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R 44714

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ASSIGNMENT OF LEASE	SUBSTITUTE FORM	PARTICULARS
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Declared Value: \$335,000.00

Full name, postal address and telephone number of person presenting instrument for registration.

Fees: \$25.00

Assignment of  
Lease L 79787

PA R 34176

PA R 34175

Title No. C38748-L

Jack Micner  
Barrister and Solicitor  
105 - 691 Thurlow Street  
Vancouver, British Columbia  
V6E 3L9

Signature of Solicitor

THIS INDENTURE made the 4<sup>th</sup> day of May . 1987

BETWEEN:

ANGUS JOHN McDOUGALL, mining engineer,  
and PATRICIA ANN McDOUGALL, his wife,  
both of 4209 Yuculta Crescent, in the  
City of Vancouver, in the Province of  
British Columbia.  
"JOINT TENANTS"

(hereinafter called the "Assignors")

OF THE FIRST PART

AND:

YANG YEN-PEI, Businessman and  
YANG WONG TEH-PING, his wife both  
4209 Yuculta Crescent, in the City  
of Vancouver, in the Province of  
British Columbia

05/12/87 D0740 CHG HOM 25.00

(hereinafter called the "Assignee")

OF THE SECOND PART

HER MAJESTY THE QUEEN IN RIGHT OF CANADA,  
IN TRUST, represented herein by the Minister  
of Indian and Northern Affairs.

(hereinafter called the "Minister")

OF THE THIRD PART

LAND TITLE ACT  
FO... SECTION 14  
AND OF REGISTRATION  
MEMORANDUM

On application received...  
day and at the time stated herein.  
D. N. ELLIS, REGISTRAR  
VANCOUVER LAND TITLE OFFICE

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**WHEREAS:**

By a Lease dated the 9th day of July, 1973 made between Her Majesty Queen Elizabeth II, represented therein by the then Minister of Indian Affairs and Northern Development as Lessor and SALISHAN DEVELOPMENTS LTD. AS Lessee which Lease hereinafter referred to as "Head Lease", and which Head Lease was registered in the Vancouver Land Title Office for the Vancouver Land Registration District on the 7th day of August, 1973 under No. A 53762 the Minister did demise unto said Lessee the following lands:

All and singular that certain parcel or tract of land lying within and being part of the Musqueam Indian Reserve No. 2, in the Province of British Columbia, and which is more particularly described as follows:

City of Vancouver  
Lot 56 of  
Parcel "B"

MUSQUEAM INDIAN RESERVE NO. 2  
Plan 14341  
Certificate under Provincial Home Acquisition Act 7843  
Date of Entitlement 1/1/74

(hereinafter called the demised lands and premises)

(Reference Canada Land Survey Records Office  
Plan No. 55996)

To hold the same from the 9th day of July, 1973 until and to be fully complete and ended in any event on the thirty-first day of December, two thousand and seventy-three, and subject to the Lessee's covenants and agreements therein contained.

B. Such original Lessee's interest has subsequently been assigned to Colin Alistair Campbell and Elaine Terry Campbell, Joint Tenants by an Assignment dated the 9th day of July, 1973 and Registered in the Vancouver Land Title Office under No. A 53763, subject to an Option back to the Original Lessee dated the 9th day of July, 1973 and registered in the Vancouver Land Title Office under No. A 53764, the conditions of which Option have been fulfilled by the said Colin Alistair Campbell and Elaine Terry Campbell, Joint Tenants.

C. The said interest of the lands by Colin Alistair Campbell and Elaine Terry Campbell, Joint Tenants has subsequently been assigned to the Assignors herein by the Assignment dated the

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9th day of August, 1983 and Registered in the Vancouver Land Title Office under No. L 79787, subject to an Option back to the Original Lessee dated the 9th day of July, 1973 and registered in the Vancouver Land Title Office under No. A 53764, the conditions of which Option have been fulfilled by the Assignors herein. Such Option to Lease was subsequently cancelled on the 3rd day of October, 1983 under No. L 96752

1. NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of these premises and the sum of THREE HUNDRED AND THIRTY-FIVE THOUSAND DOLLARS (\$335,000.00) of lawful money of Canada now paid by the Assignees to the Assignors and other good and valuable consideration (the receipt whereof is hereby acknowledged by the Assignors) the Assignors DO HEREBY GRANT and assign unto the Assignees all of the Assignors interest in the demised lands and all of the Assignors interest in the demised lands and premises together with the unexpired term of years of the Head Lease and the said Head Lease and all benefit and advantage to be derived therefrom.

TO HAVE AND TO HOLD the same unto the Assignees, their heirs, executors, administrators, and approved assigns subject to the payment of the rents and the observance and performance of the Lessee's covenants and conditions in the Head Lease contained.

2. (a) The Assignors hereby covenant with the Assignee that: Notwithstanding any act of the Assignors, the Head Lease is a good, valid and subsisting lease, and the rents thereby reserved have been duly paid, and the covenants and conditions therein contained have been observed and performed by the Assignors up to the day of the date hereof.
- (b) The Assignors now have in them good right, full power and absolute authority to assign the demised lands and premises in the manner aforesaid, according to the true intent and meaning of these presents.
- (c) Subject to the said rent, the Lessee's covenants and conditions contained in the Head Lease, and the encumbrances hereinafter set forth, the Assignees may enter into and upon and hold and enjoy the demised lands and premises for the residue of the term granted by the Head Lease for their own use and benefit, without any interruption of the Assignors or any other person whomsoever claiming or to be claimed by, through or under them.

PROVIDED HOWEVER that the said Lease is encumbered as follows:

- (d) The Assignors shall from time to time and at all times hereafter, at the request and cost of the Assignees

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execute such further assurances of the demised lands and premises as the Assignees shall reasonably require.

3. The Assignees hereby covenant with the Assignors and in consideration of the Minister consenting to this Assignment with the Minister that:

- (a) The Assignees shall at all times abide by the full terms of the Head Lease and shall pay the rent and perform the Lessee's covenants, conditions and agreements therein respectively reserved and contained and shall indemnify and save harmless the Minister and the Assignors therefrom and from all actions, suits, costs, losses, charges, damages and expenses for or in respect thereof.
- (b) The Assignees shall cause every future Assignee to covenant in writing to abide by the full terms of the Head Lease.
- (c) The Minister shall be entitled to all remedies in respect of non-payment of rent and breaches of covenants, conditions and agreements in the Head Lease as if the Assignees were the Lessees named in the Head Lease.

4. The Assignees shall effect registration of this Assignment in the Vancouver Land Title Office as soon as reasonably possible following execution, and the cost of preparation and registration of this Assignment shall be borne by and paid for by the Assignees.

5. IT IS HEREBY declared and agreed that these presents and everything contained herein shall enure to the benefit of and be binding upon the parties hereto, and each his heirs, executors, administrators, successors and assigns respectively and words in the singular shall include the plural and words in the plural include the singular and words importing the masculine gender include the feminine and neuter genders where the context so requires, and that all covenants, liabilities, and obligations entered into or imposed hereunder upon the Assignees shall be joint and several.

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IN WITNESS WHEREOF the Minister of Indian Affairs and Northern Development DOES HEREBY CONSENT TO THIS ASSIGNMENT and has hereunto set his hand the day and year first above written.

IN WITNESS WHEREOF the Assignors and Assignees have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED  
by the Minister of Indian  
Affairs and Northern Develop-  
ment in the presence of:

B. Dither  
As to the signature of the  
Minister of Indian Affairs and  
Northern Development  
BEVERLY B DITHER

Address

Occupation

[Signature]  
Minister of Indian Affairs  
and Northern Development

DIRECTOR, LANDS, REVENUES  
& TRUSTS, BRITISH  
COLUMBIA REGION

APPROVED AS  
TO FORM.

RB

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

Name

Address

ALEXANDER SHARP

Barrister & Solicitor

607 475 Howe St.

VANCOUVER B.C.

Occupation

(as to both signatures)

[Signature]  
ANGUS JOHN McDOUGALL

[Signature]  
PATRICIA ANN McDOUGALL


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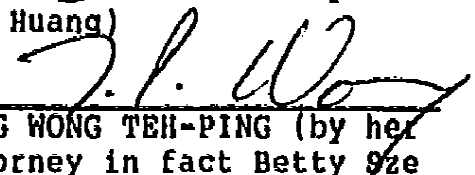
SIGNED, SEALED AND DELIVERED  
by the Assignees in the  
presence of:

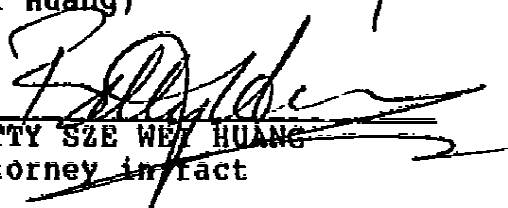
Name

Address

Occupation

  
YANG YEN-PEI (by his  
Attorney in fact Betty Sze  
Wei Huang)

  
YANG WONG TEH-PING (by her  
Attorney in fact Betty Sze  
Wei Huang)

  
BETTY SZE WEI HUANG  
Attorney in fact



FORM NO. 11A 2

## LAND TITLE ACT

Form 2

Sections 43(a) and 44(a)

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## AFFIDAVIT OF WITNESS

I, **BEVERLEY B. DITMER**, of **VANCOUVER** in British Columbia, make oath and say:

1. I was present and saw this instrument duly signed and executed by **A. J. CROSS** the party(ies) to it, for the purposes named in it.
2. The instrument was executed at **VANCOUVER, B.C.**
3. I know the party(ies) who is(are) 19 years old or more.
4. I am the subscribing witness to the instrument and am 16 years old or more.

Sworn before me at **VANCOUVER**

in British Columbia, this **4th**

day of **MAY**, 19 **87**.

*A. J. Cross*

*A. J. Cross*

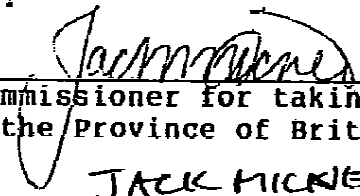
*NOTE: This affidavit must be sworn by a witness who is not a party to the instrument.*

## LAND TITLE ACT

## ACKNOWLEDGEMENT OF MAKER

I HEREBY CERTIFY that on the 14<sup>th</sup> day of April, 1987 at Vancouver, in the Province of British Columbia, BETTY SZE TEH-PING, the Attorney in fact for YANG YEN-PEI and YANG WONG TEH-PING, who is personally known to me, appeared before me and acknowledged to me that she is the person mentioned in the annexed instrument as the Attorney in fact for the makers thereof, and whose name is subscribed thereto as party, that she knows the contents thereof, and that she executed the same voluntarily and is of the full age of nineteen (19) years.

IN TESTIMONY WHEREOF, I have set my hand and seal of office at the City of Vancouver, in the Province of British Columbia this 14<sup>th</sup> day of April, 1987.

  
A Commissioner for taking Affidavits  
for the Province of British Columbia

JACK HICKER





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## LAND TITLE ACT

## FORM 2

(Sections 43(a) and 44(a))

## AFFIDAVIT OF WITNESS

I, ALEXANDER SHARP BARRISTER AND SOLICITOR, of  
#609 - 475 Howe Street, in the City of Vancouver, in  
British Columbia, make oath and say:

1. I was present and say this instrument duly signed and executed by Angus John McDougall and Patricia Ann McDougall the party(ies), who is(are) 19 years old or more.
2. The instrument was executed at Vancouver, B.C.
3. I know the party(ies), who is(are) 19 years old or more.
4. I am the subscribing witness to the instrument and am 16 years old or more.

Sworn before me at Vancouver, British Columbia )  
this 29th day of April, 1987 )  
\_\_\_\_\_  
A Commissioner for taking )  
Affidavits within the Province )  
of British Columbia )

JAMES BACIR.

Alexander Sharp  
ALEXANDER SHARP

Dated the       day of       , 1987

ANGUS JOHN McDOUGALL and  
PATRICIA ANN McDOUGALL

JOINT TENANTS

OF THE FIRST PART

AND:

YANG YEN-PEI and  
YANG WONG TEH-PING

OF THE SECOND PART

AND:

HER MAJESTY THE QUEEN IN RIGHT  
OF CANADA IN TRUST, represented  
herein by the Minister of Indian  
and Northern Affairs

OF THE THIRD PART

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**ASSIGNMENT OF LEASE**

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JACK MICNER  
BARRISTER AND SOLICITOR  
105 - 691 THURLOW STREET  
VANCOUVER, BRITISH COLUMBIA  
V6E 3L9  
685-9277

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## Land Title Act

## FORM 4

(Section 45(1)(a))

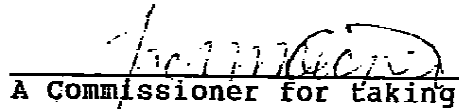
STATUTORY DECLARATION WHERE ATTORNEY  
IS NOT A CORPORATION

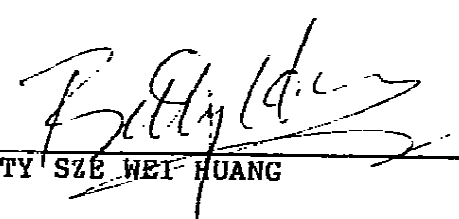
I, BETTY SZE WEI HUANG, of the City of Vancouver, in the Province of British Columbia, solemnly declare that:

1. I am the attorney for YANG YEN-PEI, under a Power of Attorney filed under the Land Title Act.
2. I am the person who subscribed the name of YANG YEN-PEI and my name in the instrument as a transferor.
3. At the time of the execution of the instrument the Power of Attorney had not been revoked by or on behalf of YANG YEN-PEI and I have not received any notice or information of the death, disability or bankruptcy of YANG YEN-PEI.
4. I know the contents of the instrument and subscribed the name of YANG YEN-PEI to it voluntarily as the free act of the transferor.

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.

DECLARED BEFORE ME at the City)  
of Vancouver, Province of )  
British Columbia, this ~~April~~ 12<sup>th</sup> )  
day of ~~April~~ 1987. )  
May )

  
A Commissioner for Taking  
Affidavits within British  
Columbia )

  
BETTY SZE WEI HUANG

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## Land Title Act

## FORM 4

(Section 45(1)(a))


STATUTORY DECLARATION WHERE ATTORNEY  
IS NOT A CORPORATION

I, BETTY SZE WEI HUANG, of the City of Vancouver, in the Province of British Columbia, solemnly declare that:

1. I am the attorney for YANG WONG TEH-PING, under a Power of Attorney filed under the Land Title Act.
2. I am the person who subscribed the name of YANG WONG TEH-PING and my name in the instrument as a transferor.
3. At the time of the execution of the instrument the Power of Attorney had not been revoked by or on behalf of YANG WONG TEH-PING and I have not received any notice or information of the death, disability or bankruptcy of YANG WONG TEH-PING.
4. I know the contents of the instrument and subscribed the name of YANG WONG TEH-PING to it voluntarily as the free act of the transferor.

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.

DECLARED BEFORE ME at the City)  
of Vancouver, Province of  
British Columbia, this ~~12th~~ 12th  
day of ~~April~~ May, 1987.

  
A Commissioner for taking  
Affidavits within British  
Columbia

  
BETTY SZE WEI HUANG