

LAND SERVICES SEARCH REQUEST CLIENT COPY



4126 Norland Avenue
Burnaby, BC V5G 3S8
Phone: 604-637-4000 / 1-800-561-1404
Fax: 604-637-4001 / 1-800-590-3310

Order #: 6712913
Reference: 2909 176 Street
Ordered on: 2017-08-29

Attention: Beebe Cline
Client #: 24446
Hugh And McKinnon Realty
14007 16th Ave.,
White Rock, BC, V4A 1P9

Phone: 604-531-1909

Requested services on the following:

Address: 2909/176 St///
Surrey, BC
Registry: BC Online (Land)
Special instructions: Please provide title search
Special instructions for the client: 1 LEGAL 013-242-890,
1 TITLE 013-242-890,
ATTACHED.

Requested services:

Sub-search
Obtain legal

Billing information:

Bill to: Client #: 24446
Hugh And McKinnon Realty

Return method:

Other: D+H CollateralGuard RC

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Owner Location Report

Disclaimer

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Report Date:	Aug 29, 2017	Report Time:	03:35:46 PM
Folio:		For:	PA39643
Roll Year:	2017	Roll Number:	7199-97132-1
Area:	14	Jurisdiction:	326
School District:	36		
Neighbourhood:	051 - S.E. UPLANDS TO HWY99/ MORGAN		
Property Address:	2909 176 ST SURREY BC V3Z 9V4		
Owner Name:	ALI NAWAZ RAHIMTULA/SHAHNAZ RAHIMTULA	# of Owners:	2
Owner Address:	2909 176 ST SURREY BC V3Z 9V4		
Document No:	CA3855312		
PID:	013-242-890		
Legal Description:	Parcel A, Legal Subdivision 9 & 10, Section 19, Township 7, New Westminster Land District, Except Plan FIRSTLY: PCL ONE (683836E), SECONDLY: PT ON STAT/RW PL 84545, (PL WITH FEE DEPOSITED 54266F)		
Additional Owners:	No Additional Owners		
	Associated PIDs:		

TITLE SEARCH PRINT

File Reference: 6712913
Declared Value \$3500000

2017-08-29, 15:36:56
Requestor: Jonathan Talite

****CURRENT AND CANCELLED INFORMATION SHOWN****

Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	CA3855312 BV316789
Application Received	2014-07-22
Application Entered	2014-07-28
Registered Owner in Fee Simple Registered Owner/Mailing Address:	ALI NAWAZ RAHIMTULA, BUSINESSMAN SHAHNAZ RAHIMTULA, BUSINESSWOMAN 2909 176 STREET SURREY, BC V3S 9V4 AS JOINT TENANTS
Taxation Authority	Surrey, City of
Description of Land Parcel Identifier: Legal Description:	013-242-890 PARCEL "A" (PLAN WITH FEE DEPOSITED 54266F) LEGAL SUBDIVISIONS 9 AND 10 SECTION 19 TOWNSHIP 7 EXCEPT: FIRSTLY: PARCEL "ONE" (683836E); SECONDLY: PART ON STATUTORY RIGHT OF WAY PLAN 84545 NEW WESTMINSTER DISTRICT
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Cancelled By: Cancelled Date:	MORTGAGE BA485759 2006-04-04 12:12 HSBC BANK CANADA CA4599921 2015-08-12

TITLE SEARCH PRINT

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2017-08-29, 15:36:56

Requestor: Jonathan Talite

Nature: MORTGAGE
Registration Number: CA2185976
Registration Date and Time: 2011-09-13 09:56
Registered Owner: BALJIT SINGH NAGRA
Cancelled By: CA3889506
Cancelled Date: 2014-08-07

Nature: LAND TAX DEFERMENT ACT AGREEMENT
Registration Number: BB1503319
Registration Date and Time: 2013-03-21 10:17
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: RESTRICTS DEALINGS
Cancelled By: BB3024882
Cancelled Date: 2014-08-05

Nature: MORTGAGE
Registration Number: CA3863070
Registration Date and Time: 2014-07-25 12:10
Registered Owner: MORTEQ LENDING CORP.
INCORPORATION NO. BC0774809
Remarks: MODIFIED BY CA4134313
Cancelled By: CA4621903
Cancelled Date: 2015-08-21

Nature: ASSIGNMENT OF RENTS
Registration Number: CA3863071
Registration Date and Time: 2014-07-25 12:10
Registered Owner: MORTEQ LENDING CORP.
INCORPORATION NO. BC0774809
Cancelled By: CA4621904
Cancelled Date: 2015-08-21

Nature: MODIFICATION
Registration Number: CA4134313
Registration Date and Time: 2014-12-12 10:24
Remarks: MODIFICATION OF CA3863070
Cancelled By: CA4621903
Cancelled Date: 2015-08-21

Nature: MORTGAGE
Registration Number: CA4526623
Registration Date and Time: 2015-07-10 13:19
Registered Owner: HSBC BANK CANADA

TITLE SEARCH PRINT

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2017-08-29, 15:36:56
Requestor: Jonathan Talite

Nature: MORTGAGE
Registration Number: CA4720463
Registration Date and Time: 2015-10-02 11:20
Registered Owner: OLYMPIA TRUST COMPANY,
INCORPORATION NO. A50545
IN TRUST, SEE BV276244
Cancelled By: CA5753168
Cancelled Date: 2017-01-09

Nature: ASSIGNMENT OF RENTS
Registration Number: CA4720464
Registration Date and Time: 2015-10-02 11:20
Registered Owner: OLYMPIA TRUST COMPANY,
INCORPORATION NO. A50545
IN TRUST, SEE BV276244
Cancelled By: CA5753169
Cancelled Date: 2017-01-09

Nature: MORTGAGE
Registration Number: CA5657014
Registration Date and Time: 2016-11-18 10:30
Registered Owner: OLYMPIA TRUST COMPANY
INCORPORATION NO. A50545
IN TRUST, SEE BV276244
AS TO AN UNDIVIDED 175/375 INTEREST
ADA SILVIA
PIETRO ANTONIO ASTORINO
AS TO AN UNDIVIDED 200/375 INTEREST AS JOINT TENANTS
Cancelled By: CA5855967
Cancelled Date: 2017-03-06

Nature: ASSIGNMENT OF RENTS
Registration Number: CA5657015
Registration Date and Time: 2016-11-18 10:30
Registered Owner: OLYMPIA TRUST COMPANY
INCORPORATION NO. A50545
IN TRUST, SEE BV276244
AS TO AN UNDIVIDED 175/375 INTEREST
ADA SILVIA
PIETRO ANTONIO ASTORINO
AS TO AN UNDIVIDED 200/375 INTEREST AS JOINT TENANTS
Cancelled By: CA5855968
Cancelled Date: 2017-03-06

TITLE SEARCH PRINT

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2017-08-29, 15:36:56
Requestor: Jonathan Talite

Nature: MORTGAGE
Registration Number: CA5788872
Registration Date and Time: 2017-01-26 17:03
Registered Owner: MORTEQ LENDING CORP.
INCORPORATION NO. BC0774809
Remarks: INTER ALIA
Cancelled By: CA5967907
Cancelled Date: 2017-05-02

Nature: ASSIGNMENT OF RENTS
Registration Number: CA5788873
Registration Date and Time: 2017-01-26 17:03
Registered Owner: MORTEQ LENDING CORP.
INCORPORATION NO. BC0774809
Remarks: INTER ALIA
Cancelled By: CA5967908
Cancelled Date: 2017-05-02

Nature: MORTGAGE
Registration Number: CA5956801
Registration Date and Time: 2017-04-27 13:58
Registered Owner: NORTH WHALLEY DEVELOPMENTS LTD.
INCORPORATION NO. BC0130143
AS TO AN UNDIVIDED 4000/13925 INTEREST
520449 B.C. LTD.
INCORPORATION NO. BC0520449
AS TO AN UNDIVIDED 4925/13925 INTEREST
QUEENSLAND DEVELOPMENT LTD.
INCORPORATION NO. BC0755479
AS TO AN UNDIVIDED 3000/13925 INTEREST
HUI XIN ZHONG
AS TO AN UNDIVIDED 2000/13925 INTEREST
Remarks: INTER ALIA
Cancelled By: CA6224189
Cancelled Date: 2017-08-15

TITLE SEARCH PRINT

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2017-08-29, 15:36:56
Requestor: Jonathan Talite

Nature: ASSIGNMENT OF RENTS
Registration Number: CA5956802
Registration Date and Time: 2017-04-27 13:58
Registered Owner: NORTH WHALLEY DEVELOPMENTS LTD.
INCORPORATION NO. BC0130143
AS TO AN UNDIVIDED 4000/13925 INTEREST
520449 B.C. LTD.
Registered Owner: INCORPORATION NO. BC0520449
AS TO AN UNDIVIDED 4925/13925 INTEREST
Registered Owner: QUEENSLAND DEVELOPMENT LTD.
INCORPORATION NO. BC0755479
AS TO AN UNDIVIDED 3000/13925 INTEREST
Registered Owner: HUI XIN ZHONG
AS TO AN UNDIVIDED 2000/13925 INTEREST
Remarks: INTER ALIA
Cancelled By: CA6224190
Cancelled Date: 2017-08-15

Nature: MORTGAGE
Registration Number: CA6165447
Registration Date and Time: 2017-07-24 12:21
Registered Owner: VALIANT MORTGAGE INC.
INCORPORATION NO. BC1064181
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA6165448
Registration Date and Time: 2017-07-24 12:21
Registered Owner: VALIANT MORTGAGE INC.
INCORPORATION NO. BC1064181
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE