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BV485022

**LAND TITLE ACT
FORM C**

(Section 233)

Province of British Columbia**GENERAL INSTRUMENT - PART I** (This area for Land Title Office use)

Page 1 of 8

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

Peter Mogan
Barrister & Solicitor
1600 - 1185 West Georgia Street
Vancouver, BC V6E 4E6
Telephone: (604) 689-8000

West Coast
Client # 10350

2. PARCEL IDENTIFICATION AND LEGAL DESCRIPTION OF LAND:*
(PID) (LEGAL DESCRIPTION)

007-855-656 LOT 56 BLOCK B PLAN 14341 MUSQUEAM INDIAN RESERVE NO. 2

3. NATURE OF INTEREST:

Description	Document Reference (page and paragraph)	Person Entitled to Interest
Modification of Lease No.A53762, SEE A53763, L79787 AND R44714	Page 1-2, Section 2	Landlord/Tenant 14 03/11/21 14:21:43 05 LM 503005 CHARGE \$55.00

4. TERMS: (Part 2 of this instrument consists of (select one only)

- (a) Filed Standard Charge Terms ☐ D.F.No.
(b) Express Charge Terms ☒ Annexed as Part 2
(c) Release ☐ There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in item 3 is released or discharged as a charge on the land described in item 2.

5. TRANSFEROR(S):*

HER MAJESTY THE QUEEN IN RIGHT OF CANADA, IN TRUST (DF #28572)
C/O 6735 Salish Drive, Vancouver, BC V6N 4C4

6. TRANSFEREE(S): (Including postal address(es) and postal code(s))*

Yang Yen-Pei
Yang Wong Teh-Ping
4209 Yuculta Crescent Vancouver, BC V6N 4A9

7. ADDITIONAL OR MODIFIED TERMS

N/A

8. EXECUTIONS: ** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge receipt of a true copy of the filed standard charge terms, if any.

EXECUTION DATE

Officer Signature(s)



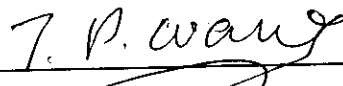
(as to signatures)

PETER J. MOGAN
Barrister & Solicitor
1600 - 1185 West Georgia Street
Vancouver, B.C. V6E 4E6
Tel: 689-8000

Y	M	D
2003	11	01

Party(ies) Signature(s)


Yang Yen-Pei


Yang Wong Teh-Ping

Officer Certification: Tel: 689-8000

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.

M
DNU

**LAND TITLE ACT
FORM C**

EXECUTIONS CONTINUES

Page 2

EXECUTION DATE

Officer Signature(s)

Y	M	D
2003	11	01

Party(ies) Signature(s)

**HER MAJESTY THE QUEEN IN RIGHT
OF CANADA, IN TRUST (DF #28572 by its
authorized signatory(ies):**

[Handwritten signature]
(as to all signatures)



A COMMISSIONER FOR TAKING AFFIDAVITS
IN THE PROVINCE OF BRITISH COLUMBIA
DEBRA CAMPBELL,
MANAGER, LANDS
MUSQUEAM INDIAN BAND
6735 SALISH DRIVE
VANCOUVER, BC V6N 4C4

NAME: *Mary Charles*
COUNCILLOR, Musqueam Indian Band
Musqueam Indian Band
6735 Salish Drive
Vancouver, BC V6N 4C4
Telephone: (604) 263-3261 Fax: (604) 263-4212

MARY CHARLES

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.

PART 2

LEASE MODIFICATION AGREEMENT

BETWEEN:

HER MAJESTY THE QUEEN in the right of Canada
As represented by the Minister of Indian Affairs and
Northern Development

(hereinafter called "the Minister")

OF THE FIRST PART

AND:

Yang Yen-Pei
Yang Wong Teh-Ping
4209 Yuculta Crescent
Vancouver, BC V6N 4A9

(hereinafter called "the Lessee")

OF THE SECOND PART

WHEREAS the Leaseholder is an assignee of a lease of certain properties on the Musqueam Indian Reserve, described as

City of Vancouver
Parcel Identifier 007-855-656
Lot 56, Block B
Plan 14341
Musqueam Indian Reserve No. 2

And also described in the Indian Land Registry, Ottawa as:

Lot 56, Parcel B
Plan 55996 CLSR
Musqueam Indian Reserve No. 2

And having the municipal address of:

4209 Yuculta Crescent
Vancouver, BC
V6N 4A9

AND WHEREAS the parties wish to amend the terms of the Head Lease registered in the Vancouver Land Registry Office under number A53762, and subsequently registered in the Indian Land Registry, Ottawa, under number X13583;


THE PARTIES AGREE:

THAT section 2 of the lease is amended by renumbering section 2 as section 2A and by adding to it the following provision as section 2B:

- 2 B) Should the mortgagee be insured by Central Mortgage and Housing Corporation ("CMHC") or its successor or assign, the following provisions shall apply:
- (i) CMHC, while in possession of the premises, and only so long as CMHC is a self-insuring corporation, shall be relieved of the obligation to obtain third party insurance on the premises;
 - (ii) The Lender and/or CMHC, where the premises are destroyed to at least 25% of the full replacement value shall have the right to determine whether the premises shall be repaired, replaced, rebuilt or restored and shall have priority of payment in that regard;
 - (iii) The Lender and/or CMHC, while in possession of the premises, shall have the right to participate in any dispute resolution proceeding, if such proceedings reasonably may affect the Lease.

DATED this 01 day of November, 2003.

SIGNED, SEALED AND DELIVERED in)
the presence of:)



As to the signature on behalf of the
Minister of Indian Affairs and Northern
Development)


On behalf of the Minister of Indian Affairs and
Northern Development)

COUNCILLOR
MUSQUEAM INDIAN BAND
6735 SALISH DRIVE
VANCOUVER, BC V6N 4G4
TEL # (604) 263-3261 FAX # 263-4212

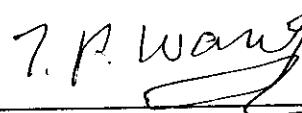
SIGNED, SEALED AND DELIVERED
by the Lessee in the presence of:


Name


Yang Yen-Pei

SIGNED, SEALED AND DELIVERED
by the Lessee in the presence of:


Name


Yang Wong Teh-Ping

SIGNED, SEALED AND DELIVERED
by the Lessee in the presence of:

Name

SIGNED, SEALED AND DELIVERED
by the Lessee in the presence of:

Name

AFFIDAVIT OF WITNESS

NOTE: This affidavit must be sworn by a witness who is not a party to the instrument.


I, Colleen McGuinness, of the City of Vancouver

In the Province of British Columbia, make oath and say:

1. I was present and saw the instrument duly signed by
Yang Yen-Pei.
2. I know the said Yang Yen-Pei and I believe that he/she is
of the full age of majority for the Province of British Columbia.
3. I am the subscribing witness to the instrument and I am of the full age of majority for
the Province of British Columbia.
4. I verily believe that each person whose signature I witnessed is the party of the same
name referred to in the instrument.

SWORN before me in the City)
of Vancouver in the)
Province Of British Columbia)
this 01 day of)
November 2003)


WITNESS


A Notary Public in and for the Province
of British Columbia or a Commissioner
for Taking Oaths.

PETER J. MOGAN
Barrister & Solicitor
1800 - 1185 West Georgia St.
Vancouver, B.C. V6E 4E6
Tel: 689-8000

AFFIDAVIT OF WITNESS

NOTE: This affidavit must be sworn by a witness who is not a party to the instrument.

I, Colleen McGuinness, of the City of Vancouver

In the Province of British Columbia, make oath and say:

1. I was present and saw the instrument duly signed by
Yang Wong Teh-Ping.
2. I know the said Yang Wong Teh-Ping and I believe that he/she is of the full age of majority for the Province of British Columbia.
3. I am the subscribing witness to the instrument and I am of the full age of majority for the Province of British Columbia.
4. I verily believe that each person whose signature I witnessed is the party of the same name referred to in the instrument.

SWORN before me in the City)
of Vancouver in the)
Province Of British Columbia)
this 01 day of)
November, 2003)

Colleen McGuinness
WITNESS

A Notary Public in and for the Province
of British Columbia or a Commissioner
for Taking Oaths.

PETER J. MOGAN
Barrister & Solicitor
1800 - 1185 West Georgia Street
Vancouver, B.C. V6E 4E6
Tel: 689-8000

AFFIDAVIT OF WITNESS

NOTE: This affidavit must be sworn by a witness who is not a party to the instrument.

I, Colleen McGuinness, of the City of Vancouver


In the Province of British Columbia, make oath and say:

1. I was present and saw the instrument duly signed by
MARY CHARLES.
2. I know the said MARY CHARLES and I believe that he/she is of the full age of majority for the Province of British Columbia.
3. I am the subscribing witness to the instrument and I am of the full age of majority for the Province of British Columbia.
4. I verily believe that each person whose signature I witnessed is the party of the same name referred to in the instrument.

SWORN before me in the City)
of Vancouver in the)
Province Of British Columbia)
this 01 day of)
November, 2003)

WITNESS

Debra Campbell
A Notary Public in and for the Province
of British Columbia or a Commissioner
for Taking Oaths.

 A COMMISSIONER FOR TAKING AFFIDAVITS
IN THE PROVINCE OF BRITISH COLUMBIA
DEBRA CAMPBELL,
MANAGER, LANDS
MUSQUEAM INDIAN BAND
6736 SALISH DRIVE
VANCOUVER, BC V6N 4C4

END OF DOCUMENT