

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4150875

File Reference: P-240797

PAUL CHOI  
9920 LOUGHEED HWY  
BURNABY BC V3J 1N3

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 397199).

I certify this to be an accurate reproduction of title number **CB1708140** at 11:57 this 28th day of January, 2025.

  
REGISTRAR OF LAND TITLES



**Land Title District**  
Land Title Office

NEW WESTMINSTER  
NEW WESTMINSTER

**Title Number**  
From Title Number

CB1708140  
BF179646

**Application Received**

2024-11-13

**Application Entered**

2024-11-15

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

BETH ANNE WIGGINS, PAYROLL ACCOUNTANT  
26493 CUNNINGHAM AVENUE  
MAPLE RIDGE, BC  
V2W 1M8  
AS TO AN UNDIVIDED 50/100 INTEREST

Registered Owner/Mailing Address:

KEVIN DAVID CYRUS WIGGINS, CONSTRUCTION WORKER  
26493 CUNNINGHAM AVENUE  
MAPLE RIDGE, BC  
V2W 1M8  
AS TO AN UNDIVIDED 20/100 INTEREST

LAND TITLE OFFICE  
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Registered Owner/Mailing Address: NICOLE SELENA LAROSE, SPECIAL EDUCATION ASSISTANT  
26493 CUNNINGHAM AVENUE  
MAPLE RIDGE, BC  
V2W 1M8  
AS TO AN UNDIVIDED 15/100 INTEREST

Registered Owner/Mailing Address: KENNETH JAMES LAROSE, MANUFACTURING PLANNER  
26493 CUNNINGHAM AVENUE  
MAPLE RIDGE, BC  
V2W 1M8  
AS TO AN UNDIVIDED 15/100 INTEREST

**Taxation Authority** Maple Ridge, City of

**Description of Land**  
Parcel Identifier: 001-942-484  
Legal Description:  
LOT 11 SECTION 7 TOWNSHIP 15 NEW WESTMINSTER DISTRICT PLAN 54091

**Legal Notations** NONE

**Charges, Liens and Interests**  
Nature: MORTGAGE  
Registration Number: CB1708141  
Registration Date and Time: 2024-11-13 12:14  
Registered Owner: ROYAL BANK OF CANADA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*