

Status: Registered

Doc #: 531039M

RCVD: 1971-06-11 RQST: 2021-05-20 50.01

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JUN 11 1971



No. 531039M

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VANCOUVER, B.C.

JUN 11 11 30 AM '71

FORM G 11-71 515124
(Section 127)

Application for Registration of Charge

Date 11 June 1971

I, VALENCIA MCKENZIE, solemnly declare
that I am the duly authorized Agent of KATHLEEN NORGAN

Charge by way of Easement
over the land hereunder described, and hereby make application under the provisions of the "Land Registry Act"
and claim registration of a charge accordingly.

The full name, address, and occupation of the person so entitled to be registered as owner of the charge is
KATHLEEN NORGAN, Widow, of Suite 401, 2280 Bellevue Avenue, West
Vancouver, British Columbia

1 Not applicable where the applicant is a corporation. Strike out words not applicable.

I am informed by the applicant

2 For use where the application is made by a solicitor or agent.

verily believe, that the person so entitled to be registered as owner of the charge is a British subject.
The fee-simple is registered in Vol. of the Register.

DESCRIPTION OF LAND

MUNICIPALITY OR ASSESSMENT DISTRICT	LOT OR SECTION	ADMEASUREMENT OR ACREAGE
Vancouver Assessment District	Those portions Lots 4, 5 and 6, District Lot 5383, Group 1, New Westminster District, Plan 13331 shown on Plan sworn to by James Davidson on the 29th day of August, 1969 and outlined in red.	2200 sq ft 500

LIST OF INSTRUMENTS

DATE	PARTIES	CHARACTER OF DEED
May 19, 1971	DAVID ZACK, LAWRENCE IRVING BELL and MARCIA EILEEN BELL, and R.I.M. DEVELOPMENTS LTD. TO KATHLEEN NORGAN	EASEMENT AGREEMENT

And I solemnly declare that I have investigated and ascertained the value of the interest covered by the charge, registration of which is hereby applied for, and that the true value thereof at the date of this application is \$100.00 dollars: (In the case of a Solicitor or Agent, add) and I am duly authorized by the owner to make this application (in the case of an Agent, add) and I reside in the Province of British Columbia, and am of the full age of twenty-one years.
And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the "Canada Evidence Act."

DECLARED before me this 11 day of June 1971 at West Vancouver, British Columbia.
(Signature) Valencia McKenzie
(Full post-office address) HUMPHREYS & MERRIFIELD 101 - 605 CLYDE AVENUE WEST VANCOUVER, B.C.

Commissioner for Taking Affidavits for British Columbia

* Note.—Insert here the estate less than the fee-simple, or co-ownership or equitable interest claimed in, over, or upon the land, e.g., mortgage in fee-simple for 50% estate for life, its proceeds (according to circumstances), upon, in, over.

Do not write outside the side-line. Space reserved for binding.

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3.50.01

Application.....	\$ 1 00
Registration of Charge.....	2 00
Deposit of Deeds.....	2 00
Deposit of Map.....	
Documents filed.....	
1/10 of 1% on \$.....	
Cash.....	\$ 4 30

F
 531039-11 11/6/71 @ 430
 (E.R.)

AP
 3124
 2121

1. F. H. DEVELOPMENTS LTD.
 2. INCORPORATED
 3. 5253 41
 4. 5399
 5. 10973
 6. 10973

5
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THIS AGREEMENT made the 19th day of May, A.D. 1971.

BETWEEN:

KATHLEEN NORGAN, Widow, of Suite #401, 2280 Bellevue Avenue, West Vancouver, Province of British Columbia,

OF THE FIRST PART

AND:

DAVID ZACK, Oral surgeon, of 5789 Hudson Street, in the City of Vancouver, Province of British Columbia,

OF THE SECOND PART

AND:

LAWRENCE IRVING BELL, Investment dealer and MARCIA EILEEN BELL, his wife, of Strachan Creek, West Vancouver, Province of British Columbia,

OF THE THIRD PART

AND:

R.I.M. DEVELOPMENTS LTD., a body corporate, duly incorporated under the laws of the Province of British Columbia, and having a place of business at Suite 7, 650 Clyde Avenue, West Vancouver, Province of British Columbia,

OF THE FOURTH PART

WHEREAS:

A. KATHLEEN NORGAN is the registered owner of all and singular that certain parcel or tract of land and premises situate, lying and being in the Vancouver Assessment District, in the Province of British Columbia, and being more particularly known and described as:

Lot Seven (7)

District Lot Five Thousand Three Hundred and Eighty-three (5383)

Group One (1), New Westminster District

Plan 13331

(hereinafter referred to as the said "Lot 7")

FORM G. LAND REGISTRY ACT
SECTION 901
MEMORANDUM OF REGISTRATION
REGISTRY

Sueh
30 1971

on application received by me
written to same of the registration.
I. M. D. TCO, Registrar
VANCOUVER LAND REGISTRY DISTRICT

PLAN REFERRED TO HEREIN
PRESERVED AND HELD UNDER
DOCUMENT NUMBER 531039 M

- 2 -

531039

B. DAVID ZACK is the registered owner of all and singular that certain parcel or tract of land and premises situate, lying and being in the Vancouver Assessment District, in the Province of British Columbia, and being more particularly known and described as:

Lot Six (6),

District Lot Five Thousand Three Hundred and Eighty-three (5383)

Group One (1) New Westminster District

Plan 13331

(hereinafter referred to as the said "Lot 6")

C. LAWRENCE IRVING BELL and MARCIA KILLEN BELL, are the registered owners of all and singular that certain parcel or tract of land and premises situate, lying and being in the Vancouver Assessment District, in the Province of British Columbia, and being more particularly known and described as:

Lot Five (5)

District Lot Five Thousand Three Hundred and Eighty-three (5383)

Group One (1) New Westminster District

Plan 13331

(hereinafter referred to as the said "Lot 5")

D. R.I.M. DEVELOPMENTS LTD. is the registered owner of all and singular that certain parcel or tract of land and premises, lying and being in the Vancouver Assessment District, in the Province of British Columbia, and being more particularly known and described as:

Lot Four (4)

District Lot Five Thousand Three Hundred and Eighty-three (5383)

Group One (1) New Westminster District

Plan 13331

(hereinafter referred to as the said "Lot 4")

E. The parties hereto have agreed to grant to certain of the others an easement or right-of-way through, under and across the said Lots 7, 6, 5 and 4.

NOW THEREFORE in consideration of the sum of ONE DOLLAR (\$1.00) of lawful money of Canada, now paid by each party to the others (the receipt whereof is hereby acknowledged by all parties), and of the covenants and agreements of the parties each with the others, IT IS HEREBY AGREED as follows:

1. KATHLEEN NORGAN hereby grants unto DAVID ZACK, the BELLS, and R.I.M. DEVELOPMENTS LTD., their respective heirs, executors, administrators, successors and assigns, invitees, and those persons responsible for the repair, maintenance and upkeep of the easement lands hereinafter described a free and uninterrupted right-of-way in common with Kathleen Norgan, her heirs, executors, administrators, successors, assigns and invitees, through, under and across that portion of the said Lot 7, particularly set forth and described in Schedule "A" hereto and further set forth and shown outlined in red on the plan attached hereto, signed by James Davidson, British Columbia Land Surveyor, dated August 29, 1969 (hereinafter referred to as "the said easement lands") for the purposes of ingress to and egress from the said Lots Six (6), Five (5) and Four (4) and for the purposes of installing through, under and across the said easement lands, water lines and sanitary and storm sewers for the benefit of the said Lots Six (6), Five (5) and Four (4) and to permit access for the purposes of repairing, maintaining, cleaning and otherwise servicing the said easement lands and the works placed therein.

2. DAVID ZACK hereby grants unto KATHLEEN NORGAN, the BELLS and R.I.M. DEVELOPMENTS LTD., their respective heirs, executors, administrators, successors, assigns, invitees and those persons responsible for the repair, maintenance and upkeep of the

- 4 -

easement lands hereinafter described a free and uninterrupted right-of-way in common with David Zack, his heirs, executors, administrators, successors, assigns and invitees, through, under and across those portions of the said Lot Six (6) particularly set forth and described in Schedule "B" hereto, and further set forth and shown outlined in red on the plan attached hereto, signed by James Davidson, British Columbia Land Surveyor, dated August 29, 1969 (hereinafter referred to as "the said easement lands") for the purpose of ingress to and egress from the said Lots Seven (7), Five (5) and Four (4) and for the purposes of installing through, under and across the said easement lands, water lines and sanitary and storm sewers for the benefit of the said Lots Seven (7), Five (5) and Four (4) and to permit access for the purposes of repairing, maintaining, cleaning and otherwise servicing the said easement lands and the works placed therein.

3. LAWRENCE IRVING BELL and MARCIA EILEEN BELL hereby grant unto KATHLEEN NORGAN, DAVID ZACK and R.I.M. DEVELOPMENTS LTD., their respective heirs, executors, administrators, successors, assigns, invitees and those persons responsible for the repair, maintenance and upkeep of the easement lands, hereinafter described a free and uninterrupted right-of-way in common with Lawrence Irving Bell and Marcia Eileen Bell, their heirs, executors, administrators, successors, assigns, invitees through, under and across those portions of the said Lot Five (5) particularly set forth and described in Schedule "C" hereto and further set forth and shown outlined in red on the plan attached hereto, signed by James Davidson, British Columbia Land Surveyor, dated August 29, 1969 (hereinafter referred to as "the said easement lands") for the purpose of ingress to and egress from the said Lots Seven (7), Six (6) and Four (4), and for the purpose of installing through, under and across the said easement lands, water lines and sanitary and storm

sewers for the benefit of the said Lots Seven (7), Six (6) and Four (4) and to permit access for the purpose of repairing, maintaining, cleaning and otherwise servicing the said easement lands and works placed therein.

4. R.I.M. DEVELOPMENTS LTD., hereby grants unto KATHLEEN NORGAN, DAVID ZACK, and the BELLS, their respective heirs, executors, administrators, successors, assigns, invitees, and those persons responsible for the repair, maintenance and upkeep of the easement lands hereinafter described a free and uninterrupted right-of-way in common with R.I.M. Developments Ltd., its successors, assigns and invitees, through, under and across that portion of the said Lot Four (4) particularly set forth and described in Schedule "D" hereto, and further set forth and shown outlined in red on the plan attached hereto, signed by James Davidson, British Columbia Land Surveyor, dated August 29, 1969 (hereinafter referred to as "the easement lands") for the purpose of ingress to and egress from the said Lots Seven (7), Six (6) and Five (5), and for the purpose of installing through, under and across the said easement lands water lines and sanitary and storm sewers for the benefit of the said Lots Seven (7), Six (6) and Five (5) and to permit access for the purpose of repairing, maintaining, cleaning and otherwise servicing the said easement lands and the works placed therein.

5. THE PARTIES HERETO will not, nor will they permit or suffer any person to prevent, hinder or restrict the use of the said easement lands by those persons entitled thereto.

6. All grants, covenants and provisos, agreements, right, powers, privileges, conditions and liabilities contained in this Agreement shall be read and held as made by and with and granted to and imposed upon the respective parties hereto and their respective heirs, executors, administrators, successors and assigns.

- 6 -

531039

7. WHEREVER the singular or masculine is used throughout this Agreement, the same shall be construed as meaning the plural or the feminine or body corporate or body politic where the context or the parties hereto so require.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their hands and seals at West Vancouver, in the Province of British Columbia on the day and year first above written.

SIGNED, SEALED AND DELIVERED BY KATHLEEN NORGAN, in the presence of:

Kathleen Norgan
KATHLEEN NORGAN

Witness RUTH FRANKENBORG

Address 1192 WEST 26th

VANCOUVER 9

Occupation DRAFTSMAN

SIGNED, SEALED AND DELIVERED by DAVID ZACK, in the presence of:

David Zack
DAVID ZACK

Witness Max Cohen

Address 1880-505 Burrard St.

Vancouver, B.C.

Occupation Solicitor

SIGNED, SEALED AND DELIVERED by LAWRENCE IRVING BELL and MARCIA ELLEN BELL, in the presence of:

Lawrence Irving Bell
LAWRENCE IRVING BELL

Witness Leonard T. Frost

Address 2255 Peloponnesos Ave.

Mount Korymbos

B.C.

Occupation FRATER

(As to both signatures)

Marcia E. Bell
MARCIA ELLEN BELL

THE CORPORATE SEAL of R.I.M. DEVELOPMENTS LTD. is hereunto affixed in the presence of:

R.I.M. Developments Ltd.

Status: Registered

Doc #: 531039M

RCVD: 1971-06-11 RQST: 2021-05-20 13.50.01

Affidavit of Witness

Province of British Columbia
To Wit:

1. RUTH FRANKENBURG of the CITY **531039**
of VANCOUVER, in the Province of British Columbia,
make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by KATHLEEN NORGAN the party thereto, for the purposes named therein.
2. The said instrument was executed at WEST VANCOUVER.
3. I know the said party, and that she is of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at West Vancouver
in the Province of British Columbia, this 6th
day of MAY, 1970

Ruth Frankenburg

Samuel M. Marifield
A Commissioner for taking Affidavits for British Columbia.

Affidavit of Witness

Province of British Columbia
To Wit:

1. Lawrence Taylor Frost of the Municipality of West
of West Vancouver B.C., in the Province of British Columbia,
make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by LAWRENCE IRVING BELL and MARCIA EILEEN BELL, the parties thereto, for the purposes named therein.
2. The said instrument was executed at West Vancouver B.C.
3. I know the said parties, and that they are of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at West Vancouver
in the Province of British Columbia, this 19th
day of MAY, 1971

Lawrence Taylor Frost

Joseph
A Commissioner for taking Affidavits for British Columbia.

For Maker

I HEREBY CERTIFY that, on the 14th day of MAY, 1971 at VANCOUVER, in the Province of British Columbia,

DAVID ZACK (XX) who is personally known to me, appeared

before me and acknowledged to me that he is the person mentioned in the annexed instrument as the maker thereof, and whose name is subscribed thereto as party, that he knows the contents thereof, and that he executed the same voluntarily, and he is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at Vancouver, in the Province of British Columbia, this 14th day of MAY in the year of our Lord one thousand nine hundred and seventy-one

Max G. [Signature]
A Commissioner for taking Affidavits for British Columbia.

NOTE—Where the maker making the acknowledgment is personally known to the Officer taking the same, strike out the words in brackets.

531039

ACKNOWLEDGMENT OF OFFICER OF A CORPORATION

I HEREBY CERTIFY that, on the 10th day of May, A.D. 1971, at West Vancouver, in the Province of British Columbia, VICTOR STEWART MURRAY who is personally known to me, appeared before me and acknowledged to me that he is the Secretary of R.I.M. DEVELOPMENTS LTD., and that he is the person who subscribed his name to the annexed instrument as Secretary of the said R.I.M. DEVELOPMENTS LTD. and affixed the seal of the said R.I.M. DEVELOPMENTS LTD. to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such Corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at West Vancouver, in the Province of British Columbia, this 10th day of May, A.D. 1971

Samuel S. Merrifield
A Commissioner for taking Affidavits within British Columbia

LEGAL DESCRIPTION

531039

Lot 4, District Lot 5383. SCHEDULE "D"

ALL AND SINGULAR, that certain parcel or tract of land and premises, situate, lying and being in the Greater Vancouver Regional District No. 13, more particularly known as a Portion of Lot 4 of District Lot 5383, Group 1, New Westminster District, Plan 13331 and more particularly described as follows:

Commencing at the Southeasterly corner of the said Lot 4;

Thence along the South boundary of the said Lot 4, N.65°18'58"W., 22.91 feet;

Thence N.59°33'40"E., 41.04 feet, more or less, to a point in the Easterly boundary of the said Lot 4;

Thence along the said Easterly boundary, S.25°55'00"W., 17.61 feet, more or less;

Thence continuing, along the said Easterly boundary following a curve to the left of radius 737.28 feet, a distance of 15.66 feet, to the point of commencement and containing 384 square feet, more or less, as shown on the plan hereto attached and outlined in red thereon, and sworn to by James Davidson on the 29th day of August, 1969.

LEGAL DESCRIPTION

SCHEDULE "B"

Lot 6, District Lot 5383.

ALL AND SINGULAR, that certain parcel or tract of land and premises, situate, lying and being in the Greater Vancouver Regional District Number 13, more particularly known as a Portion of Lot 6 of District Lot 5383, Group 1, New Westminster District, Plan 13331, and more particularly described as follows:

Commencing at a point on the South boundary of the said Lot 6, 40.37 feet from the Southeast corner of the said Lot 6;

Thence along the South boundary of the said Lot 6, N.74°39'10"W., 27.60 feet,

Thence N.9°43'10"W., 27.90 feet,

Thence N.44°46'50"E., 40.44 feet, more or less, to a point on the North boundary of the said Lot 6;

Thence along the said North boundary, S.69°36'57"E., 27.46 feet, more or less;

Thence S.44°46'50"W., 39.92 feet, more or less;

Thence S.9°43'10"E., 26.71 feet, more or less to the point of commencement and containing 1675 square feet, more or less, as shown on the plan hereto attached and outlined in red thereon, and sworn to by James Davidson on the 29th day of August, 1969.

LEGAL DESCRIPTION

SCHEDULE A 531039

Lot 7, District Lot 5383

ALL AND SINGULAR, that certain parcel or tract of land and premises, situate, lying and being in the Greater Vancouver Regional District Number 13, more particularly known as a Portion of Lot 7, District Lot 5383, Group 1, New Westminster District, Plan 13331, and more particularly described as follows:

Commencing at a point on the North boundary of the said Lot 7; 51.27 feet, from the Northeast corner of the said Lot 7;

Thence S.32°59'55"E., 71.19 feet, more or less, to a point on the East boundary of the said Lot 7;

Thence along the said East boundary following the arc of a circle to the left of radius 578.34 feet, a distance of 14.51 feet,

Thence N.32°59'55"W., 93.18 feet, more or less, to a point on the North boundary of the said Lot 7;

Thence along the said North boundary, S.74°39'10"E., 15.05 feet, more or less, to the point of commencement and containing 816 square feet, more or less, as shown on the plan hereto attached and outlined in red thereon, and sworn to by James Davidson on the 29th day of August, 1969.

LEGAL DESCRIPTION

SCHEDULE C

Lot 5, District Lot 5383,

ALL AND SINGULAR, that certain parcel or tract of land and premises, situate, lying and being in the Greater Vancouver Regional District Number 13, more particularly known as a Portion of Lot 5 of District Lot 5383, Group 1, New Westminster District, Plan 13331, and more particularly described as follows:

Commencing at a point on the South boundary of the said Lot 5, 35.31 feet from the Southeast corner of the said Lot 5;

Thence along the said South boundary, N.69°38'57"W., 27.46 feet,

Thence N.44°46'50"E., 14.60 feet,

Thence N.59°33'40"E., 56.97 feet, more or less to a point on the North boundary of the said Lot 5;

Thence along the said North boundary, S.65°18'58"E., 22.91 feet, more or less to the Northeast corner of the said Lot 5;

Thence along the East boundary of the said Lot 5, following a curve to the left of radius 737.28 feet, a distance of 10.73 feet, more or less;

Thence S.59°33'40"W., 58.05 feet, more or less to the point of commencement, and containing 1744 square feet, more or less, as shown on the plan hereto attached and outlined in red thereon, and sworn to by James Davidson on the 29th day of August, 1969.