



NO. H-250800  
VANCOUVER REGISTRY

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

BETWEEN:

ROYAL BANK OF CANADA

PETITIONER

AND:

1075 NELSON DEVELOPMENT LIMITED PARTNERSHIP  
1075 NELSON DEVELOPMENT GP INC.  
1075 NELSON DEVELOPMENT HOLDINGS INC.  
BRIVIA FAMILY INVESTMENTS INC.  
KHENG LY  
1409658 B.C. LTD.  
TRAVELERS INSURANCE COMPANY OF CANADA

RESPONDENTS

**REQUISITION – GENERAL**

**Filed by:** Royal Bank of Canada (the “Petitioner”)

**Required:**

File State of Title Certificate for:

Parcel Identifier: 031-725-953

LOT A BLOCK 7 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT  
PLAN EPP118708

Date: 01/OCT/2025

Signature of lawyer for filing party  
Cassandra Federico

THIS REQUISITION is filed by the firm of Dentons Canada LLP, Barristers and Solicitors, 20<sup>th</sup> Floor, 250 Howe Street, Vancouver, British Columbia, V6C 3R8 (Telephone: 604-687-4460) | Email: [cassandra.federico@dentons.com](mailto:cassandra.federico@dentons.com) | Attention: Cassandra Federico

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4290293

File Reference: 506954-000834

DENTONS CANADA LLP  
250 HOWE STREET, 20TH FLOOR  
VANCOUVER BC V6C 3R8

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 469293).

I certify this to be an accurate reproduction of title number **CB20500** at 09:57 this 1st day of October, 2025.



Registrar of Land Titles



<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT
<b>Land Title District</b> Land Title Office	VANCOUVER VANCOUVER
<b>Title Number</b> From Title Number	CB20500 CA9006728 CA9006729
<b>Application Received</b>	2022-06-21
<b>Application Entered</b>	2022-07-11
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	1075 NELSON DEVELOPMENT HOLDINGS INC., INC.NO. BC0979494 1425 RENE-LEVESQUE BOULEVARD WEST, SUITE 503 MONTREAL, QC H3G 1T7
<b>Taxation Authority</b>	Vancouver, City of

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4290293

**Description of Land**

Parcel Identifier: 031-725-953

**Legal Description:**

LOT A BLOCK 7 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT PLAN  
EPP118708

**Legal Notations**

HERETO IS ANNEXED EASEMENT CA7769148 OVER AIRSPACE PARCEL 1 PLAN  
EPP84404

HERETO IS ANNEXED EASEMENT CA7769151 OVER AIRSPACE PARECEL 1 PLAN  
EPP84404

HERETO IS ANNEXED EASEMENT CA7769160 OVER LOT A PLAN EPP76101 EXCEPT  
PLAN EPP84404 AND AIRSPACE PARCEL 2 PLAN EPP84404

HERETO IS ANNEXED EASEMENT CA7769161 OVER LOT A PLAN EPP76101 EXCEPT  
PLAN EPP84404 AND AIRSPACE PARCEL 2 PLAN EPP84404

HERETO IS ANNEXED EASEMENT CA8224030 OVER LOT 10 PLAN 92

HERETO IS ANNEXED EASEMENT CA8224032 OVER LOT 10 PLAN 92

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA9006730  
FILED 2021-05-14

HOUSING AGREEMENT, VANCOUVER CHARTER, S. 565.2, SEE CB146065

HOUSING AGREEMENT, VANCOUVER CHARTER, S. 565.2, SEE CB146066

**Charges, Liens and Interests**

Nature: EASEMENT  
Registration Number: CA7769142  
Registration Date and Time: 2019-09-25 16:25  
Remarks: APPURTENANT TO AIRSPACE PARCEL 1 PLAN EPP84404

Nature: EASEMENT  
Registration Number: CA7769145  
Registration Date and Time: 2019-09-25 16:25  
Remarks: APPURTENANT TO AIRSPACE PARCEL 1 PLAN EPP84404

Nature: EASEMENT  
Registration Number: CA7769154  
Registration Date and Time: 2019-09-25 16:25  
Remarks: APPURTENANT TO LOT A PLAN EPP76101 EXCEPT PLAN  
EPP84404 AND AIRSPACE PARCEL 2 PLAN EPP84404

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4290293

Nature: EASEMENT  
Registration Number: CA7769157  
Registration Date and Time: 2019-09-25 16:25  
Remarks: APPURTENANT TO LOT A PLAN EPP76101 EXCEPT PLAN EPP84404 AND AIRSPACE PARCEL 2 PLAN EPP84404

Nature: EASEMENT  
Registration Number: CA8224022  
Registration Date and Time: 2020-06-03 11:57  
Remarks: APPURTENANT TO LOT 10 PLAN 92

Nature: EASEMENT  
Registration Number: CA8224026  
Registration Date and Time: 2020-06-03 11:57  
Remarks: APPURTENANT TO LOT 10 PLAN 92

Nature: MORTGAGE  
Registration Number: CA9760141  
Registration Date and Time: 2022-03-03 10:59  
Registered Owner: 1409658 B.C. LTD.  
INCORPORATION NO. BC1409658  
Transfer Number: CB562708

Nature: ASSIGNMENT OF RENTS  
Registration Number: CA9760142  
Registration Date and Time: 2022-03-03 10:59  
Registered Owner: 1409658 B.C. LTD.  
INCORPORATION NO. BC1409658  
Transfer Number: CB562709

Nature: STATUTORY RIGHT OF WAY  
Registration Number: CB20502  
Registration Date and Time: 2022-06-21 14:35  
Registered Owner: CITY OF VANCOUVER  
Remarks: PART IN PLAN EPP118709

Nature: PRIORITY AGREEMENT  
Registration Number: CB20504  
Registration Date and Time: 2022-06-21 14:35  
Remarks: GRANTING CB20502 PRIORITY OVER CA9760141 AND CA9760142

Nature: COVENANT  
Registration Number: CB20505  
Registration Date and Time: 2022-06-21 14:35  
Registered Owner: CITY OF VANCOUVER

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4290293

Nature: PRIORITY AGREEMENT  
Registration Number: CB20507  
Registration Date and Time: 2022-06-21 14:35  
Remarks: GRANTING CB20505 PRIORITY OVER CA9760141 AND CA9760142

Nature: COVENANT  
Registration Number: CB20508  
Registration Date and Time: 2022-06-21 14:35  
Registered Owner: CITY OF VANCOUVER

Nature: PRIORITY AGREEMENT  
Registration Number: CB20510  
Registration Date and Time: 2022-06-21 14:35  
Remarks: GRANTING CB20508 PRIORITY OVER CA9760141 AND CA9760142

Nature: EQUITABLE CHARGE  
Registration Number: CB20511  
Registration Date and Time: 2022-06-21 14:35  
Registered Owner: CITY OF VANCOUVER

Nature: PRIORITY AGREEMENT  
Registration Number: CB20513  
Registration Date and Time: 2022-06-21 14:35  
Remarks: GRANTING CB20511 PRIORITY OVER CA9760141 AND CA9760142

Nature: COVENANT  
Registration Number: CB20514  
Registration Date and Time: 2022-06-21 14:35  
Registered Owner: CITY OF VANCOUVER

Nature: PRIORITY AGREEMENT  
Registration Number: CB20516  
Registration Date and Time: 2022-06-21 14:35  
Remarks: GRANTING CB20514 PRIORITY OVER CA9760141 AND CA9760142

Nature: STATUTORY RIGHT OF WAY  
Registration Number: CB20517  
Registration Date and Time: 2022-06-21 14:35  
Registered Owner: CITY OF VANCOUVER

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4290293

Nature: PRIORITY AGREEMENT  
Registration Number: CB20519  
Registration Date and Time: 2022-06-21 14:35  
Remarks: GRANTING CB20517 PRIORITY OVER CA9760141 AND CA9760142

Nature: COVENANT  
Registration Number: CB20520  
Registration Date and Time: 2022-06-21 14:35  
Registered Owner: CITY OF VANCOUVER

Nature: PRIORITY AGREEMENT  
Registration Number: CB20522  
Registration Date and Time: 2022-06-21 14:35  
Remarks: GRANTING CB20520 PRIORITY OVER CA9760141 AND CA9760142

Nature: COVENANT  
Registration Number: CB20523  
Registration Date and Time: 2022-06-21 14:35  
Registered Owner: CITY OF VANCOUVER

Nature: PRIORITY AGREEMENT  
Registration Number: CB20525  
Registration Date and Time: 2022-06-21 14:35  
Remarks: GRANTING CB20523 PRIORITY OVER CA9760141 AND CA9760142

Nature: OPTION TO PURCHASE  
Registration Number: CB20526  
Registration Date and Time: 2022-06-21 14:35  
Registered Owner: CITY OF VANCOUVER

Nature: PRIORITY AGREEMENT  
Registration Number: CB20528  
Registration Date and Time: 2022-06-21 14:35  
Remarks: GRANTING CB20526 PRIORITY OVER CA9760141 AND CA9760142

Nature: COVENANT  
Registration Number: CB20529  
Registration Date and Time: 2022-06-21 14:35  
Registered Owner: CITY OF VANCOUVER

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4290293

Nature: PRIORITY AGREEMENT  
Registration Number: CB20531  
Registration Date and Time: 2022-06-21 14:35  
Remarks: GRANTING CB20529 PRIORITY OVER CA9760141 AND CA9760142

Nature: COVENANT  
Registration Number: CB20532  
Registration Date and Time: 2022-06-21 14:35  
Registered Owner: CITY OF VANCOUVER

Nature: PRIORITY AGREEMENT  
Registration Number: CB20534  
Registration Date and Time: 2022-06-21 14:35  
Remarks: GRANTING CB20532 PRIORITY OVER CA9760141 AND CA9760142

Nature: COVENANT  
Registration Number: CB20535  
Registration Date and Time: 2022-06-21 14:35  
Registered Owner: CITY OF VANCOUVER

Nature: PRIORITY AGREEMENT  
Registration Number: CB20537  
Registration Date and Time: 2022-06-21 14:35  
Remarks: GRANTING CB20535 PRIORITY OVER CA9760141 AND CA9760142

Nature: STATUTORY RIGHT OF WAY  
Registration Number: CB20538  
Registration Date and Time: 2022-06-21 14:35  
Registered Owner: CITY OF VANCOUVER

Nature: PRIORITY AGREEMENT  
Registration Number: CB20540  
Registration Date and Time: 2022-06-21 14:35  
Remarks: GRANTING CB20538 PRIORITY OVER CA9760141 AND CA9760142

Nature: EQUITABLE CHARGE  
Registration Number: CB20541  
Registration Date and Time: 2022-06-21 14:35  
Registered Owner: CITY OF VANCOUVER

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4290293

Nature: PRIORITY AGREEMENT  
Registration Number: CB20543  
Registration Date and Time: 2022-06-21 14:35  
Remarks: GRANTING CB20541 PRIORITY OVER CA9760141 AND CA9760142

Nature: COVENANT  
Registration Number: CB20544  
Registration Date and Time: 2022-06-21 14:35  
Registered Owner: CITY OF VANCOUVER

Nature: PRIORITY AGREEMENT  
Registration Number: CB20546  
Registration Date and Time: 2022-06-21 14:35  
Remarks: GRANTING CB20544 PRIORITY OVER CA9760141 AND CA9760142

Nature: COVENANT  
Registration Number: CB20547  
Registration Date and Time: 2022-06-21 14:35  
Registered Owner: CITY OF VANCOUVER

Nature: PRIORITY AGREEMENT  
Registration Number: CB20549  
Registration Date and Time: 2022-06-21 14:35  
Remarks: GRANTING CB20547 PRIORITY OVER CA9760141 AND CA9760142

Nature: COVENANT  
Registration Number: CB20550  
Registration Date and Time: 2022-06-21 14:35  
Registered Owner: CITY OF VANCOUVER

Nature: PRIORITY AGREEMENT  
Registration Number: CB20552  
Registration Date and Time: 2022-06-21 14:35  
Remarks: GRANTING CB20550 PRIORITY OVER CA9760141 AND CA9760142

Nature: COVENANT  
Registration Number: CB20553  
Registration Date and Time: 2022-06-21 14:35  
Registered Owner: CITY OF VANCOUVER



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4290293

Nature: PRIORITY AGREEMENT  
Registration Number: CB20555  
Registration Date and Time: 2022-06-21 14:35  
Remarks: GRANTING CB20553 PRIORITY OVER CA9760141 AND CA9760142

Nature: COVENANT  
Registration Number: CB20556  
Registration Date and Time: 2022-06-21 14:35  
Registered Owner: CITY OF VANCOUVER

Nature: PRIORITY AGREEMENT  
Registration Number: CB20558  
Registration Date and Time: 2022-06-21 14:35  
Remarks: GRANTING CB20556 PRIORITY OVER CA9760141 AND CA9760142

Nature: COVENANT  
Registration Number: CB20559  
Registration Date and Time: 2022-06-21 14:35  
Registered Owner: CITY OF VANCOUVER

Nature: PRIORITY AGREEMENT  
Registration Number: CB20561  
Registration Date and Time: 2022-06-21 14:35  
Remarks: GRANTING CB20559 PRIORITY OVER CA9760141 AND CA9760142

Nature: COVENANT  
Registration Number: CB20562  
Registration Date and Time: 2022-06-21 14:35  
Registered Owner: CITY OF VANCOUVER

Nature: PRIORITY AGREEMENT  
Registration Number: CB20564  
Registration Date and Time: 2022-06-21 14:35  
Remarks: GRANTING CB20562 PRIORITY OVER CA9760141 AND CA9760142

Nature: COVENANT  
Registration Number: CB20565  
Registration Date and Time: 2022-06-21 14:35  
Registered Owner: CITY OF VANCOUVER

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4290293

Nature: PRIORITY AGREEMENT  
Registration Number: CB20567  
Registration Date and Time: 2022-06-21 14:35  
Remarks: GRANTING CB20565 PRIORITY OVER CA9760141 AND CA9760142

Nature: COVENANT  
Registration Number: CB20568  
Registration Date and Time: 2022-06-21 14:35  
Registered Owner: CITY OF VANCOUVER

Nature: PRIORITY AGREEMENT  
Registration Number: CB20570  
Registration Date and Time: 2022-06-21 14:35  
Remarks: GRANTING CB20568 PRIORITY OVER CA9760141 AND CA9760142

Nature: COVENANT  
Registration Number: CB20571  
Registration Date and Time: 2022-06-21 14:35  
Registered Owner: CITY OF VANCOUVER

Nature: PRIORITY AGREEMENT  
Registration Number: CB20573  
Registration Date and Time: 2022-06-21 14:35  
Remarks: GRANTING CB20571 PRIORITY OVER CA9760141 AND CA9760142

Nature: STATUTORY RIGHT OF WAY  
Registration Number: CB20574  
Registration Date and Time: 2022-06-21 14:35  
Registered Owner: CITY OF VANCOUVER

Nature: PRIORITY AGREEMENT  
Registration Number: CB20576  
Registration Date and Time: 2022-06-21 14:35  
Remarks: GRANTING CB20574 PRIORITY OVER CA9760141 AND CA9760142

Nature: COVENANT  
Registration Number: CB419019  
Registration Date and Time: 2023-01-06 14:33  
Registered Owner: CITY OF VANCOUVER

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4290293

Nature: PRIORITY AGREEMENT  
Registration Number: CB419021  
Registration Date and Time: 2023-01-06 14:33  
Remarks: GRANTING CB419019 PRIORITY OVER CA9760141 AND CA9760142

Nature: MORTGAGE  
Registration Number: CB612313  
Registration Date and Time: 2023-05-11 13:09  
Registered Owner: ROYAL BANK OF CANADA  
Transfer Number: CB2119078  
Remarks: MODIFIED BY CB748029

Nature: ASSIGNMENT OF RENTS  
Registration Number: CB612314  
Registration Date and Time: 2023-05-11 13:09  
Registered Owner: ROYAL BANK OF CANADA  
Transfer Number: CB2119079  
Remarks: MODIFIED BY CB748030

Nature: PRIORITY AGREEMENT  
Registration Number: CB612447  
Registration Date and Time: 2023-05-11 14:00  
Remarks: GRANTING CB612313 PRIORITY OVER CA9760141 AND CA9760142

Nature: PRIORITY AGREEMENT  
Registration Number: CB612448  
Registration Date and Time: 2023-05-11 14:00  
Remarks: GRANTING CB612314 PRIORITY OVER CA9760141 AND CA9760142

Nature: MORTGAGE  
Registration Number: CB737261  
Registration Date and Time: 2023-07-06 09:53  
Registered Owner: TRAVELERS INSURANCE COMPANY OF CANADA  
INCORPORATION NO. A0064831

Nature: ASSIGNMENT OF RENTS  
Registration Number: CB737262  
Registration Date and Time: 2023-07-06 09:53  
Registered Owner: TRAVELERS INSURANCE COMPANY OF CANADA  
INCORPORATION NO. A0064831

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4290293

Nature: PRIORITY AGREEMENT  
Registration Number: CB737443  
Registration Date and Time: 2023-07-06 10:25  
Remarks: GRANTING CB737261 PRIORITY OVER CA9760141 AND CA9760142

Nature: PRIORITY AGREEMENT  
Registration Number: CB737444  
Registration Date and Time: 2023-07-06 10:25  
Remarks: GRANTING CB737262 PRIORITY OVER CA9760141 AND CA9760142

Nature: PRIORITY AGREEMENT  
Registration Number: CB740646  
Registration Date and Time: 2023-07-07 09:51  
Remarks: GRANTING CB612313 PRIORITY OVER CB737261 AND CB737262

Nature: PRIORITY AGREEMENT  
Registration Number: CB740647  
Registration Date and Time: 2023-07-07 09:51  
Remarks: GRANTING CB612314 PRIORITY OVER CB737261 AND CB737262

Nature: MODIFICATION  
Registration Number: CB748029  
Registration Date and Time: 2023-07-12 08:14  
Remarks: MODIFICATION OF CB612313

Nature: MODIFICATION  
Registration Number: CB748030  
Registration Date and Time: 2023-07-12 08:14  
Remarks: MODIFICATION OF CB612314

Nature: PRIORITY AGREEMENT  
Registration Number: CB748199  
Registration Date and Time: 2023-07-12 09:08  
Remarks: GRANTING CB748029 PRIORITY OVER CA9760141 AND CA9760142

Nature: PRIORITY AGREEMENT  
Registration Number: CB748200  
Registration Date and Time: 2023-07-12 09:08  
Remarks: GRANTING CB748030 PRIORITY OVER CA9760141 AND CA9760142

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4290293

Nature:	CERTIFICATE OF PENDING LITIGATION
Registration Number:	CB2172478
Registration Date and Time:	2025-07-14 11:00
Registered Owner:	ROYAL BANK OF CANADA

<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
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<b>Transfers</b>	NONE
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<b>Pending Applications</b>	NONE
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*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*