

LAND TITLE ACT
FORM B (Section 225)

MORTGAGE - PART 1 Province of British Columbia

PAGE 1 OF 16 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.

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

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID] [legal description]

STC? YES

3. BORROWER(S) (MORTGAGOR(S)): (including postal address(es) and postal code(s))

4. LENDER(S) (MORTGAGEE(S)): (including occupation(s), postal address(es) and postal code(s))

SEE SCHEDULE

5. PAYMENT PROVISIONS:

(a) Principal Amount: \$97,427.55	(b) Interest Rate: 11% per annum	(c) Interest Adjustment Date:	Y 10	M 09	D 30
(d) Interest Calculation Period: Monthly, not in advance	(e) Payment Dates: Annually	(f) First Payment Date:	11	09	30
(g) Amount of each periodic payment: SEE SCHEDULE	(h) <i>Interest Act</i> (Canada) Statement. The equivalent rate of interest calculated half yearly not in advance is 11.25519 % per annum.	(i) Last Payment Date:	12	09	30
(j) Assignment of Rents which the applicant wants registered? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If YES, page and paragraph number:	(k) Place of payment: Postal Address in Item 4	(l) Balance Due Date:	12	09	30

6. MORTGAGE contains floating charge on land ?
YES NO

7. MORTGAGE secures a current or running account ?
YES NO

8. INTEREST MORTGAGED:
Freehold
Other (specify)

9. MORTGAGE TERMS:

Part 2 of this mortgage consists of (select one only):

- (a) Prescribed Standard Mortgage Terms D F Number:
- (b) Filed Standard Mortgage Terms (annexed to this mortgage as Part 2)
- (c) Express Mortgage Terms

A selection of (a) or (b) includes any additional or modified terms referred to in item 10 or in a schedule annexed to this mortgage.

10. ADDITIONAL OR MODIFIED TERMS:

SEE SCHEDULE

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.

Officer Signature(s)

Execution Date

Y	M	D
10	10	

Borrower(s) Signature(s)

(as to both signatures)

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

PAGE 3 OF 16 PAGES

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

4. LENDER(S) [MORTGAGEE(S)]: (including occupation(s), postal address(es) and postal code(s))

OF YMPIA TRUST COMPANY, Registration No. _____ (IN TRUST FOR _____ SDRSP
AND _____ SDRSP _____) AND (_____, LRSP _____), of
_____, Calgary, Alberta _____, Canada.

5 (g) Amount of each periodic payment:

Interest payment of \$1,019.07 to be paid on September 30, 2011 with respect to SDRSP _____. The balance of the interest in the sum of \$4,590.73 shall be paid on September 30, 2012.

Interest payment of \$1,428.80 to be paid on September 30, 2011 with respect to LRSP _____. The balance of the interest in the sum of \$6,429.60 shall be paid on September 30, 2012.

Interest payment of \$515.28 to be paid on September 30, 2011 with respect to SDRDSP _____. The balance of the interest in the sum of \$2,318.75 shall be paid on September 30, 2012.

Interest payment of \$933.07 to be paid on September 30, 2011 with respect to SDRSP _____. The balance of the interest in the sum of \$4,198.77 shall be paid on September 30, 2012.

10. ADDITIONAL OR MODIFIED TERMS.

When not in default hereunder, the Mortgagor shall have the privilege of paying the balance owing in full at any time during the first six months of the term of this mortgage. However, it is fully understood and agreed that a minimum of six months interest shall be paid at the rate of 11% per annum. The Mortgagor shall have the privilege of paying the entire balance owing any time after the first six months upon paying interest to the date of payment at the rate of 11% per annum.

This Mortgage is not assumable.

The Mortgagor acknowledges and agrees that in the event of the Mortgagors selling or agreeing to sell, or otherwise disposing of the said lands and premises, or any part or parts thereof, the whole of the principal sum then remaining unpaid shall, at the option of the Mortgagee, notwithstanding the other provisions of this Mortgage, forthwith become due and payable.

PRIOR MORTGAGES

The Mortgagor acknowledges that this will be registered as a second mortgage and is subject to a first mortgage and assignment of rents in favour of First National Financial Corporation registered under numbers EX94605 and EX94606.

The Mortgagors covenant and agree that they will pay or cause to be paid as they become due all payments whether for principal, interest, taxes or otherwise under or by virtue of the said prior mortgages and will otherwise observe, perform and comply with the covenants, provisos and agreements therein

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PAGE 4 OF 16 PAGES

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contained, and that any default thereunder shall be deemed to be a default hereunder and shall entitle the Mortgagees to exercise any and all remedies available to the Mortgagees in the event of default hereunder, and the Mortgagees may at their option make any payment or cure any default under the prior mortgages and any amount or amounts so paid together with all costs, charges, expenses and outlay of the Mortgagees thereby incurred shall be added to the monies payable hereunder, shall bear interest as calculated aforesaid from the Mortgagees without demand and shall be a charge of the lands and premises aforesaid, and the Mortgagees shall have the same rights and remedies to enforce payment thereof as they would have in the event of default in payment of any other monies payable hereunder.

PAYMENT OF TAXES

In addition to the remedies set out in Clause 8 of the Prescribed Standard Terms, if, at any time the property taxes are in arrears, all sums due for principal and interest and taxes pursuant to this Mortgage will automatically be due and payable. The Lender is hereby granted the option in this event to demand repayment in full and/or pay the property taxes and be reimbursed for the said cost.

INSURANCE

If at any time should the insurance coverage lapse or be in default, all sums pursuant to the Mortgagee will automatically be due and payable. The Mortgagee has the option at this time to demand repayment in full and/or renew the insurance until maturity of the loan and be reimbursed for the said cost plus interest at the rate of 11% per annum upon repayment of the loan.