



NEW WESTMINSTER LAND TITLE OFFICE
JUL 10 2026 13:50:17.001
CB2911102-CB2911103

1. Application

Document Fees: \$167.64

Waterstone Law Group LLP
202 - 32625 South Fraser Way
Abbotsford BC V2T 1X8
6047444600

157682-7

2. Description of Land

PID/Plan Number	Legal Description
032-634-285	STRATA LOT 35 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS11414
032-634-293	STRATA LOT 36 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS11414
032-634-307	STRATA LOT 37 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS11414
032-634-315	STRATA LOT 38 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS11414
032-634-323	STRATA LOT 39 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS11414
032-634-331	STRATA LOT 40 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS11414
032-634-340	STRATA LOT 41 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS11414

3. Borrower(s) (Mortgagor(s))

1548614 B.C. LTD.
8410 FRASER STREET
VANCOUVER BC V5X 0A4

BC1548614

4. Lender(s) (Mortgagee(s))

NATIONAL BANK OF CANADA
310 - 101 SCHOOLHOUSE STREET
COQUITLAM BC V3K 4X8

5. Payment Provisions

Principal Amount	Interest Rate	Interest Adjustment Date
\$13,103,060.00	25.00% per annum	N/A
Interest Calculation Period	Payment Dates	First Payment Date
See Schedule	N/A	N/A

Land Title Act
Mortgage
Part 1 Province of British Columbia

Amount of each periodic payment N/A	Interest Act (Canada) Statement. The equivalent rate of interest calculated half yearly not in advance is N/A % per annum	Last Payment Date N/A
Assignment of Rents which the applicant wants registered? Yes If yes, page and paragraph number: Page 7, Section 11	Place of payment Postal Address in Item 4	Balance Due Date On Demand

6. Mortgage contains floating charge on land? No	7. Mortgage secures a current or running account? Yes
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8. Interest Mortgaged
Fee Simple

9. Mortgage Terms
Part 2 of this mortgage consists of:
(b) Filed Standard Mortgage Terms D F Number: **MT140002**
A selection of (a) or (b) includes any additional or modified terms.

10. Additional or Modified Terms
N/A

11. Prior Encumbrances Permitted by Lender
N/A

12. Execution(s)
This mortgage charges the Borrower's interest in the land mortgaged as security for payment of all money due and performance of all obligations in accordance with the mortgage terms referred to in item 9 and the Borrower(s) and every other signatory agree(s) to be bound by, and acknowledge(s) receipt of a true copy of, those terms.

Witnessing Officer Signature	Execution Date	Borrower / Party Signature(s)
QUINN MARCEIL Barrister & Solicitor 2300 - 925 WEST GEORGIA ST. VANCOUVER BC V6C 3L2	YYYY-MM-DD 2026-06-23	1548614 B.C. LTD. By their Authorized Signatory PAVANDEEP SINGH DHILLON

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.

Amrit Dhillon
SQH9HN

Digitally signed by
Amrit Dhillon SQH9HN
Date: 2026-07-10
12:32:12 -07:00

LAND TITLE ACT
FORM E

SCHEDULE

Page 3

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

5. PAYMENT PROVISIONS

(d) Interest Calculation Period:

The interest calculation period will be as set forth in the Standard Mortgage Terms.

END OF DOCUMENT