

TITLE SEARCH PRINT

File Reference: Gary to pay

Declared Value \$850000

2026-04-21, 13:42:02

Requestor: JD Murray

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	CB464448 CA3805662
Application Received	2023-02-06
Application Entered	2023-02-08
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1394881 B.C. LTD., INC.NO. BC1394881 6753 134A ST SURREY, BC V3W 5W2
Taxation Authority	Abbotsford, City of Clearbrook Waterworks District
Description of Land Parcel Identifier: Legal Description:	029-346-592 STRATA LOT 2 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2091 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB4054484 EXPIRES N/A AMENDED BY BB3020910 2014-04-10 HERETO IS ANNEXED EASEMENT CA3805678 OVER LOT A PLAN EPP36547, EXCEPT PHASE ONE STRATA PLAN EPS2091 AIRPORT ZONING PLAN 22467

TITLE SEARCH PRINT

File Reference: Gary to pay

Declared Value \$850000

2026-04-21, 13:42:02

Requestor: JD Murray

ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA) FILED
22/06/1983 UNDER NO. W90088 PLAN NO. 66201

Charges, Liens and Interests

Nature: COVENANT
Registration Number: BB4053645
Registration Date and Time: 2013-01-08 09:04
Registered Owner: CITY OF ABBOTSFORD
Remarks: INTER ALIA
PART FORMERLY LOT A PLAN EPP21414

Nature: COVENANT
Registration Number: CA2945256
Registration Date and Time: 2013-01-09 14:28
Registered Owner: CITY OF ABBOTSFORD
Remarks: INTER ALIA
PART FORMERLY LOT A PLAN EPP21414

Nature: COVENANT
Registration Number: CA2945258
Registration Date and Time: 2013-01-09 14:28
Registered Owner: CITY OF ABBOTSFORD
Remarks: INTER ALIA
PART FORMERLY LOT A PLAN EPP21414

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB3008662
Registration Date and Time: 2013-06-17 13:11
Registered Owner: FORTISBC ENERGY INC.
INCORPORATION NO. BC0778288
Remarks: INTER ALIA
PART FORMERLY LOT A PLAN EPP21414

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA3430816
Registration Date and Time: 2013-10-30 14:20
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA
PART FORMERLY LOT A PLAN EPP21414

TITLE SEARCH PRINT

File Reference: Gary to pay

Declared Value \$850000

2026-04-21, 13:42:02

Requestor: JD Murray

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA3430817
Registration Date and Time: 2013-10-30 14:20
Registered Owner: TELUS COMMUNICATIONS INC.
INCORPORATION NO. A55547
Remarks: INTER ALIA
PART FORMERLY LOT A PLAN EPP21414

Nature: COVENANT
Registration Number: CA3636192
Registration Date and Time: 2014-03-18 11:22
Registered Owner: CITY OF ABBOTSFORD
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: BB4067637
Registration Date and Time: 2014-03-26 14:49
Registered Owner: CITY OF ABBOTSFORD
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA3805681
Registration Date and Time: 2014-06-27 08:08
Registered Owner: CITY OF ABBOTSFORD
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB1559535
Registration Date and Time: 2024-08-28 12:35
Registered Owner: ROYAL BANK OF CANADA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB1559536
Registration Date and Time: 2024-08-28 12:35
Registered Owner: ROYAL BANK OF CANADA

Nature: MORTGAGE
Registration Number: CB1560289
Registration Date and Time: 2024-08-28 14:52
Registered Owner: VIHAN ENTERPRISES LTD.
INCORPORATION NO. BC1272690

TITLE SEARCH PRINT

File Reference: Gary to pay

Declared Value \$850000

2026-04-21, 13:42:02

Requestor: JD Murray

Nature: ASSIGNMENT OF RENTS
Registration Number: CB1560290
Registration Date and Time: 2024-08-28 14:52
Registered Owner: VIHAN ENTERPRISES LTD.
INCORPORATION NO. BC1272690

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB2104538
Registration Date and Time: 2025-06-12 14:04
Registered Owner: SUMIT SHARMA SEHAJPAL

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB2232011
Registration Date and Time: 2025-08-08 14:29
Registered Owner: VIHAN ENTERPRISES LTD.
INCORPORATION NO. BC1272690
Remarks: INTER ALIA

Nature: JUDGMENT
Registration Number: CB2359590
Registration Date and Time: 2025-09-24 16:04
Registered Owner: SUMIT SHARMA SEHAJPAL
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CB2399763
Registration Date and Time: 2025-10-16 12:45
Registered Owner: ROYAL BANK OF CANADA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE