

This is the 1st Affidavit
of LORI GREENLAW in this case
and was made on 16/JAN/2024



No. S236214
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

1392752 B.C. LTD.

PETITIONER

AND:

**SKEENA SAWMILLS LTD.
SKEENA BIOENERGY LTD.
ROC HOLDINGS LTD.**

RESPONDENTS

AFFIDAVIT

I, LORI GREENLAW, of 3215 Eby Street, Terrace British Columbia, V8G 2X8, Chief Financial Officer, AFFIRM THAT:

1. I am the Chief Financial Officer for the City of Terrace (the "City"). I have personal knowledge of the matters hereinafter deposed to, save and except where those matters are stated to be based on information and belief, and to such latter matters, I verily believe the same to be true.
2. I am affirming this affidavit in support of the City's claim in debt against the Respondent ROC Holdings Ltd. ("ROC") and the City's response to the within receivership proceedings.
3. The City is a municipality under the *Community Charter*, S.B.C. 2003, c. 26. The City has its municipal hall at 3215 Eby Street, Terrace British Columbia, V8G 2X8. As the Chief Financial Officer for the City, I have been appointed the City's collector.
4. As at the date I affirm this Affidavit, ROC owes the City \$1,826,409.04 in property taxes. This amount is owing in relation to three assessment roll folios and includes interest and penalties accruing since the most recent tax notices were issued in 2023. Interest will continue to accrue pursuant to statute until the tax debt is paid. This amount does not include taxes for the current year that will be statutorily deemed to have been imposed on January 1, 2024 once the City's Council adopts its annual tax rate bylaw for the current year.

5. ROC is the registered owner of four parcels that are within the taxation jurisdiction of the City. Those four parcels are legally described as:

- a. PID: 011-768-398, Lot 3 District Lot 616 Range 5 Coast District Plan 3700 (“**Lot 3**”);
 - b. PID: 030-631-700, Lot A District Lots 616 and 1745 Range 5 Coast District Plan EPP78423 (“**Lot A West**”);
 - c. PID: 011-691-042, Lot A District Lot 616 Range 5 Coast District Plan 3986, Except Plan PRP47978 (“**Lot A**”); and
 - d. PID: 011-691-051, Lot B District Lot 616 Range 5 Coast District Plan 3986 (“**Lot B**”);
- (collectively, the “**ROC Terrace Lands**”).

Attached to this Affidavit and marked as **Exhibit A** are true copies of title searches for the ROC Terrace Lands.

6. The ROC Terrace Lands receive water and sewer services from the City and must pay utility fees in relation to the services in addition to property taxes.
7. Since 2012, ROC has been recorded as the assessed owner of the ROC Terrace Lands on the annual assessment roll prepared by the BC Assessment Authority. The ROC Terrace Lands are recorded on the roll with the following roll numbers for the following parcels:
- a. Lot 3 – Roll no. 25-339-08501.000;
 - b. Lot A West – Roll no. 25-339-16545.010;
 - c. Lot A and Lot B – Roll no. 25-339-08505.000.

Attached to this Affidavit and marked as **Exhibit B** are true copies of the assessment roll reports for 2023 for the ROC Terrace Lands.

8. Prior to 2019, the property taxes for the ROC Terrace Lands were regularly paid. No payments were made in 2019 or 2020. On June 30, 2021, the City received payments that covered all the taxes that were delinquent at the time (owing since 2019) for the ROC Terrace Lands but not all taxes owing. This payment did avoid a tax sale of the ROC Terrace Lands that year. On September 2, 2022, the City received payments that covered all the taxes that were delinquent at the time (owing since 2020), which again avoided a tax sale.
9. Since September 2, 2022, the City has received no payments toward taxes any owing, including taxes imposed in 2021. In 2023, taxes on all the ROC Terrace Lands were again delinquent. Attached to this Affidavit and marked as **Exhibit C** are certified true copies of the 2023 Tax Notices for the ROC Terrace Lands.
10. Because taxes on the ROC Terrace Lands were delinquent in 2023, those lands and the improvements thereon were liable to be sold at the City’s annual tax sale on September 25, 2023. However, the City withheld those properties from sale upon being advised of a stay issued in this proceeding. Attached to this Affidavit and marked as **Exhibit D** is a true copy of

a letter dated September 21, 2023, not including the enclosure, that I received from the receiver of the Respondents.

11. If the ROC Terrace Lands had been sold at tax sale, pursuant to section 650 of the *Local Government Act*, the City would have expected to either receive the upset price, which includes full payment of all outstanding taxes or to be deemed the purchaser of the ROC Terrace Lands with the potential, upon non-redemption, to become the registered owner of the ROC Terrace Lands free and clear of all financial charges other than Crown liens. But for the stay, I expect the City would have recovered through tax sale all the taxes owed to the City. This is because the outstanding taxes owing in 2023 amounted to less than 25% of the assessed value of each parcel of the ROC Terrace Lands.
12. ROC also failed to pay three invoices issued on October 30, 2023, for fees imposed by the City for water and sewer services to the ROC Terrace Lands. The total value of these invoices is \$417.99 and because the fees remained unpaid after December 31, 2023, the City has added the fees to the property taxes as deemed taxes in arrear for the respective ROC Terrace Lands pursuant to section 258 of the *Community Charter*. Attached to this Affidavit and marked as **Exhibit E** are true copies of the unpaid invoices for water and sewer services to the ROC Terrace Lands.
13. The property taxes owing to the City for the ROC Terrace Lands remain unpaid and are accruing daily interest pursuant to sections 245 and 246 of the *Community Charter*. The amounts owing for the ROC Terrace Lands as at the date I affirm this Affidavit are:
 - a. Lot 3 - \$13,134.17;
 - b. Lot A West - \$415,533.56; and
 - c. Lot A and Lot B - \$1,397,741.31.

Attached to this affidavit and marked as **Exhibit F** are true copies of certificates of outstanding taxes (*Community Charter*, s. 249) for the ROC Terrace Lands dated January 16, 2024.

14. ROC was named as the assessed owner of the ROC Terrace Lands for the 2024 roll. Attached to this Affidavit and marked as **Exhibit G** are true copies of the assessment roll reports for 2024 for the ROC Terrace Lands.
15. The City has not yet issued tax notices for 2024, and I expect this to occur in late May following the adoption of the annual tax rate bylaw for 2024 by the City's Council. Because ROC is the assessed owner of the ROC Terrace Lands on the 2024 assessment roll, the City will be issuing the 2024 tax notices in ROC's name, even if the ROC Terrace Lands have been transferred to a new owner by May. In the normal course and pursuant to *Community Charter* s. 251, if taxes imposed in 2024 are not paid, then in the following year the City will add those unpaid taxes to the tax notices issued to whoever is the new assessed owner in 2025.
16. The City seeks full payment of all taxes and utility fees owing by ROC at the time the ROC Terrace Lands are sold. The City is a secured creditor pursuant to sections 250 and 259 of the *Community Charter* and with the regard to the ROC Terrace Lands and any proceeds arising from their sale, the City claims priority over all debts owed by ROC to 1392752 B.C. Ltd. or


by ROC to any other creditor other than the Crown claiming under a lien. The City also seeks full payment of the taxes to be imposed against ROC as the assessed owner of the ROC Terrace Lands in 2024 once the City's Council adopts its tax rate bylaw for that year.

AFFIRMED BEFORE
ME at Terrace, British Columbia
on 16/JAN/2024

)
)
)



LORI GREENLAW



A commissioner for taking affidavits
for British Columbia

)
)
)
)
)
)

RACHEL MATTIUZ, CORPORATE OFFICER
3215 Eby St
Terrence, BC V8G 2X8
A COMMISSIONER FOR TAKING AFFIDAVITS
IN AND FOR THE PROVINCE OF BRITISH COLUMBIA

TITLE SEARCH PRINT

File Reference: 0111-01-0008

2023-12-18, 15:59:17

Requestor: Marcela Ouatu

****CURRENT AND CANCELLED INFORMATION SHOWN******Land Title District**
Land Title OfficePRINCE RUPERT
PRINCE RUPERT**Title Number**
From Title NumberCA2107023
BA415610**Application Received**

2011-07-19

Application Entered

2011-07-26

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

ROC HOLDINGS LTD., INC.NO. 876163
2300-550 BURRARD STREET
VANCOUVER, BC
V6C 2B5**Taxation Authority**

Terrace, City of

Description of Land

Parcel Identifier:

011-691-042

Legal Description:

LOT A DISTRICT LOT 616 RANGE 5 COAST DISTRICT PLAN 3986, EXCEPT
PLAN PRP47978**Legal Notations**THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL
GOVERNMENT ACT, SEE CA8395265**Charges, Liens and Interests**

Nature:

MORTGAGE

Registration Number:

CA2674124

Registration Date and Time:

2012-07-24 09:24

Registered Owner:

THE BANK OF NOVA SCOTIA

Remarks:

INTER ALIA

Cancelled By:**CA4949959****Cancelled Date:****2016-01-26**

This is Exhibit "A" referred to in the
Affidavit of Lori Greenlaw
~~sworn for affirmed~~ before me at
Terrace B.C.
this 16th day of JANUARY 2024.
R. Aitken
A Commissioner for Taking
Affidavits for British Columbia

2

TITLE SEARCH PRINT

File Reference: 0111-01-0008

2023-12-18, 15:59:17

Requestor: Marcela Ouatu

Nature: ASSIGNMENT OF RENTS
Registration Number: CA2674125
Registration Date and Time: 2012-07-24 09:24
Registered Owner: THE BANK OF NOVA SCOTIA
Remarks: INTER ALIA
Cancelled By: CA4949960
Cancelled Date: 2016-01-26

Nature: CLAIM OF BUILDERS LIEN
Registration Number: CA4235378
Registration Date and Time: 2015-02-16 16:17
Registered Owner: SKEENA BLOWER & SHEET METAL LTD.
INCORPORATION NO. BC0508020
Cancelled By: CA5271359
Cancelled Date: 2016-06-17

Nature: MORTGAGE
Registration Number: CA5271411
Registration Date and Time: 2016-06-17 15:39
Registered Owner: GIAN SINGH SANDHU
Remarks: INTER ALIA
MODIFIED BY CA5955916
Cancelled By: CA6914636
Cancelled Date: 2018-07-06

Nature: ASSIGNMENT OF RENTS
Registration Number: CA5271412
Registration Date and Time: 2016-06-17 15:39
Registered Owner: GIAN SINGH SANDHU
Remarks: INTER ALIA
MODIFIED BY CA5955917
Cancelled By: CA6914637
Cancelled Date: 2018-07-06

Nature: MORTGAGE
Registration Number: CA5271413
Registration Date and Time: 2016-06-17 15:39
Registered Owner: SURINDER KAUR SANDHU
Remarks: INTER ALIA
MODIFIED BY CA5955918
Cancelled By: CA6914638
Cancelled Date: 2018-07-06

TITLE SEARCH PRINT

File Reference: 0111-01-0008

2023-12-18, 15:59:17

Requestor: Marcela Ouatu

Nature: ASSIGNMENT OF RENTS
Registration Number: CA5271414
Registration Date and Time: 2016-06-17 15:39
Registered Owner: SURINDER KAUR SANDHU
Remarks: INTER ALIA
MODIFIED BY CA5955919
Cancelled By: CA6914639
Cancelled Date: 2018-07-06

Nature: MORTGAGE
Registration Number: CA5271415
Registration Date and Time: 2016-06-17 15:39
Registered Owner: HARJINDER SINGH SANDHU
Remarks: INTER ALIA
MODIFIED BY CA5955920
Cancelled By: CA6914640
Cancelled Date: 2018-07-06

Nature: ASSIGNMENT OF RENTS
Registration Number: CA5271416
Registration Date and Time: 2016-06-17 15:39
Registered Owner: HARJINDER SINGH SANDHU
Remarks: INTER ALIA
MODIFIED BY CA5955921
Cancelled By: CA6914641
Cancelled Date: 2018-07-06

Nature: MODIFICATION
Registration Number: CA5955916
Registration Date and Time: 2017-04-27 11:45
Remarks: INTER ALIA
MODIFICATION OF CA5271411
Cancelled By: CA6914636
Cancelled Date: 2018-07-06

Nature: MODIFICATION
Registration Number: CA5955917
Registration Date and Time: 2017-04-27 11:45
Remarks: INTER ALIA
MODIFICATION OF CA5271412
Cancelled By: CA6914637
Cancelled Date: 2018-07-06

TITLE SEARCH PRINT

File Reference: 0111-01-0008

2023-12-18, 15:59:17

Requestor: Marcela Ouatu

4

Nature: MODIFICATION
Registration Number: CA5955918
Registration Date and Time: 2017-04-27 11:45
Remarks: INTER ALIA
MODIFICATION OF CA5271413
Cancelled By: CA6914638
Cancelled Date: 2018-07-06

Nature: MODIFICATION
Registration Number: CA5955919
Registration Date and Time: 2017-04-27 11:45
Remarks: INTER ALIA
MODIFICATION OF CA5271414
Cancelled By: CA6914639
Cancelled Date: 2018-07-06

Nature: MODIFICATION
Registration Number: CA5955920
Registration Date and Time: 2017-04-27 11:45
Remarks: INTER ALIA
MODIFICATION OF CA5271415
Cancelled By: CA6914640
Cancelled Date: 2018-07-06

Nature: MODIFICATION
Registration Number: CA5955921
Registration Date and Time: 2017-04-27 11:45
Remarks: INTER ALIA
MODIFICATION OF CA5271416
Cancelled By: CA6914641
Cancelled Date: 2018-07-06

Nature: MORTGAGE
Registration Number: CA6092306
Registration Date and Time: 2017-06-26 10:31
Registered Owner: JUDY DOU PERSONAL REAL ESTATE CORPORATION
INCORPORATION NO. BC0865104
Remarks: INTER ALIA
Cancelled By: CA6227789
Cancelled Date: 2017-08-16

Nature: MORTGAGE
Registration Number: CB458433
Registration Date and Time: 2023-02-01 15:48
Registered Owner: 1392752 B.C. LTD.
INCORPORATION NO. BC1392752
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 0111-01-0008

2023-12-18, 15:59:17

Requestor: Marcela Ouatu

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB458434
Registration Date and Time:	2023-02-01 15:48
Registered Owner:	1392752 B.C. LTD.
	INCORPORATION NO. BC1392752
Remarks:	INTER ALIA

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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Corrections	NONE
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TITLE SEARCH PRINT

File Reference: 0111-01-0008

2023-12-18, 15:55:43

Requestor: Marcela Ouatu

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

Land Title District	PRINCE RUPERT
Land Title Office	PRINCE RUPERT
Title Number	CA2107022
From Title Number	BA415575
Application Received	2011-07-19
Application Entered	2011-07-26
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	ROC HOLDINGS LTD., INC.NO. 876163 2300-550 BURRARD STREET VANCOUVER, BC V6C 2B5
Taxation Authority	Terrace, City of
Description of Land	
Parcel Identifier:	011-691-051
Legal Description:	LOT B DISTRICT LOT 616 RANGE 5 COAST DISTRICT PLAN 3986
Legal Notations	
	HERETO IS ANNEXED EASEMENT CA7183199 OVER LOT A PLAN EPP78423 AS TP ART SHOWN ON PLAN EPP82278
Charges, Liens and Interests	
Nature:	EASEMENT
Registration Number:	6514D
Registration Date and Time:	1944-08-28 11:30
Remarks:	INTER ALIA. APPURTENANT TO DISTRICT LOT 1745, RANGE 5, COAST DISTRICT.
Cancelled By:	CA7230954
Cancelled Date:	2018-12-04

TITLE SEARCH PRINT

File Reference: 0111-01-0008

2023-12-18, 15:55:43

Requestor: Marcela Ouatu

Nature: MORTGAGE
Registration Number: CA2674124
Registration Date and Time: 2012-07-24 09:24
Registered Owner: THE BANK OF NOVA SCOTIA
Remarks: INTER ALIA
Cancelled By: CA4949959
Cancelled Date: 2016-01-26

Nature: ASSIGNMENT OF RENTS
Registration Number: CA2674125
Registration Date and Time: 2012-07-24 09:24
Registered Owner: THE BANK OF NOVA SCOTIA
Remarks: INTER ALIA
Cancelled By: CA4949960
Cancelled Date: 2016-01-26

Nature: MORTGAGE
Registration Number: CA5271411
Registration Date and Time: 2016-06-17 15:39
Registered Owner: GIAN SINGH SANDHU
Remarks: INTER ALIA
MODIFIED BY CA5955916
Cancelled By: CA6914636
Cancelled Date: 2018-07-06

Nature: ASSIGNMENT OF RENTS
Registration Number: CA5271412
Registration Date and Time: 2016-06-17 15:39
Registered Owner: GIAN SINGH SANDHU
Remarks: INTER ALIA
MODIFIED BY CA5955917
Cancelled By: CA6914637
Cancelled Date: 2018-07-06

Nature: MORTGAGE
Registration Number: CA5271413
Registration Date and Time: 2016-06-17 15:39
Registered Owner: SURINDER KAUR SANDHU
Remarks: INTER ALIA
MODIFIED BY CA5955918
Cancelled By: CA6914638
Cancelled Date: 2018-07-06

TITLE SEARCH PRINT

File Reference: 0111-01-0008

2023-12-18, 15:55:43

Requestor: Marcela Ouatu

Nature: ASSIGNMENT OF RENTS
Registration Number: CA5271414
Registration Date and Time: 2016-06-17 15:39
Registered Owner: SURINDER KAUR SANDHU
Remarks: INTER ALIA
MODIFIED BY CA5955919

Cancelled By: CA6914639
Cancelled Date: 2018-07-06

Nature: MORTGAGE
Registration Number: CA5271415
Registration Date and Time: 2016-06-17 15:39
Registered Owner: HARJINDER SINGH SANDHU
Remarks: INTER ALIA
MODIFIED BY CA5955920

Cancelled By: CA6914640
Cancelled Date: 2018-07-06

Nature: ASSIGNMENT OF RENTS
Registration Number: CA5271416
Registration Date and Time: 2016-06-17 15:39
Registered Owner: HARJINDER SINGH SANDHU
Remarks: INTER ALIA
MODIFIED BY CA5955921

Cancelled By: CA6914641
Cancelled Date: 2018-07-06

Nature: MODIFICATION
Registration Number: CA5955916
Registration Date and Time: 2017-04-27 11:45
Remarks: INTER ALIA
MODIFICATION OF CA5271411

Cancelled By: CA6914636
Cancelled Date: 2018-07-06

Nature: MODIFICATION
Registration Number: CA5955917
Registration Date and Time: 2017-04-27 11:45
Remarks: INTER ALIA
MODIFICATION OF CA5271412

Cancelled By: CA6914637
Cancelled Date: 2018-07-06

TITLE SEARCH PRINT

File Reference: 0111-01-0008

2023-12-18, 15:55:43

Requestor: Marcela Ouatu

Nature: MODIFICATION
Registration Number: CA5955918
Registration Date and Time: 2017-04-27 11:45
Remarks: INTER ALIA
MODIFICATION OF CA5271413
Cancelled By: CA6914638
Cancelled Date: 2018-07-06

Nature: MODIFICATION
Registration Number: CA5955919
Registration Date and Time: 2017-04-27 11:45
Remarks: INTER ALIA
MODIFICATION OF CA5271414
Cancelled By: CA6914639
Cancelled Date: 2018-07-06

Nature: MODIFICATION
Registration Number: CA5955920
Registration Date and Time: 2017-04-27 11:45
Remarks: INTER ALIA
MODIFICATION OF CA5271415
Cancelled By: CA6914640
Cancelled Date: 2018-07-06

Nature: MODIFICATION
Registration Number: CA5955921
Registration Date and Time: 2017-04-27 11:45
Remarks: INTER ALIA
MODIFICATION OF CA5271416
Cancelled By: CA6914641
Cancelled Date: 2018-07-06

Nature: MORTGAGE
Registration Number: CA6092306
Registration Date and Time: 2017-06-26 10:31
Registered Owner: JUDY DOU PERSONAL REAL ESTATE CORPORATION
INCORPORATION NO. BC0865104
Remarks: INTER ALIA
Cancelled By: CA6227789
Cancelled Date: 2017-08-16

Nature: MORTGAGE
Registration Number: CB458433
Registration Date and Time: 2023-02-01 15:48
Registered Owner: 1392752 B.C. LTD.
INCORPORATION NO. BC1392752
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 0111-01-0008

2023-12-18, 15:55:43

Requestor: Marcela Ouatu

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB458434
Registration Date and Time:	2023-02-01 15:48
Registered Owner:	1392752 B.C. LTD.
	INCORPORATION NO. BC1392752
Remarks:	INTER ALIA

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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Corrections	NONE
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TITLE SEARCH PRINT

File Reference: 0111-01-0008

2023-12-18, 16:03:17

Requestor: Marcela Ouatu

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

Land Title District	PRINCE RUPERT
Land Title Office	PRINCE RUPERT
Title Number	CA2107025
From Title Number	BA415573
Application Received	2011-07-19
Application Entered	2011-07-26
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	ROC HOLDINGS LTD., INC.NO. 876163 2300-550 BURRARD STREET VANCOUVER, BC V6C 2B5
Taxation Authority	Terrace, City of
Description of Land	
Parcel Identifier:	011-768-398
Legal Description:	LOT 3 DISTRICT LOT 616 RANGE 5 COAST DISTRICT PLAN 3700
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	EASEMENT
Registration Number:	6514D
Registration Date and Time:	1944-08-28 11:30
Remarks:	INTER ALIA. APPURTENANT TO DISTRICT LOT 1745, RANGE 5, COAST DISTRICT.
Cancelled By:	CA7230954
Cancelled Date:	2018-12-04
Nature:	MORTGAGE
Registration Number:	CA2674124
Registration Date and Time:	2012-07-24 09:24
Registered Owner:	THE BANK OF NOVA SCOTIA
Remarks:	INTER ALIA
Cancelled By:	CA4949959
Cancelled Date:	2016-01-26

TITLE SEARCH PRINT

File Reference: 0111-01-0008

2023-12-18, 16:03:17

Requestor: Marcela Ouatu

Nature: ASSIGNMENT OF RENTS
Registration Number: CA2674125
Registration Date and Time: 2012-07-24 09:24
Registered Owner: THE BANK OF NOVA SCOTIA
Remarks: INTER ALIA
Cancelled By: CA4949960
Cancelled Date: 2016-01-26

Nature: MORTGAGE
Registration Number: CA5271411
Registration Date and Time: 2016-06-17 15:39
Registered Owner: GIAN SINGH SANDHU
Remarks: INTER ALIA
MODIFIED BY CA5955916
Cancelled By: CA6914636
Cancelled Date: 2018-07-06

Nature: ASSIGNMENT OF RENTS
Registration Number: CA5271412
Registration Date and Time: 2016-06-17 15:39
Registered Owner: GIAN SINGH SANDHU
Remarks: INTER ALIA
MODIFIED BY CA5955917
Cancelled By: CA6914637
Cancelled Date: 2018-07-06

Nature: MORTGAGE
Registration Number: CA5271413
Registration Date and Time: 2016-06-17 15:39
Registered Owner: SURINDER KAUR SANDHU
Remarks: INTER ALIA
MODIFIED BY CA5955918
Cancelled By: CA6914638
Cancelled Date: 2018-07-06

Nature: ASSIGNMENT OF RENTS
Registration Number: CA5271414
Registration Date and Time: 2016-06-17 15:39
Registered Owner: SURINDER KAUR SANDHU
Remarks: INTER ALIA
MODIFIED BY CA5955919
Cancelled By: CA6914639
Cancelled Date: 2018-07-06

TITLE SEARCH PRINT

File Reference: 0111-01-0008

2023-12-18, 16:03:17

Requestor: Marcela Ouatu

Nature: MORTGAGE
Registration Number: CA5271415
Registration Date and Time: 2016-06-17 15:39
Registered Owner: HARJINDER SINGH SANDHU
Remarks: INTER ALIA
MODIFIED BY CA5955920

Cancelled By: CA6914640
Cancelled Date: 2018-07-06

Nature: ASSIGNMENT OF RENTS
Registration Number: CA5271416
Registration Date and Time: 2016-06-17 15:39
Registered Owner: HARJINDER SINGH SANDHU
Remarks: INTER ALIA
MODIFIED BY CA5955921

Cancelled By: CA6914641
Cancelled Date: 2018-07-06

Nature: MODIFICATION
Registration Number: CA5955916
Registration Date and Time: 2017-04-27 11:45
Remarks: INTER ALIA
MODIFICATION OF CA5271411

Cancelled By: CA6914636
Cancelled Date: 2018-07-06

Nature: MODIFICATION
Registration Number: CA5955917
Registration Date and Time: 2017-04-27 11:45
Remarks: INTER ALIA
MODIFICATION OF CA5271412

Cancelled By: CA6914637
Cancelled Date: 2018-07-06

Nature: MODIFICATION
Registration Number: CA5955918
Registration Date and Time: 2017-04-27 11:45
Remarks: INTER ALIA
MODIFICATION OF CA5271413

Cancelled By: CA6914638
Cancelled Date: 2018-07-06

TITLE SEARCH PRINT

File Reference: 0111-01-0008

2023-12-18, 16:03:17

Requestor: Marcela Ouatu

Nature: MODIFICATION
Registration Number: CA5955919
Registration Date and Time: 2017-04-27 11:45
Remarks: INTER ALIA
MODIFICATION OF CA5271414
Cancelled By: CA6914639
Cancelled Date: 2018-07-06

Nature: MODIFICATION
Registration Number: CA5955920
Registration Date and Time: 2017-04-27 11:45
Remarks: INTER ALIA
MODIFICATION OF CA5271415
Cancelled By: CA6914640
Cancelled Date: 2018-07-06

Nature: MODIFICATION
Registration Number: CA5955921
Registration Date and Time: 2017-04-27 11:45
Remarks: INTER ALIA
MODIFICATION OF CA5271416
Cancelled By: CA6914641
Cancelled Date: 2018-07-06

Nature: MORTGAGE
Registration Number: CA6092306
Registration Date and Time: 2017-06-26 10:31
Registered Owner: JUDY DOU PERSONAL REAL ESTATE CORPORATION
INCORPORATION NO. BC0865104
Remarks: INTER ALIA
Cancelled By: CA6227789
Cancelled Date: 2017-08-16

Nature: MORTGAGE
Registration Number: CB458433
Registration Date and Time: 2023-02-01 15:48
Registered Owner: 1392752 B.C. LTD.
INCORPORATION NO. BC1392752
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CB458434
Registration Date and Time: 2023-02-01 15:48
Registered Owner: 1392752 B.C. LTD.
INCORPORATION NO. BC1392752
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 0111-01-0008

2023-12-18, 16:03:17

Requestor: Marcela Ouatu

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

TITLE SEARCH PRINT

File Reference: 0111-01-0008

2023-12-18, 16:01:01

Requestor: Marcela Ouatu

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

Title Issued Under	SECTION 98 LAND TITLE ACT
Land Title District Land Title Office	PRINCE RUPERT PRINCE RUPERT
Title Number From Title Number	CA7183197 CA2107021
Application Received	2018-11-10
Application Entered	2018-11-28
Registered Owner in Fee Simple Registered Owner/Mailing Address:	ROC HOLDINGS LTD., INC.NO. 876163 2300-550 BURRARD STREET VANCOUVER, BC V6C 2B5
Taxation Authority	Terrace, City of
Description of Land Parcel Identifier: Legal Description:	030-631-700 LOT A DISTRICT LOTS 616 AND 1745 RANGE 5 COAST DISTRICT PLAN EPP78423
Legal Notations	HERETO IS ANNEXED EASEMENT BB1131385 OVER LOT 1 PLAN BCP43227 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6825838

TITLE SEARCH PRINT

File Reference: 0111-01-0008

2023-12-18, 16:01:01

Requestor: Marcela Ouatu

Charges, Liens and Interests

Nature:	COVENANT
Registration Number:	TH911
Registration Date and Time:	1994-01-26 10:12
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks:	CITY OF TERRACE INTER ALIA PART ON PLAN PRP13873
Cancelled By:	CA7224667
Cancelled Date:	2018-12-01

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	TJ2399
Registration Date and Time:	1995-02-27 11:57
Registered Owner:	CITY OF TERRACE
Remarks:	PART ON PLAN PRP14270
Cancelled By:	CA7224668
Cancelled Date:	2018-12-01

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BB1131384
Registration Date and Time:	2009-12-15 14:30
Registered Owner:	CITY OF TERRACE
Remarks:	PART IN PLAN BCP43228

Nature:	EASEMENT
Registration Number:	CA7183199
Registration Date and Time:	2018-11-10 10:59
Remarks:	PART SHOWN ON PLAN EPP82278 APPURTENANT TO LOT B PLAN 3986

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CA7224665
Registration Date and Time:	2018-12-01 17:23
Registered Owner:	CITY OF TERRACE
Remarks:	PART IN PLAN EPP86204

Nature:	MORTGAGE
Registration Number:	CB458433
Registration Date and Time:	2023-02-01 15:48
Registered Owner:	1392752 B.C. LTD. INCORPORATION NO. BC1392752
Remarks:	INTER ALIA

TITLE SEARCH PRINT

File Reference: 0111-01-0008

2023-12-18, 16:01:01

Requestor: Marcela Ouatu

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB458434
Registration Date and Time:	2023-02-01 15:48
Registered Owner:	1392752 B.C. LTD. INCORPORATION NO. BC1392752
Remarks:	INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections
CR45584 2020-07-02 16:24:01 LEGAL DESCRIPTION CORRECTED 030-631-700

This is Exhibit - B - referred to in the
Affidavit of Lori Greenlaw
sworn (or affirmed) before me at
Terrace, B.C.
this 16 day of January, 2024.
R. J. [Signature]
A Commissioner for Taking
Affidavits for British Columbia

19

1/10/24 9:28 AM

BCA Web Query - Assessment Roll Report

Assessment Roll Report

Disclaimer

This information is obtained from various sources and is determined as of the specific dates set out in the Assessment Act. As a result, BC Assessment cannot warrant that it is current or accurate, and provides it for your convenience only. Use of this information without verification from original sources is at your own risk.

©BC Assessment

Report Date:	Jan 10, 2024	Report Time:	09:28:14 AM
Folio:	0111-01-0008	For:	PC16117
Roll Year:	2023	Roll Number:	08505.000
Area:	25	Jurisdiction:	339
School District:	82		
Neighbourhood:	366 - Industrial Area		
Property Address:	5330 HIGHWAY 16 W TERRACE BC V8G 0C6		
Owner Name:	ROC HOLDINGS LTD	# of Owners:	1
Owner Address:	5330 HIGHWAY 16 W TERRACE BC V8G 0C6		
Document No:	CA2107022		
PID:	011-691-042		
Legal Description:	LOT A, PLAN PRP3986, DISTRICT LOT 616, RANGE 5, COAST RANGE 5 LAND DISTRICT, EXCEPT PLAN PRP47978		

2023 Value

Property Class	Land	Improvement
Major Industry	\$2480000	\$4118000

Total Actual Value: \$6598000

2022 Value

Property Class	Land	Improvement
Major Industry	\$2343000	\$3962000

Total Actual Value: \$6305000

2021 Value

Property Class	Land	Improvement
Major Industry	\$2234000	\$3833000

Total Actual Value: \$6067000

Manual Class: 8008 - Non-Manualized Structures - Ind

Actual Use: 415 - Sawmills

Tenure: 01 - Crown-Granted

ALR:

Land Dimension: 61.766 **Land Dimension Type:** Acres

1/10/24 9:28 AM

BCA Web Query - Assessment Roll Report

Sales:	Number	Description
	#1	A NON-SALE occurred on 19 Jul 2011. The document # was CA2107023.
	#2	A NON-SALE occurred on 19 Jul 2011. The document # was CA2107022.
	#3	A NON-SALE occurred on 18 Aug 2006. The document # was BA415610.
	#4	A NON-SALE occurred on 18 Aug 2006. The document # was BA415575.
	#5	A NON-SALE occurred on 19 Apr 2002. The document # was PT13961.
	#6	A NON-SALE occurred on 27 Sep 1993. The document # was TG14239.

Additional Owners:

No Additional Owners

Associated PIDs:

011-691-051

1/10/24 9:31 AM

BCA Web Query - Assessment Roll Report

Assessment Roll Report**Disclaimer**

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©BC Assessment

Report Date:	Jan 10, 2024	Report Time:	09:31:37 AM
Folio:	0111-01-0008	For:	PC16117
Roll Year:	2023	Roll Number:	08505.000
Area:	25	Jurisdiction:	339
School District:	82		
Neighbourhood:	366 - Industrial Area		
Property Address:	5330 HIGHWAY 16 W TERRACE BC V8G 0C6		
Owner Name:	ROC HOLDINGS LTD	# of Owners:	1
Owner Address:	5330 HIGHWAY 16 W TERRACE BC V8G 0C6		
Document No:	CA2107022		
PID:	011-691-051		
Legal Description:	LOT B, PLAN PRP3986, DISTRICT LOT 616, RANGE 5, COAST RANGE 5 LAND DISTRICT		

2023 Value

Property Class	Land	Improvement
Major Industry	\$2480000	\$4118000

Total Actual Value: \$6598000**2022 Value**

Property Class	Land	Improvement
Major Industry	\$2343000	\$3962000

Total Actual Value: \$6305000**2021 Value**

Property Class	Land	Improvement
Major Industry	\$2234000	\$3833000

Total Actual Value: \$6067000**Manual Class:** 8008 - Non-Manualized Structures - Ind**Actual Use:** 415 - Sawmills**Tenure:** 01 - Crown-Granted**ALR:****Land Dimension:** 61.766 **Land Dimension Type:** Acres

1/10/24 9:31 AM

BCA Web Query - Assessment Roll Report

Sales:	Number	Description
	#1	A NON-SALE occurred on 19 Jul 2011. The document # was CA2107023.
	#2	A NON-SALE occurred on 19 Jul 2011. The document # was CA2107022.
	#3	A NON-SALE occurred on 18 Aug 2006. The document # was BA415610.
	#4	A NON-SALE occurred on 18 Aug 2006. The document # was BA415575.
	#5	A NON-SALE occurred on 19 Apr 2002. The document # was PT13961.
	#6	A NON-SALE occurred on 27 Sep 1993. The document # was TG14239.

Additional Owners:

No Additional Owners

Associated PIDs:

011-691-042

1/10/24 9:34 AM

BCA Web Query - Assessment Roll Report

Assessment Roll Report**Disclaimer**

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©BC Assessment

Report Date:	Jan 10, 2024	Report Time:	09:33:50 AM
Folio:	0111-01-0008	For:	PC16117
Roll Year:	2023	Roll Number:	08501.000
Area:	25	Jurisdiction:	339
School District:	82		
Neighbourhood:	366 - Industrial Area		
Property Address:	76 KALUM LAKE RD TERRACE BC		
Owner Name:	ROC HOLDINGS LTD	# of Owners:	1
Owner Address:	5330 HIGHWAY 16 W TERRACE BC V8G 0C6		
Document No:	CA2107025		
PID:	011-768-398		
Legal Description:	LOT 3, PLAN PRP3700, DISTRICT LOT 616, RANGE 5, COAST RANGE 5 LAND DISTRICT		

2023 Value

Property Class	Land	Improvement
Major Industry	\$60300	\$7200

Total Actual Value: \$67500**2022 Value**

Property Class	Land	Improvement
Major Industry	\$57000	\$6900

Total Actual Value: \$63900**2021 Value**

Property Class	Land	Improvement
Major Industry	\$54300	\$6700

Total Actual Value: \$61000**Manual Class:** 8008 - Non-Manualized Structures - Ind**Actual Use:** 415 - Sawmills**Tenure:** 01 - Crown-Granted**ALR:****Land Dimension:** 1.5 **Land Dimension Type:** Acres

1/10/24 9:34 AM

BCA Web Query - Assessment Roll Report

Sales:	Number	Description
	# 1	A NON-SALE occurred on 19 Jul 2011. The document # was CA2107025.
	# 2	A NON-SALE occurred on 18 Aug 2006. The document # was BA415573.
	# 3	A MULTIPLE PROPERTY, IMPROVED SALE occurred on 27 Sep 1993. This was a CASH sale and the price was 15,800. The document # was TG14236.
	# 4	A NON-SALE occurred on 01 Oct 1984. The document # was N12446.
	# 5	A NON-SALE occurred on 06 Jan 1984. The document # was N199.
	# 6	A SINGLE PROPERTY, IMPROVED SALE occurred on 06 Jan 1984. This was a CASH sale and the price was 4,500. The document # was N186.

Additional Owners:

No Additional Owners

Associated PIDs:

1/10/24 9:35 AM

BCA Web Query - Assessment Roll Report

Assessment Roll Report**Disclaimer**

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©BC Assessment

Report Date:	Jan 10, 2024	Report Time:	09:35:13 AM
Folio:	0111-01-0008	For:	PC16117
Roll Year:	2023	Roll Number:	16545.010
Area:	25	Jurisdiction:	339
School District:	82		
Neighbourhood:	366 - Industrial Area		
Property Address:	5402 HIGHWAY 16 W TERRACE BC V8G 0C6		
Owner Name:	ROC HOLDINGS LTD	# of Owners:	1
Owner Address:	5330 HIGHWAY 16 W TERRACE BC V8G 0C6		
Document No:	CA7183197		
PID:	030-631-700		
Legal Description:	LOT A, PLAN EPP78423, DISTRICT LOT 1745, COAST RANGE S LAND DISTRICT		

2023 Value

Property Class	Land	Improvement
Major Industry	\$370000	N/A
Light Industry	\$92500	\$1768000

Total Actual Value: \$2230500**2022 Value**

Property Class	Land	Improvement
Major Industry	\$349000	N/A
Light Industry	\$87300	\$1693000

Total Actual Value: \$2129300**2021 Value**

Property Class	Land	Improvement
Major Industry	\$333000	N/A
Light Industry	\$83300	\$1823000

Total Actual Value: \$2239300**Manual Class:** 8008 - Non-Manualized Structures - Ind**Actual Use:** 415 - Sawmills**Tenure:** 01 - Crown-Granted

1/10/24 9:35 AM

BCA Web Query - Assessment Roll Report

ALR:**Land Dimension:** 11.51 **Land Dimension Type:** Acres**Sales: Number Description**

#1

A NON-SALE occurred on 10 Nov 2018. The document # was CA7183197.

Additional Owners:

No Additional Owners

Associated PIDs:

This is Exhibit "C" referred to in the
Affidavit of LOVI GREENLAW
sworn (or affirmed) before me at
Terrace B.C.
this 16th day of JANUARY 2024.

R. J. [Signature]
A Commissioner for Taking
Affidavits for British Columbia

2023 PROPERTY TAX NOTICE
CITY OF TERRACE



3215 EBY STREET
TERRACE, B.C. V8G 2X8
Phone: (250) 635-6311
Fax: (250) 638-4777
www.terrace.ca

Jurisdiction: 339 Roll: 08501.000
Civic Address: 76 KALUM LAKE ROAD
Legal Desc: Plan: 3700 Lot: 3 Block:
DL#: 616
NN

Mortgage Code:
Mortgage Name:

ROC HOLDINGS LTD
5330 HIGHWAY 16 W
TERRACE BC V8G 0C6
If the property has been sold please forward this notice to the purchaser.

DUE DATE
JULY 4, 2023

Penalties & Interest
10% Penalty on taxes unpaid after
July 4, 2023.
Interest on arrears and delinquent
calculated to July 4, 2023.

IMPORTANT INFORMATION

Any payment or Home Owner Grant
claim not received by July 4, 2023 is
subject to the 10% late penalty.

HOME OWNER GRANT CLAIMS

Home Owner Grants are no longer
claimed with the City of Terrace

See reverse for more details
regarding the Home Owner Grant
Program.

CHANGE OF MAILING ADDRESS

To change your mailing address
please visit: www.bcassessment.ca.

Table with 6 columns: Taxable Assessed Value, Class, Taxable Value, Land, Improvements, Rate, Amount. Rows include Hospital, General, School, Tax Levies (SCHOOL, GEN.MUN., REG.DIST., HOSPITAL, BCAA, MFA), Local Services Taxes (SEWER FRONTAGE), and Total Current Taxes.

I HEREBY CERTIFY this document to be
a true and correct copy of the original
document this

5th day of January 2024
Rachel Mattiuz, Corporate Officer

Table with 4 columns: Pay A, B, or C; A. Not Eligible for Grant; B. Eligible and Under 65; C. Eligible 65+ and Other. Rows include various taxes (Basic Provincial School Levy, Net School Taxes, General Municipal & Other Taxes, Local Services Taxes, Less Residual N&R Home Owner Grant), Total Current Taxes, Arrears, Delinquent, Adjustments / Penalty, Less Prepayments, and Total Amount Due July 04, 2023.

SEE REVERSE SIDE FOR IMPORTANT EXPLANATORY NOTES
Detach bottom portion and remit with payment

Enter amount paid: [Box]

REMITTANCE ADVICE

Make cheques payable to: CITY OF TERRACE
Jur: 339 Roll: 08501.000
Owners: ROC HOLDINGS LTD

Civic Address: 76 KALUM LAKE ROAD

Home Owner Grant

If you are eligible to claim the Home Owner Grant, you MUST apply
online on the Provincial Government portal at
www.gov.bc.ca/homeownergrant or call 1.888.355.2700. This grant
must be claimed each year.

This remittance stub is not a Home Owner Grant claim.

Table with 2 columns: Under 65, 65+ and Other. Rows include Total Amount Due and Enter amount paid: [Box]

2023 PROPERTY TAX NOTICE
CITY OF TERRACE



3215 EBY STREET
TERRACE, B.C. V8G 2X8
Phone: (250) 635-6311
Fax: (250) 638-4777
www.terrace.ca

Jurisdiction: 339 Roll: 08505.000
Civic Address: 5330 HWY 16 W
Legal Desc: Plan: PRP3986 Lot: A Block:
DL#: 616

Mortgage Code:
Mortgage Name:

ROC HOLDINGS LTD
5330 HIGHWAY 16 W
TERRACE BC V8G 0C6

If the property has been sold please forward this notice to the purchaser.

DUE DATE
JULY 4, 2023

Penalties & Interest
10% Penalty on taxes unpaid after
July 4, 2023.
Interest on arrears and delinquent
calculated to July 4, 2023.

IMPORTANT INFORMATION

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subject to the 10% late penalty.

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claimed with the City of Terrace

See reverse for more details
regarding the Home Owner Grant
Program.

CHANGE OF MAILING ADDRESS

To change your mailing address
please visit: www.bcassessment.ca.

Table with 5 columns: Taxable Assessed Value, Class, Taxable Value, Land, Improvements. Rows include Hospital, General, School, Tax Levies (SCHOOL-MAJOR INDUSTRY, GEN.MUN.-MAJ INDUSTRY, etc.), Local Services Taxes (SEWER FRONTAGE, WATER FRONTAGE), and Total Current Taxes.

I HEREBY CERTIFY this document to be
a true and correct copy of the original
document this

5th day of January 20 24
Rachel Mattiuz, Corporate Officer
Pay A, B, or C

Table with 3 columns: A. Not Eligible for Grant, B. Eligible and Under 65, C. Eligible 65+ and Other. Rows include Basic Provincial School Levy, Less N&R Home Owner Grant, Net School Taxes, General Municipal & Other Taxes, Local Services Taxes, Less Residual N&R Home Owner Grant, Total Current Taxes, Arrears, Delinquent, Adjustments / Penalty, Less Prepayments.

Total Amount Due July 04, 2023 1,307,385.68 1,307,385.68 1,307,385.68

SEE REVERSE SIDE FOR IMPORTANT EXPLANATORY NOTES
Detach bottom portion and remit with payment
Enter amount paid:

REMITTANCE ADVICE

Make cheques payable to: CITY OF TERRACE
Jur: 339 Roll: 08505.000
Owners: ROC HOLDINGS LTD

Civic Address: 5330 HWY 16 W

Home Owner Grant

If you are eligible to claim the Home Owner Grant, you MUST apply
online on the Provincial Government portal at
www.gov.bc.ca/homeownergrant or call 1.888.355.2700. This grant
must be claimed each year.

This remittance stub is not a Home Owner Grant claim.

Table with 2 columns: Under 65, 65+ and Other. Rows include Total Amount Due and Enter amount paid.

2023 PROPERTY TAX NOTICE
CITY OF TERRACE



3215 EBY STREET
TERRACE, B.C. V8G 2X8
Phone: (250) 635-6311
Fax: (250) 638-4777
www.terrace.ca

Jurisdiction: 339Roll: 16545.010

Civic Address: 5402 HWY 16 W

Legal Desc: Plan: EPP78423 Lot: ABlock:

DL#: 616, 1745

HERETO IS ANNEXED EASEMENT BB1131385 OVER LOT 1
PLAN,BCP43227 THIS TITLE MAY BE AFFECTED BY A PERMIT

Mortgage Code:
Mortgage Name:
• Reprint •
May 23, 2023

ROC HOLDINGS LTD
5330 HIGHWAY 16 W
TERRACE BC V8G 0C6
If the property has been sold please forward this notice to the purchaser.

DUE DATE
JULY 4, 2023

Penalties & Interest
10% Penalty on taxes unpaid after
July 4, 2023.
Interest on arrears and delinquent
calculated to July 4, 2023.

IMPORTANT INFORMATION

Any payment or Home Owner Grant claim not received by July 4, 2023 is subject to the 10% late penalty.

HOME OWNER GRANT CLAIMS
Home Owner Grants are no longer claimed with the City of Terrace

See reverse for more details regarding the Home Owner Grant Program.

CHANGE OF MAILING ADDRESS
To change your mailing address please visit: www.bccassessment.ca

I HEREBY CERTIFY this document to be a true and correct copy of the original document this
5th day of January 2024
Rachel Mattiuz
Rachel Mattiuz, Corporate Officer

Pay A, B, or C	A. Not Eligible for Grant	B. Eligible and Under 65	C. Eligible 65+ and Other
Basic Provincial School Levy	6,654.27	6,654.27	6,654.27
Less N&R Home Owner Grant *	0.00	0.00	0.00
Net School Taxes	6,654.27	6,654.27	6,654.27
General Municipal & Other Taxes	112,667.05	112,667.05	112,667.05
Local Services Taxes	241.44	241.44	241.44
Less Residual N&R Home Owner Grant *	0.00	0.00	0.00
Total Current Taxes	119,562.76	119,562.76	119,562.76
Arrears (including interest to July 04, 2023)	127,760.57	127,760.57	127,760.57
Delinquent (including interest to July 04, 2023)	141,540.44	141,540.44	141,540.44
Adjustments / Penalty	0.00	0.00	0.00
Less Prepayments (including interest)	0.00	0.00	0.00
*N & R Home Owner Grant is the longstanding Home Owner Grant combined with the new Northern and Rural Area Home Owner Benefit of up to \$200 that is available in northern and rural areas.			

Total Amount Due July 04, 2023 388,863.77 388,863.77 388,863.77

SEE REVERSE SIDE FOR IMPORTANT EXPLANATORY NOTES
Detach bottom portion and remit with payment

Enter amount paid:

REMITTANCE ADVICE



Make cheques payable to: CITY OF TERRACE
Jur: 339 Roll: 16545.010
Owners: ROC HOLDINGS LTD

Civic Address: 5402 HWY 16 W

Home Owner Grant

If you are eligible to claim the Home Owner Grant, you MUST apply online on the Provincial Government portal at www.gov.bc.ca/homeownergrant or call 1.888.355.2700. This grant must be claimed each year.

This remittance stub is not a Home Owner Grant claim.

	Under 65	65+ and Other
	0.00	0.00
Total	A.	388,863.77
Amount	B.	388,863.77
Due	C.	388,863.77

Enter amount paid:

31

2023 PROPERTY TAX NOTICE

CITY OF TERRACE



3215 EBY STREET
TERRACE, B.C. V8G 2X8
Phone: (250) 635-6311
Fax: (250) 638-4777
www.terrace.ca

Jurisdiction: 339 Roll: 16545.010

Civic Address: 5402 HWY 16 W

Legal Desc: Plan: EPP78423 Lot: A Block:

DL#: 616, 1745

HERETO IS ANNEXED EASEMENT BB1131385 OVER LOT 1
PLAN,BCP43227 THIS TITLE MAY BE AFFECTED BY A PERMIT

Mortgage Code:

Mortgage Name:

• Reprint •
May 23, 2023

ROC HOLDINGS LTD
5330 HIGHWAY 16 W
TERRACE BC V8G 0C6
If the property has been sold please forward this notice to the purchaser

DUE DATE
JULY 4, 2023

Penalties & Interest
10% Penalty on taxes unpaid after
July 4, 2023.
Interest on arrears and delinquent
calculated to July 4, 2023.

IMPORTANT INFORMATION

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HOME OWNER GRANT CLAIMS

Home Owner Grants are no longer claimed with the City of Terrace

See reverse for more details regarding the Home Owner Grant Program.

CHANGE OF MAILING ADDRESS

To change your mailing address please visit: www.bcassessment.ca.

Taxable Assessed Value	Class	Land	Improvements	
Hospital	04	370,000	0	
Hospital	05	92,500	1,758,000	
General	04	370,000	0	
General	05	92,500	1,758,000	
School	04	370,000	0	
School	05	92,500	1,758,000	
Tax Levies	Class	Taxable Value	Rate	Amount
\$SCHOOL - MAJOR INDUSTRY	04	370,000	1.330000	492.10
\$SCHOOL - LIGHT INDUSTRY	05	1,850,500	3.330000	6,162.17
GEN.MUN.-MAJ INDUSTRY	04	370,000	58.100000	21,497.00
GEN.MUN.-LT INDUSTRY	05	1,850,500	44.520000	82,384.26
GEN.MUN.TRANSIT-MAJ INDUSTF	04	370,000	0.497000	183.89
GEN.MUN.TRANSIT-LT INDUSTRY	05	1,850,500	0.497000	919.70
REG.DIST.-MAJ INDUSTRY	04	370,000	0.449000	166.13
REG.DIST.-LT INDUSTRY	05	1,850,500	0.449000	830.87
HOSPITAL-MAJ INDUSTRY	04	370,000	1.709000	632.33
HOSPITAL-LT INDUSTRY	05	1,850,500	1.709000	3,162.50
RDKS-L.IND-SOLID WASTE	05	1,758,000	1.446000	2,542.07
BCAA-MAJ INDUSTRY	04	370,000	0.455000	168.35
BCAA-LT INDUSTRY	05	1,850,500	0.096400	178.39
MFA-MAJ INDUSTRY	04	370,000	0.000700	0.26
MFA-LT INDUSTRY	05	1,850,500	0.000700	1.30
Pay A, B, or C		A. Not Eligible for Grant	B. Eligible and Under 65	C. Eligible 65+ and Other

SEE REVERSE SIDE FOR IMPORTANT EXPLANATORY NOTES
Detach bottom portion and remit with payment

Enter amount paid:

REMITTANCE ADVICE

Make cheques payable to: CITY OF TERRACE

Home Owner Grant

If you are eligible to claim the Home Owner Grant, you MUST apply online on the Provincial Government portal at www.gov.bc.ca/homeownergrant or call 1.888.355.2700. This grant must be claimed each year.

This remittance stub is not a Home Owner Grant claim.

Enter amount paid:



Alvarez & Marsal Canada Inc.
Licensed Insolvency Trustees
Cathedral Place Building
925 West Georgia Street, Suite 902
Vancouver, BC V6C 3L2
Phone: +1 604 638 7440
Fax: +1 604 638 7441

32

VIA EMAIL - lgreenlaw@terrace.ca

September 21, 2023

City Hall
3215 Eby Street
Terrace, BC V8G 2X8

Attention: Lori Greenlaw
Collector

This is Exhibit D - referred to in the
Affidavit of Lori Greenlaw
~~sworn (or affirmed)~~ before me at
Terrace B.C.
this 16th day of January 2024
R. J. Poirier
A Commissioner for Taking
Affidavits for British Columbia

Dear Ms. Greenlaw,

**Re: Receivership of Skeena Sawmills Ltd., Skeena Bioenergy Ltd. and ROC Holdings Ltd.
(collectively, the "Skeena Entities")**

Effective September 20, 2023, Alvarez & Marsal Canada Inc. was appointed by an Order (the "Order") of the Supreme Court of British Columbia (the "Court") as Receiver (the "Receiver") of the assets, undertakings and property of the Skeena Entities, including all proceeds thereof. A copy of the Order is attached for your reference.

The Receiver is aware of your letters dated August 1, 2023, sent to ROC Holdings Ltd. in respect of the outstanding property taxes listed below and the City of Terrace's (the "City") intention to sell the related properties at auction on the last Monday of September 2023 (the "Auction").

Folio: 339 16545.010 Civic: 5402 Hwy 16 W - \$402,785.70;
Folio: 339 08505.000 Civic: 5330 Hwy 16 W - \$1,355,707.09; and
Folio: 339 08501.000 Civic: 76 Ka/um Lake Road - \$12,743.67.

We write to inform you that pursuant to paragraph 11 of the Order all rights and remedies (including, without limitation, set-off rights) against the Skeena Entities or affecting the Property (as defined in the Order), are stayed and suspended except with the written consent of the Receiver or leave the Court. As such the Receiver hereby notifies the City that the Auction is stayed.

Please confirm via email that you have received this letter and will not proceed with the Auction.

Should you have any questions, please contact the undersigned at 604 639 0852 or tpoirier@alvarezandmarsal.com.

Yours very truly,
ALVAREZ & MARSAL CANADA INC.
in its capacity as Receiver of Skeena Sawmills Ltd.,
Skeena Bioenergy Ltd. and ROC Holdings Ltd.
and not in its personal capacity

Per: Taylor Poirier
Senior Associate

Enclosure

City of Terrace
3215 EBY STREET
TERRACE BC V8G 2X8

Phone: (250) 635-6311

Fax: (250) 638-4777

QRTLY Utilities Invoice



33

Account #: 000 0023751 000
Service Address: 5330 HWY 16 W

Billing Date: 30-Oct-2023 Bill From: 01-Jul-2023
Batch #: 2023103001 Bill To: 30-Sep-2023

Due Date : 31-Dec-2023



SKEENA SAWMILLS
5330 HIGHWAY 16
TERRACE BC V8G 0C6

Make Cheque Payable to
City of Terrace

Enter Amount Enclosed



Account Balance \$ 95.64

Amount Due \$ 95.64

Please detach and return top portion with payment. Retain bottom portion for your records.

Account #: 000 0023751 000
Service Address: 5330 HWY 16 W

Billing Date: 30-Oct-2023 Bill From: 01-Jul-2023
Batch #: 2023103001 Bill To: 30-Sep-2023

Account Details From: 30-Oct-2023

Code	Description	Date	Units	Amount
02 W30	WATER COMMERCIAL MIN. (with METER)	30/10/23	1.00	60.21
03 S01	METERED SEWER CU.M.	30/10/23	1.00	35.43
Current Levy				95.64

IMPORTANT NOTES

PLEASE SUBMIT ACCOUNT NUMBER WITH INVOICE PAYMENT.

A 10 % PENALTY WILL BE APPLIED TO UTILITIES UNPAID BY THE DUE DATE

Any utilities unpaid by December 31, 2023 will be transferred to Property Taxes.

REMINDER

PAYMENTS CAN BE MADE TO YOUR UTILITY ACCOUNT ON-LINE OR VIA TELEPHONE BANKING.

SIMPLY REGISTER CITY OF TERRACE UTILITIES AS A BILL PAYEE WITH YOUR FINANCIAL INSTITUTION.

YOUR ACCOUNT NUMBER IS LOCATED AT THE TOP LEFT ON YOUR INVOICE.

ENTER ALL 13 DIGITS OF YOUR ACCOUNT NUMBER WITH NO SPACES. EXAMPLE 0000012345000

This is Exhibit "E" referred to in the
Affidavit of Lori Greenlaw
sworn (or affirmed) before me at

Terrace B.C.
this 16th day of JANUARY 2024.

[Signature]
A Commissioner for Taking
Affidavits for British Columbia

Account Balance \$ 95.64

Due Date : 31-Dec-2023

Amount Due \$ 95.64

City of Terrace
3215 EBY STREET
TERRACE BC V8G 2X8

Phone: (250) 635-6311

Fax: (250) 638-4777

QRTLY Utilities Invoice



34

Account #: 000 0023750 000
Service Address: 5330 HWY 16 W

Billing Date: 30-Oct-2023 Bill From: 01-Jul-2023
Batch #: 2023103001 Bill To: 30-Sep-2023

Due Date : 31-Dec-2023



* U 8 0 0 0 0 0 2 3 7 5 0 0 0 *

SKEENA SAWMILLS
5330 HIGHWAY 16
TERRACE BC V8G 0C6

Make Cheque Payable to
City of Terrace

Enter Amount Enclosed



* 1 9 2 . 4 5 *

Account Balance \$ 192.45

Amount Due \$ 192.45

Please detach and return top portion with payment. Retain bottom portion for your records.

Account #: 000 0023750 000
Service Address: 5330 HWY 16 W

Billing Date: 30-Oct-2023 Bill From: 01-Jul-2023
Batch #: 2023103001 Bill To: 30-Sep-2023

Account Details From: 30-Oct-2023

Code	Description	Date	Units	Amount
Balance Forward As Of: 30-Oct-2023				1.17
02 W01	METERED WATER CU.M.	30/10/23	1.00	60.21
70151916	30/09/23 Current Reading: 34375.00	30/06/23 Prev. Reading: 34375.00	Consumption: 0.00	Cubic Meters
02 W03	COMMERCIAL WATER	30/10/23	1.00	60.21
03 S03	COMMERCIAL SEWER	30/10/23	2.00	70.86
Current Levy				191.28

IMPORTANT NOTES

PLEASE SUBMIT ACCOUNT NUMBER WITH INVOICE PAYMENT.

A 10 % PENALTY WILL BE APPLIED TO UTILITIES UNPAID BY THE DUE DATE

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REMINDER

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YOUR ACCOUNT NUMBER IS LOCATED AT THE TOP LEFT ON YOUR INVOICE.

ENTER ALL 13 DIGITS OF YOUR ACCOUNT NUMBER WITH NO SPACES. EXAMPLE 0000012345000

Account Balance \$ 192.45

Due Date : 31-Dec-2023

Amount Due \$ 192.45

City of Terrace
3215 EBY STREET
TERRACE BC V8G 2X8

Phone: (250) 635-6311

Fax: (250) 638-4777

QRTLY Utilities Invoice



35

Account #: 000 0029305 000
Service Address: 5402 HWY 16 w

Billing Date: 30-Oct-2023 Bill From: 01-Jul-2023
Batch #: 2023103001 Bill To: 30-Sep-2023

Due Date : 31-Dec-2023



SKEENA SAWMILLS
5330 HIGHWAY 16
TERRACE BC V8G 0C6

Make Cheque Payable to
City of Terrace

Enter Amount Enclosed



Account Balance \$ 131.07

Amount Due \$ 131.07

Please detach and return top portion with payment. Retain bottom portion for your records.

Account #: 000 0029305 000
Service Address: 5402 HWY 16 w

Billing Date: 30-Oct-2023 Bill From: 01-Jul-2023
Batch #: 2023103001 Bill To: 30-Sep-2023

Account Details From: 30-Oct-2023

Code	Description	Date	Units	Amount
02 W30	WATER COMMERCIAL MIN. (with METER)	30/10/23	1.00	60.21
03 S01	METERED SEWER CU.M.	30/10/23	1.00	35.43
03 S03	COMMERCIAL SEWER	30/10/23	1.00	35.43
Current Levy				131.07

IMPORTANT NOTES

PLEASE SUBMIT ACCOUNT NUMBER WITH INVOICE PAYMENT.

A 10 % PENALTY WILL BE APPLIED TO UTILITIES UNPAID BY THE DUE DATE

Any utilities unpaid by December 31, 2023 will be transferred to Property Taxes.

REMINDER

PAYMENTS CAN BE MADE TO YOUR UTILITY ACCOUNT ON-LINE OR VIA TELEPHONE BANKING.

SIMPLY REGISTER CITY OF TERRACE UTILITIES AS A BILL PAYEE WITH YOUR FINANCIAL INSTITUTION.

YOUR ACCOUNT NUMBER IS LOCATED AT THE TOP LEFT ON YOUR INVOICE.

ENTER ALL 13 DIGITS OF YOUR ACCOUNT NUMBER WITH NO SPACES. EXAMPLE 0000012345000

Account Balance \$ 131.07

Due Date : 31-Dec-2023

Amount Due \$ 131.07

City of Terrace
TAX ACCOUNT HARDCOPY

36

PT4510
Page: 1

Date: 16-Jan-2024 Time: 1:18 pm

Roll: 339 08501.000 76 KALUM LAKE ROAD
Balance as of: 16-Jan-2024 ACTIVE ROC HOLDINGS LTD

ROC HOLDINGS LTD
5330 HIGHWAY 16 W
TERRACE BC V8G 0C6

Calculate Penalty: Y
Print Notice: Y
LOT SIZE KEY: 3
LOT SIZE: 1.5
Tax Exempt Code: 00
TENURE: 01

Legal Description

LOT: 3; RANGE: 5; PLAN: 3700; DISTRICT LOT: 616;
LAND DISTRICT: 14; MANUAL CLASS CODE: 8008;

Property ID No. 1.011-768-398
0.00 Total 2024 Levy

TAXES ON ACCOUNT

	Current	Arrears	Delinquent		Total
Amount	0.00	4,366.12	8,713.37	0.00	13,079.49
Interest	0.00	18.25	36.43	0.00	54.68
Total	0.00	4,384.37	8,749.80	0.00	13,134.17
Un-Applied:					0.00
Balance:					13,134.17

ASSESSMENT YEAR 2023

Class Description	Category Description	Src	Effective Date	End Date	Gross Value
MAJOR INDUSTRY	Improvement	O			7,200
MAJOR INDUSTRY	Land	O			60,300
MAJOR INDUSTRY	Improvement	O			7,200
MAJOR INDUSTRY	Land	O			60,300
MAJOR INDUSTRY	Improvement	O			7,200
MAJOR INDUSTRY	Land	O			60,300

NO LOCAL IMPROVEMENTS

HISTORY AS OF JAN. 16, 2024

Date	Description	Amount
Dec. 31, 2023	Balance Forward	13,079.49

This is Exhibit "F" referred to in the
Affidavit of Lori Greenlaw
~~sworn (or affirmed)~~ before me at
Terrace, B.C.
this 16th day of January 2024.

R. [Signature]
A Commissioner for Taking
Affidavits for British Columbia

City of Terrace
TAX ACCOUNT HARDCOPY

PT4510
Page : 1

Date : 16-Jan-2024 **Time :** 1:14 pm

Roll : 339 08505.000 5330 HWY 16 W
Balance as of : 16-Jan-2024 **ACTIVE** ROC HOLDINGS LTD

EQUITY : 00
Print Notice : Y
LOT SIZE KEY : 3
LOT SIZE : 61.766
Tax Exempt Code : 00
TENURE : 01

Legal Description

LOT: A; RANGE: 5; PLAN: PRP3986; DISTRICT LOT:
616; LAND DISTRICT: 14; MANUAL CLASS CODE:

Property ID No. 1.011-691-042 2.011-691-051
0.00 **Total 2024 Levy**

TAXES ON ACCOUNT					
	Current	Arrears	Delinquent		Total
Amount	0.00	460,469.39	931,453.23	0.00	1,391,922.62
Interest	0.00	1,924.91	3,893.78	0.00	5,818.69
Total	0.00	462,394.30	935,347.01	0.00	1,397,741.31
Un-Applied:					0.00
Balance:					1,397,741.31

ASSESSMENT YEAR 2023

Class Description	Category Description	Src	Effective Date	End Date	Gross Value
MAJOR INDUSTRY	Improvement	O			4,118,000
MAJOR INDUSTRY	Land	O			2,480,000
MAJOR INDUSTRY	Improvement	O			4,118,000
MAJOR INDUSTRY	Land	O			2,480,000
MAJOR INDUSTRY	Improvement	O			4,118,000
MAJOR INDUSTRY	Land	O			2,480,000

NO LOCAL IMPROVEMENTS

HISTORY AS OF JAN. 16, 2024

Date	Description	Amount
Dec. 31, 2023	Balance Forward	1,391,922.62

**City of Terrace
TAX ACCOUNT HARDCOPY**

PT4510
Page : 1

38

Date : 16-Jan-2024 Time : 1:19 pm

Roll : 339 16545.010 5402 HWY 16 W
Balance as of : 16-Jan-2024 ACTIVE ROC HOLDINGS LTD

ROC HOLDINGS LTD
5330 HIGHWAY 16 W
TERRACE BC V8G 0C6

Calculate Penalty : Y
LOT SIZE KEY : 3
LOT SIZE : 11.51
Tax Exempt Code : 00,00
TENURE : 01

Legal Description

LOT: A; RANGE: 5; PLAN: EPP78423; DISTRICT LOT:
616, 1745; MANUAL CLASS CODE: 8008;

Property ID No. 1.030-631-700
0.00 Total 2024 Levy

TAXES ON ACCOUNT					
	Current	Arrears	Delinquent		Total
Amount	0.00	131,663.22	282,140.51	0.00	413,803.73
Interest	0.00	550.39	1,179.44	0.00	1,729.83
Total	0.00	132,213.61	283,319.95	0.00	415,533.56
Un-Applied:					0.00
Balance:					415,533.56

ASSESSMENT YEAR 2023

Class Description	Category Description	Src	Effective Date	End Date	Gross Value
MAJOR INDUSTRY	Land	O			370,000
LIGHT INDUSTRY	Improvement	O			1,768,000
LIGHT INDUSTRY	Land	O			92,500
MAJOR INDUSTRY	Land	O			370,000
LIGHT INDUSTRY	Improvement	O			1,768,000
LIGHT INDUSTRY	Land	O			92,500
MAJOR INDUSTRY	Land	O			370,000
LIGHT INDUSTRY	Improvement	O			1,768,000
LIGHT INDUSTRY	Land	O			92,500

NO LOCAL IMPROVEMENTS

HISTORY AS OF JAN. 16, 2024

Date	Description	Amount
Dec. 31, 2023	Balance Forward	413,803.73

39

This is Exhibit G referred to in the
 Affidavit of Lori Greenlaw
~~sworn for~~ affirmed before me at
Terrace B.C.
 this 16th day of January 2024.
R. M. [Signature]
 A Commissioner for Taking
 Affidavits for British Columbia

1/10/24 9 37 AM

BCA Web Query - Assessment Roll Report

Assessment Roll Report

Disclaimer

This information is obtained from various sources and is determined as of the specific dates set out in the Assessment Act. As a result, BC Assessment cannot warrant that it is current or accurate, and provides it for your convenience only. Use of this information without verification from original sources is at your own risk.

©BC Assessment

Report Date:	Jan 10, 2024	Report Time:	09:36:38 AM
Folio:	0111-01-0008	For:	PC16117
Roll Year:	2024	Roll Number:	08505.000
Area:	25	Jurisdiction:	339
School District:	82		
Neighbourhood:	366 - Industrial Area		
Property Address:	5330 HIGHWAY 16 W TERRACE BC V8G 0C6		
Owner Name:	ROC HOLDINGS LTD	# of Owners:	1
Owner Address:	5330 HIGHWAY 16 W TERRACE BC V8G 0C6		
Document No:	CA2107022		
PID:	011-691-042		
Legal Description:	LOT A, PLAN PRP3986, DISTRICT LOT 616, RANGE 5, COAST RANGE 5 LAND DISTRICT, EXCEPT PLAN PRP47978		

2024 Value

Property Class	Land	Improvement
Major Industry	\$3264000	\$4427000

Total Actual Value: \$7691000

2023 Value

Property Class	Land	Improvement
Major Industry	\$2480000	\$4118000

Total Actual Value: \$6598000

2022 Value

Property Class	Land	Improvement
Major Industry	\$2343000	\$3962000

Total Actual Value: \$6305000

Manual Class: 8008 - Non-Manualized Structures - Ind
Actual Use: 415 - Sawmills
Tenure: 01 - Crown-Granted
ALR:
Land Dimension: 61.766 **Land Dimension Type:** Acres

1/10/24, 9:37 AM

BCA Web Query - Assessment Roll Report

Sales:	Number	Description
	#1	A NON-SALE occurred on 19 Jul 2011. The document # was CA2107023.
	#2	A NON-SALE occurred on 19 Jul 2011. The document # was CA2107022.
	#3	A NON-SALE occurred on 18 Aug 2006. The document # was BA415610.
	#4	A NON-SALE occurred on 18 Aug 2006. The document # was BA415575.
	#5	A NON-SALE occurred on 19 Apr 2002. The document # was PT13961.
	#6	A NON-SALE occurred on 27 Sep 1993. The document # was TG14239.

Additional Owners:

No Additional Owners

Associated PIDs:

011-691-051

1/10/24, 9:38 AM

BCA Web Query - Assessment Roll Report

Assessment Roll Report

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©BC Assessment

Report Date:	Jan 10, 2024	Report Time:	09:38:08 AM
Folio:	0111-01-0008	For:	PC16117
Roll Year:	2024	Roll Number:	08505.000
Area:	25	Jurisdiction:	339
School District:	82		
Neighbourhood:	366 - Industrial Area		
Property Address:	5330 HIGHWAY 16 W TERRACE BC V8G 0C6		
Owner Name:	ROC HOLDINGS LTD	# of Owners:	1
Owner Address:	5330 HIGHWAY 16 W TERRACE BC V8G 0C6		
Document No:	CA2107022		
PID:	011-691-051		
Legal Description:	LOT B, PLAN PRP3986, DISTRICT LOT 616, RANGE 5, COAST RANGE 5 LAND DISTRICT		

2024 Value

Property Class	Land	Improvement
Major Industry	\$3264000	\$4427000

Total Actual Value: \$7691000

2023 Value

Property Class	Land	Improvement
Major Industry	\$2480000	\$4118000

Total Actual Value: \$6598000

2022 Value

Property Class	Land	Improvement
Major Industry	\$2343000	\$3962000

Total Actual Value: \$6305000

Manual Class: 8008 - Non-Manualized Structures - Ind

Actual Use: 415 - Sawmills

Tenure: 01 - Crown-Granted

ALR:

Land Dimension: 61.766 **Land Dimension Type:** Acres

1/10/24 9:38 AM

BCA Web Query - Assessment Roll Report

Sales:	Number	Description
	# 1	A NON-SALE occurred on 19 Jul 2011. The document # was CA2107023.
	# 2	A NON-SALE occurred on 19 Jul 2011. The document # was CA2107022.
	# 3	A NON-SALE occurred on 18 Aug 2006. The document # was BA415610.
	# 4	A NON-SALE occurred on 18 Aug 2006. The document # was BA415575.
	# 5	A NON-SALE occurred on 19 Apr 2002. The document # was PT13961.
	# 6	A NON-SALE occurred on 27 Sep 1993. The document # was TG14239.

Additional Owners:

No Additional Owners

Associated PIDs:

011-691-042

1/10/24 9:39 AM

BCA Web Query - Assessment Roll Report

Assessment Roll Report**Disclaimer**

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©BC Assessment

Report Date:	Jan 10, 2024	Report Time:	09:39:14 AM
Folio:	0111-01-0008	For:	PC16117
Roll Year:	2024	Roll Number:	08501.000
Area:	25	Jurisdiction:	339
School District:	82		
Neighbourhood:	366 - Industrial Area		
Property Address:	76 KALUM LAKE RD TERRACE BC		
Owner Name:	ROC HOLDINGS LTD	# of Owners:	1
Owner Address:	5330 HIGHWAY 16 W TERRACE BC V8G 0C6		
Document No:	CA2107025		
PID:	011-768-398		
Legal Description:	LOT 3, PLAN PRP3700, DISTRICT LOT 616, RANGE 5, COAST RANGE 5 LAND DISTRICT		

2024 Value

Property Class	Land	Improvement
Major Industry	\$79400	\$7800

Total Actual Value: \$87200**2023 Value**

Property Class	Land	Improvement
Major Industry	\$60300	\$7200

Total Actual Value: \$67500**2022 Value**

Property Class	Land	Improvement
Major Industry	\$57000	\$6900

Total Actual Value: \$63900**Manual Class:** 8008 - Non-Manualized Structures - Ind**Actual Use:** 415 - Sawmills**Tenure:** 01 - Crown-Granted**ALR:****Land Dimension:** 1.5 **Land Dimension Type:** Acres

1/10/24 9:39 AM

BCA Web Query - Assessment Roll Report

Sales:	Number	Description
	# 1	A NON-SALE occurred on 19 Jul 2011. The document # was CA2107025.
	# 2	A NON-SALE occurred on 18 Aug 2006. The document # was BA415573.
	# 3	A MULTIPLE PROPERTY, IMPROVED SALE occurred on 27 Sep 1993. This was a CASH sale and the price was 15,800. The document # was TG14236.
	# 4	A NON-SALE occurred on 01 Oct 1984. The document # was N12446.
	# 5	A NON-SALE occurred on 06 Jan 1984. The document # was N199.
	# 6	A SINGLE PROPERTY, IMPROVED SALE occurred on 06 Jan 1984. This was a CASH sale and the price was 4,500. The document # was N186.

Additional Owners:

No Additional Owners

Associated PIDs:

1/10/24 9:41 AM

BCA Web Query - Assessment Roll Report

Assessment Roll Report

Disclaimer

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©BC Assessment

Report Date:	Jan 10, 2024	Report Time:	09:40:57 AM
Folio:	0111-01-0008	For:	PC16117
Roll Year:	2024	Roll Number:	16545.010
Area:	25	Jurisdiction:	339
School District:	82		
Neighbourhood:	366 - Industrial Area		
Property Address:	5402 HIGHWAY 16 W TERRACE BC V8G 0C6		
Owner Name:	ROC HOLDINGS LTD	# of Owners:	1
Owner Address:	5330 HIGHWAY 16 W TERRACE BC V8G 0C6		
Document No:	CA7183197		
PID:	030-631-700		
Legal Description:	LOT A, PLAN EPP78423, DISTRICT LOT 1745, COAST RANGE 5 LAND DISTRICT		

2024 Value

Property Class	Land	Improvement	
Major Industry	\$486000	N/A	
Light Industry	\$121000	\$1844000	
			Total Actual Value: \$2451000

2023 Value

Property Class	Land	Improvement	
Major Industry	\$370000	N/A	
Light Industry	\$92500	\$1768000	
			Total Actual Value: \$2230500

2022 Value

Property Class	Land	Improvement	
Major Industry	\$349000	N/A	
Light Industry	\$87300	\$1693000	
			Total Actual Value: \$2129300

Manual Class: 8008 - Non-Manualized Structures - Ind
Actual Use: 415 - Sawmills
Tenure: 01 - Crown-Granted

1/10/24 9:41 AM

BCA Web Query - Assessment Roll Report

ALR:**Land Dimension:** 11.51 **Land Dimension Type:** Acres**Sales: Number Description**

1

A NON-SALE occurred on 10 Nov 2018. The document # was CA7183197.

Additional Owners:

No Additional Owners

Associated PIDs: