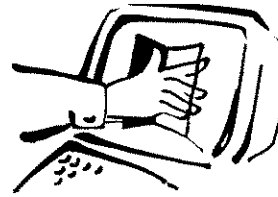


BC OnLine



BC OnLine Land Title Internet Service
Provided in co-operation with
Land Title and Survey Authority

LTSA - DOCUMENT RETRIEVAL

REQUESTED: 2008-01-24 16:18

CLIENT NAME: DR. ALI ASI
ADDRESS: 20180 WANSTEAD STREET
MAPLE RIDGE BC V2X 1H8

PICK-UP INSTRUCTIONS:

USER ID: PA52179 APPLICATION NO.: AD114972 NW PAGES: 009
ACCOUNT NO.: 881610
REFERENCE NO.: D88234 FOLIO NO.:

REMARKS:

BC OnLine Land Title Fax Service

Help Desk Victoria (250) 953-8200
In B.C. 1-800-663-6102
Administration Office ... (250) 953-8250
Fax Number (250) 953-8222

Persons who need to rely on a plan for legal purposes must examine the official version at the Land Title Office in which the plan is deposited.

The bylaw and common property sheets attached to strata plans have been repealed. Information regarding the bylaws and/or dealings affecting the common property of strata plans must be obtained from the general index and/or common property index on ALTOS. Refer to the BC OnLine user guide for access information.

AD 114972

27 APR 91 13 20

DEPOSITED

MAY 07 1990

SURVEY DEPT.

LAND TITLE ACT
NEW WESTMINSTER

FORM 17
[Section 151, 152(1), 220]

APPLICATION

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

5/9
NATURE OF CHARGE: STATUTORY RIGHT OF WAY
with priority over Y104063

TRUE VALUE: NOMINAL

HEREWITH FEES OF: \$35.00

Full name, address, telephone number of person presenting application:
04/27/90 A5695d CHG NOM 35.00

DAVID R. WAY,
Barrister & Solicitor,
302 - 566 Lougheed Highway,
Coquitlam, B.C.
V3K 3S3
937-7791


SIGNATURE OF APPLICANT, OR
SOLICITOR, OR AUTHORIZED AGENT *See*

Full name, address of person entitled to be registered if different than shown in instrument:

N/A

LEGAL DESCRIPTION:

City of Port Coquitlam

P.I.D.
Lot 1
Section 7
Township 40
New Westminster District
Plan B5222

AD 114970

LAND TITLE ACT
Form 1 (Section 35)
MEMORANDUM OF REGISTRATION
Registered on application received on
the day and at the time written hereon
Registrar
New Westminster Land Title Office

2

114972

THIS INDENTURE MADE THE 31st DAY OF JULY, 1989.

BETWEEN:

WAYNE JACOB PENNER, Transport Driver, and
SUSAN MARGARET PENNER, Office Clerk, both of
4064 Toronto Street,
Port Coquitlam, British Columbia, V3C 6N5;
(hereinafter called the "Grantor")

OF THE FIRST PART;

AND:

skw THE CORPORATION OF THE CITY OF PORT COQUITLAM, a
Municipal Corporation under the "Municipal Act" of the
Province of British Columbia, and having its Municipal
Offices at 2580 McAllister Avenue, in the City of Port
Coquitlam, in the Province of British Columbia,
V3C 2A8.

(hereinafter called the "Grantee")

OF THE SECOND PART;

Plan 85223

- 2 -
3

114972

WHEREAS the Grantor is the owner in fee simple of that certain parcel or tract of land and premises, situate, lying and being in the City of Port Coquitlam, in the Province of British Columbia, and being particularly known and described as:

P.I.D.

Lot 1 Section 7 Township 40 New Westminster District
Plan 85222

AND WHEREAS there exists certain works, including a public walkway and utilities (herein called the "Works") over public lands lying to the west of the Lands, and to facilitate access to the Works for the construction, improving, extension, alteration, repair, maintenance and operation of the Works, the Grantor has agreed to grant for that purpose the Statutory Right-of-Way hereinafter mentioned.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of One Dollar (\$1.00) now paid by the Grantee to the Grantor (the receipt whereof is hereby acknowledged) and for other valuable consideration the Grantor, for themselves, their heirs, executors, administrators and assigns, do hereby give and grant unto the Grantee, its successors and assigns, a Statutory Right-of-Way for access (Ancillary Rights Purposes only), over and upon ALL that portion of the Lands included within the black

114972

4
- 3 -

outline on Statutory Right-of-Way Plan No. 85223.

(hereinafter referred to as the "Statutory Right-of-Way")

The Statutory Right-of-Way for access purposes only is essential to the operation and maintenance of the Grantee's undertaking.

AND for the purposes aforesaid to enter upon and have free and uninterrupted access at all times over the Statutory Right-of-Way, with or without workmen, vehicles and equipment, for the purposes of repairing, cleaning and otherwise servicing the aforementioned Works.

AND it is mutually understood and agreed by and between the parties hereto that this indenture shall be construed as a covenant running with the land.

AND HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

THE GRANTOR HEREBY COVENANTS and agrees with the Grantee that the Grantor will not erect, place or maintain any building, structure, concrete driveway or concrete patio, on any portion of the Statutory Right-of-Way, other than a chain link fence, or other type of fence approved by the Grantee, which the Grantee shall replace if wholly or partially removed or damaged

114972

- 4 - 5

as a result of activities of the Grantee in using the Right-of-Way and/or in attending to repair, replacement or servicing of the Works.

AND THAT the Grantor will not do or knowingly permit to be done any act or thing, other than fencing as aforesaid, which will interfere with or injure the said Works and in particular, will not carry out blasting on or adjacent to the Statutory Right-of-Way, without the consent in writing of the Grantee provided that such consent shall not be unreasonably withheld.

IN WITNESSETH WHEREOF the Grantor has hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of:

DAVID R. WAY
BARRISTER & SOLICITOR
#302/555 LOUGHEED HWY
COQUITLAM, B.C.

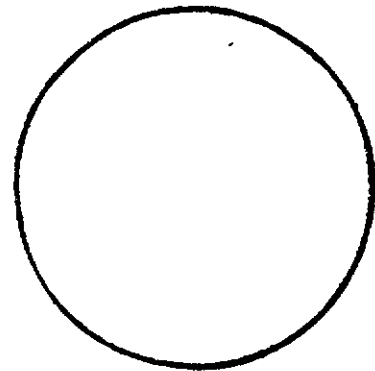
Wayne Jacob Penner
WAYNE JACOB PENNER
Susan Margaret Penner
SUSAN MARGARET PENNER

(as to both signatures)

THE CORPORATE SEAL OF THE
GRANTEE was hereunto affixed
in the presence of:

Mayor Authorized Signatory
Clerk - Authorized Signatory

P-4,483 mw
Disk #197



114972

=====

CONSENT AND PRIORITY
AGREEMENT OF CHARGEHOLDERS

=====

Rel. AD 75824

THE ROYAL BANK OF CANADA, a body corporate, having its Head Office in the City of Toronto, Province of Ontario, the holders of a registered charge by way of Mortgage filed under number Y104063 over the lands described, consents to the registration of the within the Statutory Right of Way in favour of the the City of Port Coquitlam and agrees that it shall have priority over our said charge.


WITNESS:

THE ROYAL BANK OF CANADA
by its lawful attorneys

PROOF OF EXECUTION BY CORPORATION

I hereby certify that on the 23rd day of August 1987 at Port Coquitlam in British Columbia, Ronald Arthur Freeman, who is personally known to me, appeared before me and acknowledged to me that he is the authorized signatory of The Corporation of the City of Port Coquitlam and that he is the person who subscribed his name and affixed the seal of the corporation to the instrument, that he was authorized to subscribe his name and affix the seal to it, and that the corporation existed at the date the instrument was executed by the corporation.

In testimony of which I set my hand and seal of office at Port Coquitlam in British Columbia this 23rd day of August 1987.


B.R. Kirk,
A Commissioner for Taking
Affidavits for British Columbia.

7

AD

114972



INFORMATION

☐ FILE ☒ DOCUMENT ☐ PAGE _____

☐ _____

☐ NOT AVAILABLE AT TIME OF FILMING.

☐ DOES NOT EXIST.

☐ OVERSIZE ☒ PLAN ☐ POOR QUALITY

NOT SUITABLE FOR FILMING, REFER TO: SURVEY DEPT.

☐ THE FOLLOWING DOCUMENT IS OF POOR QUALITY,
ALSO RETAINED IN HARD COPY, REFER TO: _____



PROVINCE OF B.C.

DO NOT PHOTOCOPY/USE BLACK PEN.

**STATUTORY RIGHT OF WAY PLAN
OF A PORTION OF LOT 1 OF
SECTION 7 TOWNSHIP 40
PLAN**

PLAN 114972

DEPOSITED IN THE LAND TITLE
OFFICE AT NEW WESTMINSTER, B.C.
THIS DAY OF 1989

NEW WESTMINSTER DISTRICT

PURSUANT TO SECTION 113 LAND TITLE ACT
FOR ANCILLIARY ACCESS PURPOSES ONLY

REGISTRAR

REF.

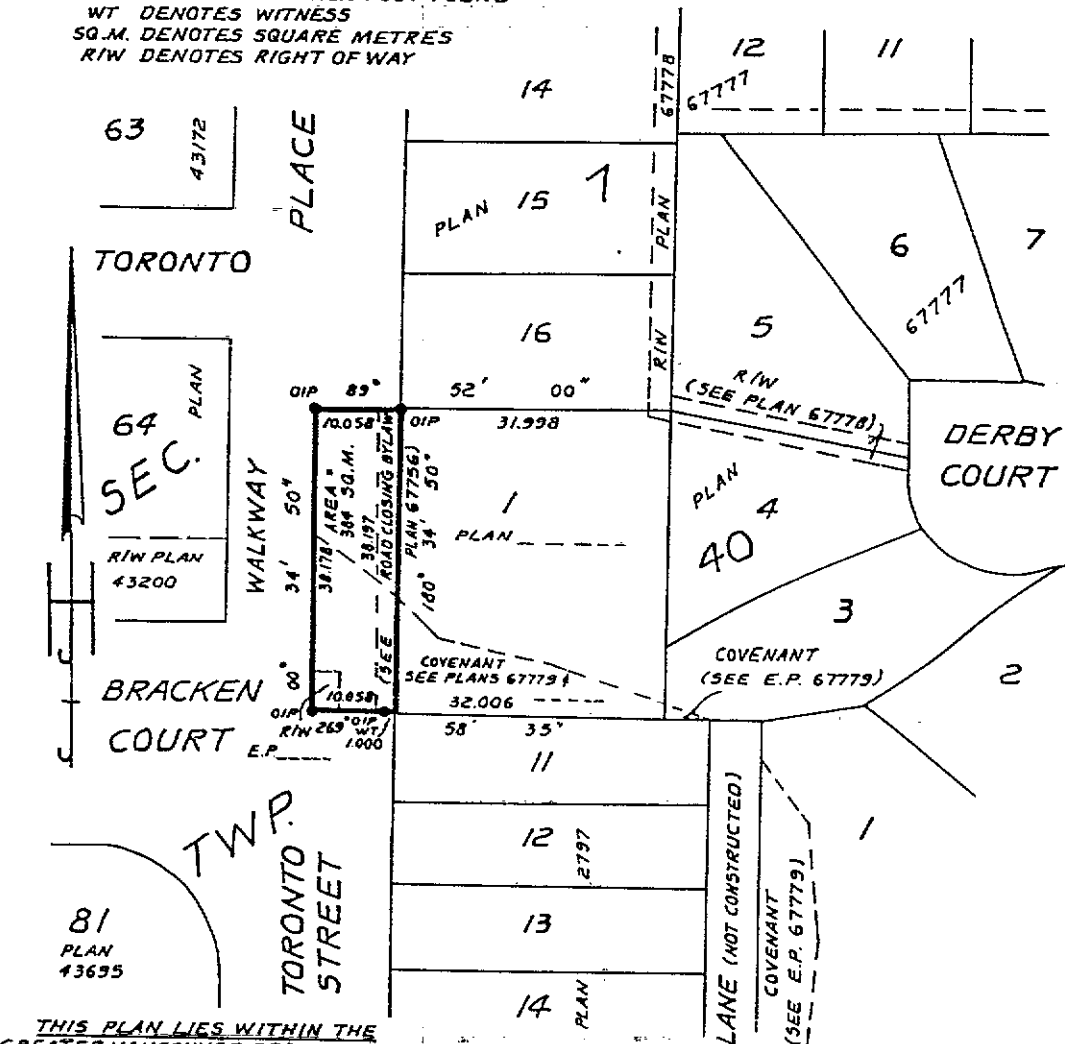
CITY OF PORT COQUITLAM
SCALE: 1 CM = 5 M (1:500)

10 5 0 20 40

ALL DISTANCES ARE IN METRES

LEGEND: BEARINGS ARE ASTRONOMIC DERIVED
FROM PLAN

- OIP DENOTES OLD IRON POST FOUND
- WT DENOTES WITNESS
- SQ.M. DENOTES SQUARE METRES
- R/W DENOTES RIGHT OF WAY



THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

HELGE JACOBSEN
PROFESSIONAL B.C. LAND SURVEYOR
2116 SALISBURY AVENUE
PORT COQUITLAM, B.C.
V3B 1Y1
TEL. 941-7727

I, HELGE JACOBSEN, A BRITISH COLUMBIA LAND SURVEYOR
OF PORT COQUITLAM, IN BRITISH COLUMBIA CERTIFY THAT
I WAS PRESENT AT AND PERSONALLY SUPERINTENDED
THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE
SURVEY AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED
ON THE 20 DAY OF JUNE 1989

(SIGNATURE OF SURVEYOR)

FILE: B-89-5584-7

9 (ETD)

114972

DATED: April , 1989

BETWEEN:

WAYNE JACOB PENNER and
SUSAN MARGARET PENNER

AND

THE CORPORATION OF THE CITY OF
PORT COQUITLAM

STATUTORY RIGHT-OF-WAY

DAVID R. WAY LAW OFFICE
Barrister & Solicitor
302 - 566 Lougheed Highway
Coquitlam, B.C.
V3K 3S3
937-7791

Disk #197
P-4,483 mw