

BYLAWS

REAL ESTATE BROKERS' ASSOCIATION OF BRITISH COLUMBIA

Here are set forth, in numbered clauses, the Bylaws providing for the matters referred to in Section 6(1) of the *Society Act* and any other Bylaws.

1. INTERPRETATION

1.1 In these Bylaws, unless the context otherwise requires:

- (a) “Agent” has the meaning set out in Section 1 of the Real Estate Act;
- (b) “Authorized Representative” means that person authorized by a group, society, body or corporation through written authorization on the letterhead of that group, society, body or corporation;
- (c) “Broker” means an Agent whose principal business is producing income through the employment or contracting of Salespersons;
- (d) “Directors” means the Directors of the Society for the time being;
- (e) “Industry” means the industry related to the real estate business which shall include the buying, selling, exchanging, renting, leasing, managing, appraising and financing either as principal or as agent of real estate for compensation and developing and selling land as building sites and erecting buildings for sale;
- (f) “Member” means an Active Member, Associate Member or an Honourary Member,, who has qualified to be a Member, entered into a Membership agreement, has complied with all of the requirements to become a Member hereunder and is in good standing under these bylaws;
- (g) “Project(s)” means studies, projects, plans, promotions or improvements designed to benefit the Members
- (h) “Real Estate Act” means the Real Estate Act RSBC 1997 c.397 amendments thereto and successor legislation;
- (i) “REBA” means the Real Estate Brokers Association of British Columbia;
- (j) “Registered Address” of a Member means that Member’s address as recorded in the Register of Members;
- (k) “Registered E-mail Address” of a Member means that Member’s e-mail address as recorded in the records of the Society;

- (l) “Registered Facsimile Number” of a Member means that Member’s facsimile number as recorded in the Register of Members;
 - (m) “Salesperson” has the meaning set out in Section 1 of the Real Estate Act;
 - (n) “*Society Act*” means the *Society Act* RSBC 1996 c.433 or as such successor legislation from time to time enforced and all amendments thereto;
 - (o) The definitions in the *Society Act* on the date these Bylaws become effective apply to these Bylaws;
 - (p) Where the word Society appears in these bylaws, it shall mean the Real Estate Brokers’ Association of British Columbia
- 1.2 Words importing the singular include the plural and masculine include the feminine and vice versa; and words importing a person include a group, business, society or corporation.

2. MEMBERSHIP

- 2.1 There shall be three classes of membership in this Society, namely Active, Associate and Honorary.
- 2.2 The Active Members of the Society are the applicants for incorporation of the Society and those persons who subsequently have become Active Members in accordance with these bylaws and, in either case, have not ceased to be Members. An Active Member must be a Broker in good standing under the Real Estate Act, employ or contract with the minimum number of Salespersons to qualify for Active Membership as is determined from time to time by the Board of Directors and be in good standing with respect to the conflict of interest policies of the Society in effect from time to time.
- 2.3 Subject to the other provisions of this bylaw an applicant becomes an Active Member, entitled to vote five (5) days after: the applicant has delivered a completed membership application together with the then current association fees; whose application has been approved by the Board; and notice of whose application has been sent to each Active Member and not more than twenty-five (25%) percent of the Active Members have objected in writing to such application within seven (7) days of such notice. The provisions of this sub-paragraph do not apply to the first annual general meeting of the Society.
- 2.4 Associate Members shall be limited to Brokers in good standing under the Real Estate Act who would otherwise qualify for Active membership but for the fact that the applicant does not employ or contract with sufficient Salespersons to qualify as an Active Member or is disqualified from Active membership pursuant to the Society’s conflict of interest policy. Associate Members shall not have the right to vote or hold office. Except for the foregoing, a person becomes an Associate Member in the same manner as set out in Par 2.3 hereof; provided however, the combined number of Associate and Honourary Members must not exceed the number of Active members

- 2.5 Any Broker that is a corporation or partnership shall be eligible for Active or Associate Membership provided that its rights as a Member may be exercised by a single Authorized Representative notice of whose appointment has been delivered to the Board who has delivered a completed Authorized Representative application, whose application has been approved by the Board; notice of whose application has been sent to each Active Member; and not more than twenty-five (25%) percent of the Active Membership has objected in writing to such Authorized Representative application with seven (7) days of such notice.
- 2.6 Should an applicant for Membership or a corporate or firm's Authorized Representative be denied because of an adverse vote of the Board of Directors or objection of the Active Membership, as the case may be, the applicant may request in writing that the Board conduct a further ballot of the Active Membership in which case the Board of Directors shall forward a ballot form to each Active Members in writing, by mail, fax, or e-mail, within 15 days of receipt of such notice allowing each member to vote for or against the nominee's nomination for membership. The eligible ballots shall be those that are properly completed and returned by mail, delivery, fax or e-mail within 21 days of delivery thereof to the Member. The applicant shall become a Member or an Authorized Representative, as the case may be, immediately, subject to complying with these bylaws, upon a majority of votes in favour of the application.
- 2.7 A person shall cease to be an Active or Associate Member of the Society:
- (a) immediately upon ceasing to be a Broker or the nominee of a Broker as the case may be; or
 - (b) on having been an Active or Associate Member not in good standing for 60 consecutive days and, thereafter, upon a majority vote of the Board of Directors resolving to terminate such person's Membership in the Society.
- 2.8 No Member shall be expelled except for conduct injurious to the Society and then on the authority of a Special Resolution of the Active Members.
- 2.9 Each Active or Associate Membership shall continue until it is terminated in accordance these by laws. The Directors of the Society may establish Membership fees for Active and Associate Members of the Society.
- 2.10 The Directors may elect any individual, actively or previously engaged in the Industry or who has rendered outstanding service in any way to the Industry as an Honorary Member by unanimous vote of those present at a Directors' Meeting, regularly called and attended, provided that at least five (5) days notice of the name of each individual to be elected has been sent to all Active Members. An Honorary Member who at the time of his election to Honorary Membership is an Active Member of the Board and who continues to hold all requisite qualifications for Active Membership, shall have all the rights and privileges of membership. No Honorary Member may be required to pay any membership dues. Honorary Membership may be granted for a definite or indefinite period or for life at the discretion of

the Directors. Except as herein provided, no Honorary Member shall be entitled to hold office in the Society or to vote.

- 2.11 All Active , Associate and Honorary Members are in good standing, except that Member whose annual Membership application has not been received by the Secretary of the Society when due or who has failed to pay any debt due and owing by the Member to the Society, or who has breached the Membership Agreement, and that Member is not in good standing so long as the said application has not been received, the debt remains unpaid, or the Member is in default under the Membership Agreement. Any Active Member not in good standing may not vote at general meetings of the Society.
- 2.12 No Active Member, Associate or Honorary Member shall without prior approval of the President or the Directors:
 - (a) represent or speak on behalf of the Society; or
 - (b) order any goods or services in the name of the Society.
- 2.13 Save as herein otherwise specifically provided, the formalities of application for Membership, the amount of fees for Members the time for payment of fees, and the privileges from time to time incidental to Membership shall, from time to time be determined by the Directors.
- 2.14 Every Active Member, Associate Member or Honorary Member of the Society shall uphold, be bound by, and shall conform with the Bylaws and Code of Ethics of the Society, all rules and regulations from time to time passed by the Board of Directors and the decisions of the Board of Directors;
- 2.15 A party, firm or corporation may obtain separate memberships, and appoint an authorized representative for each membership, who may be the same person, for each location where it carries on business under a separate Agent's license and otherwise qualifies under these by-laws.

3. MEETINGS OF MEMBERS

- 3.1 General meetings of the Society shall be held at the time and place (in accordance with the *Society Act*) that the Directors decide, but in any event, must be held at least once in every calendar year.
- 3.2 Every general meeting, other than at an annual general meeting, is an extraordinary general meeting.
- 3.3 The Directors may, at their discretion, in accordance with the requirements of the *Society Act*, convene an extraordinary general meeting.
- 3.4 Notice of a general meeting shall specify the place, day and hour of the meeting, and in case of special business, the general nature of the business.

- 3.5 The accidental omission to give notice of a meeting to, or the non-receipt of a notice by, any Member entitled to receive notice does not invalidate proceedings at that meeting.
- 3.6 The first annual general meeting of the Society must be held not more than 15 months after the date of Incorporation. An annual general meeting must be held at least once in every calendar year and is not more than 15 months after the holding of the last preceding annual general meeting.

4. NOTICE TO MEMBERS AND OTHERS

- 4.1 A notice may be given to a Member, either personally, by mail sent to the Member's registered address, or by facsimile transmitted to the Member's Registered Facsimile Number, or by E-mail transmitted to the Member's Registered E-mail Address.
- 4.2 A notice sent by mail shall be deemed to have been given on the second business day following the day that notice has been given, and in proving that notice has been given, it is sufficient to prove the notice was properly addressed and put in a Canadian post office receptacle.
- 4.3 Notice of a general meeting shall be mailed not less than 21 days prior to the date scheduled for the meeting, or if transmitted by facsimile or hand delivered by the Secretary not less than 15 days prior to the date scheduled for the meeting, to every Member shown on the Register of Members on the day the notice is given.
- 4.4 A notice sent by e-mail or facsimile shall be deemed to have been given on the day immediately following the day that notice has been transmitted. It is sufficient to prove the notice was properly given by proving that the e-mail or facsimile was properly addressed and a connection or delivery was confirmed.

5. PROCEEDINGS AT GENERAL MEETINGS

- 5.1 Special business is:
- (a) all business at an extraordinary general meeting except the adoption of rules of order; and
 - (b) all business transacted at an annual general meeting, except:
 - (i) the adoption of rules of order;
 - (ii) the consideration of the financial statements;
 - (iii) the report of the Directors;
 - (iv) the election of Directors; and

- (v) the other business that, under these Bylaws, ought to be transacted at an annual general meeting, or business which is brought under consideration by the report of the Directors issued with the notice convening the meeting.
- (vi) the report of the auditor, if any;
- (vii) the appointment of the auditor, if required

- 5.2 No business, other than the election of a person to chair the meeting and the adjournment or termination of a meeting shall be conducted at a general meeting at a time when a quorum is not present.
- 5.3 If at any time during a general meeting there ceases to be a quorum present, business then in progress shall be suspended until there is a quorum present or until the meeting is adjourned or terminated.
- 5.4 A quorum shall be no less than seven (7) Active Members shown on the current Register of Active Members on the day of the general meeting in person or represented by proxy.
- 5.5 If within 30 minutes of the time appointed for a general meeting a quorum is not present, the meeting if convened on the requisition of Active Members, shall be terminated; but in any other case it shall stand adjourned to the same day in the next week, at the same time and place in which case the quorum for such adjourned meeting shall be 3 of the Active Members shown on the current Register of Active Members on the day of the adjourned general meeting in person or represented by proxy
- 5.6 The President of the Society, the Vice-President, the Past President or in the absence of all, one of the other Directors, present, shall chair the proceedings of a general meeting.
- 5.7 A general meeting may be adjourned from time to time, and from place to place, but no business shall be transacted at an adjourned meeting, other than the business left unfinished at the meeting from which the adjournment took place.
- 5.8 When a meeting is adjourned for 10 days or more, notice of the adjourned meeting shall be given as in the case of the original meeting.
- 5.9 Except as provided by in this Bylaw, it is not necessary to give notice of an adjournment or of the business to be transacted at an adjourned general meeting.
- 5.10 Voting is by a show of hands, unless a poll is requested by an Active Member.
- 5.11 On a poll, each party holding a proxy shall be entitled to one vote for each proxy vote held by him.
- 5.12 An Active Member shall be entitled to appoint a proxy holder to attend, act and vote for him provided that the instrument appointing a proxy holder shall be in writing under the hand of the Member or his attorney duly authorized in writing or, if the appointee or is a corporation,

under the seal of the corporation or under the hand of its seal of the corporation or under the hand of its duly authorized officer. The person who is a proxy holder must be an Active Member in good standing of the Society. An instrument appointing the proxy holder and the Power of Attorney, if any, under which it is signed shall be deposited with the Secretary prior to the commencement of the meeting or adjourned meeting specified in the notice calling a meeting of Active Members of the Society.

- 5.13 Unless the *Society Act* or any other statute or law which is applicable to the Society requires any other former proxy, a proxy shall be in the following form or in any other form that the Directors shall approve:

“The undersigned being an Active Member in good standing of the above-named Society hereby appoints _____, of _____ or failing him\her _____ of _____ being an Active Member in good standing to act as proxy holder for the undersigned to attend, act and vote for and on behalf of the undersigned at the annual (extraordinary) general meeting of the Society to be held on the _____ day of _____, 2____ and at any adjournment thereof.

Dated:

(Signature of Active Member)”

- 5.14 No person shall be entitled to exercise more than 2 proxy votes at a general meeting of the Society.
- 5.15 A resolution is passed only with the approval of a majority of the Active Members present, except that if the resolution is required to be a Special Resolution under the *Society Act* or these Bylaws, the approval of at least three-quarters of the Active Members present is required.
- 5.16 If a group, society, business or corporation is a Member, then its Authorized Representative is entitled to exercise the rights of a Member, including the right to serve as Director.

6. DIRECTORS AND OFFICERS

- 6.1 The management of the Society shall be carried on by the Directors, the number and composition of which may be changed by an ordinary resolution of the Society at an Annual General Meeting provided that unless so changed the number shall consist of seven (7) Directors
- 6.2 The term of the Directors shall be for a period of two (2) years. Provided however, that the initial term of four (4) Directors shall be three (3) year and thereafter each term of such Directors shall be for a period of two (2) years.

- 6.3 No person may serve as a Director for more than the three (3) consecutive terms of two (2) years each. A person being a former Director may be elected a Director at any time after two (2) years from the date such person has ceased to be a Director of the Society.
- 6.4 (a) Each year the Directors shall establish a nominating committee made up of Active Members of the Society selected and voted upon by the Directors. The nominating committee shall nominate sufficient candidates from the Active Members to fill the vacancies on the Board of Directors.
- (b) In addition to any candidates nominated by the nominating committee, the candidates for election to the Board of Directors may be nominated by any Active Member of the Society from the floor at the Annual General Meeting provided such nomination is seconded by two Active Members of the Society.
- (c) Ballot paper shall be prepared containing the names of all duly nominated candidates for election to the Board of Directors and each Active Member of the Society shall be entitled to one ballot per person or per proxy for the necessary number of candidates.
- (d) If an insufficient number of candidates are nominated for election to the Board of Directors, the Directors shall forthwith be entitled to appoint Active Members (including their Authorized Representatives) to fill the remaining vacancies.
- 6.5 No person may be elected or appointed as Director unless that person is an Active Member or authorized by an Active Member of the Society.
- 6.6 A person shall cease to be a Director of the Society:
- (a) on death or permanent incapacitation;
- (b) by delivering a written resignation to the Secretary of the Society, or by mailing or delivering it to the address of the Society, specifying therein the effective date of resignation;
- (c) upon holding any salaried position with the Society;
- (d) when that Director as an individual, partner or shareholder fails to disclose his interest in a contract with the Society or fails to abstain from voting in favour of the proposed contract when it is presented to the Directors for approval;
- (e) upon a vote of 75% of the Directors after the Director has been absent from three consecutive Directors' meetings without a valid reason acceptable to the Directors;
- (f) when that Director is removed as a Director or expelled as a Member by way of Special Resolution at a general meeting; or
- (g) when that Director ceases to be an Active Member.

- 6.7 (a) The Directors shall promptly before transacting any further business fill a vacancy in the Directors occurring from time to time provided that the Director so appointed shall hold office until the conclusion of the next following Annual General Meeting.
- (b) If the term of the departing Director exceeds the date of the next following annual general meeting, then the election to fill the office occurring at the next following Annual General Meeting will be to fill the unexpired term of the departing Director.
- 6.8 No Director shall be remunerated for being or acting as a Director, but a Director may be reimbursed for all expenses necessarily and reasonably incurred by that Director while engaged in the affairs of the Society.
- 6.9 The Directors may exercise all the powers and do all the acts and things that the Society may exercise and do, and which are not by these Bylaws or by statute or otherwise lawfully directed or required to be exercised or done by the Society in a general meeting, but subject nevertheless, to:
- (a) all laws affecting the Society;
- (b) these Bylaws; and
- (c) rules or guidelines, not being inconsistent with these Bylaws, which are made from time to time by the Society in a general meeting.
- 6.10 No rule or guideline, made by the Society in a general meeting invalidates a prior act of the Directors that would have been valid if that rule had not been made.
- 6.11 The Directors shall elect from amongst themselves a President, Vice-President, Secretary and Treasurer who shall hold office at the pleasure of the Directors or until their resignation.
- 6.12 A society may purchase and maintain insurance for the benefit of a director against personal liability incurred by him or her as a director, and sections 27, 28 and 29 of the *Society Act* do not apply to the purchase or maintenance of that insurance

7. PROCEEDINGS OF DIRECTORS

- 7.1 The Directors may meet together at the places they think fit to dispatch business, adjourn and otherwise regulate their meetings and proceedings as they see fit.
- 7.2 The quorum necessary to transact business shall be no less than four (4) of the Directors. The Directors may, however, from time to time set the quorum necessary to conduct business which shall be no less than a majority of the directors then in office.
- 7.3 The President shall chair all meetings of the Directors unless the Directors decide otherwise.
- 7.4 The President or the Secretary may at any time and the Secretary, on the request of two or more Directors shall convene a meeting of the Directors.

- 7.5 There shall be 72 hours notice of any meeting of the Directors of the Society unless such notice is waived by all Directors or unless such meeting takes place on a Saturday, Sunday or statutory holiday in which case notice shall be given at least one business day in advance of the meeting.
- 7.6 (a) The Directors may delegate any, but not all, of their powers to committees consisting of such persons as they think fit, and may name the committee.
- (b) A committee so formed in the exercise of the powers so delegated shall include at least one Director and shall conform to any rules imposed on it by the directors and shall report every act or thing done in the exercise of those powers to the earliest meeting of the Directors to be held next after it has been done.
- 7.7 (a) Subject to the Directors, the committee shall determine its own procedures.
- (b) The members of a committee may meet and adjourn as they think proper.
- 7.8 (a) Questions arising at a meeting of the Directors or a committee shall be decided by a majority of votes. In the event of a tie vote, the Chair of the meeting shall have the casting vote.
- (b) A resolution proposed at a meeting of Directors or committee must be seconded.
- (c) The person occupying the chair of a meeting may not move or propose a resolution.
- (d) In the event of a dispute, meetings shall be conducted in accordance with the provisions of the latest edition of Robert's Rules of Order.
- 7.9 Any resolution in writing, signed by all the Directors and placed with the minutes of the Directors, is as valid and effective as if regularly passed at a meeting of the Directors.

8. DUTIES OF OFFICERS

- 8.1 The President shall chair all meetings of the Society unless the Directors decide otherwise.
- 8.2 The Vice-President shall carry out the duties of the President in the absence of the President, unless the Directors decide otherwise.
- 8.3 The Secretary shall be responsible for:
- (a) conducting the correspondence of the Society;
- (b) issuing notices of meetings of the Society and Directors;
- (c) keeping minutes of all meetings of the Society and Directors;
- (d) having custody of all records and documents of the Society; except those required to be kept by the Treasurer; and

(e) maintaining the Register of Members.

8.4 The Treasurer shall be responsible for:

- (a) keeping the financial records, including books of accounts necessary to comply with the *Society Act*; and
- (b) rendering financial statements to the Directors, Members and others when required.

8.5 (a) The offices of Secretary and Treasurer may be held by one person who shall be known as the Secretary-Treasurer.

(b) In the absence of the Secretary from a meeting, the Directors shall appoint another person to act as Secretary at the meeting.

(c) Officers shall perform such duties as the Active Members decide.

8.6 The Directors may enter into a contract for the provision of management services and administrative personnel, office space and equipment or any of these services to the Society on such terms and conditions as they consider appropriate and may permit the services of General Manager to be performed under the contract by a designated individual employee of the contractor pursuant to the provisions of the contract. In the event that such contract is entered into, the individual, firm or organization providing such services and the General Manager (if any) designated thereunder shall report to and take directions from the Board of Directors who in turn shall be responsible to ensure that the requirements of these Bylaws, the Constitution, the provisions of the laws of the Province of British Columbia including the *Society Act* and the resolutions of the Directors as passed from time to time are met. Provided however, any such contract shall be limited to two years in duration. This limitation shall not prohibit the Directors from entering into a new contract for the provision of such services with the same person for further periods to a maximum of two years each.

9. ACCOUNTS

9.1 The fiscal year of the Society shall be determined by the Society's accountants.

9.2 The Directors shall cause true accounts to be kept of:

- (a) all sums of money received and expended and the matters in respect of which the receipt and expenditures took place;
- (b) assets and liabilities; and
- (c) all other transactions affecting the financial position of the Society.

9.3 Subject to the provisions respecting the Seal of the Society, the Directors shall determine the signing officers of the Society.

- 9.4 The Directors shall present to the Members of the Society at each Annual General Meeting, the financial statements of the preceding fiscal year, including a Balance Sheet, a Statement of Revenue and Expenditures, a Statement of Change in Financial Position, and a Schedule of Change in Financial Reserves.
- 9.5 The Board of Directors shall cause REBA to maintain current accurate accounts and records of the Society. Each Active Member shall, upon reasonable notice, be entitled to view such accounts and records; provided however, the Board of Directors, acting reasonably may from time to time, determine whether and to what extent and at what times and places, and under what conditions or regulations the accounts and records of the Society shall be open to the inspection of Members not being Directors.

10. AUDITOR

- 10.1 The Active Members may, but shall not be so obligated, at an Annual General Meeting, appoint an auditor to hold office until the next Annual General Meeting.
- 10.2 If the Society is required to or has resolved to have an auditor, the auditor shall be a person who is a member, or a partnership whose partners are members, in good standing of The Canadian Institute of Chartered Accountants or the Certified General Accountants' Association of British Columbia.
- 10.3 The Directors shall fill any vacancy occurring in the office of auditor, to hold office only until the conclusion of the next following Annual General Meeting, though eligible for re-appointment at that meeting.
- 10.4 The auditor shall, prior to an Annual General Meeting, examine the books and records of the Society to the extent necessary to report to the Members as required under Section 47 of the *Society Act*, the Regulations to the *Society Act*, and amendments thereto.

11. SEAL

- 11.1 The Society shall not have a seal unless the Directors approve a seal of the Society in which case the seal shall be under the custody of the Directors and shall not be affixed to any instrument except in the presence of:
- (a) the President and either the Vice-President, the Secretary, the Treasurer or the Past President of the Society; or
 - (b) any two Directors of the Society; or
 - (c) any Director(s) or Officer(s) of the Society duly authorized by authority of a resolution of the Directors.
- 11.2 The Officer(s) or Director(s) affixing the seal shall sign the instrument to which the seal is affixed on behalf of the Society.

12. BORROWING

- 12.1 Subject to this Part, in order to carry out the purposes of the Society, the Directors may, on behalf of and in the name of the Society, raise or secure the payment or repayment of money in the manner they decide, and in particular, but without limiting the foregoing, by the issue of debentures.
- 12.2 Every debenture of the Society shall be signed manually by at least one Director or Officer of the Society or by or on behalf of a trustee or registrar for the debenture or other security appointed by the Society or under any instrument under which the debenture or other security is issued and any additional signatures may be printed or otherwise mechanically reproduced, and in such event, a debenture or other security so signed is as valid as if signed manually notwithstanding that any person whose signature is so printed or mechanically reproduced shall have ceased to hold the office that he is stated on such debenture or other security to hold at the date of the issue thereof.
- 12.3 No borrowing shall be carried out which is secured by way of debenture without a special resolution of the Members of the Society.

13. BRANCH SOCIETY

- 13.1 Upon an ordinary resolution of the Members, the Society may establish and maintain one or more branch societies with the powers which the Society confers, provided however such powers shall not exceed those of the Society.

14. BYLAWS

- 14.1 On being admitted to membership, each Member is entitled to a copy of the Constitution and Bylaws of the Society, and the Society shall supply same upon request and payment of a reasonable sum of no more than \$1.00, or such other amount as may be permitted by the *Society Act*.

14.2 These Bylaws shall not be altered or added to except by special resolution.

DATED at the City of Vancouver, Province of British Columbia, this _____ day of _____, 2002.

Witness as to Signatures

Applicants for Incorporation

(Witness Signature)

DEBORAH UPTON
#8A – 139 Drake Street
Vancouver, BC V6Z 2T8

(Full Name)

(Address)

(Witness Signature)

GREGORY RAHN
5880 Cormorant Court
Richmond, BC V7E 3P5

(Full Name)

(Address)

(Witness Signature)

GLENN TEMES
6608 Beechwood Street
Vancouver, BC V6P 5T9

(Full Name)

(Address)

(Witness Signature)

(Full Name)

(Address)

(Witness Signature)

(Full Name)

(Address)

DAVID PEERLESS

4453 Arthur Drive
Delta, BC V4K 2X3

PAUL PRADE

6390 Portland Street
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