

**TITLE SEARCH PRINT**

File Reference: 3596 Innes Crt

2025-09-05, 11:42:26

Requestor: Neil Jennings

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CB406155 BB1544731 BB4103188 CA6871993
<b>Application Received</b>	2022-12-23
<b>Application Entered</b>	2023-01-18
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	CITY OF COQUITLAM 3000 GUILDFORD WAY COQUITLAM, BC V3B 7N2
<b>Taxation Authority</b>	Coquitlam, City of
<b>Description of Land</b> Parcel Identifier: Legal Description:	031-869-173 LOT 4 SECTIONS 17 AND 18 TOWNSHIP 40 DISTRICT LOT 8248 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP116738
<b>Legal Notations</b>	NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CB406160 FILED 2022-12-23
<b>Charges, Liens and Interests</b> Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	UNDERSURFACE AND OTHER EXC & RES BV203016 2003-06-03 12:53 THE CROWN IN RIGHT OF BRITISH COLUMBIA INTER ALIA SEE BV203015 PART FORMERLY BLOCK B SECTION 18 TOWNSHIP 40 NEW WESTMINSTER DISTRICT

**TITLE SEARCH PRINT**

2025-09-05, 11:42:26

File Reference: 3596 Innes Crt

Requestor: Neil Jennings

Nature: UNDERSURFACE AND OTHER EXC & RES  
Registration Number: BV252222  
Registration Date and Time: 2003-07-03 11:46  
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
Remarks: INTER ALIA  
SEE BV252221  
PART FORMERLY LOT A PLAN EPP47932

Nature: UNDERSURFACE AND OTHER EXC & RES  
Registration Number: BB4029969  
Registration Date and Time: 2012-03-19 13:40  
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
Remarks: INTER ALIA  
PURSUANT TO SECTION 50 LAND ACT SEE BB1485508  
AND SECTION 35 COMMUNITY CHARTER  
PART FORMERLY THAT PORTION OF SECTION 17 TOWNSHIP  
40 SHOWN AS PARCELS A, B AND C ON PLAN BCP50407

Nature: UNDERSURFACE AND OTHER EXC & RES  
Registration Number: BB4029970  
Registration Date and Time: 2012-03-19 13:40  
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
Remarks: INTER ALIA  
PURSUANT TO SECTION 50 LAND ACT SEE BB1485511  
AND SECTION 35 COMMUNITY CHARTER  
PART FORMERLY THAT PORTION OF SECTION 17  
TOWNSHIP 40 SHOWN AS PARCEL A PLAN BCP50408

Nature: UNDERSURFACE AND OTHER EXC & RES  
Registration Number: CA4303736  
Registration Date and Time: 2015-03-27 10:33  
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
Remarks: INTER ALIA  
SEE CA4303735, SECTION 50 LAND ACT  
PART FORMERLY LOT A PLAN EPP47932

Nature: UNDERSURFACE AND OTHER EXC & RES  
Registration Number: LB560546  
Registration Date and Time: 2018-01-09 13:38  
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF  
BRITISH COLUMBIA  
Remarks: INTER ALIA  
PURSUANT TO SECTION 50 LAND ACT (SEE CA6519562)  
AND SECTION 35, COMMUNITY CHARTER  
PART FORMERLY LOT A DISTRICT LOT 8248 GROUP 1 NEW  
WESTMINSTER DISTRICT PLAN EPP74348  
EXCEPT PLANS EPP76279 AND EPP103755

**TITLE SEARCH PRINT**

2025-09-05, 11:42:26  
Requestor: Neil Jennings

File Reference: 3596 Innes Crt

Nature: STATUTORY RIGHT OF WAY  
Registration Number: CB406158  
Registration Date and Time: 2022-12-23 10:51  
Registered Owner: CITY OF COQUITLAM  
Remarks: PART IN PLAN EPP116739

Nature: COVENANT  
Registration Number: CB406159  
Registration Date and Time: 2022-12-23 10:51  
Registered Owner: CITY OF COQUITLAM

Nature: EASEMENT  
Registration Number: CB1911018  
Registration Date and Time: 2025-03-06 10:52  
Remarks: PART IN PLAN EPP144312  
APPURTENANT TO LOT 1 PLAN BCP50410 EXCEPT PLAN  
EPP76278, EPP76279 AND EPP116738, LOT A PLAN  
EPP74348 EXCEPT PLANS EPP76279, EPP103755 AND  
EPP116738 AND LOT 6 PLAN EPP76279 EXCEPT PLAN  
EPP116738

Nature: COVENANT  
Registration Number: CB1911019  
Registration Date and Time: 2025-03-06 10:52  
Registered Owner: CITY OF COQUITLAM  
Remarks: INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

-3 JUN 2003 12 53

BV203015

**Land Title Act  
Form 17  
(Sections 154, 155(1), 241)  
APPLICATION**

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

**NATURE OF INTEREST:**

- (1) FEE SIMPLE  Market Value: \$ 4,198,000.00  
Parcel Identifier No(s): *NO PID AVAILABLE*
- (2) CHARGE  Parcel Identifier No(s):  
Nature of Charge:
- (3) CANCELLATION OF CHARGE  Parcel Identifier No(s): <sup>33</sup> *FEE SIMPLE FREE* 03/06/03 12:50:16 06 LM 463137 \$0.00  
Nature and Number of Charge cancelled:

**SURVEY DEPT.**

HEREWITH FEES OF: \$ *Ø*

As to (1) and (2) ADDRESS of person entitled to be registered as owner, if different than shown in the instrument:  
Double Beta Holdings Ltd., Inc. # 636720  
2650 Park Place, 666 Burrard Street  
Vancouver., BC V6C 2X8

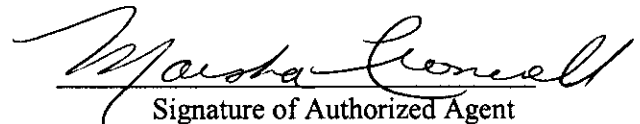
As to (3) FULL NAME of person entitled to cancellation who or on whose behalf the application is made:

LEGAL DESCRIPTION, if not shown in instrument being submitted with this application:  
Block B Sec. 18, Township 40, East of the Coast Meridian, New Westminster District

FULL NAME, ADDRESS, TELEPHONE NUMBER of person presenting application:

Clark, Wilson *attn: J. Oullette*  
Barristers and Solicitors  
800-855 West Georgia St.,  
Vancouver, B.C. V6C 3H1  
604-687-5700  
*File: 2692-0001*

**West Coast  
Client # 10350**

  
Signature of Authorized Agent

*3/41*

Drawn by LP  
Compared by JS



7777  
Crown Grant No. 1348

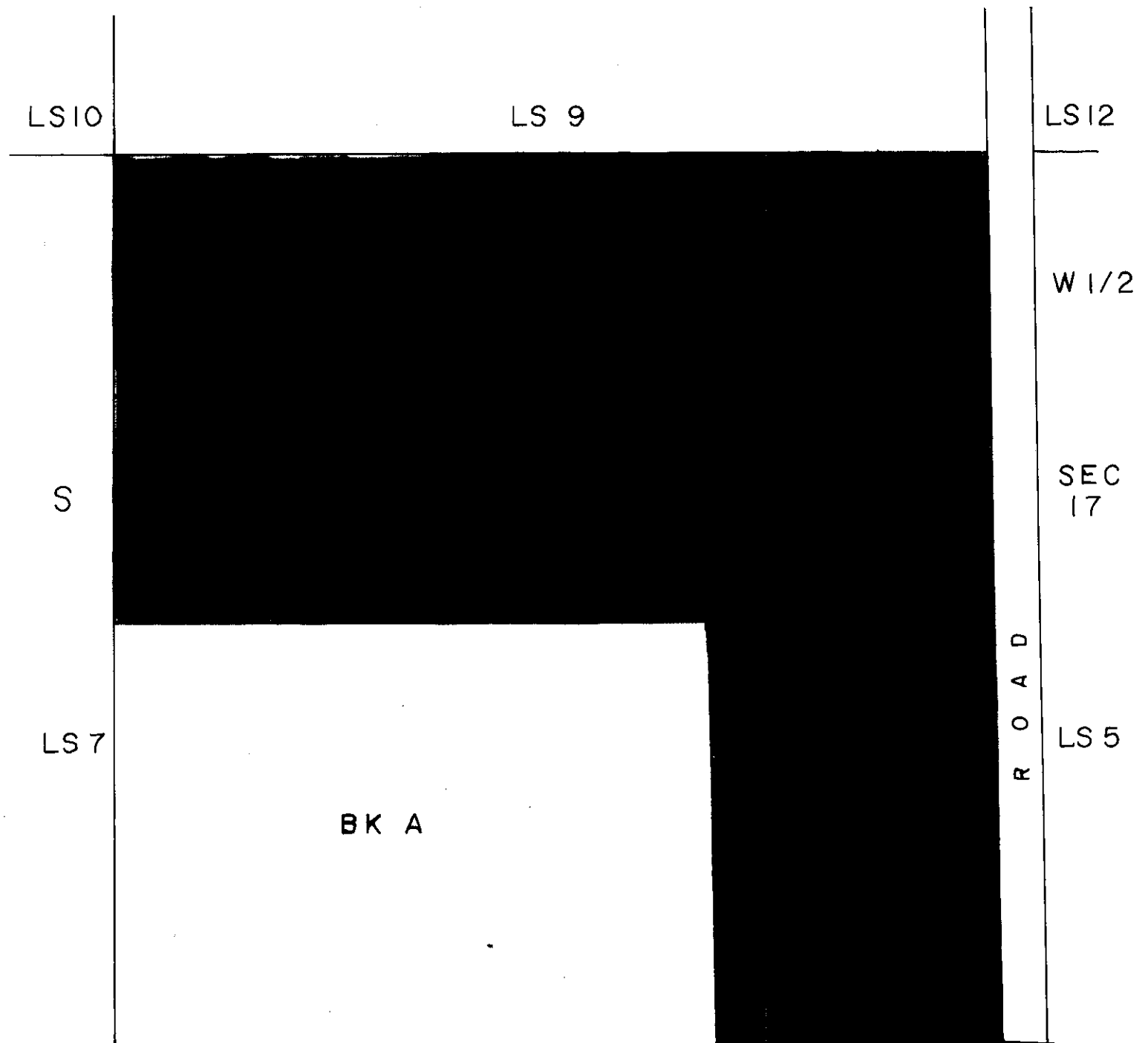
**NEW WESTMINSTER DISTRICT**  
**DOUBLE BETA HOLDINGS LTD.**

SCALE 1:2500



TP 40

ECM



L 5	L 4	L 3	L 2	L 1	LA
	AMD	PLAN	2989		PLAN
					3444


For application to register charges see Form 17 on the back of this instrument

File No.: 2407028

No. 7777  
1348

## CROWN GRANT

*LAND ACT*  
and  
*MINISTRY OF LANDS, PARKS AND HOUSING ACT*

*for*   
Warren Tipper, Unit Head, Crown Grant Unit  
Registry Services Section  
Registries Department  
Ministry of Sustainable Resource Management

THIS GRANT dated the 27th day of May, 2003.

BETWEEN: HER MAJESTY THE QUEEN IN RIGHT OF  
THE PROVINCE OF BRITISH COLUMBIA

(herein called the "Grantor")

AND: DOUBLE BETA HOLDINGS LTD. (Incorporation No. 636720)  
2650 Park Place  
666 Burrard Street  
Vancouver, British Columbia V6C 2X8

(herein called the "Grantee")

WITNESSES that in consideration of the sum of \$4,198,000.00 of lawful money of Canada now paid by the Grantee to the Grantor (the receipt of which the Grantor acknowledges), the Grantor grants to the Grantee, in fee simple, the parcel of land and premises situate in the Tri Cities/Northeast Fraser Valley Assessment Area in the Province of British Columbia, described as follows:

Block B, Section 18, Township 40, East of the Coast Meridian, New Westminster District

as shown on the official plan confirmed by the Surveyor General of the Province of British Columbia and coloured red on the annexed plan.

PROVIDED THAT the estate herein granted is subject to:

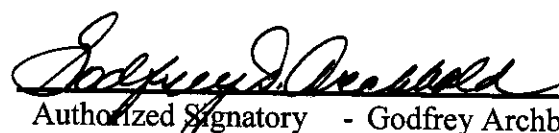
- (a) any conditional or final water licence or substituted water licence issued or given under the *Water Act*, or any prior or subsequent enactment of the Province of British Columbia of like effect, and to the rights of the holder of it to enter on the land and to maintain, repair and operate any works permitted on the land under the licence at the date of this grant;
- (b) all subsisting grants to, or subsisting rights of any person made or acquired under the *Mineral Tenure Act*, *Coal Act* or *Petroleum and Natural Gas Act* or under any prior or subsequent enactment of the Province of British Columbia of like effect;

EXCEPTING AND RESERVING, nevertheless to the Grantor, its successors and assigns the exceptions and reservations of the interests, rights, privileges and titles referred to in section 50 of the *Land Act*.

AND in this instrument, unless the context otherwise requires,

- (a) the singular includes the plural and the masculine includes the feminine gender and a corporation; and
- (b) all Acts referred to are statutes of the Province of British Columbia.

IN WITNESS WHEREOF the Minister of Sustainable Resource Management, in pursuance of section 109(2) of the *Land Act*, and in the name and on behalf of Her Majesty the Queen in Right of the Province of British Columbia has caused the Minister's seal of office to be affixed hereto and attested by the Minister's authorized representative, this *22<sup>nd</sup>* day of *MAY*, 2003.



Authorized Signatory - Godfrey Archbold or  
Rick Hargraves



MAY 23 2003



**NOT WITHIN AGRICULTURAL LAND RESERVE**

Our File: 2407028

Barry Chase  
Borden Ladner Gervais LLP  
Lawyers Patent and  
Trade-Mark Agents  
1200 Waterfront Centre  
200 Burrard St  
Vancouver BC V7X 1T2

Dear Barry Chase:

The Crown grant described below is forwarded to you in accordance with the terms and conditions specified in the enclosed Letter of Transmittal.

Crown Grant No.: 7777/1348

Crown Grant Date: May 27, 2003

Grantee(s): DOUBLE BETA HOLDINGS LTD. (INCORPORATION NO. 636720)

Description: Block B, Section 18, Township 40, East of the Coast Meridian,  
New Westminster District

Purchase Price: \$4,198,000.00 (Does not include GST or PTT)

Location: Burke Mountain

Containing 10.5 hectares

Assessment District: Tri Cities/  
Northeast Fraser Valley

PIN: 90039064

N.T.S.: 92G

B.C.G.S.: 92G027

**ORIGINAL SIGNED BY**

**WARREN TIPPER**  
Warren Tipper  
Unit Head, Crown Grant Unit  
Tenure Statusing and Adjudication  
Telephone No. (250) 952-5045

WT:pm

**Ministry of Sustainable  
Resource Management**

Registries Department

Mailing Address:  
PO Box 9375 Stn Prov Govt  
Victoria BC V8W 9M5

Location:  
3400 Davidson Ave  
Victoria BC

Telephone: (250) 952-5021  
Facsimile: (250) 387-1830

- 2 -

cc: Barb Hudson, Development and Marketing Division, Lower Mainland Service Region,  
Land and Water British Columbia Inc., Surrey, British Columbia  
Land Title Office, New Westminster, British Columbia  
Dave Johnston, Property Transfer Tax Section, Income Taxation Branch, Ministry of  
Provincial Revenue, Victoria, British Columbia

44



BV203016

**APPLICATION**  
**LAND TITLE ACT**

Form 17  
 (Section 155(1))

33 03/06/03 12:50:45 06 LM  
 CHARGE FREE

463137  
 \$0.00

**NATURE OF INTEREST:**

CHARGE	TRUE VALUE: .....N/A.....
.....undersurface rights and other exceptions and reservations section 50 Land Act... (NATURE OF CHARGE)	<i>NO PID AVAILABLE</i>
CHARGE	TRUE VALUE: .....
..... (NATURE OF CHARGE)	
CHARGE	TRUE VALUE: .....
..... (NATURE OF CHARGE)	
CHARGE	TRUE VALUE: .....
..... (NATURE OF CHARGE)	
CHARGE	TRUE VALUE: .....
..... (NATURE OF CHARGE)	

**SURVEY DEPT.**

HEREWITH FEES OF \$ N/A

Address of person entitled to be registered as owner, if different than shown in instrument,  
 c/o Minister of Sustainable Resource Management, Parliament Buildings, Victoria,  
 British Columbia V8V 1X4.

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

Warren Tipper, Unit Head, Crown Grant Unit, Registry Services Section, Archaeology and  
 Registry Services Branch, Registries Department, Ministry of Sustainable Resource  
 Management, PO Box 9375 Stn Prov Govt, Victoria, British Columbia V8W 9M5  
 (Telephone: (250) 952-5045)

*L Pako*  
 .....

(Signature of applicant, or  
 solicitor or authorized agent)

4/41

003 11 45

BV252221

-3 11 46

BV252222



APPLICATION

LAND TITLE ACT

Form 17  
(Section 155(1))

44 03/07/03 11:49:18 02 LN 470031  
FEE SIMPLE FREE \$0.00

44 03/07/03 11:49:22 02 LH 470031  
CHARGE FREE \$0.00

NATURE OF INTEREST:

CHARGE	TRUE VALUE:
.....undersurface rights and other exceptions and reservations section 50 Land Act... (NATURE OF CHARGE)	.....N/A.....
..... (NATURE OF CHARGE)	.....
..... (NATURE OF CHARGE)	.....
..... (NATURE OF CHARGE)	.....
..... (NATURE OF CHARGE)	.....

HEREWITH FEES OF \$ N/A

Address of person entitled to be registered as owner, if different than shown in instrument, c/o Minister of Sustainable Resource Management, Parliament Buildings, Victoria, British Columbia V8V 1X4.

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

Warren Tipper, Unit Head, Crown Grant Unit, Registry Services Section, Archaeology and Registry Services Branch, Registries Department, Ministry of Sustainable Resource Management, PO Box 9375 Stn Prov Govt, Victoria, British Columbia V8W 9M5 (Telephone: (250) 952-5045)

(Signature of applicant, or solicitor or authorized agent)



JUN 27 2003



**NOT WITHIN THE AGRICULTURAL LAND RESERVE**

Our File: 2408215

Her Majesty the Queen in Right of  
The Province of British Columbia  
as represented by the Ministry of Sustainable  
Resource Management  
Archaeology and Registry Services Branch  
PO Box 9375 Stn Prov Govt  
Victoria BC V8W 9M5

Dear Sir or Madam:

As of the date identified below, the Crown Grant described below has been forwarded to the Registrar, Vancouver/New Westminster Land Title Office, Ministry of Sustainable Resource Management, 300-88 Sixth Street, New Westminster, British Columbia V3L 5B3 for registration.

By producing a copy of this letter, by mail or in person, the Land Title Office noted above will be authorized to furnish you with a State of Title Certificate supplied free of charge.

Crown Grant No.: 7824/1349                      Crown Grant Date: June 25, 2003

Grantee(s): HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF  
BRITISH COLUMBIA

Description: Block A, Section 18, Township 40, East of the Coast Meridian,  
New Westminster District

Purchase Price: N/A

Location: Burke Mountain                      Containing 5.03 hectares

.../2

**Ministry of Sustainable  
Resource Management**

Registries Department  
Archaeology and Registry  
Services Branch

Mailing Address:  
PO Box 9375 Stn Prov Govt  
Victoria BC V8W 9M5

Telephone: (250) 952-5021  
Facsimile: (250) 387-1830

Location:  
3400 Davidson Ave  
Victoria BC V8Z 3P8

- 2 -

Assessment District: Tri Cities/  
Northeast Fraser Valley

PIN: 90039063

N.T.S.: 92G

B.C.G.S.: 92G037

**ORIGINAL SIGNED BY  
WARREN TIPPER**

Warren Tipper  
Unit Head, Crown Grant Unit  
Registry Services Section  
Telephone No. (250) 952-5045

WT:pm

cc: Barb Hudson Development and Marketing Division, Lower Mainland Service Region,  
Land and Water British Columbia Inc., Burnaby, British Columbia  
Land Title Office, New Westminster, British Columbia

Drawn by LP  
Compared by EEP



7824  
Crown Grant No. 1349

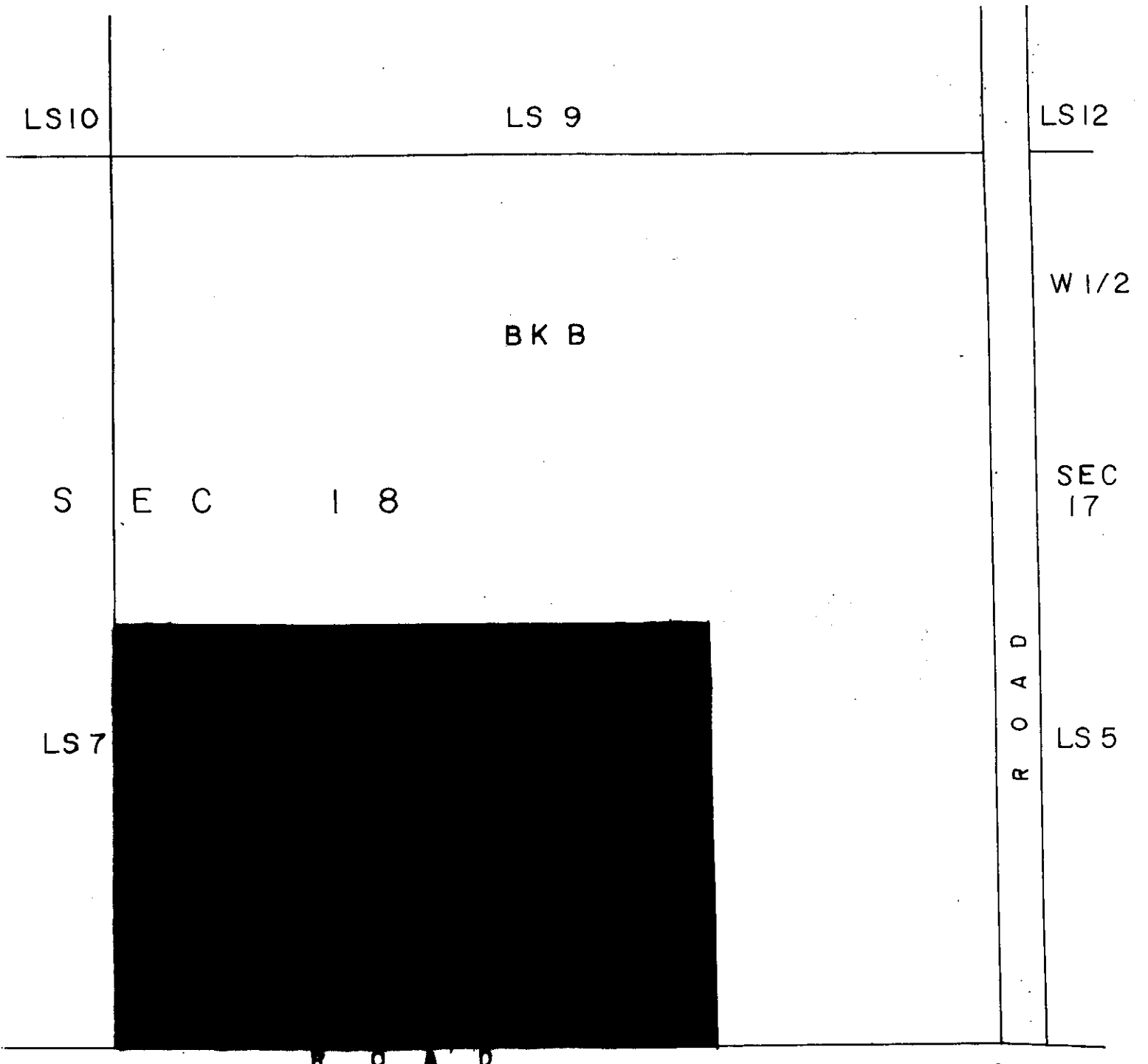
**NEW WESTMINSTER DISTRICT**  
HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA

SCALE 1 : 2500



TP 40

ECM



L 5	L 4	L 3	L 2	L 1	LA
					PLAN
		PLAN	2989		3444


For application to register charges see Form 17 on the back of this instrument

File No.: 2408215

No. 7824  
1349

CROWN GRANT

*LAND ACT*  
and  
*MINISTRY OF LANDS, PARKS AND HOUSING ACT*

  
Warren Tipper, Unit Head, Crown Grant Unit  
Registry Services Section  
Registries Department  
Ministry of Sustainable Resource Management

THIS GRANT dated the 25th day of June, 2003.

BETWEEN: HER MAJESTY THE QUEEN IN RIGHT OF  
THE PROVINCE OF BRITISH COLUMBIA

(herein called the "Grantor")

AND: HER MAJESTY THE QUEEN IN RIGHT OF  
THE PROVINCE OF BRITISH COLUMBIA  
as represented by the Ministry of Sustainable Resource Management  
Archaeology and Registry Services Branch  
PO Box 9375 Stn Prov Govt  
Victoria, British Columbia V8W 9M5

(herein called the "Grantee")

WITNESSES that in consideration of the sum of \$1.00 of lawful money of Canada now paid by the Grantee to the Grantor (the receipt of which the Grantor acknowledges), the Grantor grants to the Grantee, in fee simple, the parcel of land and premises situate in the Tri Cities/Northeast Fraser Valley Assessment Area in the Province of British Columbia, described as follows:

Block A, Section 18, Township 40, East of the Coast Meridian, New Westminster District

as shown on the official plan confirmed by the Surveyor General of the Province of British Columbia and coloured red on the annexed plan.

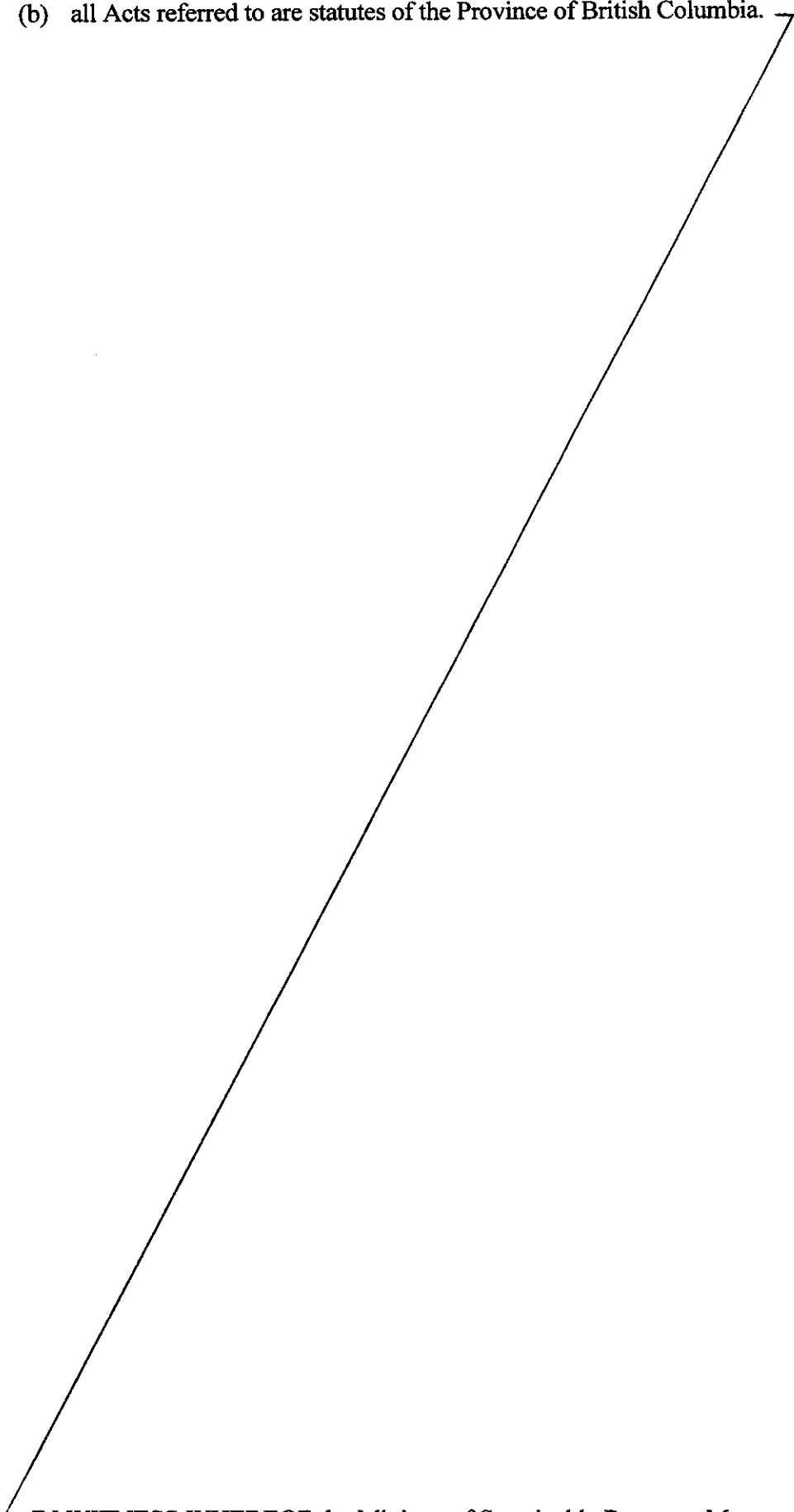
PROVIDED THAT the estate herein granted is subject to:

- (a) any conditional or final water licence or substituted water licence issued or given under the *Water Act*, or any prior or subsequent enactment of the Province of British Columbia of like effect, and to the rights of the holder of it to enter on the land and to maintain, repair and operate any works permitted on the land under the licence at the date of this grant;
- (b) all subsisting grants to, or subsisting rights of any person made or acquired under the *Mineral Tenure Act*, *Coal Act* or *Petroleum and Natural Gas Act* or under any prior or subsequent enactment of the Province of British Columbia of like effect;

EXCEPTING AND RESERVING, nevertheless to the Grantor, its successors and assigns the exceptions and reservations of the interests, rights, privileges and titles referred to in section 50 of the *Land Act*.

AND in this instrument, unless the context otherwise requires,

- (a) the singular includes the plural and the masculine includes the feminine gender and a corporation; and
- (b) all Acts referred to are statutes of the Province of British Columbia.



IN WITNESS WHEREOF the Minister of Sustainable Resource Management, in pursuance of section 109(2) of the *Land Act*, and in the name and on behalf of Her Majesty the Queen in Right of the Province of British Columbia has caused the Minister's seal of office to be affixed hereto and attested by the Minister's authorized representative, this 26<sup>th</sup> day of JUNE, 2003.



Authorized Signatory - Godfrey Archbold or Rick Hargraves

~~20 DEC 2011 14 43~~

BB4029969

19 Mar 12 13:40

LAND TITLE ACT  
FORM 17  
(Sections 154, 155(1), 241)

APPLICATION

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NATURE OF INTEREST:

FREE CHARGE

PARCEL IDENTIFIER NO. \_\_\_\_\_

UNDERSURFACE RIGHTS AND OTHER EXCEPTIONS AND RESERVATIONS SECTION 50 LAND  
ACT SEE \_\_\_\_\_ AND SECTION 35 COMMUNITY CHARTER

HEREWITH FEES OF: NIL

PID 028-839-706 / 028-839-714 / 028-839-749

LEGAL

DESCRIPTION That portion of Sec. 17 Twp 40 shown as  
Parcels A, B & C on plan BCP 50407

FULL NAME, ADDRESS, TELEPHONE NUMBER of person presenting application:

ON BEHALF OF THE CROWN IN RIGHT OF BRITISH COLUMBIA.

LARRY BLASCHUK, REGISTRAR

\_\_\_\_\_  
Signature of Applicant of  
Solicitor or Authorized Agent

~~20 DEC 2011 14 48~~

BB4029970

LAND TITLE ACT  
FORM 17  
(Sections 154, 155(1), 241)

19 Mar 2012 ~~14.4~~  
13:40

APPLICATION

---

NATURE OF INTEREST:

FREE CHARGE

PARCEL IDENTIFIER NO. \_\_\_\_\_

UNDERSURFACE RIGHTS AND OTHER EXCEPTIONS AND RESERVATIONS SECTION 50 LAND  
ACT SEE \_\_\_\_\_ AND SECTION 35 COMMUNITY CHARTER

HEREWITH FEES OF: NIL

PID 028-839-757

LEGAL

DESCRIPTION That portion of Sec 17 Twp 40 as shown  
as parcel A Plan BCP 50408

FULL NAME, ADDRESS, TELEPHONE NUMBER of person presenting application:

ON BEHALF OF THE CROWN IN RIGHT OF BRITISH COLUMBIA.

LARRY BLASCHUK, REGISTRAR

\_\_\_\_\_  
Signature of Applicant of  
Solicitor or Authorized Agent

NEW WESTMINSTER LAND TITLE OFFICE

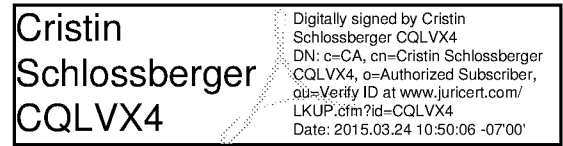
LAND TITLE ACT BRITISH COLUMBIA  
FORM 17 SURVEYOR GENERAL  
LAND TITLE AND SURVEY AUTHORITY

Mar-27-2015 10:33:04.012

CA4303735 CA4303736

PAGE 1 OF 5 PAGES

- Your electronic signature is a representation by you that:
  - you are a subscriber; and
  - you have incorporated your electronic signature into
    - this electronic application, and
    - the imaged copy of each supporting document attached to this electronic application, and have done so in accordance with Sections 168.3 and 168.41(4) of the *Land Title Act*, RSBC 1996, C.250.
- Your electronic signature is a declaration by you under Section 168.41 of the *Land Title Act* in respect of each supporting document required in conjunction with this electronic application that:
  - the supporting document is identified in the imaged copy of it attached to this electronic application;
  - the original of the supporting document is in your possession; and
  - the material facts of the supporting document are set out in the imaged copy of it attached to this electronic application.



Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the *Land Title Act*.

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

Cristin Schlossberger as Deputy Surveyor General  
Suite 200  
1321 Blanshard Street  
VICTORIA BC V8W 9J3

File: 2408215  
Contact Doug.Ford@ltsa.ca  
(250) 410-0588

Document Fees: \$0.00

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID] [legal description]

**NO PID NMBR LOT 1 SECTION 18 TOWNSHIP 40 NEW WESTMINSTER DISTRICT PLAN EPP43395**

Related Plan Number:

3. NATURE OF INTEREST:

**CROWN GRANT**

CHARGES CONTAINED WITHIN CROWN GRANT:

**UNDERSURFACE AND OTHER EXC & RESERVATIONS**

4. OWNER OF CHARGE(S) CONTAINED WITHIN CROWN GRANT:

**HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BC AS REPRESENTED  
BY THE MINISTER RESPONSIBLE FOR THE LAND ACT  
PARLIAMENT BUILDINGS**

VICTORIA

V8V 1X4

BRITISH COLUMBIA CANADA

5. PERSON ENTITLED TO BE REGISTERED AS OWNER: (including occupation(s), postal address(es) and postal code(s)) if different than shown in the Crown Grant

**DOUBLE BETA HOLDINGS LTD**

**SUITE 2650 PARK PLACE**

666 BURRARD STREET

VANCOUVER

V6C 2X8

BRITISH COLUMBIA

CANADA

Incorporation No

BC0636720

File No.: 2408215

No. 742  
1377



CROWN GRANT

*LAND ACT*  
and  
*MINISTRY OF LANDS, PARKS AND HOUSING ACT*

A handwritten signature in black ink, appearing to read "Douglas Ford", is written over a horizontal line.

---

Douglas Ford, Team Lead, Crown Grant Services  
Land Title and Survey Authority of British Columbia

THIS GRANT dated the 24th day of March, 2015.

BETWEEN:

HER MAJESTY THE QUEEN IN RIGHT  
OF THE PROVINCE OF BRITISH COLUMBIA

(herein called the "Grantor")

AND:

DOUBLE BETA HOLDINGS LTD., (Incorporation No BC0636720)  
Suite 2650 Park Place, 666 Burrard Street  
Vancouver, British Columbia V6C 2X8

(herein called the "Grantee")

WITNESSES that in consideration of the sum of \$1.00 of lawful money of Canada now paid by the Grantee to the Grantor (the receipt of which the Grantor acknowledges), and other good and valuable consideration, the Grantor grants to the Grantee, in fee simple, the parcel of land and premises situate in the North Fraser Assessment Area in the Province of British Columbia, described as follows:

LOT A SECTION 18 TOWNSHIP 40 NEW WESTMINSTER DISTRICT PLAN EPP47932

Page 2 of 742/1377

PROVIDED THAT the estate herein granted is subject to:

- (a) any conditional or final water licence or substituted water licence issued or given under the *Water Act*, or any prior or subsequent enactment of the Province of British Columbia of like effect, and to the rights of the holder of it to enter on the land and to maintain, repair and operate any works permitted on the land under the licence at the date of this grant;
- (b) all subsisting grants to, or subsisting rights of any person made or acquired under the *Mineral Tenure Act*, *Coal Act* or *Petroleum and Natural Gas Act* or under any prior or subsequent enactment of the Province of British Columbia of like effect;

EXCEPTING AND RESERVING, nevertheless to the Grantor, its successors and assigns the exceptions and reservations of the interests, rights, privileges and titles referred to in section 50 of the *Land Act*.

AND in this instrument, unless the context otherwise requires,

- (a) the singular includes the plural and the masculine includes the feminine gender and a corporation; and

all Acts referred to are statutes of the Province of British Columbia.

IN WITNESS WHEREOF and in accordance with section 109(2) of the *Land Act*, the corporate seal of the Land Title and Survey Authority of British Columbia has been affixed hereto and this grant has been executed by a person designated by resolution of the board of directors of that entity, this 24<sup>th</sup> day of March, 2015.



---

Authorized Signatory - Godfrey Archbold,  
Mike Thomson,  
Jeff Beddoes,  
Cristin Schlossberger,  
David R. Swaile, or  
Peter Haas

END OF DOCUMENT



**NOT WITHIN THE AGRICULTURAL LAND RESERVE**

Our File: 2408215

Lisa McBain  
Ministry of Attorney General  
Suite 340, 1675 Douglas Street  
Victoria, British Columbia, V8W 9J7

Dear Lisa McBain:

The Crown Grant described below is forwarded to you in accordance with the terms and conditions specified in the transmittal e-mail.

Crown Grant No.: 742/1377

Crown Grant Date: March 24, 2015

Grantee(s): DOUBLE BETA HOLDINGS LTD., (Inc No BC0636720)

Description: LOT A SECTION 18 TOWNSHIP 40 NEW WESTMINSTER DISTRICT  
PLAN EPP47932

Purchase Price: \$1.00

Estimated Value: \$6,856,720.00

Location: Burke Mountain, Coquitlam

Containing 2.78 hectares

Assessment District: North Fraser

PIN: 90142396

N.T.S.: 92G

B.C.G.S.: 92G027

A handwritten signature in black ink, appearing to read "Douglas Ford", is written over the printed name.

Douglas Ford  
Team Lead, Crown Grant Services  
Telephone No. (250) 410-0588

DF:

- 2 -

cc: Gayle Broughton, Ministry of Forests, Lands and Natural Resource Operations,  
Surrey, BC  
Jeff Thom, Ministry of Forests, Lands and Natural Resource Operations,  
Victoria, BC  
Land Title Office, New Westminster, BC  
Leslie Guthrie, Audit and Compliance, Property Taxation Branch, Ministry of Finance,  
Victoria, BC

**LAND TITLE ACT  
FORM DECLARATION**

**Related Document Number: CA4303735**

PAGE 1 OF 1 PAGES

Your electronic signature is a representation that: you are a subscriber as defined by the Land Title Act, RSBC 1996, C.250, the original or where designated by the Director, a true copy of the supporting document is in your possession and that the summary of the material facts set out in this declaration accurately reflects the material facts set out in each supporting document and if a supporting document is evidenced by an imaged copy the material facts of the supporting document are set out in the imaged copy of it attached. Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the Land Title Act.



I, CRISTIN SCHLOSSBERGER, BCLS, DECLARE THAT:

1. REGARDING CROWN GRANT FEE SIMPLE CA4303735:

That Item 2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND: was incorrect.

2. The above Item 2. should read:

"LOT A SECTION 18 TOWNSHIP 40, NEW WESTMINSTER DISTRICT PLAN EPP47932".

I MAKE THIS DECLARATION AND KNOW IT TO BE TRUE BASED ON PERSONAL INFORMATION/REASONABLE BELIEF.

\_\_\_\_\_  
CRISTIN SCHLOSSBERGER, BCLS  
DEPUTY SURVEYOR GENERAL

NOTE:

A Declaration cannot be used to submit a request to the Registrar for the withdrawal of a document.

Fee Collected for Document: \$0.00

-9 JAN 2018 13 38

L80560546

**LAND TITLE ACT**  
**Form 17 (Section 154)**  
**APPLICATION**

NOTE: Before submitting this application applicants should check and satisfy themselves as to the tax position, including taxes of the Crown Provincial, a municipality and improvement, water and irrigation districts.

**NATURE OF INTEREST:**

**Undersurface Rights and other  
Exceptions and Reservations**  
Pursuant to Section 50 Land Act and  
Section 35(7) Community Charter

Charge  [X]

Market Value: N/A

HEREWITH FEES OF \$ FREE

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

CITY OF COQUITLAM  
3000 GUILDFORD WAY  
COQUITLAM, BC  
V3B 7N2

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

Parcel Identifier: 030-334-233

THAT PART OF DISTRICT LOT 8248 GROUP 1 NEW WESTMINSTER DISTRICT  
SHOWN ON PLAN EPP74348

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

Larry S. Blaschuk, Registrar, Kamloops Land Title Office



Signature of Applicant or  
Solicitor or Authorized Agent