



Instructions to Lawyers (British Columbia) To Complete Mortgage / Assignment of Rents

Please address documents to the Lender directly to:

Please act as counsel for Computershare Trust Company of Canada and Pine Canada Lending Corporation (the “Lender”) to complete the mortgage transaction outlined in the Mortgage Loan Commitment and our Cost of Borrowing and Disclosure Statement. In these instructions, “commitment” means our Mortgage Loan Commitment, our Cost of Borrowing and Disclosure Statement that we sent you and the Schedule to Disclosure Statement attached thereto.

We refer you to the Solicitor’s Responsibilities document, which sets out the requirements of counsel when representing the Lender in this loan transaction. Please review the Solicitor’s Responsibilities carefully to ensure that you fully apprise yourself of all of our requirements.

NOTE: TO COMPLY WITH THE APPLICABLE LAWS RELATING TO COMMITMENT, PLEASE PROVIDE THE COMMITMENT, INCLUDING THE SCHEDULE REFERENCED THEREIN, TO THE MORTGAGOR(S) AT LEAST TWO BUSINESS DAYS PRIOR TO COMPLETING THE MORTGAGE TRANSACTION. THIS REQUIREMENT DOES NOT APPLY IF IT HAS BEEN WAIVED BY THE MORTGAGOR(S) IN ACCORDANCE WITH THE CONSENT TO WAIVE TIMING OF DISCLOSURE CONTAINED IN THE COMMITMENT.

Please do not send draft documents or a preliminary report to the Lender. The Lender will not review draft documents but relies on you to comply with these instructions and ensure that all documents reflect the provisions of the commitment.

MORTGAGE:

Please complete the mortgage to reflect the provisions of the commitment.

Description and box on Form B.	Form B, Mortgage of Land.
Item 2 – Description of Land	<i>Complete this.</i>
Item 3 – Borrower(s)/Mortgagor(s)	<i>Complete this.</i> <i>Please make sure that the persons who grant the mortgage are the same as the persons to whom the commitment is addressed. If different, please contact the servicing branch shown in the commitment.</i>
Item 4 - Lender	<i>Enter “COMPUTERSHARE TRUST COMPANY OF CANADA” in Item 4, and include its address as: c/o Pine Canada Lending Corporation Suite 1000, 530 8 th Avenue SW, Calgary, AB T2P 3S8 Mortgage number: Enter the mortgage number from the commitment.</i>

Description and box on Form B.	Form B, Mortgage of Land.
Item 5 - Payment Provisions	<p>(a) Principal Amount: <i>Enter the Total Mortgage Amount from the commitment (including the Base Mortgage Amount and any Insurance Premium).</i></p> <p>(b) Interest Rate: <i>Enter: "Prime + 3% per annum"</i></p> <p>(c) Interest Calculation Period: <i>Enter "Monthly"</i></p> <p>(d) Interest Adjustment Date: <i>Enter "N/A"</i></p> <p>(e) Payment Date and Period: <i>Enter "N/A"</i></p> <p>(f) First Payment Date: <i>Enter "N/A"</i></p> <p>(g) Last Payment Date: <i>Enter "N/A"</i></p> <p>(h) Amount of Each Payment: <i>Enter "N/A"</i></p> <p>(i) Assignment of Rents which the applicant wants registered: <i>Enter "Yes" and enter applicable page No. and paragraph 44 of SMTs</i></p> <p>(j) Place of payment: <i>Enter "Postal Address in Item 4"</i></p> <p>(k) Interest Act (Canada) statement : <i>Enter "N/A"</i></p> <p>(l) Balance Due Date: <i>Enter "On Demand"</i></p>

Description and box on Form B.	Form B, Mortgage of Land.
Item 6 – Mortgage contains floating charge on Land	<i>Enter "No"</i>
Item 7 – Mortgage Secures running account	<i>Enter "Yes"</i>
Item 8 – Interest Mortgaged	<i>Enter "Fee Simple" (unless a leasehold interest – then enter "Leasehold").</i>
Item 9 – Mortgage Terms	<i>DF Number: Enter MT240002</i>
Item 10 – Additional or Modified Terms	<i>Insert "See Schedule" and attach copy of Schedule to Mortgage Additional Provisions as a Form E</i>
Item 11 – Prior Encumbrances Permitted by Lender	<i>Complete this or, if no encumbrances are permitted in the commitment, Enter "N/A".</i>
Item 12 - Execution	<i>Complete this and have Mortgagor(s) and Covenantor(s) sign execution block in the presence of a Witnessing Officer.</i>