordance with section 9.5 for the Owner's Share of Reimbursable Costs incurred by the Other Owners and each Owner further covenants and agrees with the Other Owners to include such Owner's Share of Costs in any annual budget of any strata corporation created by the subdivision of such Owner's Parcel by the deposit of a Strata Plan, in accordance with Article 12.

### 9.5 Payment of Reimbursable Costs

The procedure for an Owner to reimburse the Other Owners for the Owner's Share of Reimbursable Costs incurred by that Other Owners shall be as follows:

- (a) Each Owner will pay to the other, on or before the first day of each month, an amount equal to one twelfth of such Owner's Share of the estimated Reimbursable Costs as set out in the most recent approved budget pursuant to section 9.4. Such amount will bear interest at the Prime Rate plus 2% from the due date until paid;
- (b) on or before 60 days after the last day of each calendar year, each Owner shall furnish to the Other Owners a statement in writing (the "**Annual Shared Costs Statement**") certified by an officer of the Owner, setting out the Reimbursable Costs incurred by that Owner for that calendar year and any reimbursements paid by the Other Owners pursuant to subsection 9.5(a) for that calendar year, and if any readjustment of the amount paid is required, the Owner that owes such readjustment will remit it to the Other Owners on or before the date that is 30 days following receipt of the Annual Shared Costs Statement, together with interest at the Prime Rate plus 2% from the 31<sup>st</sup> day following receipt of such statement in writing until paid;
- (c) each Owner agrees that it will keep accurate accounting records of all Reimbursable Costs incurred, which records shall be available for inspection or audit at the year end by the Other Owners upon 15 days' notice at

reasonable times and such records shall be kept for 4 years, with the inspection and audit costs to be at the expense of the Other Owners;

- (d) if any Owner disputes an Annual Shared Costs Statement or the cost sharing set out therein within 30 days following receipt of the Annual Shared Costs Statement, then the matter shall be settled in the manner set out in section 11.1 hereof; and
- (e) prior to incurring an expense which an Owner has not budgeted for or which exceeds the amount budgeted for, in each case in the current budget prepared and delivered to the Other Owners in accordance with section 9.3, such Owner must obtain the agreement of the Other Owners to the expense. If there is no agreement then the matter will be settled in the manner set out in section 11.1 hereof.

Notwithstanding the foregoing, the Other Owners shall not be liable to pay for any Reimbursable Costs incurred by an Owner prior to the date that an occupancy permit has been issued by the City for all or a portion of the Development constructed within such Other Owner's Parcel.

#### **9.6 Deductions/Exclusions from Reimbursable Costs**

The following shall be deducted from Reimbursable Costs:

- (a) all recoveries which reduce costs and expenses to operate, clean, Maintain, Repair or replace Common Areas and Facilities or Community Amenities, including, without limitation, the following:
  - (i) recoveries under any warranties;
  - (ii) net recoveries from third parties as a result of any act, omission, default or negligence of such third parties;
  - (iii) net amounts received from third parties for the use or occupation of any of the Common Areas and Facilities or Community Amenities, as applicable; and
  - (iv) recoveries under any insurance policies maintained by any Owner, upon which any Community Amenities are located;
- (b) all interest charges on overdue accounts or other financing charges; and
- (c) any GST with respect to costs incurred if a credit may be claimed from Canada Revenue Agency for such GST, provided that for the purpose of calculating the 10% administration fee included in Reimbursable Costs, the amount of the recoveries referred to in subsection 9.6(a) shall not be deducted.

#### **9.7 Changes to Allocation of Common Area Costs**

If an Owner determines, based on a review of its use of Common Areas and Facilities over a continuous period of at 3 years, that the allocation to such Owner of the Reimbursable Costs relating to any component of the Common Areas and Facilities is inequitable, given the use of such component, or the benefit of such component, by such Owner and the Users

of the Parcel owned by such Owner, such Owner may provide written notice thereof to the Other Owners and such Owner and the Other Owners shall use all reasonable commercial efforts to agree on a reasonable and equitable amendment to the Owner's share of Reimbursable Costs. Failing an agreement being reached between such Owner and the Other Owners on the matter within 90 days after the initiating notice, the matter shall be settled in the manner contemplated pursuant to section 11.1. The mediator shall be directed to make the determination based on the average usage of the particular component of the Common Areas and Facilities, or the average benefit of such component enjoyed, by such Owner and the Users of the Parcel owned by such Owner over the prior 3 years. The Owner's respective share of Reimbursable Costs shall be deemed to be amended retroactively to the first day of the then current year and each year thereafter to reflect the decision of the mediator. Subject to section 5.1(f), the Owners shall, on request of any one of them, execute and deliver in registrable form an amendment of this Agreement evidencing such amendments, but it is understood that the failure to register such an amendment to this Agreement (including where it is impossible or impractical to do so) will not affect the validity or enforceability of the amendment. For greater certainty, this section 9.7 will not apply to the Community Amenity Costs.

#### **9.8 Expiry of Re-Adjustment Period**

No Owner may claim from the Other Owners a re-adjustment in respect of any Reimbursable Costs, whether paid or payable in monthly instalments or otherwise, if based on any error of estimation, allocation, calculation or computation thereof, unless claimed in writing prior to the expiration of 18 clear months from the conclusion of the period in respect of which such Reimbursable Costs were incurred.

#### **9.9 Status Certificate**

Each Owner shall, within 15 days after a written request from the Other Owners and upon payment of a reasonable fee not to exceed \$250 (and increasing each year in the same proportion to increases, if any, in the All Items Consumer Price Index for Greater Vancouver published by Statistics Canada or its successor in function), deliver to any actual or prospective mortgagee or prospective purchaser, as specified by the Other Owners, a certificate upon which the recipient shall be entitled to rely specifying:

- (a) the amount of money, if any, owing or accruing due to the Owner by the Other Owners pursuant to the terms of this Agreement;
- (b) any work which has been undertaken by the Owner for which it will be seeking total or partial compensation from the Other Owners; and
- (c) the details of any notice given to the Other Owners pursuant hereto of the Owner's intention to do any Repair or Construction.

#### **9.10 Acknowledgment**

Each Owner hereby acknowledges that, subject to section 9.7, the Owner's Share of the Reimbursable Costs relating to the Common Areas and Facilities set out in Schedule A attached hereto is fair, reasonable and equitable, and agrees that the only way for an Owner to challenge the same shall be as set out in 9.7.

**ARTICLE 10  
DAMAGE AND DESTRUCTION**

**10.1 Owner's Obligation to Rebuild and Repair if not Major Damage**

In the event that any Development or any part thereof shall at any time be defective or be destroyed or damaged (the "**Damaged Improvements**") such that any of the Other Owners' Easements is diminished in a material way or is likely to be diminished in a material way, but the Damaged Improvements have not suffered Major Damage, then after receipt from the Other Owners of a written notice to rebuild and Repair pursuant to this section 10.1 (which notice refers to and contains a copy of this section 10.1), the Owner shall, at its sole expense and within a reasonable period of time following notice thereof from the Other Owners, rebuild, Repair and make the Damaged Improvements fit for the purpose of such easements.

**10.2 Owner's Obligation to Rebuild and Repair if Major Damage**

- (a) In the event that the Damaged Improvements are destroyed or damaged to such extent that Major Damage has occurred but the Other Development is not destroyed or damaged to such extent that Major Damage has occurred, the Owner of the Damaged Improvements shall rebuild or Repair the Damaged Improvements at its own cost, subject to the Strata Property Act, to the extent applicable and any requirements by such Owner's lender. If the Owner of the Damaged Improvements is prevented from rebuilding or Repairing the Damaged Improvements because of the Strata Property Act or requirements by such Owner's lender, such Owner shall demolish and remove such portions of the Damaged Improvements and debris from its Parcel as is possible without Interfering with or impairing the safety of the Other Development and shall restore the Parcel to a neat and level condition in a good and workmanlike manner, and the Owner shall otherwise take all reasonable measures to ensure that the Other Development will continue to be, functional and safe notwithstanding such demolition and removal.
- (b) In the event that any of the Developments suffer Major Damage, the Owners shall act cooperatively to reach a mutually acceptable agreement as to whether to rebuild or Repair the Damaged Improvements. If the Owners are unable to so agree, the dispute will be resolved in accordance with section 11.1 hereof.

**10.3 Obligations to Repair and Maintain**

Subject to the prime responsibilities outlined in section 9.2, each Owner:

- (a) shall at all times operate, Maintain, Repair and replace each of the Common Areas and Facilities within its Parcel as a careful owner would do, for the common use and benefit of the Other Owners that is entitled to the use, enjoyment and benefit thereof under this Agreement, subject to the cost-sharing provisions of Article 9.
- (b) will be responsible for operating, Maintaining, Repairing and replacing the Exclusive Use Areas and Facilities within its Parcel as a careful owner would do at such Owner's own cost and expense.

- (c) will be responsible for operating, Maintaining, Repairing and replacing all Support Structures within its Parcel as a careful owner would do at such Owner's own cost and expense.

#### 10.4 Cooperation

In connection with the covenants contained in sections 9.2 and 10.3, each Owner agrees to make all reasonable efforts in good faith to co-operate with respect to the Maintenance and Repair of the Common Areas and Facilities and will, insofar as it is practicable so to do, retain the same Maintenance or Repair contractor to carry out any ongoing maintenance or special Repair work and, where appropriate and subject to Article 9, pay the entire cost or share the cost of any such contractor on a reasonable and equitable basis having regard to the nature of the work, and if the Owners cannot agree on the allocation of costs, such dispute shall be referred to arbitration as provided in section 11.1. Notwithstanding the foregoing, the Remainder Owner will retain the same service provider to Maintain, Repair and replace the Fire Protection Equipment within the Project.

#### 10.5 Failure to Maintain and Repair Common Areas and Facilities

If an Owner fails to fulfil its obligations as set out in sections 9.2, 10.1, 10.2 and 10.3, the Other Owners, upon giving the Owner not less than 7 days' notice in writing (except in the case of emergency when no notice shall be required), shall have the right to perform same and shall be entitled to be reimbursed as provided herein.

### ARTICLE 11 DISPUTE RESOLUTION AND LIMITATION ON DAMAGES

#### 11.1 Disputes - Article 9 or Article 10

Subject to section 9.7, any dispute between the Owners about a decision, determination or allocation to be made under Article 9 or Article 10 (a "**Dispute**") shall be resolved as follows:

- (a) immediately after a Dispute arises, the Owner dissatisfied with the decision, determination or allocation shall give written notice of the Dispute to the other, setting out particulars of the Dispute and the value of any amount claimed. The Other Owners shall reply to that notice no later than 7 days after it is deemed to have received it under section 14.4 setting out its position on the Dispute;
- (b) the Owners shall then agree on a mediator and immediately refer the Dispute to mediation before that mediator. If they do not agree on a mediator within 7 days, then they shall immediately request the BCICAC to appoint a mediator and shall immediately refer the Dispute to mediation before that mediator;
- (c) the Owners shall submit to arbitration under section 11.1 any Dispute which has not been resolved by mediation within 30 days after the date of the first notice referred to in subsection 11.1(a); and
- (d) the Owners shall strictly comply with the time limits referred to in this section. They may agree to abridge or extend them at any time.

## 11.2 Disputes - General

Subject to section 11.1, any dispute between the Owners (including any Dispute) arising out of, or in connection with, this Agreement, including, without limitation, any dispute with respect to any cost sharing provision hereof including the allocation of any Reimbursable Costs which are not specifically allocated in Schedule A, and any dispute concerning the rights and obligations of the parties to, or the parties that are subject to, this Agreement from time to time including the validity or enforceability of this Agreement or any portion hereof, shall be finally resolved by arbitration administered by the BCICAC under its Domestic Commercial Arbitration Rules of Procedure. The place of arbitration shall be Vancouver, British Columbia. The language of the arbitrations shall be English. The Owners shall share equally the costs of resolution of any dispute between them (including any Dispute) by mediation and/or arbitration.

## 11.3 No Liability for Consequential Damages

Under no circumstances shall an Owner be liable to the Other Owners or a third party for indirect or consequential damages by reason of breach of any covenant herein contained.

## ARTICLE 12 SUBDIVISION

### 12.1 Subdivision

If any Parcel is subdivided, then the rights, covenants, easements and charges herein granted will continue to run with and bind each subdivided parcel thereof.

### 12.2 Subdivision by Strata Plan

Upon subdivision of any Parcel (the "**Subdivided Lot**") by a Strata Plan:

- (a) the Strata Corporation so created shall:
  - (i) perform and observe the Subdivided Lot owner's covenants and obligations herein at the expense of the strata lot owners even though the burden of the easements encumbering the Subdivided Lot will continue to charge the strata lots within such Strata Plan;
  - (ii) enter into an assumption agreement with the Other Owners and the City, in the form as set out in Schedule C, or as otherwise required or satisfactory to the City, to assume all of the then ongoing obligations of the Subdivided Lot owner hereunder;
  - (iii) be entitled to give all permissions and consents permitted to be given by the Subdivided Lot owner; and
  - (iv) be entitled to designate, by written notice to the Other Owners, a single representative (such as, for example, a property manager) who shall be authorized to be the single point of contact for the Subdivided Lot owner to whom all notices, communications and inquiries hereunder shall be directed by the Other Owners; and

- (b) the liability of each strata lot owner for the performance and observance of the Subdivided Lot owner's covenants and obligations herein shall be in proportion to the unit entitlement of his, her or its strata lot as established in accordance with the Strata Property Act.

### **ARTICLE 13 GENERAL**

#### **13.1 Severability**

If any term of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that term is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unamended by that holding or by the severance of that term.

#### **13.2 Acknowledgement**

Each Owner and the City hereby acknowledges, agrees and declares that:

- (a) the provisions of Article 5 are for the sole purpose of benefiting the City and, in particular, acknowledge, agree and declare that the provisions of Article 5 are not designed to protect or promote the interests of the Owners, the Users or any future owner, occupier or user of any Parcel, and the City may at its option execute an amendment to, or a release of, any of the provisions of Article 5 or any part thereof at any time without liability to anyone for so doing; and
- (b) except for the provisions of Article 2, Article 3, ARTICLE 4 and Article 5 inclusive, the covenants and agreements of each Owner contained herein are solely for the benefit of, and binding upon, each Owner and are not required by the City as a condition to the subdivision of the Parent Property into the Parcels.

#### **13.3 Covenants Run with the Land**

The burden of the covenants, charges and agreements set forth herein shall run with each Parcel, as applicable, and shall bind each Parcel, as applicable, and shall attach thereto and run with each and every part into which the same may be subdivided or consolidated, including as contemplated in section 12.2, but no part of the fee or soil of any Parcel will pass to or be vested in the Other Owners under or by virtue of this Agreement.

- (a) Priority

Each Owner will, after execution hereof by the City and the Owners, do or cause to be done, at its own cost and expense, all things and acts necessary to ensure that the covenants and easements in Article 2, Article 3, ARTICLE 4 and Article 5 inclusive are registered, at the cost of the Owners, against title to the Parcels, as applicable, with priority over all financial charges or interests in or to the Parcels.

- (b) Property

All personal property Constructed by an Owner and remaining on the Other Owners Parcel pursuant to any easement herein granted in Article 2, Article 3 or ARTICLE 4 shall remain

the property of the Constructing Owner, who may remove such personal property in whole or in part.

(c) Assumption Agreement

Each Owner covenants and agrees that prior to a sale, transfer or other disposition of such Owner's interest in its Parcel, or any part thereof, other than the transfer of any strata lots created as a result of the registration of a strata plan (and all pre-sales thereof), it will cause such transferee or acquiror to execute and deliver to the Other Owners and the City an assumption agreement in the form set out in Schedule C hereto, or as otherwise required or satisfactory to the City, pursuant to which the transferee or acquiror agrees to observe, perform and be bound by the covenants and obligations of the transferring Owner under this Agreement.

**ARTICLE 14  
MISCELLANEOUS**

**14.1 Rights of Owner Preserved**

Except as otherwise expressly provided for herein, nothing in this Agreement will be interpreted so as to restrict or prevent any Owner from using the area of the Parcel owned by it, which is the subject of an easement herein granted, in any manner which does not Interfere with the exercise by the owner of the dominant tenement of such easement of its rights hereunder.

**14.2 Interpretation**

In this Agreement:

(a) Parties

Any reference to a party herein will be deemed to include the heirs, executors, administrators, successors, assigns, employees, servants, agents, officers, contractors, licensees and invitees of such parties wherever the context so permits or requires.

(b) Singular Gender

Wherever the singular or masculine is used in this Agreement, the same will be construed as meaning the plural or the feminine or body corporate or politic, and vice versa, as the context or the parties so require..

(c) Captions and Headings

The captions and headings appearing in this Agreement have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any of the provisions hereof

(d) References

This Agreement and the words "hereof", "herein" and similar words refer to this Agreement as a whole and not to any Article, section or subsection or other



subdivision hereof and any reference in this Agreement to a designated Article, section, subsection or other subdivision is a reference to the designated Article, section, subsection or subdivision hereof

(e) Legislation

Any reference to a statute includes and is a reference to such statute and to the regulations made pursuant thereto, with all amendments made thereto and as in force from time to time, and to any statute and regulations that may be passed which have the effect of supplementing or superseding such statutes and regulations.

#### 14.3 Waiver

No alleged waiver of any breach of this Agreement is effective unless it is an express waiver in writing of the breach in respect of which it is asserted against the party alleged to have given the waiver. Waiver by any party of any default hereunder by another party will not be deemed to be a waiver by the first mentioned party of any subsequent default by the party that defaulted.

#### 14.4 Notice

Any demand or notice which may be given to any of the parties hereto pursuant to this Agreement will be in writing, and will be delivered or sent by postage prepaid mail and addressed to the intended recipient at the address of the recipient as set forth in Item 5 or Item 6 on Form C or such other address as the intended recipient may have most recently notified the other party hereto as an address for the delivery of notices hereunder. The time of receiving any such demand or notice will be deemed to be the day of delivery if delivered by 4:30 p.m. on a business day (excluding Saturdays, Sundays and statutory holidays) to the place of the intended recipient, and, if otherwise delivered, on the next business day (excluding Saturdays, Sundays and statutory holidays) following the date of such delivery, or on the fourth business day (excluding Saturdays, Sundays and statutory holidays) after the date of mailing thereof if sent by postage prepaid mail. During any interruption of mail service in or between the place of intended mailing and the location of the intended recipient of a demand or notice, a demand or notice will not be effective if sent by mail until it is actually received by the intended recipient.

#### 14.5 Governing Law

This Agreement will be governed and construed in accordance with the laws in force in the Province of British Columbia.

#### 14.6 Entire Agreement

This is the entire agreement between the parties concerning the subject matter of this Agreement.

#### 14.7 Further Assurances

The parties hereto shall do and cause to be done all things and execute and cause to be executed all documents that may be necessary to give proper effect to the intention of this Agreement.

**14.8 Enurement**

This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns and all of the covenants herein are made by each Owner, for itself and its successors and assigns and the owner or owners from time to time of an interest in all or any portion of the Parcels, except that the covenants of the each of the Owners herein will be personal and binding upon each of them only during their ownership of any interest in the respective Parcel.

**IN WITNESS WHEREOF** the parties hereto have caused this Agreement to be executed as of the date first above written on Form C and Form D, which forms constitute a part hereof.

Status: Registered

Doc #: CB956185

RCVD: 2023-10-13 RQST: 2024-12-09 12.11.44

**SCHEDULE A  
TABLE OF OWNERS' SHARES**

HIGHLINE - COST SHARING MATRIX									
LOCATION	FACILITY	CONTENTS/PURPOSE	OWNER	EASEMENT IN FAVOR OF	PRIMARY USERS	COST ALLOCATION			PRIMARY RESPONSIBILITY
						ASP 1	ASP 2	REM	
				REM	Residential				18-Aug-23
				ASP A	Retail/Commercial				
				ASP B	Office				
P8	Exit stair #6	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P8	Exit Stair #3	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P7	Exit stair #6	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P7	Exit Stair #3	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P7	Sub-Electrical Room P710	Electrical Equipment	REM						REM
P6	Exit stair #6	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P6	Exit Stair #3	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P5	Exit stair #6	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P5	Exit Stair #3	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P4	Exit stair #6	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P4	Exit Stair #3	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P4	Sub-Electrical Room P410	Electrical Equipment	REM	ASP-A, ASP-B	Shared	0.0%	0.0%	100.0%	REM
P4	Sprinkler Valve room P409	Mechanical Equipment	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P3	Office Elevator pit	Elevator pit	ASP-B	ASP-A	Shared	6.3%	93.7%	-	ASP-B
P3	Exit stair #6	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P3	Exit Stair #3	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P3	Parkade Drive aisle and ramp	Parkade access	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P3	Parkade Drive aisle and ramp	Parkade access	ASP-B	ASP-A, REM	Shared	1.3%	19.3%	79.4%	REM
P3	Measure-N-Vestibule P304	Access to residential core and exiting	REM	ASP-A, REM	Shared	0.0%	0.0%	100.0%	REM
P3	Convenience Stair to P2 P311	Parkade access	ASP-B	ASP-A	ASP-B, ASP-A	6.3%	93.7%	-	ASP-B
P2	Exit stair #6	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P2	Exit Stair #3	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P2	Mechanical Room P217	Mechanical equipment	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P2	Generator Room P216	Mechanical equipment	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P2	Parkade Drive aisle and ramp	Parkade access	ASP-B	ASP-A, REM	Shared	1.3%	19.3%	79.4%	REM
P2	Exit corridor P206	Access to core and stairs	ASP-B	ASP-A, REM	ASP-A, ASP-B	6.3%	93.7%	0.0%	ASP-B
P2	Exit Stair #4	Exit from parkade	ASP-B	ASP-A	ASP-A, ASP-B	6.3%	93.7%	-	ASP-B
P2	Measure-N-Vestibule P205	Access to Office core	ASP-B	ASP-A	ASP-A, ASP-B	6.3%	93.7%	-	ASP-B
P2	Main HV Distribution Room P204	Electrical Equipment	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P2	Measure-N-Vestibule P203	Access to exit stair	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P2	Vestibule P207	Access to washroom facilities	ASP-B	ASP-A	ASP-A, ASP-B	6.3%	93.7%	-	ASP-B
P2	End of Trip facilities P208, P209	washroom facilities	ASP-B	ASP-A	ASP-A, ASP-B	6.3%	93.7%	-	ASP-B
P2	Commercial Bike Room P212	Bike storage lockers	ASP-B	ASP-A	ASP-A, ASP-B	6.3%	93.7%	-	ASP-B
P2	Commercial Bike Repair Room P213	Bike repair/service room	ASP-B	ASP-A	ASP-A, ASP-B	6.3%	93.7%	-	ASP-B
P2	Convenience Stair to P3	Parkade access	ASP-B	ASP-A	ASP-B, ASP-A	6.3%	93.7%	-	ASP-B
P1	Exit stair #6	Exit from parkade	REM	ASP-A, REM	Shared	1.3%	19.3%	79.4%	REM
P1	Exit Stair #3	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P1	Commercial/Retail Refuse/Recycle room (P116)	Garbage/Recycle room	ASP-B	ASP-A	Shared	6.3%	93.7%	-	ASP-B
P1	Stormwater Detention tank P115	Stormwater detention equipment	ASP-B	ASP-A, REM	Shared	1.3%	19.3%	79.4%	REM
P1	Parkade Drive aisle and ramp	Parkade access	ASP-A	ASP-B, REM	Shared	1.3%	19.3%	79.4%	REM
P1	Parkade Drive aisle and ramp	Parkade access	ASP-B	ASP-A, REM	Shared	1.3%	19.3%	79.4%	REM
P1	Exit corridor P111	Access to core and stairs	ASP-B	ASP-A, REM	Shared	6.3%	93.7%	0.0%	ASP-B
P1	Exit Stair #4	Exit from parkade	ASP-B	ASP-A	Shared	6.3%	93.7%	-	ASP-B
P1	Measure-N-Vestibule P112	Access to Office Elevators	ASP-B	ASP-A	ASP-A, ASP-B	6.3%	93.7%	-	ASP-B
P1	Mechanical Pump & Water Entry Room	Mechanical Equipment	ASP-B	ASP-A, REM	Shared	1.3%	19.3%	79.4%	REM
P1	Waterfeature room	waterfeature equipment	ASP-B	ASP-A, REM	Shared	1.3%	19.3%	79.4%	REM
P1	Sub-Electrical room P108	Electrical equipment	ASP-B	ASP-A	ASP-A, ASP-B	6.3%	93.7%	-	ASP-B
P1	Comm/Office Sub-Elec Comm room P109	Electrical equipment	ASP-B	ASP-A	ASP-A, ASP-B	6.3%	93.7%	-	ASP-B
P1	Vestibule P110	Access to service rooms	ASP-B	ASP-A, REM	Shared	1.3%	19.3%	79.4%	ASP-B
P1	Main Communication Room P107	Communication equipment	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P1	Normal Power Distribution Room P105	Electrical equipment	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P1	Emergency Power Distribution Room P104	Electrical equipment	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
P1-L1	Office Elevators	Elevator access	ASP-B	ASP-A	ASP-A, ASP-B	6.3%	93.7%	-	ASP-B
L1	Office Lobby 110	Entry lobby	ASP-B	ASP-A	ASP-A, ASP-B	6.3%	93.7%	-	ASP-B
L1	Exit Stair #4	Exit from parkade	ASP-B	ASP-A	ASP-A, ASP-B	6.3%	93.7%	-	ASP-B
L1	Exit Stair #1	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM
L1	Exit stair #6	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
L1	Exit Stair #3	Exit from parkade	REM	ASP-A, ASP-B	Shared	1.3%	19.3%	79.4%	REM
L1	Exit Stair #2	Exit from tower	REM	ASP-B	Shared	-	19.6%	80.4%	REM
L1	Exit corridor 109	Exit from tower	ASP-A	REM, ASP-B	Shared	1.3%	19.3%	79.4%	ASP-A
L1	Service corridor 105	service corridor	ASP-A	ASP-B	ASP-A, ASP-B	6.3%	93.7%	-	ASP-A
L1	Residential Lobby 116	Residential Access	REM	ASP-B	REM	-	-	100.0%	REM
L1	Commercial Loading Bay	Commercial parking stall	ASP-A	ASP-B	ASP-A, ASP-B	6.3%	93.7%	-	REM
L1	Exit Stair #5	Exit from Office floors	ASP-B	REM	ASP-B, REM	-	100.0%	-	ASP-B
L1	Public Art Installation		REM		Shared	1.3%	19.3%	79.4%	REM

										cost share between Lot 2 & ground Lessee of Lot 3 (6525 Sussex Ave) 21% - Lot 3 (ground lessee) 79% - Lot 2 strata/owner (split between: Rem 79.4%, ASP A 1.3% and ASP B 19.3%)	
L1	East-West Mews / private road	access road	Owner of Lot 2	Lot 3	Shared						
L2	Corridor	Egress corridor	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM		
L2	Exit Stair #1	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM		
L2	Exit Stair #2	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM		
L2	Exit Stair #5	Exit from Office floors	ASP-B	REM	ASP-B, REM	-	100.0%	-	ASP-B		
L3	Exit Corridor 304	egress to exit stairs	REM	ASP-B	ASP-B, REM	-	54.0%	46.0%	REM		
L3	Exit Stair #1	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM		
L3	Exit Stair #2	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM		
L3	Exit Stair #5	Exit from Office floors	ASP-B	REM	ASP-B, REM	-	100.0%	-	ASP-B		
L4	Exit Corridor 404	egress to exit stairs	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM		
L4	Exit Stair #1	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM		
L4	Exit Stair #2	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM		
L4	Exit Stair #5	Exit from Office floors	ASP-B	REM	ASP-B, REM	-	100.0%	-	ASP-B		
L4	Fire pump room 423	Mechanical Equipment	REM	ASP-B, ASP-A	Shared	1.3%	19.3%	79.4%	REM		
L5	Exit Corridor 503	egress to exit stairs	ASP-B	REM	ASP-B	-	100.0%	0.0%	ASP-B		
L5	Exit Stair #1	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM		
L5	Exit Stair #2	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM		
L5	Exterior Roof deck service space	residential/office mechanical enclosure	REM	ASP-B	ASP-B, REM	-	50.0%	50.0%	REM		
L5	Exterior Roof deck	office roofdeck	ASP-B	REM	ASP-B	-	100.0%	0.0%	ASP-B		
L5	Corridor 505	Office corridor	ASP-B	REM	ASP-B	-	100.0%	0.0%	ASP-B		
L5	Exit Stair #5	Exit from Office floors	ASP-B	REM	ASP-B, REM	-	100.0%	-	ASP-B		
L6	Exit Stair #1	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM		
L6	Exit Stair #2	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM		
L6	Exit Stair #5	Exit from Office floors	ASP-B	REM	ASP-B, REM	-	100.0%	-	ASP-B		
L6	Elevator Lobby 604	Office corridor	ASP-B	REM	ASP-B	-	100.0%	0.0%	ASP-B		
L7	Exit Stair #1	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM		
L7	Exit Stair #2	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM		
L7	Exit Stair #5	Exit from Office floors	ASP-B	REM	ASP-B, REM	-	100.0%	-	ASP-B		
L7	Elevator Lobby 704	Office corridor	ASP-B	REM	ASP-B	-	100.0%	0.0%	ASP-B		
L8	Exit Stair #1	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM		
L8	Exit Stair #2	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM		
L8	Exit Stair #5	Exit from Office floors	ASP-B	REM	ASP-B, REM	-	100.0%	-	ASP-B		
L9	Exit Stair #1	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM		
L9	Exit Stair #2	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM		
L9	Exit Stair #5	Exit from Office floors	ASP-B	REM	ASP-B, REM	-	100.0%	-	ASP-B		
L9	Elevator Lobby 904	Office corridor	ASP-B	REM	ASP-B	-	100.0%	-	ASP-B		
L10	Exit Stair #1	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM		
L10	Exit Stair #2	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM		
L10	Exit Stair #5	Exit from Office floors	ASP-B	REM	ASP-B, REM	-	100.0%	-	ASP-B		
L11	Exit Stair #1	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM		
L11	Exit Stair #2	Exit from tower	REM	ASP-B	ASP-B, REM	-	19.6%	80.4%	REM		
L11	Elevator Lobby	Access to Office elevator overrun	REM	ASP-B	REM	-	-	100.0%	REM		
L12-L47	Exit Stair #1	Exit from tower	REM	ASP-B	REM	-	19.6%	80.4%	REM		
L12-L47	Exit Stair #2	Exit from tower	REM	ASP-B	REM	-	19.6%	80.4%	REM		
L48	Exit Stair #1	Exit from tower	REM	ASP-B	REM	-	19.6%	80.4%	REM		
L48	Exit Stair #2	Exit from tower	REM	ASP-B	REM	-	19.6%	80.4%	REM		
L48	Electrical Room 4804	Electrical equipment	REM	ASP-B	REM	-	-	100.0%	REM		
L48	Mechanical Room 4808	Mechanical Room	REM	ASP-B	REM	-	-	100.0%	REM		
L48	Elevator Lobby 4803	corridor to service rooms	REM	ASP-B	REM	-	-	100.0%	REM		
EMR Level	Exit Stair #1	Exit from tower	REM	ASP-B	REM	-	19.6%	80.4%	REM		
EMR Level	Exit Stair #2	Exit from tower	REM	ASP-B	REM	-	19.6%	80.4%	REM		

Status: Registered

Doc #: CB956185

1744  
RCVD: 2023-10-13 RQST: 2024-12-09 12.11.44

**SCHEDULE B  
ALTERNATIVE SOLUTION REPORT**

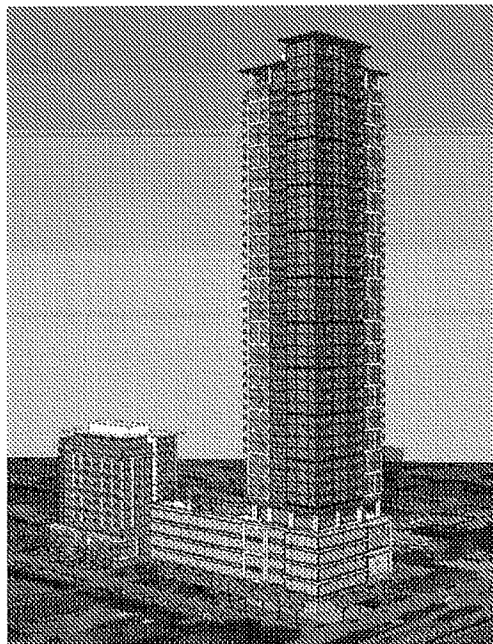


700 W. PENDER STREET, SUITE 800  
VANCOUVER, BC V6C 1G8 CANADA  
604 689 4449  
www.ghl.ca  
Holder of AIBC Certificate of Practice

**AIR SPACE PARCEL SUBDIVISION REPORT  
ALTERNATIVE SOLUTION REPORT**

For

**SUSSEX MARKET HOUSING  
MIXED USE DEVELOPMENT  
6505, 6511 SUSSEX AVENUE  
BURNABY, BC**



**Prepared for**


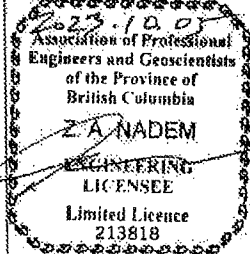
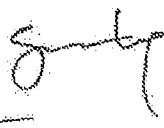
**Thind Properties Ltd**  
700 - 4211 Kingsway  
Burnaby, BC  
V5H 1Z6

**February 21, 2023**  
**Last Revised October 5, 2023**

**GHL File 6417.00**



Revision History			
Revision	Date	Pages Revised	Description of the Revision
R3	October 5, 2023	Multiple	Revised for inclusion of future tenant improvement
R2	August 29, 2023	Multiple	Revised per Client driven air space parcel boundary changes
R1	June 5, 2023	Multiple	Revised to address AHJ review comments
Original	February 21, 2023	N/A	Original report

Report Authors / Reviewers			
	Prepared by	Reviewed by	Reviewed by
Name	Lucas Genereux DipIT	Adam Z. Nadem P.L.Eng	Steev Wong PL Eng
Professional Registration	EGBC: 238790	EGBC: 213818	EGBC: 55339
Permit to Practice Number	1002752		
Sign and Seal			

\* Limitation of Liability \*

This technical report addresses only specific Building Code issues under the GHL/Client agreement for this project and shall in no way be construed as exhaustive or complete. This technical report is issued only to the Authority Having Jurisdiction, the Client, Prime Consultants and Fire Suppression Designer to this project and shall not be relied upon (without prior written authorization from GHL) by any other party.





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**ATTACHMENT**

- Attachment 1 Air Space Parcel Concept Floor Plans
- Attachment 2 Corridor 109 - Option 2 Plan for Future TI Application



## 1.0 INTRODUCTION

This Alternative Solution Report addresses issues pertaining to the prescriptive requirements of the BC Building Code 2012 arising from the air space parcel subdivision configuration proposed for this project. The relevant issues pertaining to Building Code and alternative solution requirements are proposed to be addressed by an alternative solution by means of legal agreements satisfactory to the City of Burnaby.

Building Code and fire protection features not specifically addressed in this report have been assumed to be in compliance with the appropriate Codes and Standards. It is the architects and design engineers' responsibility to ensure that the permit and contract drawings correctly reflect the fire protection features described in this report.

This report should be reviewed in conjunction with air space parcel concept floor plans, a copy of which is included in Attachment 1 of this report.

### 1.1 Project Description

The project consists of a 47 storey mixed-use building consisting of retail, office, assembly, and residential occupancies. The project will include the following components:

- P8-P1 (below grade) will include parking, storage rooms, bike rooms, service rooms, and garbage rooms.
- L1 will include commercial retail suites, residential units as well as residential and office lobbies.
- L2 will include residential units and double height commercial retail suites and residential office lobbies.
- L3 will include office suites and residential units.
- L4 will include office suites and residential amenity rooms and roof deck.
- L5 will include office suites, office roof deck and residential / office mechanical space.
- L6 to L10 will include office suites.
- L11 will include service rooms, residential amenity spaces and roof deck.
- L12 to L47 will include residential units.
- L48 will include private residential decks and service rooms.
- Level EMR will include elevator machine room and roof top mechanical space.

### 1.2 Applicable Building Code

The applicable Building Code for this project is the BC Building Code 2012 (the Code). All reference numbers indicated in this report refer to Division B Part 3 of the BC Building Code 2012 unless otherwise indicated.

### 1.3 Air Space Parcel Configuration

It is proposed to subdivide this project via creation of air space parcels (ASP) to segregate the commercial uses from the residential strata. Issues relating to Code requirements will be addressed through legal agreements.



Reduced floor plans indicating the ASP are attached in Attachment 1.1 and summarized as follows:

- ASP A – Commercial
- ASP B – Office
- Remainder Lot 2 (Rem 2) – Residential

The following Table 1 describes the configuration of the ASP and the remainder lot on a level-by-level basis:

**Table 1. Air Space Parcel and Remainder Lot Configuration**

Level	ASP A	ASP B	Remainder Lot 2
P8	N/A	N/A	- Res. Parking, Vehicle Aisles, Car Wash Stalls - Exit Stairs #3 and #6 - Res. Elevator (#1, #2, #3) - Res. Elevator Lobby (P803) - Measure N Vest. (P802, P804) - Vestibule (808) - Strata Storage Rooms (P805, P807) - Pump Closet (P809) - P8 Exhaust Shaft - P8 Intake Shaft - Mechanical Shafts
P7	N/A	N/A	- Res. Parking, Vehicle Aisles - Exit Stairs #3 and #6 - Res. Elevator (#1, #2, #3) - Res. Elevator Lobby (703) - Measure N Vest. (P702, P704) - Vestibule (P708) - Res. Bike Rooms (P705, P707) - Storage Room (P709) - Sub Elec. Room (710) - P7, P8 Exhaust Shaft - P7, P8 Intake Shaft - Mechanical Shafts
P6	N/A	N/A	- Res. Parking, Vehicle Aisles - Exit Stairs #3 and #6 - Res. Elevator (#1, #2, #3) - Res. Elevator Lobby (603) - Measure N Vest. (P602, P604) - Vestibule (P605) - Res. Bike Rooms (P606, P608) - Storage Room (P609) - P6, P7, P8 Exhaust Shaft - P6, P7, P8 Intake Shaft - Mechanical Shafts
P5	N/A	N/A	- Res. Parking, Vehicle Aisles - Exit Stairs #3 and #6 - Res. Elevator (#1, #2, #3) - Res. Elevator Lobby (P503) - Measure N Vest. (P502, P504) - Vestibule (P505) - Res. Bike Rooms (P506, P508) - P5, P6, P7, P8 Exhaust Shaft - P5, P6, P7, P8 Intake Shaft - Mechanical Shafts



Level	ASP A	ASP B	Remainder Lot 2
P4	N/A	N/A	<ul style="list-style-type: none"> <li>- Res. Parking, Vehicle Aisles</li> <li>- Exit Stairs #3 and #6</li> <li>- Res. Elevator (#1, #2, #3)</li> <li>- Res. Elevator Lobby (P403)</li> <li>- Measure N Vest. (P402, P404)</li> <li>- Vestibule (P405)</li> <li>- Res. Bike Rooms (P406, P408)</li> <li>- Sprinkler Valve Room (P409)</li> <li>- P4, P5, P6, P7, P8 Exhaust Shaft</li> <li>- P4, P5, P6, P7, P8 Intake Shaft</li> <li>- Mechanical Shafts</li> </ul>
P3	N/A	<ul style="list-style-type: none"> <li>- Office Parking, Vehicle Aisles</li> <li>- Stair to P2 (P311)</li> <li>- Office Elev. Pit (P307)</li> </ul>	<ul style="list-style-type: none"> <li>- Res. Parking, Vehicle Aisles</li> <li>- Exit Stairs #3 and #6</li> <li>- Res. Elevator (#1, #2, #3)</li> <li>- Res. Elevator Lobby (P303)</li> <li>- Measure N Vest. (P304, P306)</li> <li>- Vestibule (P315)</li> <li>- Res. Bike Room (P305)</li> <li>- Res. Visitor Bike Room (P303, P314, P313)</li> <li>- Res. Bike Repair Room (P308)</li> <li>- Storage Room (P310)</li> <li>- P3, P4, P5, P6, P7, P8 Exhaust Shaft</li> <li>- P3, P4, P5, P6, P7, P8 Intake Shaft</li> <li>- Mechanical Shafts</li> </ul>
P2	N/A	<ul style="list-style-type: none"> <li>- Office Parking, Vehicle Aisles</li> <li>- Exit Stair #4</li> <li>- Office Elevator (#1, #2)</li> <li>- Measure N Vest. (P205)</li> <li>- Commercial Bike Room (P212)</li> <li>- Commercial Bike Repair Room (P213)</li> <li>- Vestibule (P210, P207)</li> <li>- Stair from P3 (P311)</li> <li>- Strata Storage Room (P211)</li> <li>- End of Trip Facility Men (P208)</li> <li>- End of Trip Facility Women (P209)</li> <li>- Exit Corridor (P206)</li> <li>- P2 Exhaust Shaft</li> <li>- P2 Intake Shaft</li> <li>- Mechanical Shafts</li> </ul>	<ul style="list-style-type: none"> <li>- Exit Stairs #3 and #6</li> <li>- Res. Elevator (#1, #2, #3)</li> <li>- Res. Elevator Lobby (P202)</li> <li>- Measure N Vest. (P203)</li> <li>- Res. Bike Room (P215)</li> <li>- Main HV Dist. Room (P204)</li> <li>- P3, P4, P5, P6, P7, P8 Exhaust Shaft</li> <li>- P3, P4, P5, P6, P7, P8 Intake Shaft</li> <li>- Mechanical Shafts</li> <li>- Mechanical Room (P217)</li> <li>- Generator Room (P216)</li> </ul>



Level	ASP A	ASP B	Remainder Lot 2
P1	Retail Parking, Vehicle Aisles Sub Comm Room (P108)	<ul style="list-style-type: none"> <li>- Office Parking, Vehicle Aisles</li> <li>- Exit Stair #4</li> <li>- Office Elevator (#1, #2)</li> <li>- Measure N Vest. (P112)</li> <li>- Commercial/Retail Refuse and Recycle Room (P116)</li> <li>- Stormwater Detention Tank (P115)</li> <li>- Mechanical Pump and Water Entry Room (P114)</li> <li>- Office/Retail Sub-Elec (P108)</li> <li>- Office/Retail Sub-Elec and Comm. Room (P109)</li> <li>- Vestibule (P140)</li> <li>- Exit Corridor (P111)</li> <li>- P2 Exhaust Shaft</li> <li>- P1, P2 Intake Shaft</li> <li>- Void Space</li> </ul> <p>Open to Below: - Stair from P3 (P311)</p>	<ul style="list-style-type: none"> <li>- Vehicle Ramp</li> <li>- Exit Stairs #3 and #6</li> <li>- Res. Elevator (#1, #2, #3)</li> <li>- Res. Elevator Lobby (P102)</li> <li>- Measure N Vest. (P103)</li> <li>- Res. Refuse and Recycle Room (P117)</li> <li>- EM Power Distribution Room (P104)</li> <li>- Vestibule (P120)</li> <li>- Normal Power Distribution Room (P105)</li> <li>- Main Comm Room (P107)</li> <li>- P3, P4, P5, P6, P7, P8 Exhaust Shaft</li> <li>- P3, P4, P5, P6, P7, P8 Intake Shaft</li> <li>- Mechanical Shafts</li> </ul> <p>Open to Below: - Mechanical Room (P217) - Generator Room (P216)</p>
L1	<ul style="list-style-type: none"> <li>- CRU 1 (106)</li> <li>- CRU 2 (107)</li> <li>- CRU 3 / Future TI (108)</li> <li>- Service Corridor (105)</li> <li>- Exterior Sidewalks</li> <li>- Landscape</li> <li>- Commercial / Office Loading</li> <li>- Exit Corridor (109)</li> </ul>	<ul style="list-style-type: none"> <li>- Exit Stairs #4 and #5</li> <li>- Office Elevator (#1, #2)</li> <li>- Office Lobby / Future TI (110)</li> <li>- Vestibule (111)</li> <li>- Mechanical Shaft</li> <li>- Exterior Sidewalks</li> <li>- Landscape</li> <li>- Exhaust and Intake Openings</li> </ul>	<ul style="list-style-type: none"> <li>- Vehicle Ramp</li> <li>- Exit Stairs #1, #2, #3, #6, #7</li> <li>- Res. Elevator (#1, #2, #3)</li> <li>- Res. Elevator Lobby (104)</li> <li>- Res. Lobby (116)</li> <li>- Vestibule (114, 117)</li> <li>- Concierge Room</li> <li>- Mail Delivery Room</li> <li>- Electrical Closet</li> <li>- Residential Units</li> <li>- Res. Corridor</li> <li>- Mechanical Shafts</li> <li>- Exterior Sidewalks</li> <li>- Landscape</li> <li>- Gas Meter Enclosure</li> </ul>
L2	<p>Open to Below:</p> <ul style="list-style-type: none"> <li>- CRU 1 (106)</li> <li>- CRU 2 (107)</li> <li>- CRU 3 / Future TI (108)</li> <li>- Service Corridor (105)</li> <li>- Exit Corridor (109)</li> </ul>	<p>Open to Below:</p> <ul style="list-style-type: none"> <li>- Exit Stair #5</li> <li>- Office Elevator (#1, #2)</li> <li>- Office Lobby / Future TI (110)</li> <li>- Vestibule (111)</li> <li>- Mechanical Shaft</li> </ul>	<ul style="list-style-type: none"> <li>- Exit Stairs #1, #2, #7</li> <li>- Res. Elevator (#1, #2, #3)</li> <li>- Residential Units</li> <li>- Corridor (209)</li> <li>- Mechanical Shaft</li> </ul> <p>Open to Below:</p> <ul style="list-style-type: none"> <li>- Res. Lobby (116)</li> <li>- Vestibule (114, 117)</li> <li>- Concierge Room</li> <li>- Mail Delivery Room</li> <li>- Corridor (120)</li> </ul>



Level	ASP A	ASP B	Remainder Lot 2
L3	- N/A	<ul style="list-style-type: none"> <li>- Exit Stair #5</li> <li>- Office Elevator (#1, #2)</li> <li>- Elevator Lobby</li> <li>- Office Corridor</li> <li>- Office Space</li> <li>- Mens Washroom</li> <li>- Womens Washroom</li> <li>- Office Elec Room</li> <li>- Storage Room</li> <li>- Mechanical Shaft</li> </ul>	<ul style="list-style-type: none"> <li>- Exit Stairs #1, #2, #7</li> <li>- Res. Elevator (#1, #2, #3)</li> <li>- Res. Elevator Lobby</li> <li>- Res Meeting Room</li> <li>- Residential Units</li> <li>- Res. Corridor</li> <li>- Electrical Closet</li> <li>- Mechanical Shaft</li> </ul>
L4	- N/A	<ul style="list-style-type: none"> <li>- Exit Stair #5</li> <li>- Office Elevator (#1, #2)</li> <li>- Elevator Lobby</li> <li>- Office Corridor</li> <li>- Office Space</li> <li>- Mens Washroom</li> <li>- Womens Washroom</li> <li>- Universal Toilet Room</li> <li>- Office Elec Room</li> <li>- Mechanical Shaft</li> </ul>	<ul style="list-style-type: none"> <li>- Exit Stairs #1, #2, #7</li> <li>- Res. Elevator (#1, #2, #3)</li> <li>- Res. Elevator Lobby</li> <li>- Exit Corridor</li> <li>- Amenity Deck</li> <li>- Lounge</li> <li>- Corridor (418)</li> <li>- Game Room</li> <li>- Music Room</li> <li>- Study Room</li> <li>- Meeting Room</li> <li>- Guest Suites (413, 412)</li> <li>- Electrical Closet</li> <li>- Storage</li> <li>- Fire Pump Room</li> <li>- Closet next to fire pump room</li> <li>- Universal Toilet Room</li> <li>- Mechanical Shaft</li> </ul>
L5	- N/A	<ul style="list-style-type: none"> <li>- Exit Stair #5</li> <li>- Office Elevator (#1, #2)</li> <li>- Exit Corridor</li> <li>- Elevator Lobby</li> <li>- Office Corridor</li> <li>- Office Space</li> <li>- Mens Washroom</li> <li>- Womens Washroom</li> <li>- Office Elec Room</li> <li>- Office Roof Deck</li> <li>- Mechanical Shaft</li> </ul>	<ul style="list-style-type: none"> <li>- Exit Stairs #1, #2</li> <li>- Res. Elevator (#1, #2, #3)</li> <li>- Res./Office Mech. Enclosure</li> <li>- Mechanical Shaft</li> </ul>
L6 to L10	- N/A	<ul style="list-style-type: none"> <li>- Exit Stair #5</li> <li>- Office Elevator (#1, #2)</li> <li>- Exit Corridor</li> <li>- Elevator Lobby</li> <li>- Office Corridor</li> <li>- Office Space</li> <li>- Mens Washroom</li> <li>- Womens Washroom</li> <li>- Office Elec Room</li> <li>- Mechanical Shaft</li> </ul>	<ul style="list-style-type: none"> <li>- Exit Stairs #1, #2</li> <li>- Res. Elevator (#1, #2, #3)</li> <li>- Mechanical Shaft</li> </ul>



Level	ASP A	ASP B	Remainder Lot 2
L11	- N/A	- Elevator Overrun - Elevator Control Room	- Exit Stairs #1, #2 - Res. Elevator (#1, #2, #3) - Res. Elevator Lobby - Fitness Room - Yoga / Dance Studio - Men's Spa - Women's Spa - Shared Corridor - Sauna Room - Steam Room - Amenity Deck - EM Power Sub Dist. Room - Normal Power Sub Dist. Room - Mechanical Shaft
L12 to L47	- N/A	- N/A	- Exit Stairs #1, #2 - Residential Elevator (#1, #2, #3) - Res. Elevator Lobby - Residential Units - Electrical Closet - PRV Closet - Mechanical Shaft
L48	- N/A	- N/A	- Exit Stairs #1, #2 - Elevator Lobby - Res. Elevator Overrun - Res. Unit 4702 Private Patio - Res. Unit 4702 Stairs to L47 - Res. Unit 4703 Private Patio - Res. Unit 4703 Stairs to L47 - Roof Top Exterior Mech Space - Electrical Room - Mechanical Room - Storage Room
EMR	- N/A	- N/A	- Exit Stair #1 - Vestibule - Elevator Machine Room

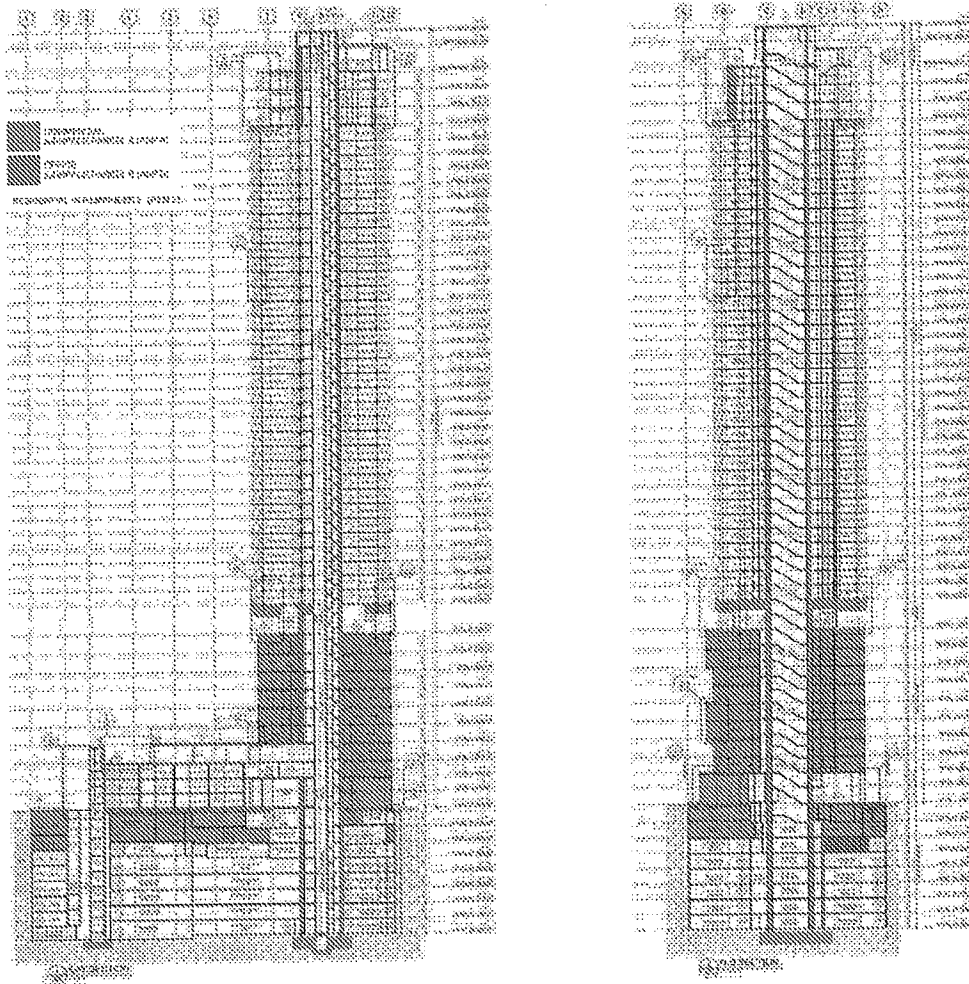


Figure 1. Section illustrations of the building's two air space parcels and remainder lot.

**1.4 Building Code Application Concept**

This project will be subdivided through the creation of ASP forming separate portions for ownership/management purposes. Segregation of the project will be by means of an air parcel subdivision in lieu of direct Code compliance on an alternative solution basis. Location of the subdivision lots are indicated on the survey concept floor plans attached as Attachment 1.1.

Where portions of a building are subdivided with either property lines or ASP subdivision lines, they are technically required to be separated from one another by firewalls per Subsection 3.1.10. The following alternative solution approach to Code compliance addresses the legal subdivision of this building without the use of firewalls as typically required by the Code at property lines.





As background information, the Code provides two methods for considering buildings as separate buildings: one with the use of firewalls and the other with spatial separations or setbacks between buildings. The Code is then applied to each individual building separately based on its own size and occupancy.

It is proposed to subdivide this building into separate properties for legal purposes to facilitate separate ownership requirements; however, neither firewalls nor spatial separations will be provided at the internal property lines. It is proposed to achieve this property subdivision using the equivalent of "strata" property subdivision. This legal property subdivision is commonly used for condominium apartment and office/commercial buildings.

Applying such principle to this project and assuming for discussion purposes that property lines divide this complex into separate properties, firewalls at the property line can be omitted if the property owners enter into an agreement that recognizes that all buildings and all properties are considered a single building for Code application purposes and register the agreement against all properties. This agreement would regulate the use and occupancy, maintenance, etc. of the building. An additional significant part of the agreement would relate to exiting and access easements between the properties.

The Code complexities that arise from the creation of the ASP and the Remainder Lot will be addressed by treating the entire project as a single development, using a combination of the following approaches:

- Prescriptive Code compliance,
- An alternative solution approach to Code compliance, per Section 1.2 of Division A of the BC Building Code, and
- Easement agreement including single development and Section 219 Covenant.

For Code purposes, all ASP and the Remainder Lot are treated the same as real subdivision property line, and portions of a building on either side of the property line are considered to be separate buildings.

Code compliance for the ASP and the Remainder Lot will be covered in the Easement Agreement and Section 219 Covenant, and is summarized as follows:

- Treat the entire project as a single building for the purposes of applying Code requirements, and consolidating any building constructed on the property into that single building.
- Grant easements necessary to ensure common access to fire/life safety systems and exits required for the buildings to function as a single development and to allow the owners to operate and maintain the buildings and their common systems.
- Release and indemnify the City and its employees for agreeing to treat the project as a single development.
- Require the owners to inspect, test and keep in good working order all common fire/life safety systems, common utilities, and shared exits.

We note that Code Appendix A-3.2.3.4.(1) indicated a building can span a property line without a party wall, so long as it is designed as a single building.



**1.5 Single Building Concept for Party Walls / Firewalls**

Assuming, for discussion purposes, that property lines divide this complex into separate properties, firewalls at the property line can be omitted if the property owners enter into an agreement that recognizes that all buildings and all properties are considered a single building for Code application purposes, and register the agreement against all properties. This agreement would regulate the use and occupancy, maintenance, etc. of the building. This proposed arrangement or agreement is analogous to the commonly owned wall described under the Code defined "Party Wall" which means "a wall jointly owned and jointly used by two parties under easement agreement or by right in law, and erected at or upon a line separating two parcels of land, each of which is, or is capable of being, a separate real-estate entity".

Under this definition, since each party owns part of the wall, there must be an agreement in place between the parties regarding the use and maintenance of the wall as it is a common construction element. As an example, if one party on one side of a common 2h firewall between apartment buildings changes the use of the building to a retail occupancy, the firewall rating would increase to 4h and would require a higher parapet extending above the roof surface. Since both parties own the wall, each would be obligated to undertake the upgrading work arising from the change or an alternate arrangement would form part of the joint ownership agreement.

Similarly, for a project without firewalls between the properties, if an owner changes the use of part of a building, thereby impacting portions of adjacent building, potential upgrading of both portions may transpire as both form a single building for Code purposes. The implications and obligations for all owners will be clearly identified in the legal agreement.

The legal agreements to be put into place to facilitate multiple parcels under separate ownership will address the Code requirements for separation such that physical segregation of each parcel will not be necessary.

**2.0 BUILDING CODE CONFORMANCE**

Subheadings 1 through 10 below address Building Code issues to be addressed by a legal agreement.

**2.1 Egress Routes and Exits**

Building Code References: Sections 3.3 and 3.4

This project contains areas where an easement agreement is required for the purposes of unrestricted pedestrian access for exit/egress to a safe open space (i.e. the street). These locations are summarized as follows in Table 2:

**Table 2. Easements for Exit / Egress**

#	Level	Area Requiring Exit / Egress	Description of Configuration	Easement
E1	P3	ASP B: - Office Parking, Vehicle Aisle	Access to Exit Stairs located in Rem 2 (Exit Stair #3, #6)	In favour of ASP B



#	Level	Area Requiring Exit / Egress	Description of Configuration	Easement
E2	P3	Rem 2: - Res. Visitor Bike Room (P313)	Access through ASP B areas to Exit Stairs located in Rem 2 (Exit Stair #3, #6)	In favour of Rem 2
E3	P2	ASP B: - Office Parking, Vehicle Aisles - Office Elevator (#1, #2) - Measure N Vest. (P205) - Vestibule (P210, P207) - End of Trip Facility Men (P208) - End of Trip Facility Women (P209) - Strata Storage Room (P211) - Commercial Bike Room (P212) - Commercial Bike Repair Room (P213)	Access to Exit Stairs located in Rem 2 (Exit Stair #3, #6)	In favour of ASP B
E4	P2	Rem 2: - Main HV Dist. Room (P204) - Res. Bike Room (P215) - Generator Room (P216)	Access through ASP B areas to Exit Stairs located in Rem 2 (Exit Stair #3, #6) Access through ASP B areas to Exit Stair located in ASP B (Exit Stair #4)	In favour of Rem 2
E5	P1	ASP A: - Retail Parking, Vehicle Aisles - Sub Comm Room (P106)	Access to Exit Stairs located in ASP B (Exit Stair #4) and Rem 2 (Exit Stair #6)	In favour of ASP A
E6	P1	ASP B: - Office Parking - Office/Retail Sub-Elec (P108)	Access through ASP A areas to Exit Stairs located in ASP B (Exit Stair #4) and Rem 2 (Exit Stair #6)	In favour of ASP B
E7	P1	Rem 2: - Vehicle Ramp - Res. Refuse and Recycle Room (P117) - EM Power Distribution Room (P104) - Vestibule (P120) - Normal Power Distribution Room (P105) - Main Communication Room (P107) - Res. Elevator Lobby (P102) - Measure N Vest. (P103)	Access to Exit Stairs located in ASP B (Stair #4) Through ASP A areas to Exit Stairs located in ASP B (Stair #4) and Rem 2 (Exit Stair #6)	In favour of Rem 2
E8	L1	ASP A: - CRU 1 (106) - CRU 2 (107) - CRU 3 / Future TI (108) - Service Corridor (105) - Commercial / Office Loading	Access through Rem 2 exterior open space	In favour of ASP A
E9	L1	ASP A: - Exit Corridor (109)	Access through ASP B exterior open space	In favour of Rem 2



#	Level	Area Requiring Exit / Egress	Description of Configuration	Easement
E10	L3	ASP B: - Elevator Lobby - Office Corridor - Office Space - Mens Washroom - Womens Washroom - Office Elec Room - Storage Room	Access to Exit Stair located in Rem 2 (Stair #2)	In favour of ASP B
E11	L4	ASP B: - Elevator Lobby - Office Corridor - Office Space - Mens Washroom - Womens Washroom - Universal Toilet Room - Office Elec Room	Access to Exit Stair located in Rem 2 (Stair #1)	In favour of ASP B
E12	L5	ASP B: - Elevator Lobby - Office Corridor - Office Space - Mens Washroom - Womens Washroom - Office Elec Room - Office Roof Deck	Access to Exit Stair located in Rem 2 (Stair #1)	In favour of ASP B
E13	L6 to L10	ASP B: - Elevator Lobby - Office Corridor - Office Space - Mens Washroom - Womens Washroom - Office Elec Room	Access to Exit Stair located in Rem 2 (Stairs #1 and #2)	In favour of ASP B
E14	L11	ASP B: - Elevator Control Room	Access to Exit Stair located in Rem 2 (Stairs #1 and #2)	In favour of ASP B
E15	L2	ASP B: - Exit Stair #5	Emergency crossover from Exit Stair #5 through Rem 2 corridor to Rem 2 Exit Stair #2	In favour of ASP B
E16	L2	Rem 2: - Corridor	Emergency crossover from Exit Stair #2 through Rem 2 corridor to ASP B Exit Stair #5	In favour of Rem 2
E17	L6 L9	ASP B: - Exit Corridor	Emergency crossover from Exit Stair #5 through ASP B corridors to Rem 2 Exit Stair #2	In favour of ASP B
E18	L6 L9	Rem 2: - Exit Stair #2	Emergency crossover from Exit Stair #2 through ASP B corridors to ASP B Exit Stair #5	In favour of Rem 2
E19	L5 L8	ASP B: - Exit Corridor	Emergency crossover from Exit Stair #5 through ASP B corridors to Rem 2 Exit Stair #1	In favour of ASP B
E20	L5 L8	Rem 2: - Exit Stair #2	Emergency crossover from Exit Stair #1 through ASP B corridors to ASP B Exit Stair #5	In favour of Rem 2
E21	L5	Rem 2: - Res./Office Mech. Enclosure	Access through ASP B areas to Exit Stairs located in ASP B (Exit Stair #5) and Rem 2 (Exit Stair #1)	In favour of Rem 2



#	Level	Area Requiring Exit / Egress	Description of Configuration	Easement
E22	L1	Rem 2: - Exit Stair #3	Access through exit corridor (109) located in ASP A	In favour of Rem 2

## 2.2 Encroachment

Where physical encroachments of building portions in the form of canopies extend into adjacent properties, a legal agreement will be required to address projections over property lines (e.g. over City property) to permit such encroachments. These locations are summarized as follows:

**Table 3. Easements for Encroachments**

#	Building Portion	Area of Encroachment	Description of Configuration	Easement
EN1	Level L1/L2	Exterior East Wall	Noncombustible canopy encroachment onto City property, city dedication facing Beresford Street	In favour of ASP A

## 2.3 Common Access

This project contains areas where easement agreements are required for purposes of unrestricted pedestrian, vehicle and Fire Department personnel access to facilities/areas on either side of the ASP subdivision line. These locations are summarized as follows in Table 4:

**Table 4. Easements for Common Access**

#	Level	Areas Requiring Access In	Description of Configuration	Easement
A1	P3	Rem 2: - Res. Visitor Bike Room (P313)	Access required by Rem 2 through ASP B to areas located in Rem 2	In favour of Rem 2
A2	P2	Rem 2: - Main HV Dist. Room (P204) - Res. Bike Room (P215) - Generator Room (P216)	Access required by Rem 2 through ASP B to areas located in Rem 2	In favour of Rem 2
A3	P1	ASP A: - Retail Parking, Vehicle Aisles - Sub Comm Room (P106)	Access required by ASP A through ASP B to areas located in ASP A	In favour of ASP A
A4	P1	ASP B: - Office Parking, Vehicle Aisles - Office/Retail Sub-Elec (P108)	Access required by ASP B through ASP A to areas located in ASP B	In favour of ASP B



#	Level	Areas Requiring Access In	Description of Configuration	Easement
A5	P1	Rem 2: - Vehicle Ramp - EM Power Distribution Room (P104) - Vestibule (P120) - Normal Power Distribution Room (P105) - Main Communication Room (P107) - Res. Refuse and Recycle Room (P117)	Access required by Rem 2 through ASP A and ASP B to areas located in Rem 2	In favour of Rem 2
A6	L1	ASP A: - Service Corridor (105) - Commercial / Office Loading	Access required by ASP A through Rem 2 to areas located in ASP A	In favour of ASP A
A7	L1	ASP B: - Office Lobby / Future TI (110)	Access required by ASP A into areas located in ASP B	In favour of ASP A
A8	L5	Rem 2: - Res./Office Mech. Enclosure	Access required by Rem 2 through ASP B to areas located in Rem 2	In favour of Rem 2
A9	L1	ASP A: - Exit Corridor (109) - CRU 3 / Future TI (108)	Access required by ASP B into areas located in ASP A	In favour of ASP B

We understand a separate legal agreement will also be implemented addressing proposed reciprocal vehicular, pedestrian and parking easements for common use of vehicular and parking easements.

See Section 2.8 for requirements in respect of building services.

**2.4 Separation by Party Walls, Spatial Separation and Exposure Protection**

Building Code Reference: Section 3.1, Subsection 3.2.3

For Code application purposes, ASP lines are considered to be real subdivision property lines and the spatial separation requirements of Subsection 3.2.3 require that limiting distances be measured to the ASP property lines.

Subsection 3.2.3 requires fire rated construction and does not permit unprotected openings for walls that are located on the property line. For this project, there are locations where there are no building separation walls at the ASP property lines. This occurs where no physical separation is provided at the ASP subdivision lines and, as such, required limiting distances to permit unprotected openings or unrated walls will not be provided. This is directly permitted on the basis that all parcels are part of the same fully sprinklered building.

The presence of unprotected openings at ASP property lines will be acknowledged in the legal agreement on the basis of treating the project as a single building. The legal agreement will acknowledge the following locations in order to satisfy the spatial separation requirements and Code nonconformities/variances:



**Table 5. Description of Interface between ASP A, ASP B, and Remainder Lot 2**

#	Level	Description of Interface between: ASP A, ASP B, and Rem 2	Code Reference
1	P3 Slab	Demising ASP separation occurs at horizontal concrete floor assembly at level P3 under the following P3 areas: ASP B: - Office Parking, Vehicle Aisles - Stair to P2 (P311) See Survey Drawings	Article 3.1.10.2 Article 3.1.10.3 Subsection 3.2.3
2	P3	Vertical separation at walls around the following ASP B areas from Rem 2: - Stair to P2 - Office Parking – South wall at res. Visitor bike room (P313) - Office Parking – West and south walls at storage room (P310) - Office Elevator Pit (P307) - No walls and 100% unprotected openings at vehicle aisles at overhead security gate See Survey Drawings	Article 3.1.10.2 Subsection 3.2.3
3	P2 Slab	Demising ASP separation occurs at horizontal concrete floor assembly at level P2 under the following P2 areas: ASP B: - Measure N Vest. (P205) - Commercial Bike Room (P212) - Commercial Bike Repair Room (P213) - Vestibule (P210, P207) - Strata Storage Room (P211) - End of Trip Facility Men (P208) - End of Trip Facility Women (P209) - Exit Corridor (P206)  Rem: - Generator Room (P216) See Survey Drawings	Article 3.1.10.2 Article 3.1.10.3 Subsection 3.2.3
4	P2	Vertical separation at walls around the following Rem 2 areas from ASP B: - Res. Elevator Lobby (P202) - Measure N Vest. (P203) - Main HV Dist. Room (P204) - Res. Bike Room (P215) - Generator Room (P216) - Mechanical Room (P217) See Survey Drawings	Article 3.1.10.2 Subsection 3.2.3
5	P1 Slab	Demising ASP separation occurs at horizontal concrete floor assembly at level P1 under the following P1 areas: ASP A: - Retail Parking, Vehicle Aisles - Sub Comm Room (P106)  ASP B: - Office/Retail Sub-Elec (P108) - Office/Retail Sub-Elec and Comm. Room (P109) - Sub Comm Room (P106) - Vestibule (P140)	Article 3.1.10.2 Article 3.1.10.3 Subsection 3.2.3



#	Level	Description of Interface between: ASP A, ASP B, and Rem 2	Code Reference
		Rem: - Vehicle Ramp - Res. Refuse and Recycle Room (P117) - EM Power Distribution Room (P104) See Survey Drawings	
6	P1	Vertical separation at walls around the following Rem 2 areas from ASP A and ASP B: Rem 2: - Vehicle Ramp - Exit Stair #3 - Res. Elevator Lobby (P102) - Measure N Vest. (P103) - Res. Refuse and Recycle Room (P117) - EM Power Distribution Room (P104) - Vestibule (P120) - Normal Power Distribution Room (P105) - Main Communication Room (P107)  Open to Below: - Mechanical Room (P217) - Generator Room (P216)  - No Walls and 100% unprotected openings at Vehicle Ramp (low end)  Vertical separation at walls around the following ASP B areas from ASP A and Rem 2: ASP B: Open to Below: - Stair to P2 (P311)  No walls and 100% unprotected openings from ASP B areas and ASP A areas at: - Retail parking C-005 to C-010 - Vehicle Aisle - Office parking O-002 to O-004 and O-001 See Survey Drawings	Article 3.1.10.2 Subsection 3.2.3
7	L1 Slab	Demising ASP separation occurs at horizontal concrete floor assembly at level L1 under the following L1 areas: ASP A: - CRU 1 (106) - CRU 2 (107) - CRU 3 / Future TI (108) - Service Corridor (105) - Exterior Sidewalks - Exit Corridor (109)  Rem 2: - Vehicle Ramp - Res. Lobby (116) - Vestibule (114, 117) - Residential Units - Res. Corridor	Article 3.1.10.2 Article 3.1.10.3 Subsection 3.2.3





#	Level	Description of Interface between: ASP A, ASP B, and Rem 2	Code Reference
		<ul style="list-style-type: none"> <li>- Exterior Sidewalks</li> <li>- Landscape</li> <li>- Gas Meter Enclosure</li> </ul> See Survey Drawings	
8	L1	Vertical separation at walls around the following ASP B and ASP A areas from Rem 2: ASP A: <ul style="list-style-type: none"> <li>- CRU 1 (106)</li> <li>- CRU 2 (107)</li> <li>- CRU 3 / Future TI (108)</li> <li>- Service Corridor (105)</li> <li>- Exit Corridor (109)</li> </ul> ASP B: <ul style="list-style-type: none"> <li>- Exit Stairs #4 and #5</li> <li>- Office Elevator (#1, #2)</li> <li>- Office Lobby / Future TI (110)</li> <li>- Vestibule (111)</li> <li>- Exhaust and Intake Openings</li> </ul> Vertical separation at walls around the following ASP A areas from ASP B: <ul style="list-style-type: none"> <li>- Exit Corridor (109)</li> </ul> No walls and 100% Unprotected openings between ASP A, ASP B and Rem 2 along exterior sidewalk areas, commercial / office loading, and Exit Stair #3 See Survey Drawings	Article 3.1.10.2 Subsection 3.2.3
9	L2	Vertical separation at walls around the following ASP B and ASP A areas from Rem 2: ASP A Open to Below: <ul style="list-style-type: none"> <li>- CRU 1 (106)</li> <li>- CRU 2 (107)</li> <li>- CRU 3 / Future TI (108)</li> <li>- Service Corridor (105)</li> </ul> ASP B: <ul style="list-style-type: none"> <li>- Exit Stairs #4 and #5</li> <li>- Office Elevator (#1, #2)</li> </ul> Open to Below: <ul style="list-style-type: none"> <li>- Office Lobby / Future TI (110)</li> <li>- Vestibule (111)</li> <li>- Exit Corridor (109)</li> </ul> Vertical separation at walls around the following ASP A areas from ASP B: <ul style="list-style-type: none"> <li>- Exit Corridor (109)</li> </ul> No walls and 100% Unprotected openings between ASP A, ASP B and Rem 2 along exterior sidewalk areas See Survey Drawings	Article 3.1.10.2 Subsection 3.2.3



#	Level	Description of Interface between: ASP A, ASP B, and Rem 2	Code Reference
10	L3 Slab	Demising ASP separation occurs at horizontal concrete floor assembly at level L3 under the following L3 areas: ASP B: - Elevator Lobby - Office Corridor - Office Space - Mens Washroom - Womens Washroom - Office Elec Room - Storage Room See Survey Drawings	Article 3.1.10.2 Article 3.1.10.3 Subsection 3.2.3
11	L3	Vertical separation at walls around the following Rem 2 areas from ASP B: - Exit Stairs #1, #2 - Res. Elevator (#1, #2, #3) - Res. Elevator Lobby - Exit Corridor - Res Meeting Room - Residential Units - Res. Corridor - West exterior wall of office building  No walls and 100% Unprotected openings between ASP B and Rem 2 at west interface above exterior sidewalk areas North, east and south of ASP B interfaces with property line See Survey Drawings	Article 3.1.10.2 Subsection 3.2.3
12	L4 Slab	Demising ASP separation occurs at horizontal concrete floor assembly at level L4 under the following L4 areas: ASP B: - Mens Washroom - Fire Pump Room - Closet next to fire pump room See Survey Drawings	Article 3.1.10.2 Article 3.1.10.3 Subsection 3.2.3
13	L4	Vertical separation at walls around the following Rem 2 areas from ASP B: - Exit Stairs #1, #2 - Res. Elevator (#1, #2, #3) - Res. Elevator Lobby - Exit Corridor - Corridor (418) - Guest Suites (413, 412) - Storage - Fire Pump Room - Closet next to fire pump room - Universal Toilet Room  No walls and 100% Unprotected openings between ASP B and Rem 2 at west interface above exterior sidewalk areas See Survey Drawings	Article 3.1.10.2 Subsection 3.2.3



#	Level	Description of Interface between: ASP A, ASP B, and Rem 2	Code Reference
14	L5 Slab	Demising ASP separation occurs at horizontal concrete floor assembly at level L5 under the following L5 areas: ASP B: - Exit Corridor - Office Corridor - Office Space - Mens Washroom - Office Roof Deck See Survey Drawings	Article 3.1.10.2 Article 3.1.10.3 Subsection 3.2.3
15	L5	Vertical separation at walls around the following Rem 2 areas from ASP B: - Exit Stairs #1, #2 - Res. Elevator (#1, #2, #3) - Mechanical and Riser Shafts - Res./Office Mechanical Enclosure No walls and 100% Unprotected openings between ASP B and Rem 2 at west interface above exterior sidewalk areas See Survey Drawings	Article 3.1.10.2 Subsection 3.2.3
16	L6 to L10	Vertical separation at walls around the following Rem 2 areas from ASP B: - Exit Stairs #1, #2 - Res. Elevator (#1, #2, #3) - Mechanical and Riser Shafts See Survey Drawings	Article 3.1.10.2 Subsection 3.2.3
17	L11 Slab	Demising ASP separation occurs at horizontal concrete floor assembly at level L5 under the following L5 areas: Rem 2: - Fitness Room - Yoga / Dance Studio - Men's Spa - Women's Spa - Shared Corridor - Sauna Room - Steam Room - Amenity Deck - EM Power Sub Dist. Room - Normal Power Sub Dist. Room See Survey Drawings	Article 3.1.10.2 Article 3.1.10.3 Subsection 3.2.3
18	L11	Vertical separation at walls around the following ASP B areas from Rem 2: - Elevator Overrun - Elevator Control Room See Survey Drawings	Article 3.1.10.2 Subsection 3.2.3
19	L12 Slab	Demising ASP separation occurs at horizontal concrete floor assembly at level L5 under the following L5 areas: Rem 2: - Residential Units See Survey Drawings	Article 3.1.10.2 Article 3.1.10.3 Subsection 3.2.3



**2.5 Fire Alarm**

Building Code Reference: Subsection 3.2.4

The project will be provided with one fire alarm system which will serve all subdivision parcels. An agreement addressing maintenance, testing, and servicing of the common fire alarm system is required to ensure proper functioning for the building fire safety systems.

In order to avoid conflict / division of responsibilities, one party will be responsible for maintenance of the fire and life safety systems. An appropriate cost apportioning system will be developed between the owners of ASP A, ASP B, and Remainder Lot 2. The legal agreement will indicate the proportion of responsibility resting with each ASP and the Remainder Lot on the basis of square footage.

**2.6 Fire Department Provisions**

Building Code Reference: Subsection 3.2.5

Each ASP in this project will be provided with separate Fire Department provisions including firefighter access; however, it is recognized that the Fire Department will be able to respond and use the ASP or Remainder Lot 2 to gain access to other areas in the entire project. Locations where easement is required for firefighter access to the ASP is same as the Common Access easements indicated under Table 4 of this report.

**2.7 Alternative Solutions**

Building Code Reference: Division A Clause 1.2.1.1.(1)(b), and Division C Section 2.3

Division A, Clause 1.2.1.1.(1)(b) and Division C Section 2.3 permit development of alternative solutions (formerly known as equivalents) and that these solutions should achieve the minimum level of performance required by Division B in the areas defined by the objectives and functional statements attributed to the applicable acceptable solution.

The alternative solutions prepared by GHJ Consultants Ltd are documented in a report titled "Alternative Solutions Report", dated November 30, 2018, Revised July 16, 2019. The alternative solutions are as follows:

Alternative Solution 1	Firestopping of Standpipe in Scissor Exit Stair
Alternative Solution 2	Assault Security Glazing at Parking
Alternative Solution 3	Exit Exposure Protection
Alternative Solution 4	Fire Alarm System Design

We note that Alternative Solution 5 Curtainwall Firestopping (dated September 18, 2020) and Alternative Solution 6 Stairway Opening (dated September 7, 2021) have been replaced with Code compliant construction and are no longer applicable to this project.

An additional Alternative Solution will be developed for future tenant improvement to address glazed doors in Exit Corridor 109 fire separations between Lobby 110 and CRU 3. Refer to Attachment 2 for option 2 tenant improvement at Exit Corridor 109.



In most cases, these alternative solutions will be shared and will span across the ASP subdivision lines; as such, legal agreements will be developed to address maintenance, service and inspection for these systems. Easements may be necessary for these design features, as some of these may require regular maintenance.

Where openings for access between strata division lines occur, further legal agreements must be developed to address maintenance, service, and inspection of the systems.

## 2.8 Building Services

In recognition that some services will be shared and will span across the ASP subdivision lines, legal agreements are to be developed to address maintenance and service for the systems. Legal agreements will be developed to address the following:

- i. Prime responsibility for operation and maintenance of fire protection systems (such as automatic fire suppression systems (sprinklers), fire pump, and standpipe systems).
- ii. Prime responsibility for operation and maintenance of fire alarm systems.
- iii. Responsibility for maintenance, replacement and upgrading of building services.
- iv. Basis for apportioning costs and methods of addressing maintenance, replacement and upgrading of building services.
- v. Service access agreements and covenants.

Building services to be addressed through legal agreements are summarized as follows in Table 6:

**Table 6. Building Services Shared by and/or Servicing Different Subdivision Parcels**

#	Building Service Description	Code References / Comments
1	Water supply system, plumbing and piping	BCBC Part 7
2	Sanitary and sewer drainage system and piping	BCBC Part 7
3	Rainwater drainage system, detention tank and piping	BCBC Part 7
4	Groundwater drainage system and piping	BCBC Part 7
5	Automatic sprinkler, standpipe systems	BCBC Part 3, NFPA 13, NFPA 14
6	Natural gas distribution	BC Safety Authority Gas Safety Regulation
7	Heating, cooling, venting and related distribution systems	BCBC Part 6
8	Electrical systems and distribution, including emergency related systems and distribution	BC Safety Authority Gas Safety Regulation
9	Telecommunications systems and distribution	BC Safety Authority Gas Safety Regulation
10	Fire alarm systems and wiring	BCBC Part 3, Subsection 3.2.4, BC Safety Authority Electrical Safety Regulation
11	Energy and Water Efficiency	BCBC Part 10



## 2.9 Building Structure

Building Code Reference: Part 4

The interface and configuration of the ASP and Remainder Lot is such that the parcels are dependent on each other for structural support. A legal agreement will be provided to satisfy the various owners' interests and ensure that structural integrity and support is maintained for the life of the building.

## 2.10 Building Envelope

Building Code Reference: Part 5

A legal agreement addressing responsibility, access rights for inspection, maintenance and repair of common building envelope waterproofing systems will be provided. The legal agreement will include provisions to satisfy owners' interests and ensure that integrity of the building envelope systems are maintained for the life of the building.



### 3.0 SUMMARY

This report has summarized issues pertaining to the prescriptive requirements of the BC Building Code 2012 and alternative solutions arising from the air space parcel subdivision configuration proposed for this project.

Based on the approach identified in this report, issues pertaining to Building Code and alternative solution requirements will be addressed by means of legal agreements satisfactory to the City of Burnaby.

#### Enclosures

LG/AN/SW/kl/dh/cye/dh/kl  
P:\PRJ\64\6417 - Sussex Housing Development Market Housing, Burnaby\Report\ASP Report\2023-10-05 Air Space Parcel Report (GHL 6417.00) R3.docx

# LICENCE

Engineers and Geoscientists BC has authorized

**Zubair Ahmad Nadem, P.L.Eng.**  
**Professional Licensee Engineering**

Registration/Licence Number: 213818  
Granted: July 09, 2019

to engage in the practice of professional engineering in the Province of British Columbia within the Authorized Area of Reserved Practice specified hereunder:

**Discipline:** Civil  
**Field of Practice:** Building Code Consulting

**Limited to:**

1. Building code analysis, consulting, design and field review of alternative solutions.
2. Review and reporting on building construction for compliance to fire protection, occupant safety, accessibility requirements of building and fire codes.
3. Division A, Division B, Parts 1, 2, 3, 8, and 9 and Division C of the British Columbia Building Code, the National Building Code of Canada and the Vancouver Building By-law; Part 11 of the Vancouver Building By-law that represents the upgrade requirements of existing buildings; plus the British Columbia Fire Code, the National Fire Code of Canada, and the Vancouver Fire Bylaw (including associated appendices and other referenced standards).

**Exclusions:**

- a. Detailed design of fire protection and fire suppression systems.



ENGINEERS &  
GEOSCIENTISTS  
BRITISH COLUMBIA



Status: Registered

Doc #: CB956185

RCVD: 2023-10-13 RQST: 2024-12-09 12.11.44

# **Attachment 1**

Air Space Parcel Concept Floor Plans

SHEET 1 OF 20 SHEETS

NOTE:  
BASED ON EMAIL RECEIVED:  
2023-02-16 FROM ALLAN

**COLOR-CODED SKETCH PLAN OF PROPOSED AIR SPACE PARCELS A AND B OVER PART OF  
LOT 2 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP86315**

BCGS 92G.025



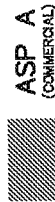
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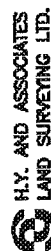
**HIGHLINE METROTOWN**  
8505 SUSSEX AVENUE  
BURNABY, BC

**LEGEND**

ASP INDICATES AIR SPACE PARCEL



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REM 2  
(RESIDENTIAL)



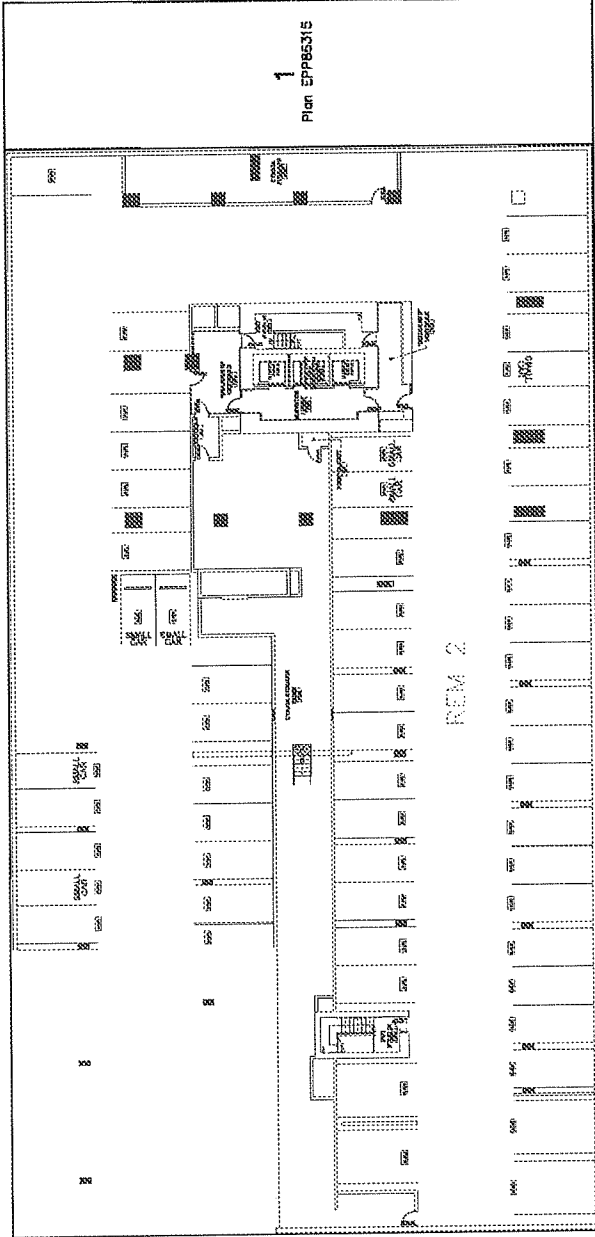
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File: 174824\_COLOR P6.DWG

**UNDERGROUND PARKING - LEVEL P8**

Lane

**EASEMENT LEGEND**

- EASEMENT FOR EXIT / EGRESS REFER TO TABLE 2 OF THIS REPORT
- EASEMENT FOR ENCROACHMENTS REFER TO TABLE 4 OF THIS REPORT
- EASEMENT FOR COMMON ACCESS REFER TO TABLE 3 OF THIS REPORT



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DATE: 2023-02-17

SHEET 2 OF 20 SHEETS

# UNDERGROUND PARKING – LEVEL P7



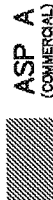
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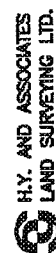
**HIGHLINE METRO TOWN**  
 8505 SUSSEX AVENUE  
 BURNABY, BC

## LEGEND

ASP INDICATES AIR SPACE PARCEL



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 REM 2  
 (RESIDENTIAL)

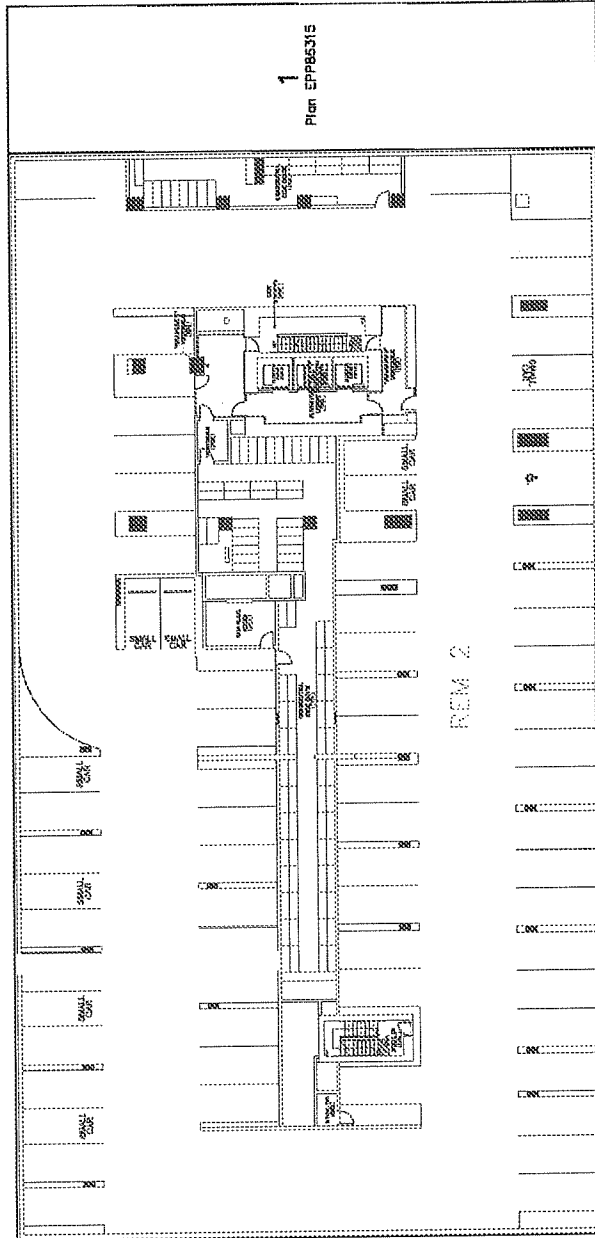


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**EASEMENT LEGEND**

	EASEMENT FOR EXIT / EGRESS REFER TO TABLE 2 OF THIS REPORT
	EASEMENT FOR ENCROACHMENTS REFER TO TABLE 4 OF THIS REPORT
	EASEMENT FOR COMMON ACCESS REFER TO TABLE 9 OF THIS REPORT

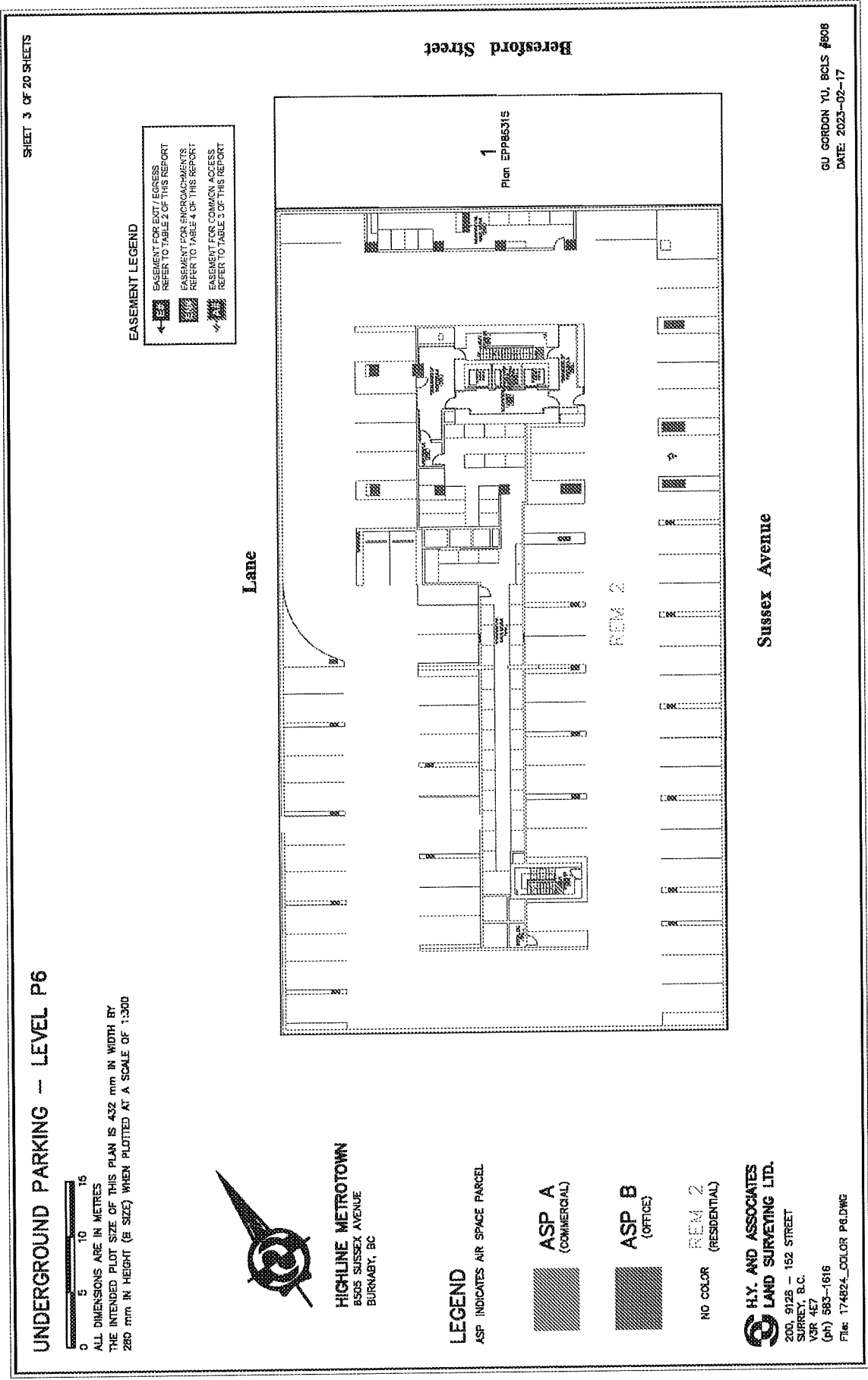
Lane



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Sussex Avenue

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 DATE: 2023-02-17



SHEET 4 OF 20 SHEETS

# UNDERGROUND PARKING - LEVEL P5



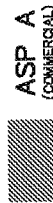
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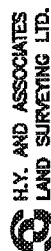
**HIGHLINE METROTOWN**  
 8505 SUSSEX AVENUE  
 BURNABY, BC

## LEGEND

ASP INDICATES AIR SPACE PARCEL



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 REM 2  
 (RESIDENTIAL)

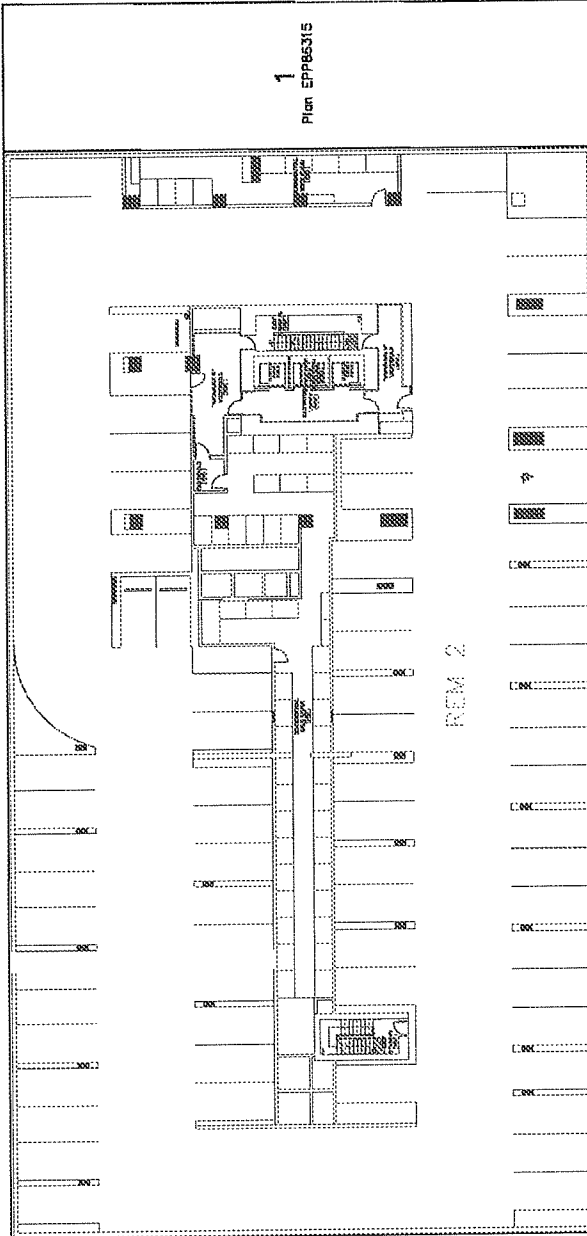


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**EASEMENT LEGEND**

	EASEMENT FOR EXIT / EGRESS REFER TO TABLE 2 OF THIS REPORT
	EASEMENT FOR ENCROACHMENTS REFER TO TABLE 4 OF THIS REPORT
	EASEMENT FOR COMMON ACCESS REFER TO TABLE 5 OF THIS REPORT

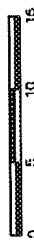
Lane



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 DATE: 2023-02-17

SHEET 5 OF 20 SHEETS

### UNDERGROUND PARKING – LEVEL P4



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**HIGHLINE METROTOWN**  
 8505 SUSSEX AVENUE  
 BURNABY, BC

#### LEGEND

ASP INDICATES AIR SPACE PARCEL



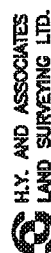
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**ASP B**  
 (OFFICE)

**REM 2**  
 (RESIDENTIAL)

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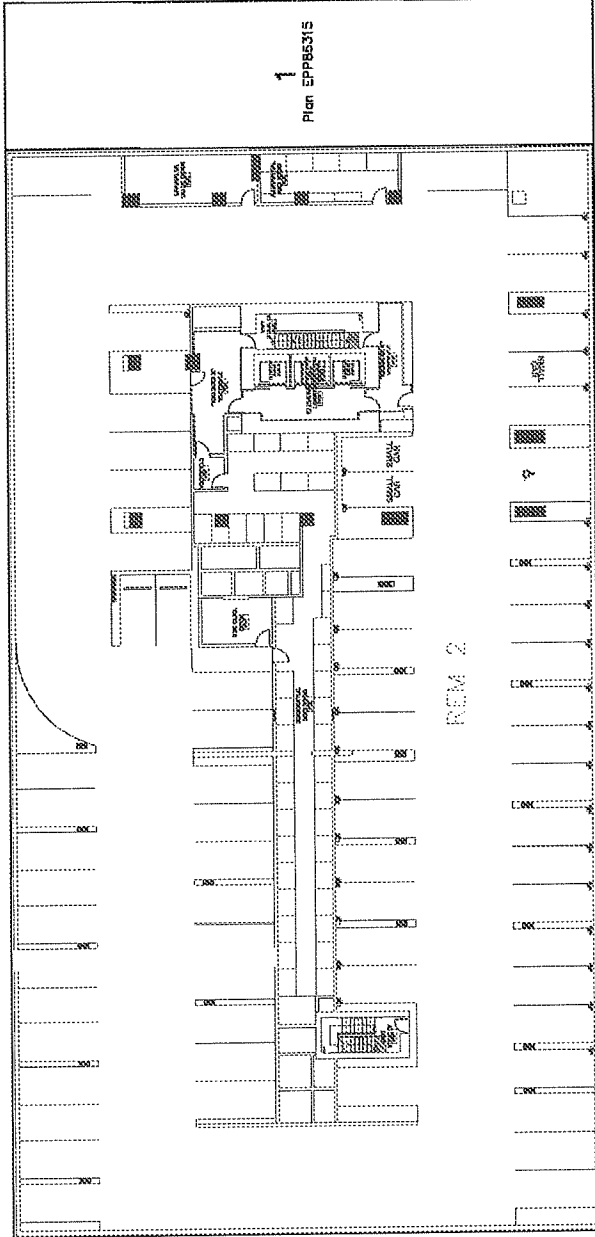


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**EASEMENT LEGEND**

- EASEMENT FOR EXIT / EGRESS REFER TO TABLE 2 OF THIS REPORT
- EASEMENT FOR ENCROACHMENTS REFER TO TABLE 4 OF THIS REPORT
- EASEMENT FOR COMMON ACCESS REFER TO TABLE 3 OF THIS REPORT

Lane



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 DATE: 2023-02-17

SHEET 8 OF 20 SHEETS

### UNDERGROUND PARKING -- LEVEL P3



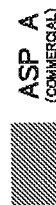
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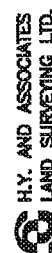
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 BURNABY, BC

#### LEGEND

ASP INDICATES AIR SPACE PARCEL



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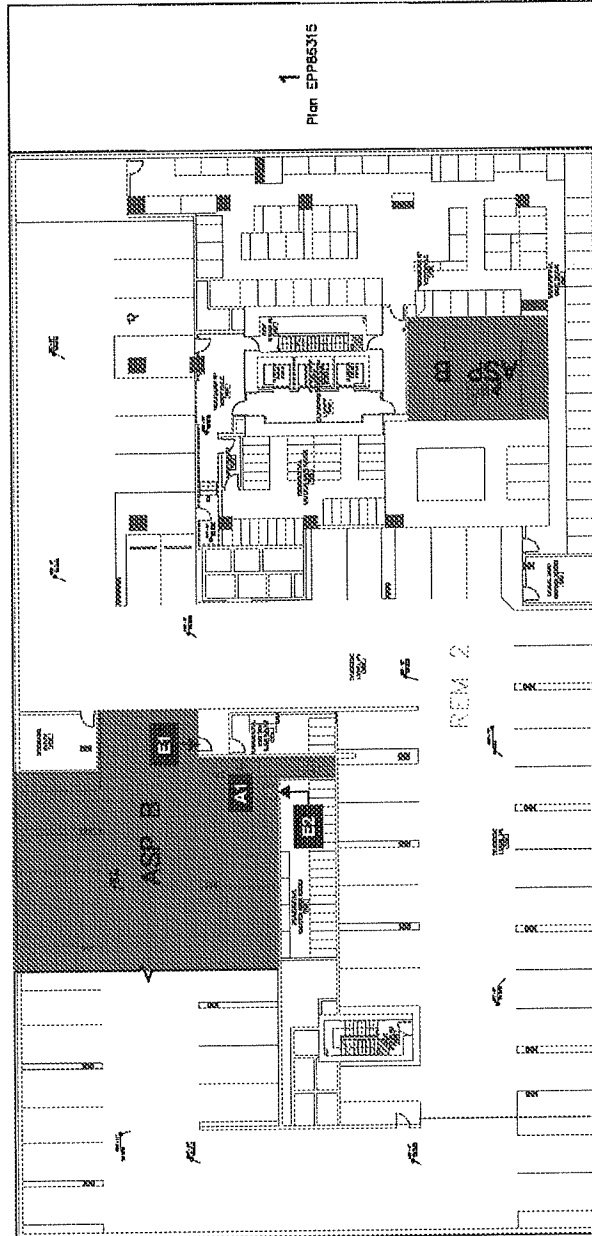


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#### EASEMENT LEGEND

- BASEMENT FOR EXIT / EGRESS REFER TO TABLE 2 OF THIS REPORT
- BASEMENT FOR ENCRICHMENTS REFER TO TABLE 4 OF THIS REPORT
- BASEMENT FOR COMMON ACCESS REFER TO TABLE 3 OF THIS REPORT

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 DATE: 2023-02-17

SHEET 7 OF 20 SHEETS

### UNDERGROUND PARKING – LEVEL P2



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
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**HIGHLINE METROTOWN**  
 8505 SUSSEX AVENUE  
 BURNABY, BC

#### LEGEND

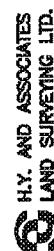
ASP INDICATES AIR SPACE PARCEL

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**ASP B**  
 (OFFICE)

**REM 2**  
 (RESIDENTIAL)

NO COLOR



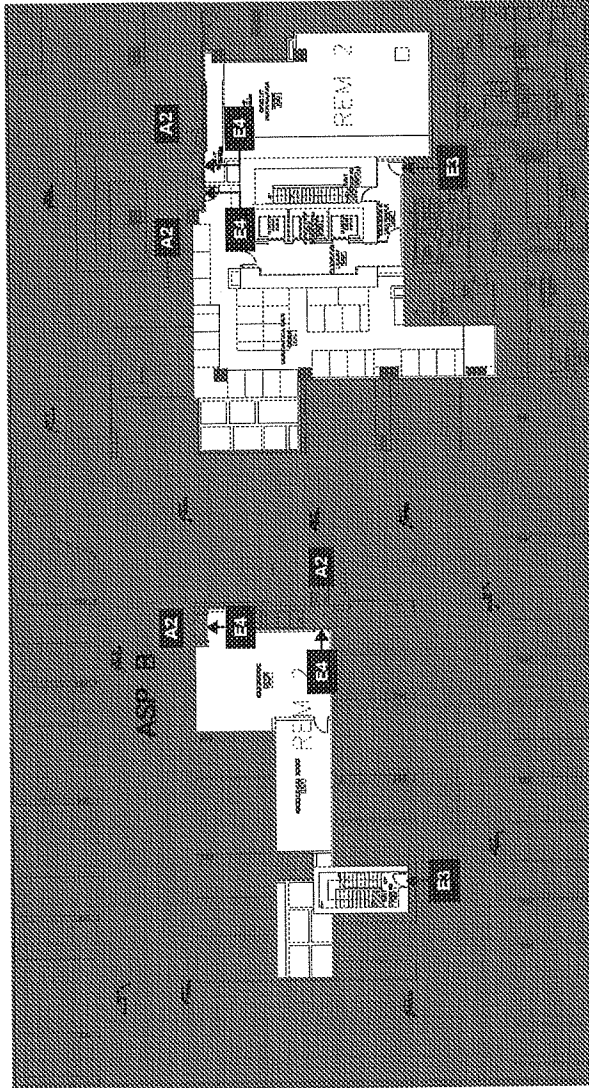
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 (604) 583-1616

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**EASEMENT LEGEND**

	EASEMENT FOR EXIT / EGRESS REFER TO TABLE 2 OF THIS REPORT
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	EASEMENT FOR COMMON ACCESS REFER TO TABLE 3 OF THIS REPORT

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SHEET 8 OF 20 SHEETS

# UNDERGROUND PARKING -- LEVEL P1



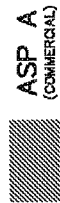
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 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (8 SIZE) WHEN PLOTTED AT A SCALE OF 1:300



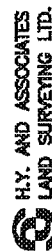
**HIGHLINE METROTOWN**  
 8508 SUSSEX AVENUE  
 BURNABY, BC

## LEGEND

ASP INDICATES AIR SPACE PARCEL



NO COLOR  
**REM 2**  
(RESIDENTIAL)

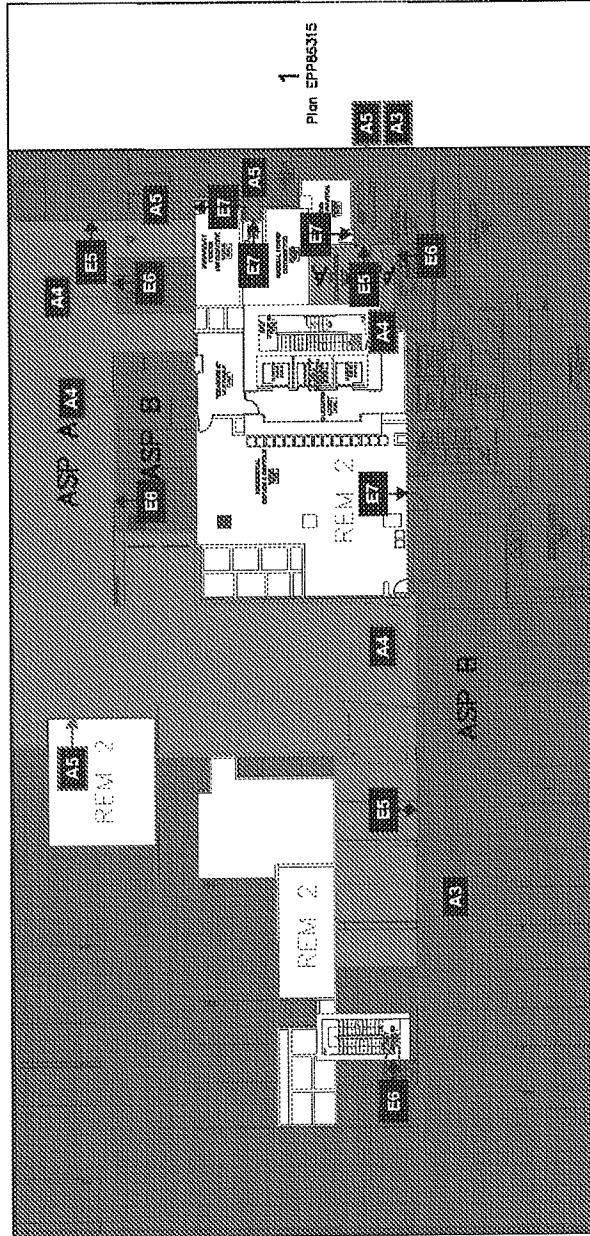


**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**  
 200, 9125 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (PH) 583-1616  
 File: 174824\_COLOR P1.DWG

## EASEMENT LEGEND

- EASEMENT FOR EXIT / EGRESS REFER TO TABLE 2 OF THIS REPORT
- EASEMENT FOR ENCROACHMENTS REFER TO TABLE 4 OF THIS REPORT
- EASEMENT FOR COMMON ACCESS REFER TO TABLE 5 OF THIS REPORT

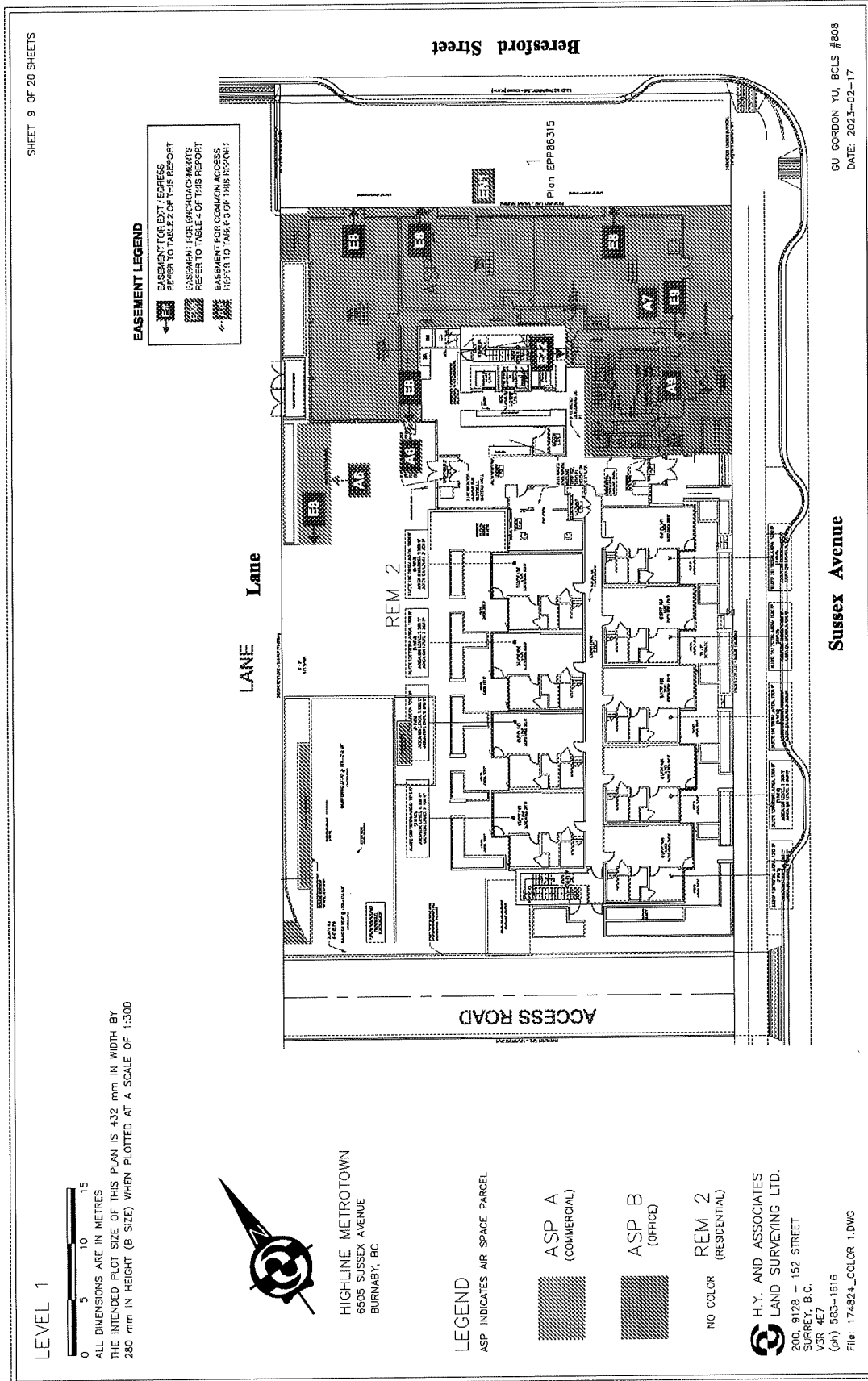
Lane



Beresford Street

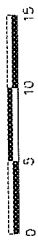
Sussex Avenue

GU GORDON YU, BCLS #808  
 DATE: 2023-02-17



SHEET 10 OF 20 SHEETS

### LEVEL 2



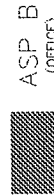
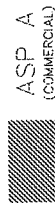
ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
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HIGHLINE METROTOWN  
 5505 SUSSEX AVENUE  
 BURNABY, BC

### LEGEND

ASP INDICATES AIR SPACE PARCEL



NO COLOR  
 REM 2  
 (RESIDENTIAL)

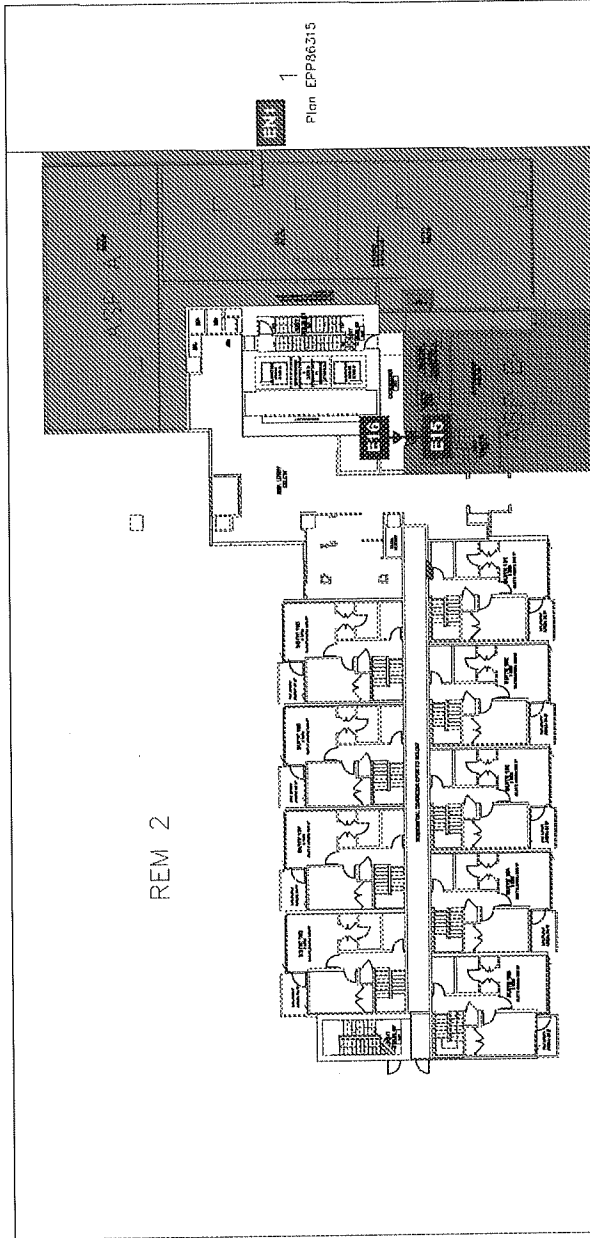
H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 2003 9128 - 152 STREET  
 SURREY B.C.  
 V3R 4C7  
 (PH) 563-1616  
 File: 174624..COLOR.2.BWS

### EASEMENT LEGEND

- EASEMENT FOR EXIT / EGRESS REFER TO TABLE 2 OF THIS REPORT
- EASEMENT FOR ENCROACHMENTS REFER TO TABLE 4 OF THIS REPORT
- EASEMENT FOR COMMON ACCESS REFER TO TABLE 3 OF THIS REPORT

Lane

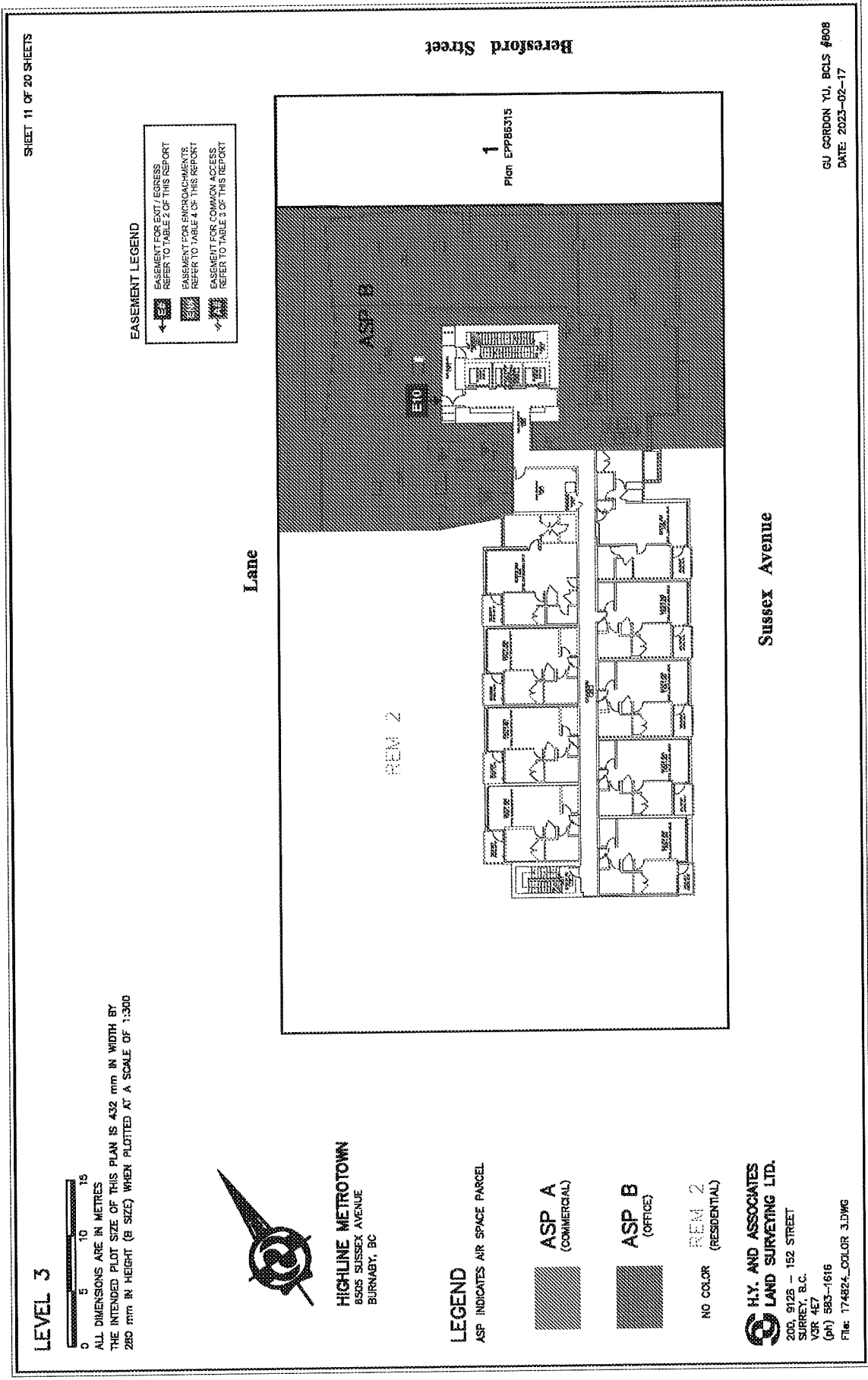
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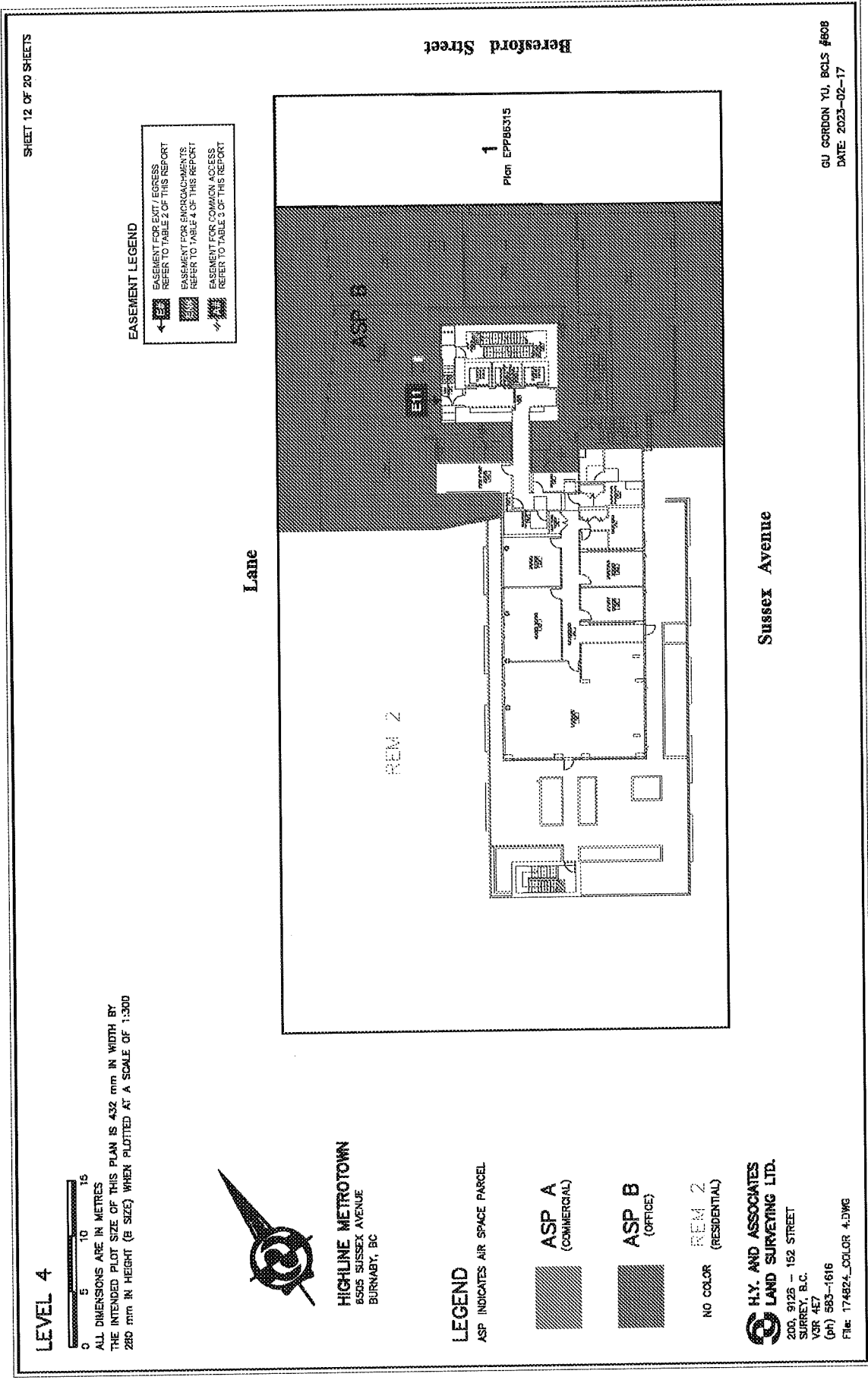


Beresford Street

Sussex Avenue

GU GORDON YU, B.C.I.S. #808  
 DATE: 2023-02-17





SHEET 12 OF 20 SHEETS

**EASEMENT LEGEND**

	EASEMENT FOR EXIT / EGRESS REFER TO TABLE 2 OF THIS REPORT
	EASEMENT FOR ENCROACHMENTS REFER TO TABLE 4 OF THIS REPORT
	EASEMENT FOR COMMON ACCESS REFER TO TABLE 3 OF THIS REPORT

**LEVEL 4**

ALL DIMENSIONS ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
280 mm IN HEIGHT (E SIZE) WHEN PLOTTED AT A SCALE OF 1:500



**HIGHLINE METROTOWN**  
6505 SUSSEX AVENUE  
BURNABY, BC

**LEGEND**  
ASP INDICATES AIR SPACE PARCEL

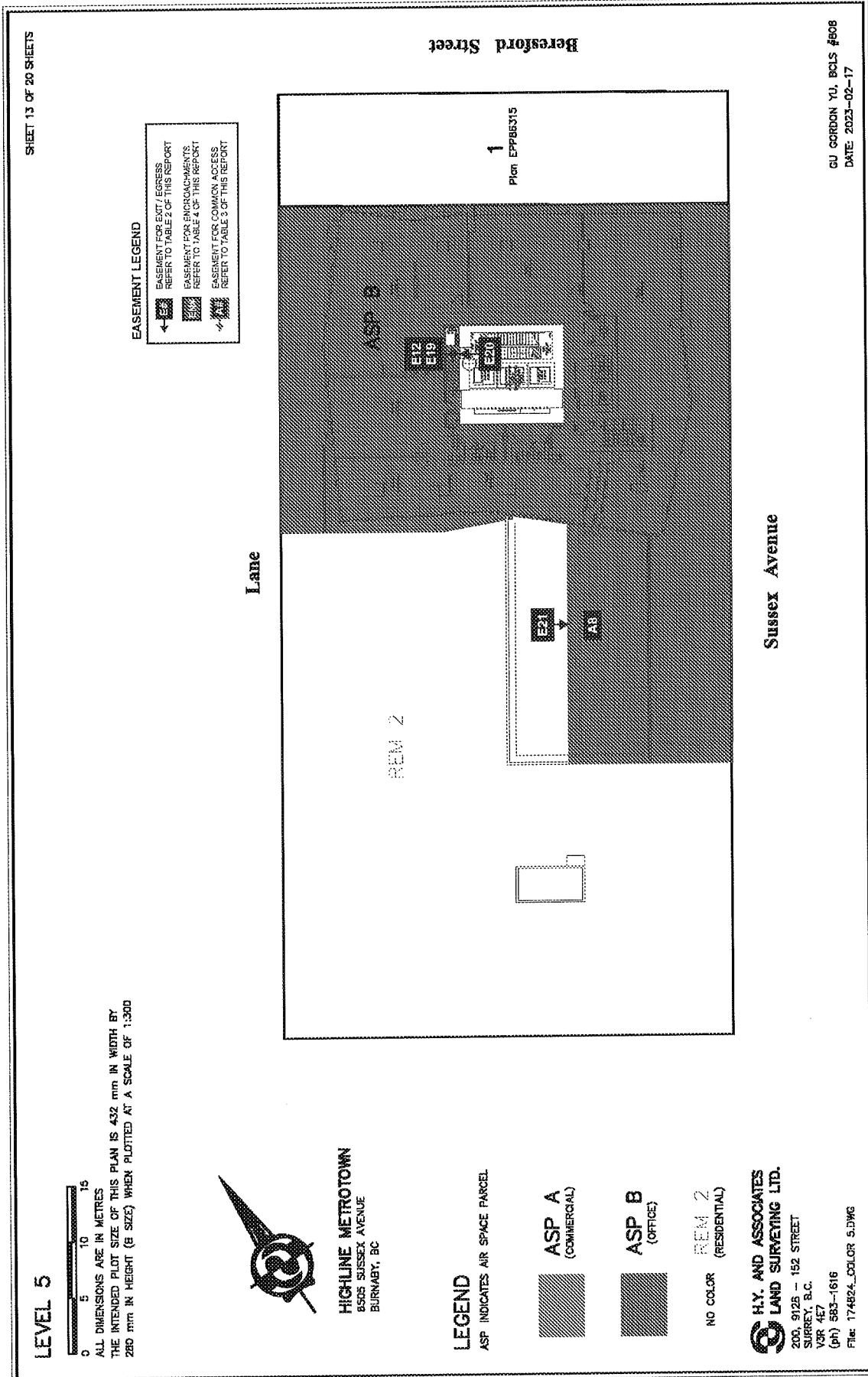
**ASP A**  
(COMMERCIAL)

**ASP B**  
(OFFICE)

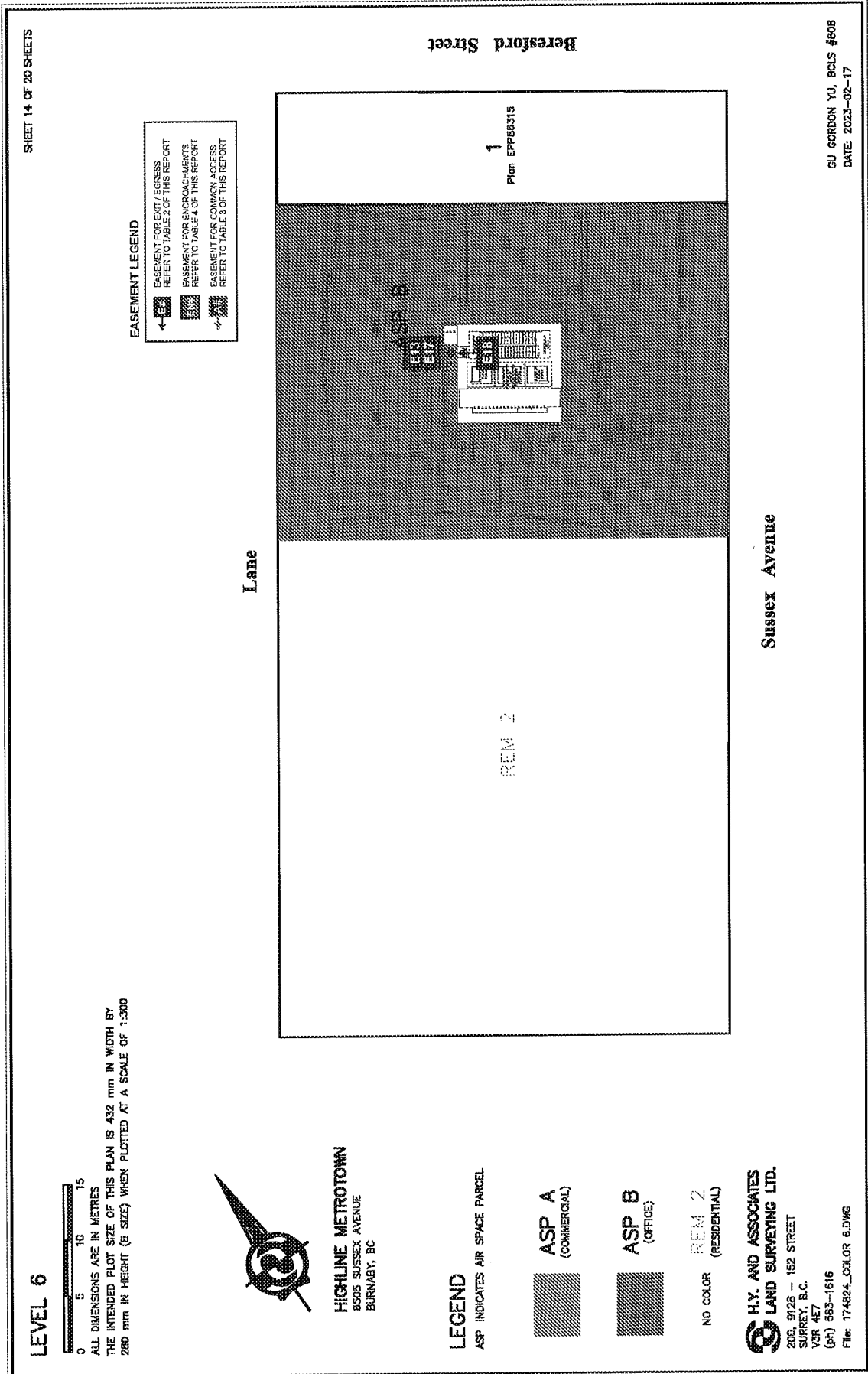
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(RESIDENTIAL)

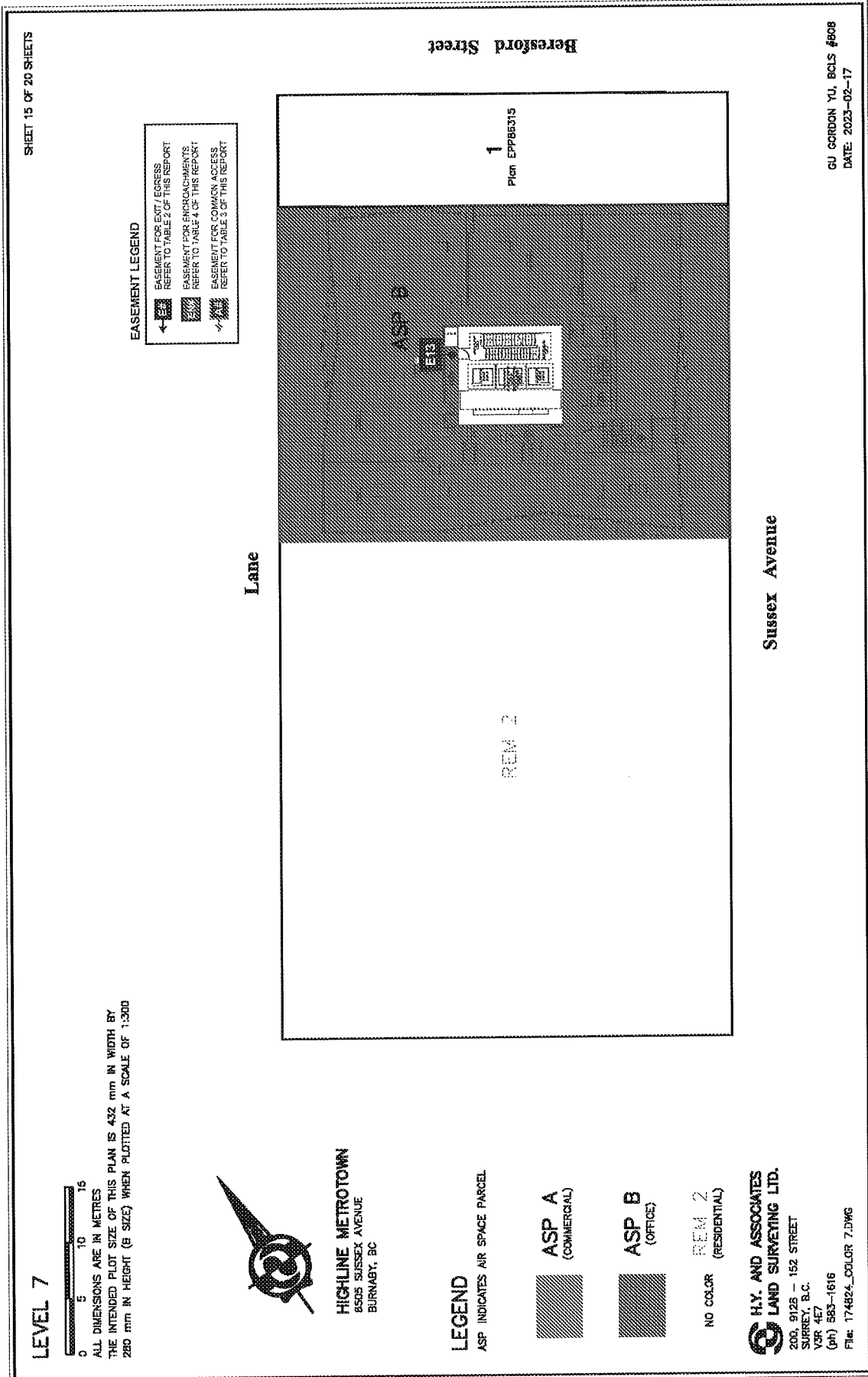
**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9125 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174824\_COLOR 4.DWG

GU GORDON YU, BCIS #808  
DATE: 2023-02-17

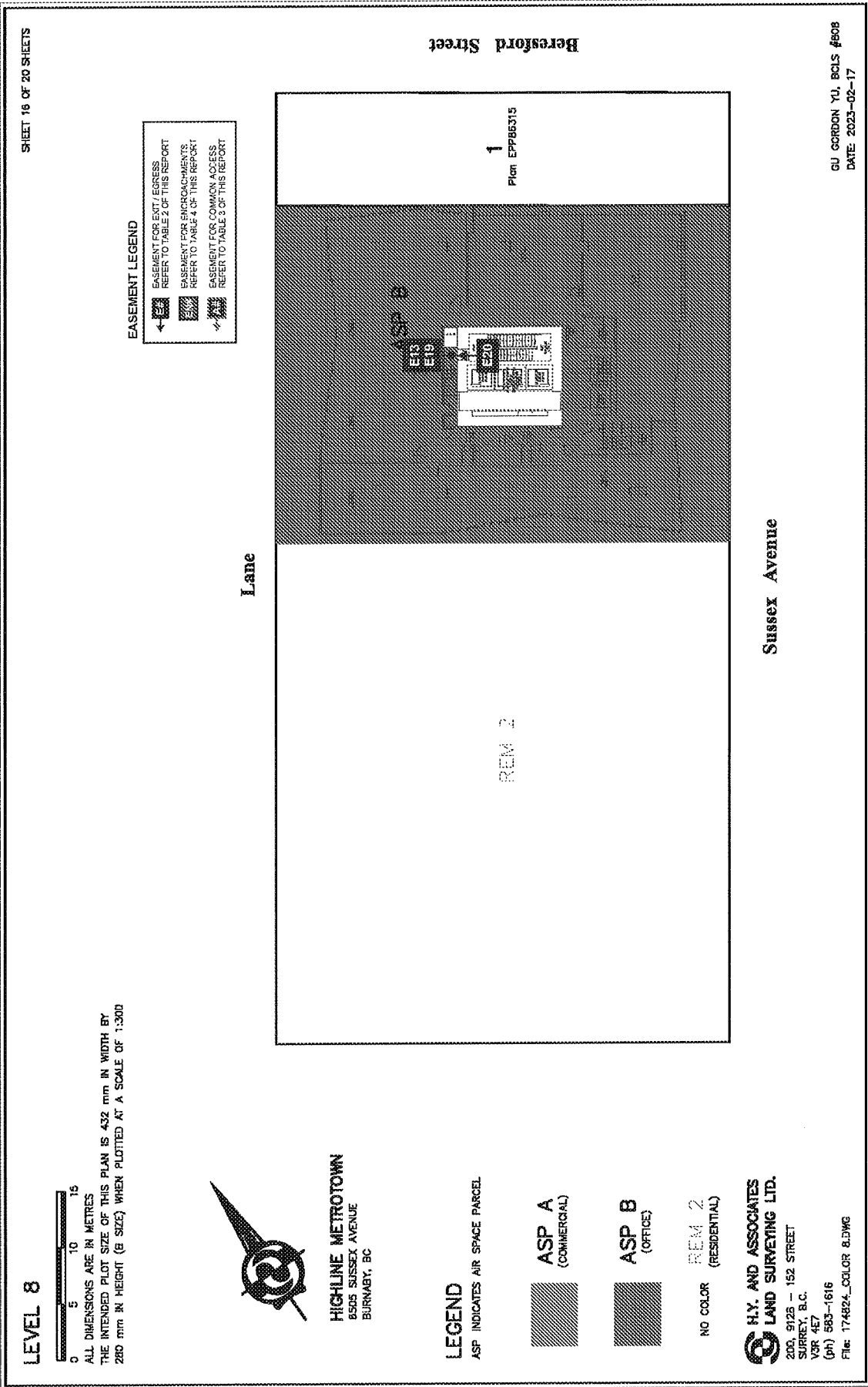


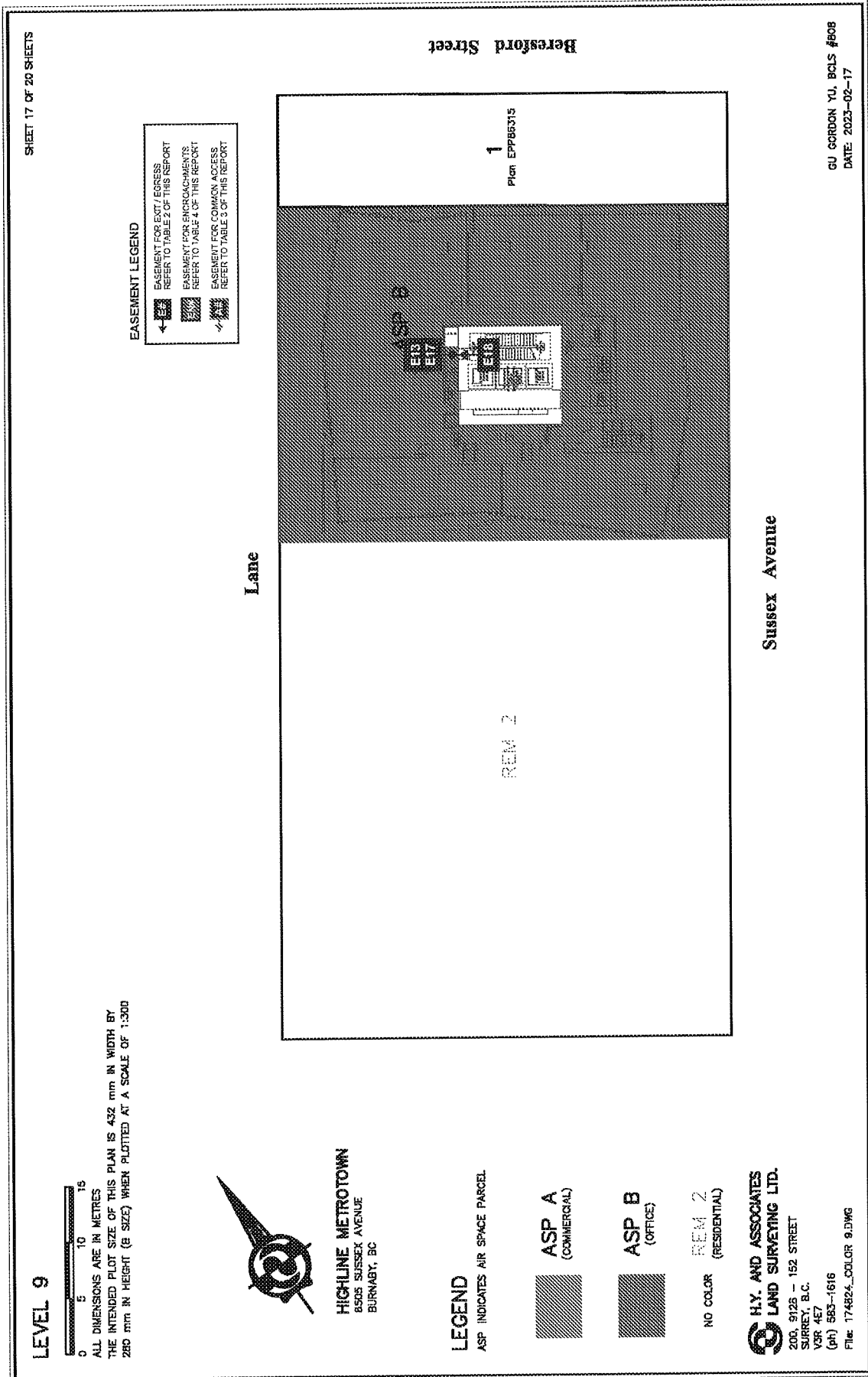
GU GORDON YL, B.C.L.S. #608  
DATE: 2023-02-17

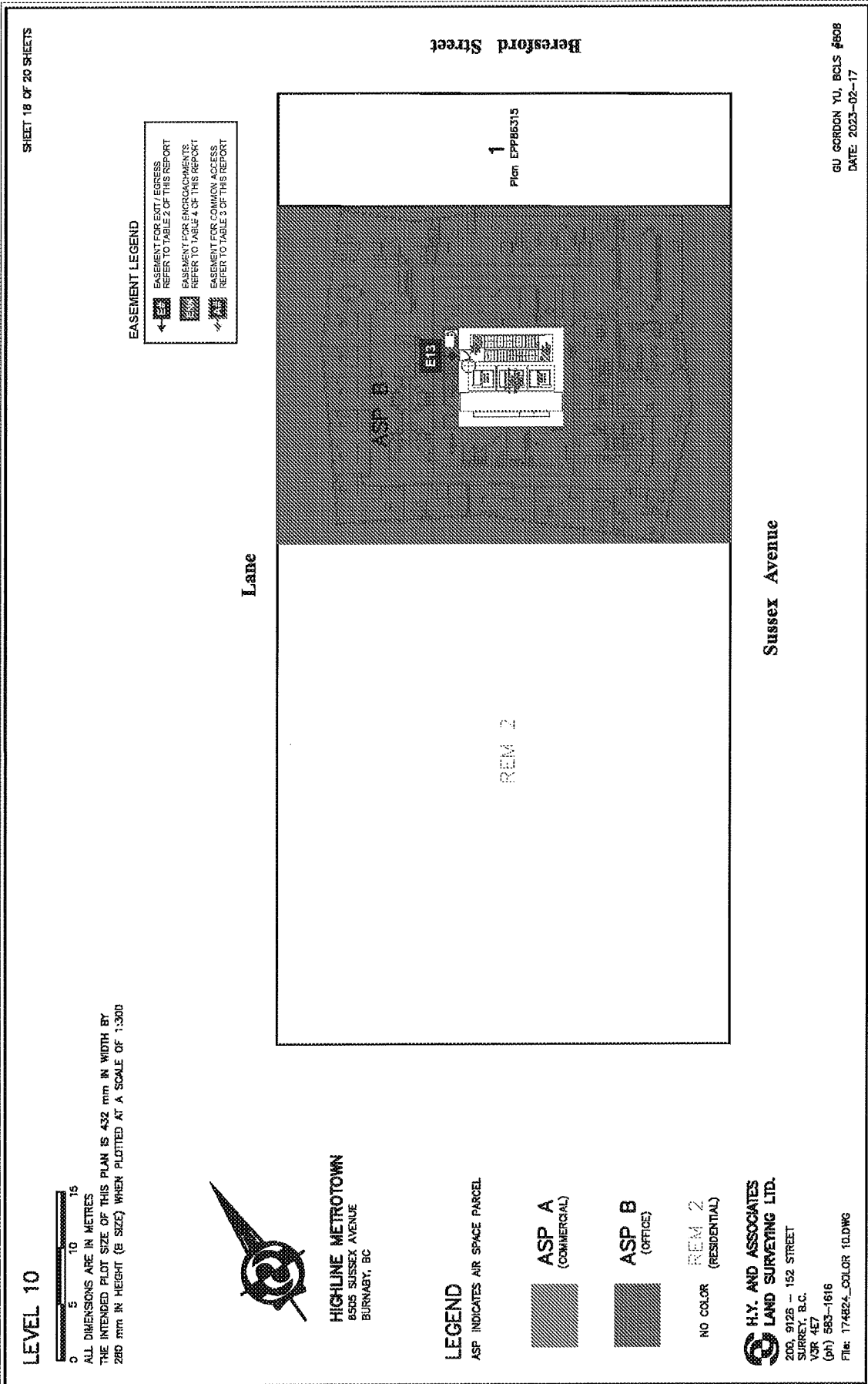






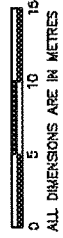






SHEET 19 OF 20 SHEETS

LEVEL 11

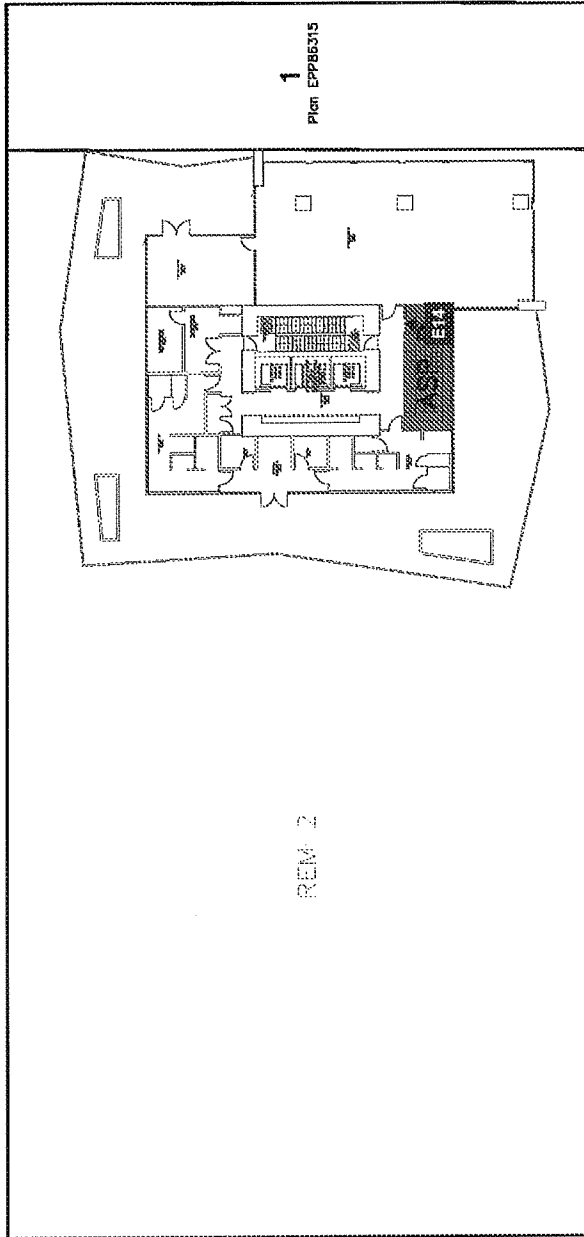


ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (A SIZE) WHEN PLOTTED AT A SCALE OF 1:300

EASEMENT LEGEND

	EASEMENT FOR ENTRY/EGRESS REFER TO TABLE 2 OF THIS REPORT
	EASEMENT FOR ENCROACHMENTS REFER TO TABLE 4 OF THIS REPORT
	EASEMENT FOR COMMON ACCESS REFER TO TABLE 3 OF THIS REPORT

Lane



LEGEND

ASP INDICATES AIR SPACE PARCEL

ASP A  
(COMMERCIAL)

ASP B  
(OFFICE)

REM 2  
(RESIDENTIAL)

NO COLOR

H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

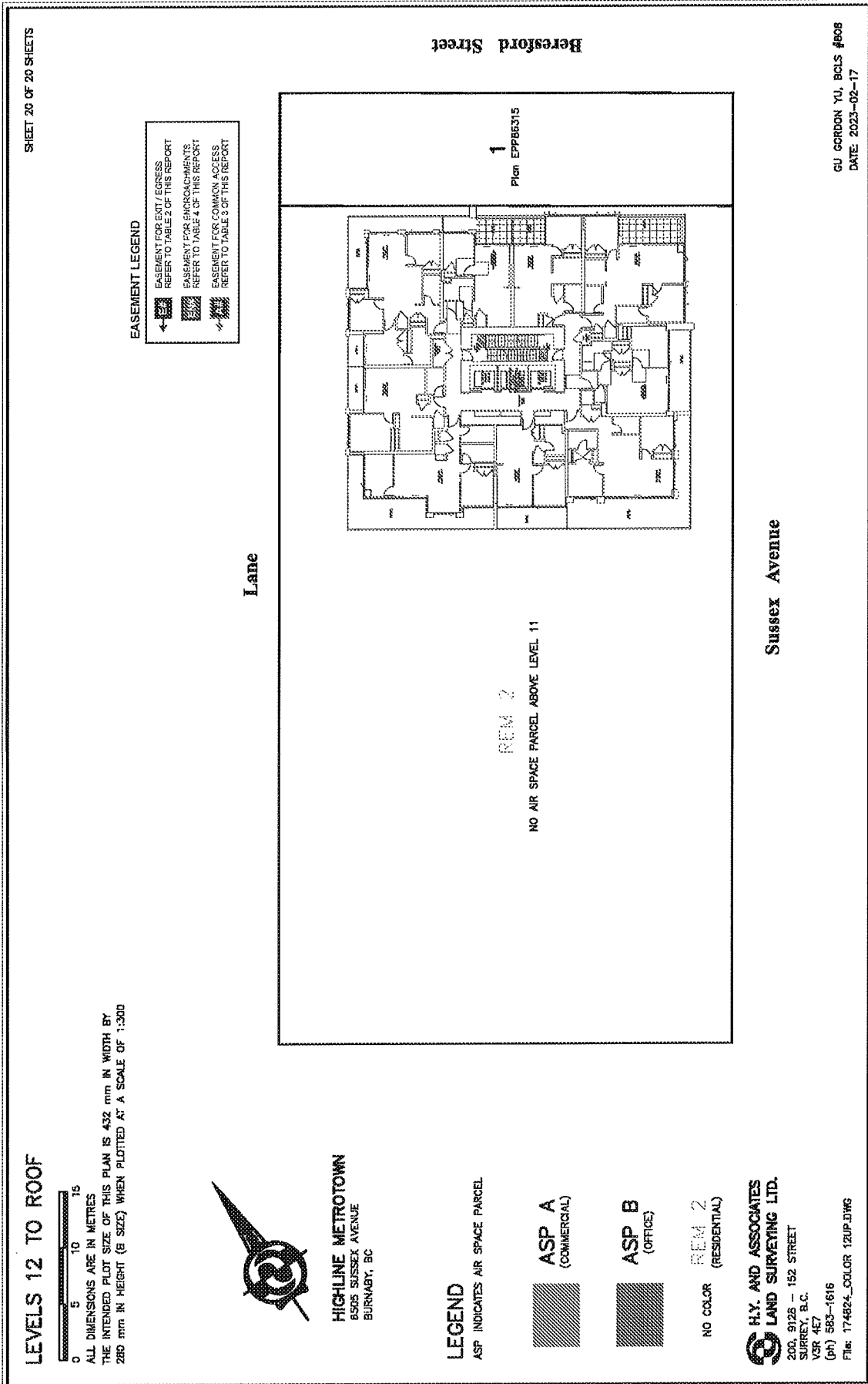
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 SURREY, B.C.  
 V2R 4E7  
 (PH) 583-1616

File: 174824\_COLOR 11.DWG

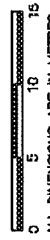
Beresford Street

Sussex Avenue

CU GORDON YU, BCLS #608  
 DATE: 2023-02-17



**LEVELS 12 TO ROOF**



ALL DIMENSIONS ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300

**EASEMENT LEGEND**

	EASEMENT FOR EXIT / EGRESS REFER TO TABLE 2 OF THIS REPORT
	EASEMENT FOR ENCROACHMENTS REFER TO TABLE 4 OF THIS REPORT
	EASEMENT FOR COMMON ACCESS REFER TO TABLE 9 OF THIS REPORT

Lane



**HIGHLINE METROTOWN**  
 8505 SUSSEX AVENUE  
 BURNABY, BC

**LEGEND**

ASP INDICATES AIR SPACE PARCEL

**ASP A**  
(COMMERCIAL)

**ASP B**  
(OFFICE)

**REM 2**  
(RESIDENTIAL)

NO COLOR

**H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.**  
 200, 9125 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (PH) 585-1616

File: 174824\_COLOR 12UP.DWG

SHEET 20 OF 20 SHEETS

Beresford Street

1  
Plan EPP66315

NO AIR SPACE PARCEL ABOVE LEVEL 11  
REM 2

Sussex Avenue

GU GORDON YU, BCLs #808  
DATE: 2023-02-17

## **Attachment 2**

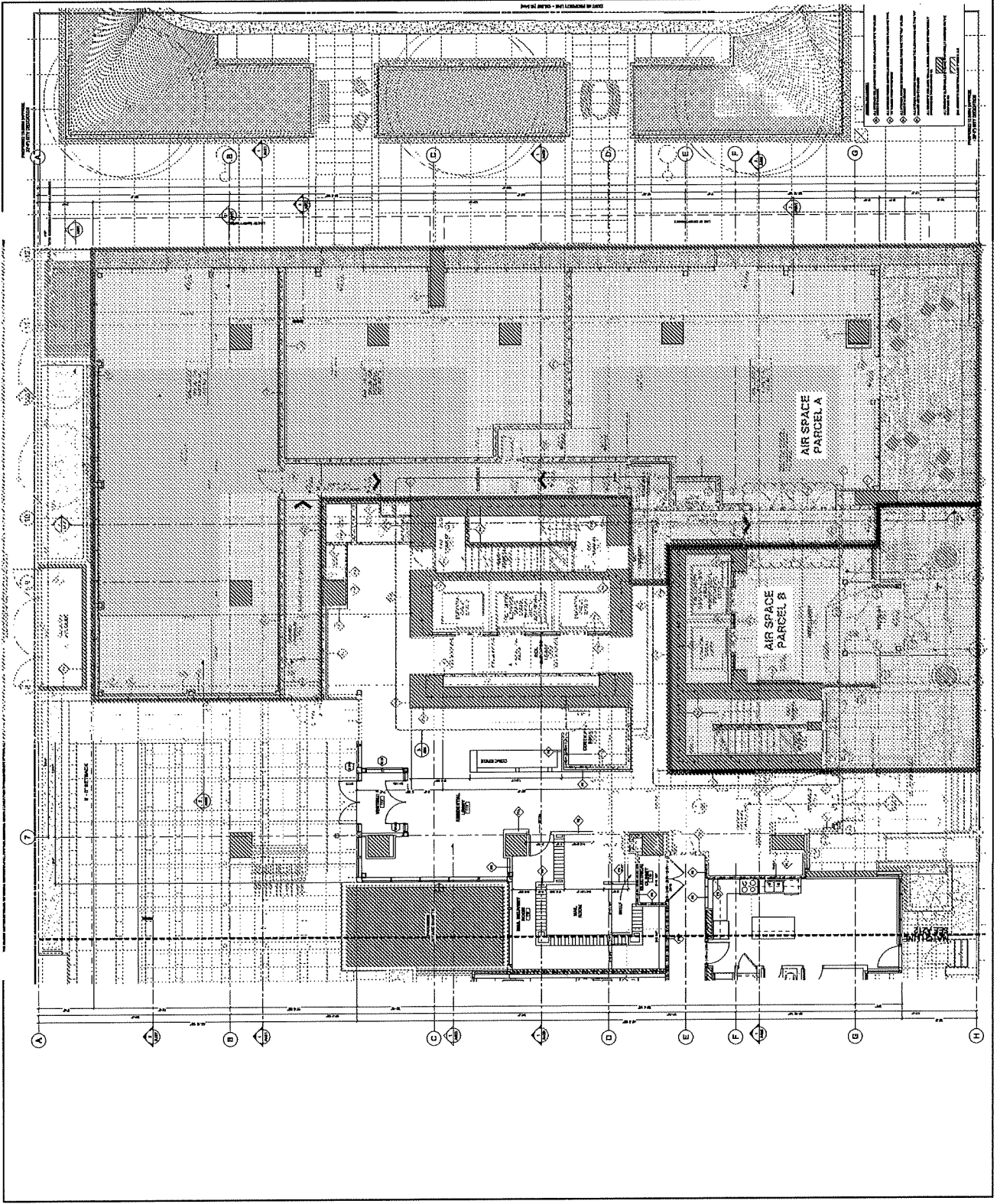
Corridor 109 - Option 2 Plan for Future TI Application

Architectural title block containing project information:

- Project Name: HIGHLINE RESIDENTIAL BUILDING
- Phase: PHASE 1A
- Level: LEVEL 1 (TOWER)
- Architect: CBI ARCHITECTS
- Client: [Name Redacted]
- Scale: 1/4" = 1'-0"
- Sheet: A211

Legend and Detail List:

- Legend: Includes symbols for structural elements, annotations, and materials.
- Detail List: Lists architectural details such as columns, beams, and wall sections.



**SCHEDULE C  
ASSIGNMENT AND ASSUMPTION OF MASTER AIRSPACE EASEMENT AGREEMENT**

TO:           • (the "Transferor") and •, • (collectively, the "Other Owners")

AND TO:     **CITY OF BURNABY**  
4949 Canada Way  
Burnaby, BC V5G 1M2  
  
(the "City")

FROM:       • (the "Transferee")

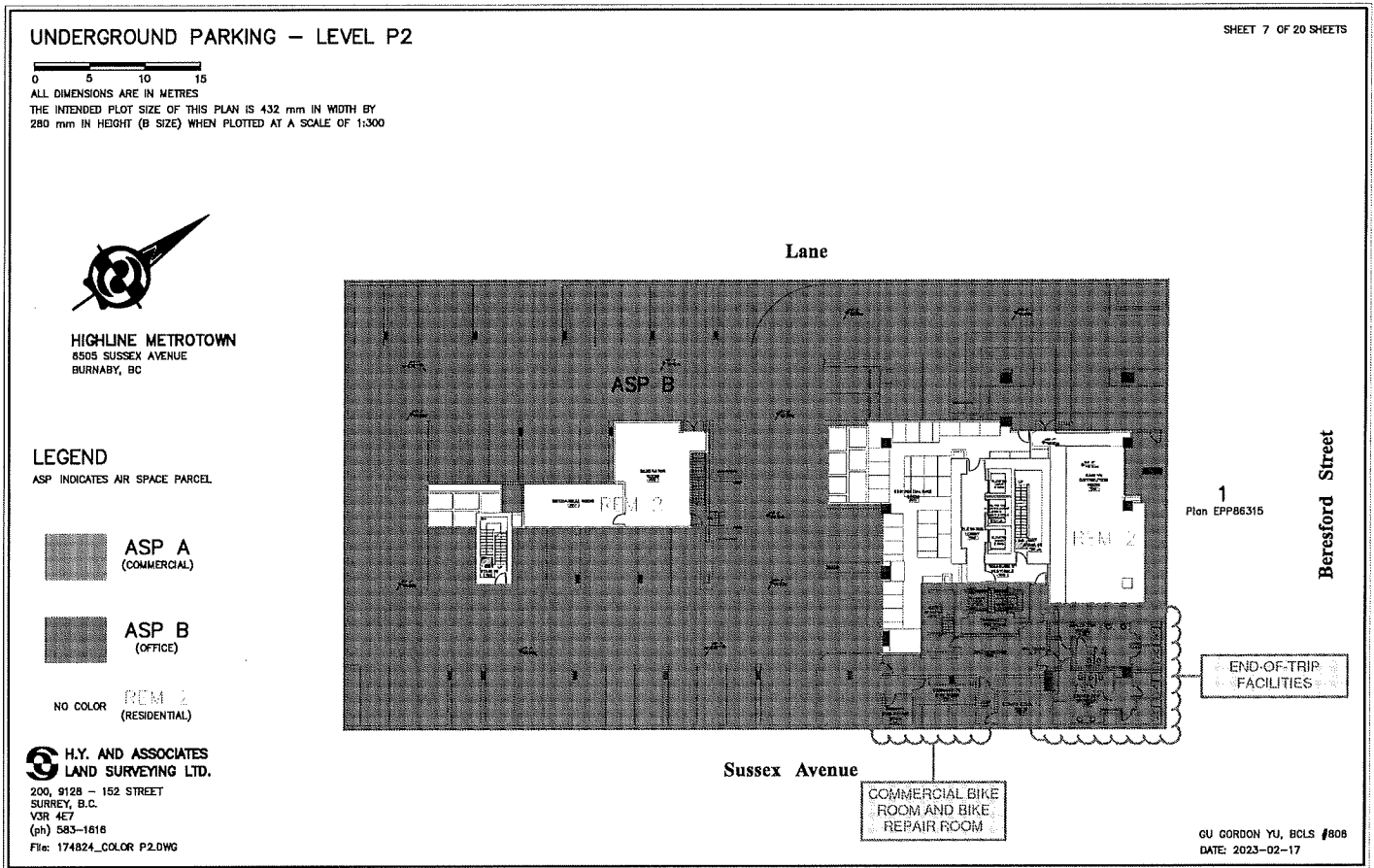
WHEREAS:

- A.     The Transferor, as owner of the lands legally described as • (the "Transferor's Lands"), entered into a master airspace easement agreement with the Other Owners, as the owners of lands legally described as: •, and the City, which agreement is registered in the Land Title Office under Nos. • - • (the "Master Easement Agreement").
- B.     The Transferor transferred title to the Transferor's Lands to the Transferee effective as of •, 20• (the "Effective Date"); and
- C.     The Master Easement Agreement contemplates that the Transferee will make this Agreement with the Transferor, the City and each of the Other Owners to be bound by all of the terms, covenants and conditions contained in the Master Easement Agreement applicable to the Transferor (the "Assumed Obligations").

Now therefore for TEN DOLLARS (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged by the Transferee), the Transferee hereby acknowledges it has, on the Effective Date, assumed all of the Assumed Obligations and covenants with the Transferor, the City and the Other Owners and their respective successors and assigns that the Transferee shall observe and perform all the Assumed Obligations as fully and to the same extent as though the Transferee was originally named as a party to, and had executed the delivered, the Master Easement Agreement as the owner of the Transferor's Lands.



**SCHEDULE D  
SKETCH PLAN**



### UNDERGROUND PARKING -- LEVEL P1

SHEET 8 OF 20 SHEETS



ALL DIMENSIONS ARE IN METRES  
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 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300



**HIGHLINE METROTOWN**  
 6505 SUSSEX AVENUE  
 BURNABY, BC

#### LEGEND

ASP INDICATES AIR SPACE PARCEL.

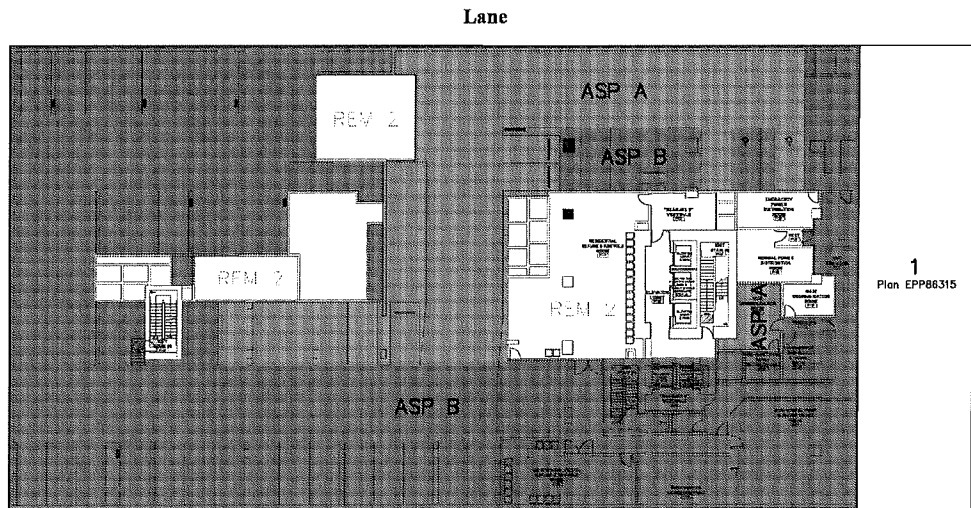
ASP A  
(COMMERCIAL)

ASP B  
(OFFICE)

NO COLOR REM 2  
(RESIDENTIAL)

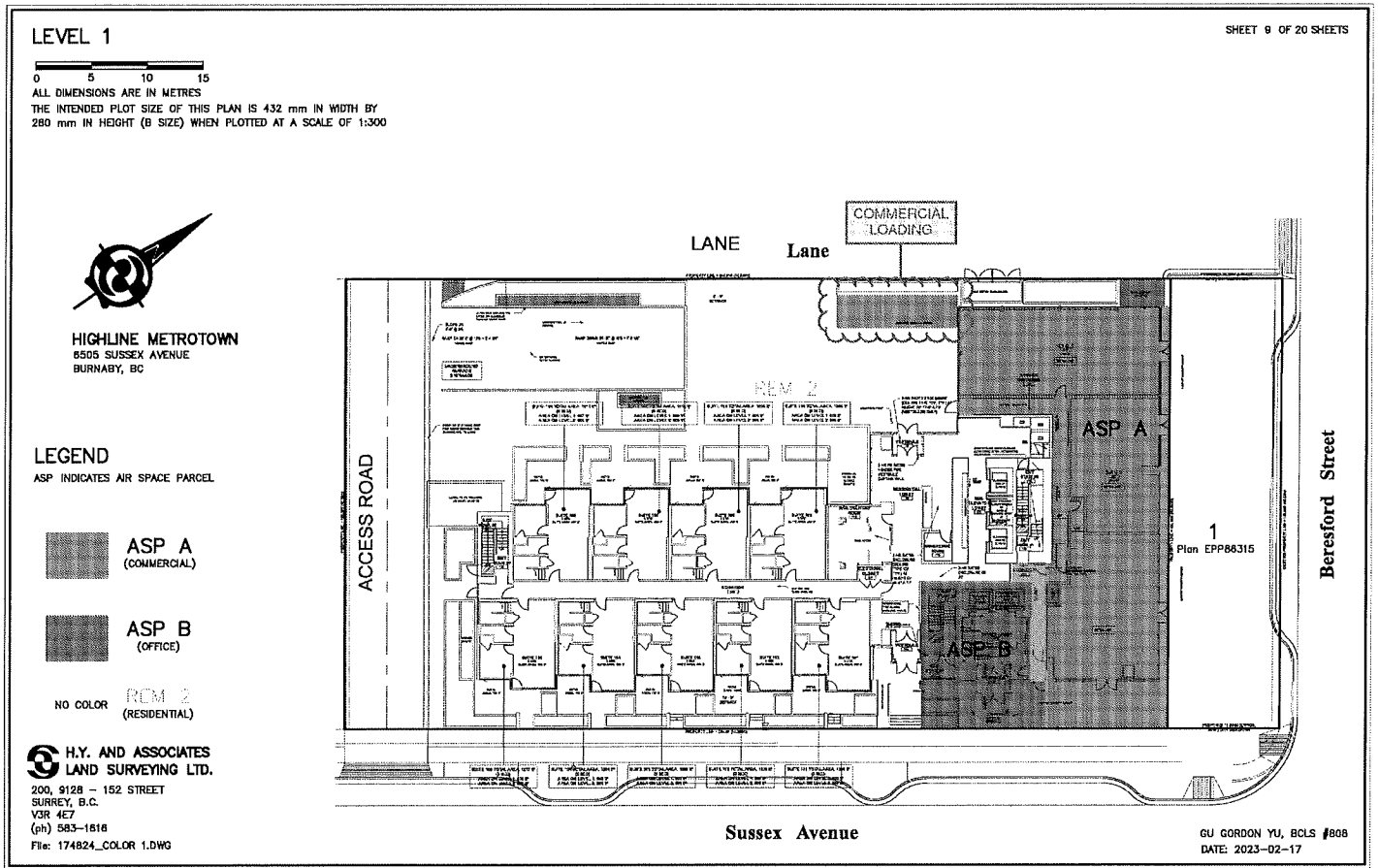
**H.Y. AND ASSOCIATES**  
**LAND SURVEYING LTD.**

200, 9128 - 152 STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 File: 174824\_COLOR P1.DWG



Sussex Avenue  
 COMMERCIAL  
 GARBAGE/  
 RECYCLING ROOM

GU GORDON YU, BCLS #808  
 DATE: 2023-02-17



**CONSENT AND PRIORITY****Kingsett Mortgage Corporation**  
(the "Chargeholder")

For \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Chargeholder, the Chargeholder, being the holder of Mortgages CA8699742, CA8699744, CA9151202 and CA9151204, and Assignments of Rents CA8699743, CA8699745, CA9151203 and CA9151205 (collectively, the "**Charges**"), hereby approves of, and consents to, the granting of the attached:

(a) Easements over ASP A, ASP B and Remainder; and

(b) Section 219 Covenant as to ASP A, ASP B and Remainder

(collectively, the "**Encumbrances**"), and agrees that the Encumbrances will be binding upon the Chargeholder's interest in or charge upon the lands and will be encumbrances upon the lands in priority to the Charges in the same manner and to the same effect as if the Encumbrances had been granted and registered against title to the lands prior to the dating, execution and registration of the Charges and the advance any money thereunder.

**IN WITNESS WHEREOF** the Chargeholder has executed this Agreement on the Form D which is a part hereof.

**CONSENT AND PRIORITY**

**Trisura Guarantee Insurance Company**  
(the "Chargeholder")

For \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Chargeholder, the Chargeholder, being the holder of Mortgage CA8702400 and Assignment of Rents CA8702401 (collectively, the "**Charges**"), hereby approves of, and consents to, the granting of the attached:

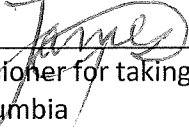
- (a) Easements over ASP A, ASP B and Remainder; and
- (b) Section 219 Covenant as to ASP A, ASP B and Remainder

(collectively, the "**Encumbrances**"), and agrees that the Encumbrances will be binding upon the Chargeholder's interest in or charge upon the lands and will be encumbrances upon the lands in priority to the Charges in the same manner and to the same effect as if the Encumbrances had been granted and registered against title to the lands prior to the dating, execution and registration of the Charges and the advance any money thereunder.

**IN WITNESS WHEREOF** the Chargeholder has executed this Agreement on the Form D which is a part hereof.

**END OF DOCUMENT**

This is Exhibit "F" referred to in the  
Affidavit of Veronica Heckel, affirmed  
before me on December 10, 2024

  
\_\_\_\_\_  
A Commissioner for taking oaths in  
British Columbia



**Strata Property Act Filing**

**NEW WESTMINSTER LAND TITLE OFFICE**  
OCT 13 2023 16:36:44.024  
**CB956598**

1. Contact

Document Fees: \$31.27

**Corinne Hospes, Paralegal**  
**Richards Buell Sutton LLP, Barristers & Solicitors**  
**700 - 401 West Georgia Street**  
**Vancouver BC V6B 5A1**  
**604.661.9294**

File No.: 47447-0010  
Residential Form Y

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type

LTO Document Reference

**Form-Y Owners Developers' Notice of Different Bylaws**

3. Description of Land

PID/Plan Number

Legal Description

**EPS9599**

**STRATA PLAN EPS9599**

**Electronic Signature**

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

**Ryan Matthew**  
**Klassen 8DHM5R**

Digitally signed by  
**Ryan Matthew Klassen**  
**8DHM5R**  
Date: 2023-10-13  
13:03:15 -07:00



*Strata Property Act*  
**Form Y**  
**OWNER DEVELOPERS' NOTICE OF DIFFERENT BYLAWS**  
*(Section 245(d), Regulation section 14.6(2))*

Re: Strata Plan EPS9599, being a strata plan of:

PID: 030-616-735  
 Lot 2 District Lot 153 Group 1 New Westminster District Plan EPP86315, Except:  
 Air Space Plan EPP127616

The following or attached bylaws differ from the Standard Bylaws to the *Strata Property Act*, as permitted by section 120 of the Act:

**The *Strata Property Act* Schedule of Standard Bylaws is hereby replaced in its entirety by new Bylaws as follows:**

**BYLAWS**

**PART I - Funds, Budget and Annual General Meeting**

**1.1 Payment and collection of fees**

- (1) The strata corporation shall establish its own operating fund and contingency reserve fund for common expenses, including expenses relating to the limited common property designated for the exclusive use of all of the strata lots.
- (2) The strata corporation will prepare an annual budget of expenses for approval at annual general meetings. The strata fees payable by the owners will include the fees owing to the strata corporation.
- (3) Upon receipt each month of strata fees from the owners, the strata corporation will deposit into separate accounts that portion of such fees which is applicable to the strata corporation operating fund and the strata corporation contingency reserve fund.
- (4) Only authorized signatories for the strata corporation will be entitled to withdraw funds from the operating fund and the contingency reserve fund.
- (5) Special levies approved by the owners at a special meeting or annual general meeting of the strata corporation will be payable by the owners into the operating fund or the contingency reserve of the strata corporation, as requested by the strata corporation.
- (6) The strata corporation may register a lien against an owner's strata lot if fees have not been paid to the strata corporation as part of such owner's strata fees or if an approved special levy has not been paid by such owner.

- 2 -

**PART II - Duties of Owners of all Strata Lots, Tenants, Occupants and Visitors****2.1 Payment of strata fees.**

- (1) An owner must pay strata fees to the strata corporation on or before the first day of the month to which the strata fees relate. The strata fees will be made up of the fees owing to the strata corporation.
- (2) If an owner is late in paying his or her strata fees, the owner must pay to the strata corporation interest on the late payment in the amount of 10% per annum compounded annually.

**2.2 Repair and maintenance of property by owner.**

- (1) An owner must repair and maintain the owner's strata lot, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.
- (2) An owner who has the use of limited common property must repair and maintain it, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

**2.3 Use of property.**

- (1) An owner, tenant, occupant, employee or visitor must not use a strata lot, the common property or common assets in a way that
  - (a) causes a nuisance, disturbance or hazard to another person,
  - (b) causes unreasonable or repetitive noise,
  - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
  - (d) is illegal, or
  - (e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.
- (2) An owner, tenant, occupant, employee or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under the Act.
- (3) When the purpose for which a residential strata lot is intended to be used is shown expressly or by necessary implication on or by the registered strata plan, an owner shall not use his strata lot for any other purpose, or permit it to be so used.
- (4) An owner of a residential strata lot who has or installs hard floor surfaces such as hardwood floors or tile in his or her strata lot must take all reasonable steps to satisfy noise complaints from neighbours, including without limitation, ensuring that no less than 60% of such hard floor surfaces, excepting only kitchens,

- 3 -

bathrooms and entry areas, are covered with area rugs or carpet and avoiding walking on such flooring with hard shoes.

**2.4 Inform Strata Corporation.**

- (1) Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.
- (2) On request by the strata corporation, a tenant must inform the strata corporation of his or her name.

**2.5 Obtain approval before altering a strata lot.**

- (1) An owner must obtain the written approval of the strata corporation before making an alteration to a strata lot that involves any of the following:
  - (a) the structure of a building;
  - (b) the exterior of a building;
  - (c) chimneys, stairs, balconies or other things attached to the exterior of a building;
  - (d) doors, windows or skylights on the exterior of a building, or that front on the common property (ie. including, for example, adding security devices to the entrance door to a strata lot);
  - (e) fences, railings or similar structures that enclose a patio, balcony or yard;
  - (f) common property located within the boundaries of a strata lot;
  - (g) parts of the strata lot which the strata corporation must insure under the Strata Property Act including, without limitation, fixtures installed by the owner developer as part of the original construction of a strata lot (e.g. the original wall to wall carpeting).
- (2) The strata corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.
- (3) An owner must not do, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to do, any act, nor alter, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to alter, his strata lot, in any manner, which in the opinion of the strata council will alter the exterior appearance of the building.

**2.6 Obtain approval before altering common property.**

- (1) An owner must obtain the written approval of the strata corporation before making an alteration to common property, including limited common property, or common assets.
- (2) The strata corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration

- 4 -

and to provide, at the request of the strata corporation, evidence of appropriate insurance coverage relating to the alteration.

**2.7 Permit entry to strata lot.**

- (1) An owner, tenant, occupant or visitor must allow a person authorized by the strata corporation to enter the strata lot
  - (a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and
  - (b) at a reasonable time, on 48 hours' written notice,
  - (c) to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws or insure under the Act, and
  - (d) to ensure compliance with the Act and the bylaws.
- (2) The notice referred to in subsection (1)(b) must include the date and approximate time of entry, and the reason for entry.
- (3) In exercising its rights under this bylaw, the strata corporation will not unreasonably interfere with the lawful use and enjoyment of any occupant of a residential strata lot.

**2.8 Compliance with bylaws.**

- (1) An owner, tenant, occupant, employee or visitor must comply strictly with these bylaws and with any rules adopted by the strata corporation applicable to such owner from time to time.

**2.9 Pets.**

- (1) An owner or occupant of a residential strata lot shall not be allowed to have any caged or non-caged animal unless such animal is a dog, cat, fish or bird and at no time shall an owner have more than two non-caged animals, being a combination of two cats or two dogs or one cat and one dog, in his strata lot, either permanently or temporarily, and the owner or occupant shall register such pet(s) with the strata council by providing to the strata council a written notice, signed by the owner setting out the name, breed and colour of the pet, the strata lot number of the strata lot in which the pet is kept, the name and telephone number of the owner of the pet and the licence number of the pet (when the pet is required to be licensed), and shall only keep a pet in his strata lot in compliance with these bylaws.
- (2) An owner, tenant, occupant, employee or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.
- (3) No owner or occupant of a strata lot shall permit his pet to urinate or defecate on the common property or on any limited common property, and if any pet does urinate or defecate on the common property or on any limited common property, the owner or occupant shall immediately and completely remove all of his pet's waste from the common property or limited common property, as the case may

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be, and dispose of it in a waste container or by some other sanitary means and if, in the reasonable opinion of the strata corporation, any special cleaning is required as a result of the pet urinating or defecating, the owner or occupant shall pay all costs of such special cleaning.

- (4) An owner of a strata lot whose guest, employee or invitee brings an animal or pet onto the common property or any limited common property shall be responsible to ensure that the guest or invitee complies with all requirements of these bylaws as they relate to pets and shall perform all of the duties and obligations with respect to that animal as set out in these bylaws as if the animal were one kept by the owner or occupant in his strata lot.
- (5) The strata corporation may require removal by an owner or occupier of any residential strata lot of any pet or other animal kept by the owner or occupier in a strata lot if such pet or animal, in the opinion of the strata council, constitutes a nuisance to any owner or occupier of a strata lot, or causes danger or damage to any owner or occupier of a strata lot or to any property of the strata corporation or an owner or occupier of a strata lot.

#### **2.10 Claims on Insurance Policies.**

- (1) An owner, tenant or occupant must not do, or omit to do, whether deliberately or accidentally, any act which would result in a claim being made on the insurance policy of the strata corporation.

### **PART III - Powers and Duties of Strata Corporation and Council**

#### **3.1 Repair and maintenance of property by Strata Corporation.**

- (1) The strata corporation must repair and maintain all of the following:
  - (a) common assets of the strata corporation;
  - (b) common property that has not been designated as limited common property;
  - (c) limited common property but the duty to repair and maintain it is restricted to:
    - (i) repair and maintenance that in the ordinary course of events occurs less often than once a year, and
    - (ii) the following, no matter how often the repair or maintenance ordinarily occurs:
      - the structure of a building;
      - the exterior of a building;
      - chimneys, stairs, balconies and other things attached to the exterior of a building;
      - doors, windows and skylights on the exterior of a building or that front on the common property;

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- fences, railings and similar structures that enclose patios, balconies and yards;
- (d) a strata lot in a strata plan that is not a bare land strata plan, but the duty to repair and maintain it is restricted to:
- (i) the structure of a building,
  - (ii) the exterior of a building,
  - (iii) chimneys, stairs, balconies and other things attached to the exterior of a building,
  - (iv) doors, windows and skylights on the exterior of a building or that front on the common property, and
  - (v) fences, railings and similar structures that enclose patios, balconies and yards.

### **3.2 Council size.**

- (1) The council must have at least 3 and not more than 7 members.

### **3.3 Council members' terms.**

- (1) The term of office of a council member ends at the end of the annual general meeting at which the new council is elected.
- (2) A person whose term as council member is ending is eligible for re-election.

### **3.4 Removing council member.**

- (1) Unless all the owners are on the council, the strata corporation may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more council members.
- (2) After removing a council member, the strata corporation must hold an election at the same annual or special general meeting to replace the council member for the remainder of the term.
- (3) No person may stand for council or continue to be on council with respect to a strata lot if the strata corporation is entitled to register a lien against that strata lot under the Act.

### **3.5 Replacing council member.**

- (1) If a council member resigns or is unwilling or unable to act for a period of 2 or more months, the remaining members of the council may appoint a replacement council member for the remainder of the term.
- (2) A replacement council member may be appointed from any person eligible to sit on the council.
- (3) The council may appoint a council member under this section even if the absence of the member being replaced leaves the council without a quorum.

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- (4) If all the members of the council resign or are unwilling or unable to act for a period of 2 or more months, persons holding at least 25% of the strata corporation's votes may hold a special general meeting to elect a new council by complying with the provisions of the Act, the regulations and the bylaws respecting the calling and holding of meetings.

### **3.6 Officers.**

- (1) At the first meeting of the council held after each annual general meeting of the strata corporation, the council must elect, from among its members, a president and a vice president, and may elect a secretary and a treasurer.
- (2) A person may hold more than one office at a time, other than the offices of president and vice president.
- (3) The vice president has the powers and duties of the president
- (a) while the president is absent or is unwilling or unable to act, or
  - (b) for the remainder of the president's term if the president ceases to hold office.
- (4) If an officer other than the president is unwilling or unable to act for a period of 2 or more months, the council members may appoint a replacement officer from among themselves for the remainder of the term.

### **3.7 Calling council meetings.**

- (1) Any council member may call a council meeting by giving the other council members at least one week's notice of the meeting, specifying the reason for calling the meeting.
- (2) The notice does not have to be in writing.
- (3) A council meeting may be held on less than one week's notice if
- (a) all council members consent in advance of the meeting, or
  - (b) the meeting is required to deal with an emergency situation, and all council members either
    - (i) consent in advance of the meeting, or
    - (ii) are unavailable to provide consent after reasonable attempts to contact them.

### **3.8 Requisition of council hearing.**

- (1) By application in writing, stating the reason for the request, an owner or tenant may request a hearing at a council meeting.
- (2) If a hearing is requested under subsection (1), the council must hold a meeting to hear the applicant within one month of the request.

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- (3) If the purpose of the hearing is to seek a decision of the council, the council must give the applicant a written decision within one week of the hearing.

**3.9 Quorum of council.**

- (1) A quorum of the council is
- (a) 1, if the council consists of one member,
  - (b) 2, if the council consists of 2, 3 or 4 members,
  - (c) 3, if the council consists of 5 or 6 members, and
  - (d) 4, if the council consists of 7 members.
- (2) Council members must be present in person at the council meeting to be counted in establishing quorum.

**3.10 Council meetings.**

- (1) At the option of the council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.
- (2) If a council meeting is held by electronic means, council members are deemed to be present in person.
- (3) Owners may not attend council meetings as observers unless council, in its sole discretion, agrees to permit members to attend.
- (4) Despite subsection (3), no observers may attend those portions of council meetings that deal with any of the following:
- (a) bylaw contravention hearings;
  - (b) rental restriction bylaw exemption hearings;
  - (c) any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

**3.11 Voting at council meetings.**

- (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.
- (2) Unless there are only 2 strata lots in the strata plan, if there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.
- (3) The results of all votes at a council meeting must be recorded in the council meeting minutes.

**3.12 Council to inform owners of minutes.**

- (1) The council must inform owners of the minutes of all council meetings within 2 weeks of the meeting, whether or not the minutes have been approved.



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**3.13 Delegation of council's powers and duties.**

- (1) Subject to subsections (2) to (4), the council may delegate some or all of its powers and duties to one or more council members or persons who are not members of the council, and may revoke the delegation.
- (2) The council may delegate its spending powers or duties, but only by a resolution that
  - (a) delegates the authority to make an expenditure of a specific amount for a specific purpose, or
  - (b) delegates the general authority to make expenditures in accordance with subsection (3).
- (3) A delegation of a general authority to make expenditures must
  - (a) set a maximum amount that may be spent, and
  - (b) indicate the purposes for which, or the conditions under which, the money may be spent.
- (4) The council may not delegate its powers to determine, based on the facts of a particular case,
  - (a) whether a person has contravened a bylaw or rule,
  - (b) whether a person should be fined, and the amount of the fine, or
  - (c) whether a person should be denied access to a recreational facility.

**3.14 Spending restrictions.**

- (1) A person may not spend the strata corporation's money unless the person has been delegated the power to do so in accordance with these bylaws.
- (2) Despite subsection (1), a council member may spend the strata corporation's money to repair or replace common property or common assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.

**3.15 Limitation on liability of council member.**

- (1) A council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the council.
- (2) Subsection (1) does not affect a council member's liability, as an owner, for a judgment against the strata corporation.

**3.16 Consents.**

- (1) Any consent, approval or permission given under these bylaws by the strata council shall be revocable at any time upon reasonable notice.

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- (2) Notwithstanding any provision of the Act, the strata corporation may proceed under the *Small Claims Act* (British Columbia) against an owner or other person to collect money owing to the strata corporation, including money owing as a fine, without requiring authorization by a resolution passed by a 3/4 vote.

#### **PART IV - Enforcement of Bylaws and Rules**

##### **4.1 Maximum fine.**

- (1) The strata corporation with respect to any bylaw or rule, may fine an owner or tenant a maximum of
- (a) \$200 for each contravention of a bylaw, and
  - (b) \$50 for each contravention of a rule.
- (2) Each owner is responsible for payment, without invoice, of any money (other than strata fees, but including special levies) owing to the strata corporation, as the case may be, as provided for in the Act or these bylaws and if the owner fails to pay any money so owing
- (3) Within 15 days after the date such money becomes due, the owner will, after having been given written notice of the default and been provided with a reasonable opportunity to answer the complaint (including a hearing if requested), be assessed and pay a fine of \$10.00, and if such default continues for a further 15 days, an additional fine of \$25.00 will be levied against and paid by the owner and for each additional month such default continues, an additional fine of \$25.00 will be levied against and paid by the owner.
- (4) Additional assessments, fines authorized by these bylaws, banking charges, filing costs, legal expenses, interest charges and any other expenses incurred by the strata corporation to enforce these bylaws, as they may be amended from time to time, or any rule or regulation which may be established from time to time by the strata council pursuant to the Act or these bylaws, shall become part of the assessment of the owner responsible and shall become due and payable on the first day of the month next following, except that any amount owing in respect of a fine or the cost of remedying the contravention of a bylaw will be calculated as a separate component of such assessment and the strata corporation may not register a lien against such separate component.

##### **4.2 Continuing contravention.**

- (1) If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.

#### **PART V - Annual and Special General Meetings**

##### **5.1 Person to chair meeting.**

- (1) Annual and special general meetings must be chaired by the president of the council.
- (2) If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.

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- (3) If neither the president nor the vice president of the council chairs the meeting, a chair must be elected by the eligible voters present in person or by proxy from among those persons who are present at the meeting.

**5.2 Participation by other than eligible voters.**

- (1) Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.
- (2) Persons who are not eligible to vote, including tenants and occupants, may participate in the discussion at the meeting, but only if permitted to do so by the chair of the meeting.
- (3) Persons who are not eligible to vote, including tenants and occupants, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

**5.3 Voting.**

- (1) At an annual or special general meeting, voting cards must be issued to eligible voters.
- (2) At an annual or special general meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.
- (3) If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other method.
- (4) The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.
- (5) If there is a tie vote at an annual or special general meeting, the president, or, if the president is absent or unable or unwilling to vote, the vice president may break the tie by casting a second, deciding vote.
- (6) If there are only 2 strata lots in the strata plan, subsection (5) does not apply.
- (7) Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.
- (8) An owner who is otherwise an eligible voter may not exercise his or her vote for a strata lot, except on matters requiring an unanimous vote, if the strata corporation is entitled to register a lien against that strata lot.

**5.4 Order of business.**

- (1) The order of business at annual and special general meetings is as follows:
- (a) certify proxies and corporate representatives and issue voting cards;
- (b) determine that there is a quorum;
- (c) elect a person to chair the meeting, if necessary;

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- (d) present to the meeting proof of notice of meeting or waiver of notice;
- (e) approve the agenda;
- (f) approve minutes from the last annual or special general meeting;
- (g) deal with unfinished business;
- (h) receive reports of council activities and decisions since the previous annual general meeting, including reports of committees, if the meeting is an annual general meeting;
- (i) ratify any new rules made by the strata corporation;
- (j) report on insurance coverage, if the meeting is an annual general meeting;
- (k) approve the budget for the coming year, if the meeting is an annual general meeting;
- (l) deal with new business, including any matters about which notice has been given;
- (m) elect a council, if the meeting is an annual general meeting;
- (n) terminate the meeting.

**5.5 Electronic Attendance at Meetings.**

- (1) Attendance by persons at an annual or special general meeting may be by telephone or other electronic method if such method permits all persons participating in the meeting to communicate with each other during the meeting.

**PART VI - Common Expenses**

**6.1 Strata fees.**

- (1) The strata lot owners' contributions to the common expenses of the Strata Corporation shall be levied in accordance with this bylaw.

**6.2 Apportionment of common expenses.**

- (1) Common expenses shall be apportioned between the strata lots and to individual strata lots in the following manner:
  - (a) common expenses, shall be for the account of the strata corporation and shall be allocated to all strata lots and shall be borne by the owners in proportion to the unit entitlement of their strata lot or as otherwise set out in the current budget of the strata corporation; and
  - (b) common expenses attributable to any one strata lot shall be allocated to such strata lot.

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**6.3 Expenses attributable to limited common property.**

- (1) Where the strata plan includes limited common property, expenses attributable to the limited common property which would not have been expended if the area had not been designated as limited common property shall be borne equally by the owners of the strata lots entitled to use the limited common property.

**PART VII - Bylaws Applicable to Residential Strata Lots****7.1 Use of property.**

- (1) An owner of a residential strata lot shall not:
- (a) use, or permit any occupant of his strata lot to use, his strata lot for any purpose which involves undue traffic or noise in or about the strata lot or common property between the hours of 10:30 p.m. and 7:00 a.m. or that encourages loitering by persons in or about the strata lot or common property;
  - (b) make, cause or produce or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to make, cause or produce, undue noise, smell, vibration or glare in or about any strata lot or common property or to do anything which will interfere unreasonably with any other owner or occupant;
  - (c) use, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to use, any musical instrument, amplifier, sound reproduction equipment or other device within or about any strata lot or, the common property or any limited common property such that it causes a disturbance or interferes with the comfort of any other owner or occupant;
  - (d) obstruct or use, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to obstruct or use, the sidewalks, walkways, passages and driveways of the common property for any purpose other than ingress or egress from the strata lots or parking areas within the common property of the strata plan;
  - (e) leave, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to leave, on the common property or any limited common property, any shopping cart or any other item designated from time to time by the strata council;
  - (f) use, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to use, a barbecue, hibachi or other like cooking device on a balcony, deck or patio unless such barbecue, hibachi or cooking device is powered by propane or electricity and such propane or electricity powered barbecues, hibachis and other light cooking devices shall not be used except in accordance with rules and regulations made by the strata corporation from time to time;
  - (g) shake, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to shake, any mops or dusters of any kind, nor throw, or permit any occupant of his strata lot or any

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- guest, employee, agent or invitee of the owner or occupant to throw, any refuse, out of the windows or doors or from the balcony of a strata lot;
- (h) do, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to do, anything that will increase the risk of fire or the rate of insurance on the building or any part thereof;
  - (i) permit a condition to exist within his strata lot which will result in the waste or excessive consumption of the building's domestic water supply or heated water;
  - (j) allow his strata lot to become unsanitary or a source of odour;
  - (k) feed, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to feed, pigeons, gulls or other birds, squirrels, rodents or other animals from the strata lot or anywhere on or in close proximity to the common property or any limited common property, but this shall not apply to a pet permitted to be kept in his strata lot pursuant to these bylaws and the rules and regulations made hereunder, which pet shall be fed only in his strata lot;
  - (l) install, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to install, any window coverings, visible from the exterior of his strata lot which are different in size or colour from those of the original building specifications;
  - (m) hang or display, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to hang or display, any laundry, washing, clothing, bedding or other articles from windows, balconies or other parts of the building so that they are visible from the outside of the building;
  - (n) use or install, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant use or install, in or about the strata lot any shades, awnings, window or balcony guards or screens, ventilators, supplementary heating or air conditioning devices, except those installations approved in writing by the strata council;
  - (o) erect on or fasten to, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to erect on or fasten to, the strata lot, the common property or any limited common property any television or radio antenna, satellite dish or similar structure or appurtenance thereto;
  - (p) place, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to place, any signs, billboards, notices or other advertising matter of any kind on, or visible from, the exterior of a strata lot;
  - (q) place, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to place any indoor-outdoor carpeting on any deck, patio or balcony, or place any items on any deck, patio or the balcony except free-standing, self-contained planter boxes, summer furniture and accessories (subject to bylaw 7.2) nor install, or permit any

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occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to install, any a hanging plants or baskets or other hanging items within three feet of a balcony railing line; and

- (r) give, or permit any occupant of his strata lot to give, any keys, combinations, security cards or other means of access to the building, the parking garage or common areas to any person other than an employee, contractor, occupant or guest of the strata lot permitted by these bylaws.

**7.2 Use of limited common property.**

- (1) Owners of residential strata lots which do not have enclosed balconies shall not place planters or other such items or equipment within any part of the limited common property designated on the strata plan exclusively for the use of such owner unless, in the opinion of the strata council, such planters, items or equipment are in keeping with the balance of the development in terms of design, quality, proportion and colour. Any such planters, items or equipment will be maintained in good and tidy condition on an ongoing basis and the responsibility for such maintenance will be solely for the account of the owner of the strata lot entitled to the use of the limited common property on which they are placed.

**7.3 Garbage disposal.**

- (1) An owner of a residential strata lot shall remove ordinary household compostable materials, refuse, recyclables and garbage from his strata lot and deposit it in the containers provided by the strata corporation for that purpose; all garbage shall be bagged and tied before so depositing and the owner shall remove any materials other than ordinary household compostable material, refuse, recyclables and garbage from the strata plan property at his expense.

**7.4 Bicycles, storage and parking.**

- (1) Bicycles are not permitted in elevators, hallways or any other common areas. No bicycles are to be kept on the balconies or patios; instead, they shall be stored within the bicycle rooms located in the underground parking facility or such other area as may be prescribed by the strata council. All bicycles must enter or exit the building by way of the vehicle entry to the parking garage only.
- (2) Any owner, tenant, occupant of a strata lot or guest, employee, agent or invitee of any owner or occupant, that leaves any item anywhere on or in the common property or on any limited common property does so at his own risk, subject to any claim that may properly be made under any insurance policy maintained by the strata corporation by anyone that is an insured under that policy.
- (3) An owner, tenant or occupant of a residential strata lot must use parking stalls only for the parking of licensed and insured motor vehicles, trailers, motorcycles or bicycles, and not for the parking of any other type of vehicle or the storage of any other item, unless otherwise approved in writing by the strata council.
- (4) An owner of a residential strata lot shall not:
  - (a) use, or permit any occupant of his strata lot to use, any parking space in the building or on the common property or on any limited common property, except the parking space which has been specifically assigned

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to his strata lot, a parking space leased by the owner or, when specifically agreed with another owner, the parking space assigned to the strata lot of that other owner;

- (b) carry out, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to carry out, any oil changes, major repairs or adjustments to motor vehicles or other mechanical equipment on common property or on any limited common property, except in the case of emergency;
  - (c) rent or lease the parking space assigned by the strata corporation to his strata lot to or otherwise permit that parking space to be regularly used by anyone that is not a resident of the building;
  - (d) park, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to park any vehicle, in a manner which will reduce the width of the garage roadway or ramp or any roadway on the common property or on any limited common property; and
  - (e) use, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to use, any part of the common property (other than established storage rooms or lockers) for storage, without the written consent of the strata council.
- (5) An owner, tenant or occupant of a residential strata lot must promptly and at its own expense clean up any oil or other substance which spills or leaks onto the common property as a result of any activity prohibited by bylaw 7.4(4)(b).

**7.5 Move in/move out:**

- (1) The strata corporation may regulate the times and manner in which any moves into or out of residential strata lots may be made and require that such moves be co-ordinated with the manager of the building at least 7 days in advance of such moves, or such lesser period as the strata council may, in its sole discretion, permit, provided that if an owner carries out, or permits any tenant or occupant, or any guest, employee, agent or invitee of the owner or his tenant or an occupant of the strata lot, to carry out, any move into or out of his strata lot otherwise than in accordance with such prior arrangements made with the manager of the building, the owner will be subject to a fine of \$100.00, such fine to be paid on or before the due date of the next monthly assessment payable by such owner.
- (2) An owner of a residential strata lot must notify the strata corporation in advance of the date and time that the owner or an occupant of his or her strata lot will be moving into or out of the strata lot.

**7.6 Rentals.**

- (1) Before a tenant may move into any strata lot, the owner shall deliver or cause to be delivered to the strata corporation a "Form K - Notice of Tenant's Responsibilities" in the form set out in the Act, signed by the tenant.
- (2) An owner shall advise the strata council in writing of the time and date that any tenant intends to move in or out of the strata lot, at least seven (7) days in



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advance and shall make arrangements with the manager of the building to co-ordinate any such move in accordance with bylaw 7.5.

#### **7.7 Residential Short-Term Rentals (STR)**

- (1) For the purposes of this Bylaw, a "short-term rental" is a home, or a room in a home, that is rented for less than 6 weeks at a time.
- (2) Subject to uses permitted by bylaw 2.3, a resident must not use, or permit to be used, a residential strata lot except as a private residential dwelling home. Specifically, a residential strata lot is not to be used or occupied for transient, commercial or hotel purposes under a contract, licence arrangement or any other form of agreement for transient, short-term rentals or short-term occupancy or accommodation of any kind, such as commercial hotel or hotel-like accommodation, a boarding house, house letting or house sitting, a bed and breakfast or for any other short term accommodations, including without limitation, short-term accommodation advertised under the names "VRBO", "Airbnb", "Home Away" or monikers advertising, by newspaper, Craigslist, internet or otherwise, short-term occupancy or accommodation of any kind and unless granted prior written approval by the council.

#### **7.8 Selling of strata lots.**

- (1) An owner of a residential strata lot, when selling his strata lot, will not permit "For Sale" signs to be placed on or about the common property except on the signage board located adjacent to the entrance to the building which is designated for such purpose.
- (2) An owner of a residential strata lot, when selling his strata lot, will not hold or permit to be held, any public open house except in the matter prescribed by the strata council. One open house for agents will be allowed per listing. Unless the strata council otherwise prescribes, all showings must be by appointment only.

### **PART VIII - Voluntary Dispute Resolution**

#### **8.1 Voluntary dispute resolution.**

- (1) A dispute among owners, tenant, the strata corporation or any combination of them may be referred to a dispute resolution committee by a party to the dispute if
  - (a) all the parties to the dispute consent, and
  - (b) the dispute involves the Act, the regulations, the bylaws or the rules.
- (2) A dispute resolution committee consists of
  - (a) one owner or tenant of the strata corporation nominated by each of the disputing parties and one owner or tenant chosen to chair the committee by the persons nominated by the disputing parties, or
  - (b) any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties.

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- (3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.


**PART IX - Marketing Activities by Owner Developer Display Lot**

**9.1 Marketing activities.**

- (1) During the time that the owner developer of the strata corporation is a first owner of any units, it shall have the right to maintain any unit or units, whether owned or leased by it, as a display unit or units, and to carry on sales functions, including, without limitation, placing and displaying of signs, the advertising and holding of special promotions and open houses and other marketing events, it considers necessary in order to enable it to sell the units.
- (2) An owner developer may use any strata lots that the owner developer owns or rents as display lots for the sale of other strata lots in the strata plan.

Dated the 27 day of Sept, 2023

By its authorized signatory:



Name: Daljit Singh Thind  
Signature of Owner/Developer