

2025



Hfx No. 539955

SUPREME COURT OF NOVA SCOTIA

In the matter of the receivership of Annapolis Management, Inc., Ruby, LLP, BSL Holdings Limited, 3337151 Nova Scotia Limited and 4551650 Nova Scotia Limited

Between:

Douro Capital Limited, Graysbrook Capital Limited, Atlantic Central, League Savings and Mortgage Company, Assumption Mutual Life Insurance Company and 3046475 Nova Scotia Limited

Applicants

- and -

Annapolis Management, Inc., Ruby, LLP, BSL Holdings Limited, 3337151 Nova Scotia Limited and 4551650 Nova Scotia Limited

Respondents

Affidavit of Marc Dunning

I, Marc Dunning, of Halifax, Nova Scotia, make oath and say as follows:

1. I am co-counsel to the Applicants in this proceeding.
2. I have personal knowledge of the matters herein deposed to except where otherwise stated to be based on information and belief.
3. I state, in this affidavit, the source of any information that is not based on my own personal knowledge, and I state my belief of the source.

Registry of Joint Stock Companies Searches

1. On January 16, 2025, I caused to be conducted searches of records maintained by the Nova Scotia Registry of Joint Stock Companies ("RJSC") with respect to the Respondents. The "Profile" and "Relationship" details from the RJSC online database for each of the Respondents is attached as Exhibit "A". All of the Respondents are active companies.

Real Property Searches

2. On January 16, 2025, I caused to be conducted searches of records maintained by the Nova Scotia Land Registration Office in the Property Online database pursuant to

the *Land Registration Act* (Nova Scotia) for all real property registered to the Respondents in Nova Scotia. The results are summarized below.

a) Annapolis Management, Inc.

3. Annapolis Management, Inc., owns the following properties, all of which have been migrated to the Land Registration System:

- PID 3228, civic 1673, 1675 and 1677 Granville Street and 1680, 1682 and 1684 Hollis Street, Halifax;
- PID 47183, civic 545 Young Avenue, Halifax;
- PID 444141, civic 1532, 1536 Granville Street, 1533 Barrington Street and 5187 Salter Street, Halifax; and
- PID 41353202, 1572, 1574 and 1576 Barrington Street, Halifax.

4. A copy of the search results, the "Land Registration View" printout for each property and the Judgment Roll search for "Annapolis Management Inc." in Halifax County is attached as Exhibit "B".

b) Ruby, LLP

5. According to Property Online, Ruby, LLP, owns no real property in Nova Scotia.

6. A copy of the Judgment Roll search for "Ruby LLP" in Halifax County is attached as Exhibit "C". The following judgment was identified:

Judgment creditor: Parker Plumbing and Heating Limited
Judgment debtor: Ruby LLP
Amount of judgment: \$7,930.10
Date of judgment: April 22, 2021
Court: Small Claims Court of Nova Scotia

c) BSL Holdings Limited

7. BSL Holdings Limited owns the following properties, all of which have been migrated to the Land Registration System:

- PID 3251, civic 1669 Granville Street, Halifax; and
- PID 40042087, civic 1665 Granville Street, Halifax.

8. A copy of the search results, the "Land Registration View" printout for each property and the Judgment Roll search for "BSL Holdings Limited" in Halifax County is attached as Exhibit "D".
9. BSL Holdings Limited also owns real property at 165 Prince Street, Charlottetown, Prince Edward Island, parcel 342600-000.
10. On January 17, 2025, I caused to be conducted a search of records maintained by the Province of Prince Edward Island in its online property database called GeoLinc.
11. A copy of the GeoLinc search results for 165 Prince Street, Charlottetown, along with my handwritten notes is attached as Exhibit "E". These results identified the following encumbrances:
 - Mortgage from BSL Holdings Limited to Saltwire Network Inc., registered on August 30, 2019 as Document No. 6751;
 - Mortgage from BSL Holdings Limited to Assumption Mutual Life Insurance Company, registered June 29, 2022 as Document No. 6033; and
 - Assignment of Rents and Leases from BSL Holdings Limited to Assumption Mutual Life Insurance Company, registered June 29, 2022 as Document No. 6034.

d) 3337151 Nova Scotia Limited

12. 3337151 Nova Scotia Limited owns one property, identified as PID 76455, civic 1598 Barrington Street, Halifax, which has been migrated to the Land Registration System.
13. A copy of the search results, the "Land Registration View" printout for the property and the Judgment Roll search for "3337151 Nova Scotia Limited" is attached as Exhibit "F".

e) 4551650 Nova Scotia Limited

14. 4551650 Nova Scotia Limited owns one property, identified as PID 3236, civic 1674 Hollis Street, Halifax, which has been migrated to the Land Registration System.
15. A copy of the search results, the "Land Registration View" printout for the property and the Judgment Roll search for "4551650 Nova Scotia Limited" is attached as Exhibit "G".

Personal Property Registry Searches

16. On January 15 and 16, 2025, I caused to be conducted searches for registrations against the Respondents made under the *Personal Property Security Act* (Nova Scotia). The results are attached as Exhibit "H".
17. On January 16, 2025, I caused to be conducted searches for registrations against BSL Holdings Limited under the *Personal Property Security Act* (Prince Edward Island). The results are attached as Exhibit "I".

Bank Act Searches

18. On January 16, 2025, I caused to be conducted searches for registrations against the Respondents pursuant to the *Bank Act* (Canada). The results are attached as Exhibit "J". The searches returned no information on any of the Respondents.

Bankruptcy Searches

19. On January 16, 2025, I caused to be conducted searches for registrations involving the Respondents under the *Bankruptcy and Insolvency Act* (Canada). The results are attached as Exhibit "J". The searches returned no information on any of the Respondents.

SWORN TO at Halifax, Province of
Nova Scotia, this 17th day of
January, 2025, before me:



A Barrister of the Supreme
Court of Nova Scotia



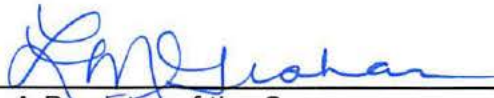
Marc Dunning

LAURA GRAHAM
A Barrister of the Supreme
Court of Nova Scotia

Index to Exhibits

Description	Exhibit
NS Registry of Joint Stock Companies Searches	A
NS Land Registration Searches – Annapolis Management, Inc.	B
NS Land Registration Searches – Ruby, LLP	C
NS Land Registration Searches – BSL Holdings Limited	D
PEI GeoLinc search – BSL Holdings Limited	E
NS Land Registration Searches – 3337151 Nova Scotia Limited	F
NS Land Registration Searches – 4551650 Nova Scotia Limited	G
NS Personal Property Registry System searches	H
PEI Personal Property Registry System searches – BSL Holdings Limited	I
Bank Act searches	J
Bankruptcy searches	K

This is Exhibit "A" referred to in the
Affidavit of Marc Dunning
sworn before me on January 16, 2025

A handwritten signature in blue ink, appearing to read 'Laura Graham', is written over a horizontal line.

A Barrister of the Supreme
Court of Nova Scotia

LAURA GRAHAM
A Barrister of the Supreme
Court of Nova Scotia

ANNAPOLIS MANAGEMENT, INC.

Profile Relationships Events (19)

Reg. Number

3228040

Reg. Name

ANNAPOLIS MANAGEMENT, INC.

Type

Extra-provincial Corporation International (UNITED STATES)

Status

Active

Effective Date

21-Mar-2024

Registered on

05-May-2008

Next Annual Return

31-Jan-2025

Addresses

Reg. Address

1500-1625 GRAFTON STREET, HALIFAX, NOVA SCOTIA, B3J 0E8, CANADA

Mailing Address

127 WEST FAIRBANKS AVE, #433, WINTER PARK, FLORIDA, 32789, UNITED STATES

Home Jurisdiction

127 WEST FAIRBANKS AVE, #433, WINTER PARK, FLORIDA, 32789, UNITED STATES

Documents (12) Reports (4)

Type to filter

Extra-provincial Reinstatement (SR535619)

Registered on: 21-Mar-2024, Effective from: 21-Mar-2024

Standard \$12.45

Certified \$12.45

Extra-provincial Renew My Registration - International (SR332826)

Registered on: 02-Feb-2023, Effective from: 02-Feb-2023

Standard \$12.45

Certified \$12.45

Extra-provincial Renew My Registration - International (SR182292)

Registered on: 18-Feb-2022, Effective from: 18-Feb-2022

ANNAPOLIS MANAGEMENT, INC.

Profile Relationships Events (19)

Name: LAURIE CARYI

Relationship: Director

Effective From: 21-Mar-2024

Name: LAURIE CARYI

Relationship: Officer(President)

Effective From: 21-Mar-2024

Name: PATRICK G.E. FITZGERALD (1500-1625 GRAFTON STREET, HALIFAX, NOVA SCOTIA, B3J 0E8, CANADA)

Relationship: Recognized Agent

Effective From: 11-Mar-2020

Name: 3228041 - RUBY, LLP

Relationship: General Partner-Corporation

Effective From: 07-May-2008

Name: 3337988 - RUBY, LLP

Relationship: General Partner-Corporation

Effective From: 19-Jun-2020

Items per page 5 1 - 5 of 5 < >

Documents (12) Reports (4)

Type to filter

RUBY, LLP

Profile Relationships Events (4)

Reg. Number
3337988

Reg. Name
RUBY, LLP

Type
Extra-provincial Limited Partnership (UNITED STATES)

Status	Effective Date
Active	19-Jun-2020

Registered on
11-Jun-2020

Next Annual Return
30-Jun-2025

Addresses

Reg. Address
1500-1625 GRAFTON STREET, HALIFAX, NOVA SCOTIA, B3J 0E8, CANADA

Mailing Address
PO BOX 2380 CENTRAL, HALIFAX, NOVA SCOTIA, B3J 3E5, CANADA

Home Jurisdiction
127 WEST FAIRBANKS AVE. #433, WINTER PARK, FLORIDA, 32789, UNITED STATES

Documents (7) Reports (4)

Type to filter

Extra-provincial Renew My Registration (SR594329)
Registered on: 15-Jul-2024, Effective from: 15-Jul-2024

Standard \$12.45

Certified \$12.45

Extra-provincial Renew My Registration (SR377692)
Registered on: 12-May-2023, Effective from: 12-May-2023

Standard \$12.45

Certified \$12.45

Extra-provincial Change of Entity Address (SR339144)
Registered on: 17-Feb-2023, Effective from: 17-Feb-2023

Profile Relationships Events (4)

Name: PATRICK FITZGERALD (1500-1625 GRAFTON STREET, HALIFAX, NOVA SCOTIA, B3J 0E8, CANADA)

Relationship: Recognized Agent

Effective From: 19-Jun-2020

Name: 3228040 - ANNAPOLIS MANAGEMENT, INC.

Relationship: General Partner-Corporation

Effective From: 19-Jun-2020

Documents (7) Reports (4)

Type to filter

Extra-provincial Renew My Registration (SR594329)

Registered on: 15-Jul-2024, Effective from: 15-Jul-2024

Standard \$12.45

Certified \$12.45

Extra-provincial Renew My Registration (SR377692)

Registered on: 12-May-2023, Effective from: 12-May-2023

Standard \$12.45

Certified \$12.45

Extra-provincial Change of Entity Address (SR339144)

Registered on: 17-Feb-2023, Effective from: 17-Feb-2023

Standard \$12.45

Certified \$12.45

Extra-provincial Renew My Registration (SR129660)

Registered on: 29-Oct-2021, Effective from: 29-Oct-2021

Standard \$12.45

BSL HOLDINGS LIMITED

Profile Relationships Events (32)

Reg. Number

2218218

Reg. Name

BSL HOLDINGS LIMITED

Type

Limited Company

Status

Active

Effective Date

08-Jan-2025

Registered on

28-Oct-1992

Next Annual Return

31-Oct-2025

Addresses

Reg. Address

99 WYSE ROAD SUITE 600, DARTMOUTH, NOVA SCOTIA, B3A 4S5, CANADA

Mailing Address

P.O. BOX 876, DARTMOUTH MAIN, DARTMOUTH, NOVA SCOTIA, B2Y 3Z5, CANADA

Documents (35) Reports (4)

Type to filter

Company Change of Directors and Officers (SR678087)

Registered on: 14-Jan-2025, Effective from: 14-Jan-2025

Standard \$12.45

Certified \$12.45

Company Change of Directors and Officers (SR678086)

Registered on: 14-Jan-2025, Effective from: 14-Jan-2025

Standard \$12.45

Certified \$12.45

Company Change of Recognized Agent (SR674561)

Registered on: 08-Jan-2025, Effective from: 08-Jan-2025

Standard \$12.45

BSL HOLDINGS LIMITED

[Profile](#) [Relationships](#) [Events \(32\)](#)

Name: KELLY J. POWELL (99 WYSE ROAD SUITE 600, DARTMOUTH, NOVA SCOTIA, B3A 4S5, CANADA)

Relationship: Recognized Agent

Effective From: 08-Jan-2025

Name: 2472181 - BEACON TRAVEL SERVICES

Relationship: Business Name

Effective From: 04-Jul-1995

[Documents \(35\)](#) [Reports \(4\)](#)

Type to filter

Company Change of Directors and Officers (SR678087)

Registered on: 14-Jan-2025, Effective from: 14-Jan-2025

Standard \$12.45

Certified \$12.45

Company Change of Directors and Officers (SR678086)

Registered on: 14-Jan-2025, Effective from: 14-Jan-2025

Standard \$12.45

Certified \$12.45

Company Change of Recognized Agent (SR674561)

Registered on: 08-Jan-2025, Effective from: 08-Jan-2025

Standard \$12.45

Certified \$12.45

Company Reinstatement (SR674465)

Registered on: 08-Jan-2025, Effective from: 08-Jan-2025

Standard \$12.45

3337151 NOVA SCOTIA LIMITED

Profile Relationships Events (6)

Reg. Number

3337151

Reg. Name

3337151 NOVA SCOTIA LIMITED

Type

Limited Company

Status

Active

Effective Date

08-Jan-2025

Registered on

22-May-2020

Next Annual Return

31-May-2025

Addresses

Reg. Address

99 WYSE ROAD SUITE 600, DARTMOUTH, NOVA SCOTIA, B3A 4S5, CANADA

Mailing Address

P.O. BOX 876, DARTMOUTH MAIN, DARTMOUTH, NOVA SCOTIA, B2Y 3Z5, CANADA

Documents (11) Reports (4)

Type to filter

Company Change of Directors and Officers (SR678083)

Registered on: 14-Jan-2025, Effective from: 14-Jan-2025

Standard \$12.45

Certified \$12.45

Company Change of Recognized Agent (SR674544)

Registered on: 08-Jan-2025, Effective from: 08-Jan-2025

Standard \$12.45

Certified \$12.45

Company Reinstatement (SR674476)

Registered on: 08-Jan-2025, Effective from: 08-Jan-2025

Standard \$12.45

[Profile](#) [Relationships](#) [Events \(6\)](#)

Name: KELLY J. POWELL (99 WYSE ROAD SUITE 600, DARTMOUTH, NOVA SCOTIA, B3A 4S5, CANADA)

Relationship: Recognized Agent

Effective From: 08-Jan-2025

[Documents \(11\)](#) [Reports \(4\)](#)

Type to filter

Company Change of Directors and Officers (SR678083)

Registered on: 14-Jan-2025, Effective from: 14-Jan-2025

Standard \$12.45
Certified \$12.45

Company Change of Recognized Agent (SR674544)

Registered on: 08-Jan-2025, Effective from: 08-Jan-2025

Standard \$12.45
Certified \$12.45

Company Reinstatement (SR674476)

Registered on: 08-Jan-2025, Effective from: 08-Jan-2025

Standard \$12.45
Certified \$12.45

Company Reinstatement (SR398420)

Registered on: 27-Jun-2023, Effective from: 27-Jun-2023

Standard \$12.45
Certified \$12.45

Special Resolution: Special Resolutions - Acquire Own Shares, Normal Powers, Borrowing (ML5705195)

Registered on: 26-May-2020, Effective from: 26-May-2020

Standard \$12.45

4551650 NOVA SCOTIA LIMITED

Profile Relationships Events (10)

Reg. Number

4551650

Reg. Name

4551650 NOVA SCOTIA LIMITED

Type

Limited Company

Status

Active

Effective Date

08-Jan-2025

Registered on

13-Oct-2023

Next Annual Return

31-Oct-2025

Addresses

Reg. Address

99 WYSE ROAD SUITE 600, DARTMOUTH, NOVA SCOTIA, B3A 4S5, CANADA

Mailing Address

P.O. BOX 876, DARTMOUTH MAIN, DARTMOUTH, NOVA SCOTIA, B2Y 3Z5, CANADA

Documents (13) Reports (4)

Type to filter

Company Change of Directors and Officers (SR678088)

Registered on: 14-Jan-2025, Effective from: 14-Jan-2025

Standard \$12.45

Certified \$12.45

Company Change of Recognized Agent (SR674565)

Registered on: 08-Jan-2025, Effective from: 08-Jan-2025

Standard \$12.45

Certified \$12.45

Company Reinstatement (SR674436)

Registered on: 08-Jan-2025, Effective from: 08-Jan-2025

Standard \$12.45

4551650 NOVA SCOTIA LIMITED

[Profile](#) [Relationships](#) [Events \(10\)](#)

Name: KELLY J. POWELL (99 WYSE ROAD SUITE 600, DARTMOUTH, NOVA SCOTIA, B3A 4S5, CANADA)

Relationship: Recognized Agent

Effective From: 08-Jan-2025

[Documents \(13\)](#) [Reports \(4\)](#)

Type to filter

Company Change of Directors and Officers (SR678088)

Registered on: 14-Jan-2025, Effective from: 14-Jan-2025

Standard \$12.45

Certified \$12.45

Company Change of Recognized Agent (SR674565)

Registered on: 08-Jan-2025, Effective from: 08-Jan-2025

Standard \$12.45

Certified \$12.45

Company Reinstatement (SR674436)

Registered on: 08-Jan-2025, Effective from: 08-Jan-2025

Standard \$12.45

Certified \$12.45

Company Change of Directors and Officers (SR448458)

Registered on: 13-Oct-2023, Effective from: 13-Oct-2023

Standard \$12.45

Certified \$12.45

Company Change of Directors and Officers (SR448454)

Registered on: 13-Oct-2023, Effective from: 13-Oct-2023

Standard \$12.45

Certified \$12.45

Company Special Resolution - Normal Powers (SR448447)

Registered on: 13-Oct-2023, Effective from: 13-Oct-2023

Standard \$12.45

Certified \$12.45

Company Special Resolution - General Borrowing (SR448445)

Registered on: 13-Oct-2023, Effective from: 13-Oct-2023

Standard \$12.45

Certified \$12.45

Company Special Resolution - Acquire Own Shares (SR448442)

Registered on: 13-Oct-2023, Effective from: 13-Oct-2023

Standard \$12.45

Certified \$12.45

Application to Incorporate a Company (Address, Director/Officer, Agent Update Forms) (SR445258)

Registered on: 13-Oct-2023, Effective from: 13-Oct-2023

Standard \$12.45

Certified \$12.45

Articles of Association (SR445258)

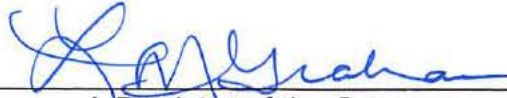
Registered on: 13-Oct-2023, Effective from: 13-Oct-2023

Standard \$24.95

Certified \$24.95

Items per page 10 1 - 10 of 13 < >

This is Exhibit "B" referred to in the
Affidavit of Marc Dunning
sworn before me on January 16, 2025



A Barrister of the Supreme
Court of Nova Scotia

LAURA GRAHAM
A Barrister of the Supreme
Court of Nova Scotia



Property Search Results

Show 10 entries

Showing 1 to 4 of 4 entries

Previous 1 Next

PID	Owner	Property Address	Assessment Info
PID <u>00003228</u> Type STANDARD PARCEL Status ACTIVE LR Status LAND REGISTRATION	Owner ANNAPOLIS MANAGEMENT, INC. Mailing Address POST OFFICE BOX 1011 HALIFAX NS CA B3J 2X1	Civic Address <u>HALIFAX</u> County HALIFAX COUNTY Area 6545 SQUARE FEET (PLAN)	AAN <u>01849603</u> Value \$3,103,000.00 (2025 COMMERCIAL TAXABLE)
PID <u>00047183</u> Type STANDARD PARCEL Status ACTIVE LR Status LAND REGISTRATION	Owner ANNAPOLIS MANAGEMENT, INC. Mailing Address POST OFFICE BOX 1011 HALIFAX NS CA B3J 2X1	Civic Address <u>545 YOUNG AVENUE</u> <u>HALIFAX</u> <u>LOT A-4</u> County HALIFAX COUNTY Area 9884 SQUARE FEET (UNKNOWN)	AAN <u>03642488</u> Value \$2,157,900.00 (2025 RESIDENTIAL TAXABLE)
PID <u>00444141</u> Type STANDARD PARCEL Status ACTIVE LR Status LAND REGISTRATION	Owner ANNAPOLIS MANAGEMENT, INC. Mailing Address POST OFFICE BOX 1011 HALIFAX NS CA B3J 2X1	Civic Address <u>HALIFAX</u> County HALIFAX COUNTY Area 8000 SQUARE FEET (UNKNOWN)	AAN <u>01604651</u> Value \$2,925,600.00 (2025 COMMERCIAL TAXABLE)
PID <u>41353202</u> Type STANDARD PARCEL Status ACTIVE LR Status LAND REGISTRATION	Owner ANNAPOLIS MANAGEMENT, INC. Mailing Address POST OFFICE BOX 1011 HALIFAX NS CA B3J 2X1	Civic Address <u>BARRINGTON STREET</u> <u>HALIFAX</u> <u>LOT CPR-E1A</u> County HALIFAX COUNTY Area 3281.40 SQUARE FEET (PLAN)	AAN <u>00701165</u> Value \$4,675,000.00 (2025 COMMERCIAL TAXABLE)
PID	Owner	Property Address	Assessment Info

Show 10 entries

Showing 1 to 4 of 4 entries

Previous 1 Next

Ownership and all information in this report pertaining to Non-Land Registration Parcels is believed to be an accurate reflection of registered documents affecting the lot, parcel or area of land to which it relates, however, it is not intended to be relied upon by the reader as advice on the current state of any title to land. A search of the records at the appropriate Registry of Deeds office may be required to determine the current owner(s) of the lot, parcel or area of land under consideration. THIS IS NOT AN OFFICIAL RECORD.

Property Online Version 1.0

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If you have comments regarding our site please direct them to: propertyonline@novascotia.ca

Please feel free to [Submit Problems](#) you find with the Property Online web site.

Land Registration View

* Indicates interests inherited on subdivision or re-configuration of parcel

PID	00003228	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	6545 SQUARE FEET (PLAN)	Parcel Access	PUBLIC	Manag. Unit	MU0837
Lot		Created	Jun 02, 2014 01:26:22PM		
PDCA Status	APPROVED	Municipal Unit	HALIFAX REGIONAL MUNICIPALITY	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Oct 14, 2007 05:17:09PM		

Location	County	Primary Location	Source
<u>1673 GRANVILLE STREET</u> <u>HALIFAX</u>	HALIFAX COUNTY	No	Assigned by Municipality
<u>1675 GRANVILLE STREET</u> <u>HALIFAX</u>	HALIFAX COUNTY	No	Assigned by Municipality
<u>1677 GRANVILLE STREET</u> <u>HALIFAX</u>	HALIFAX COUNTY	No	Assigned by Municipality
<u>1680 HOLLIS STREET</u> <u>HALIFAX</u>	HALIFAX COUNTY	No	Assigned by Municipality
<u>1682 HOLLIS STREET</u> <u>HALIFAX</u>	HALIFAX COUNTY	No	Assigned by Municipality
<u>1684 HOLLIS STREET</u> <u>HALIFAX</u>	HALIFAX COUNTY	No	Assigned by Municipality
<u>HALIFAX</u>	HALIFAX COUNTY	Yes	Assigned by Municipality

Comments
Shown as Lot HC on plan 107619141.

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
<u>01849603</u>	\$3,103,000.00 (2025 COMMERCIAL TAXABLE)	070	000	

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
ANNAPOLIS MANAGEMENT, INC.	FEE SIMPLE	POST OFFICE BOX 1011 HALIFAX NS CA B3J 2X1	DEED	2020	<u>116410839</u> View Form View Doc		Jun 02, 2020	No

Manner of Tenure

Tenure Type	Tenure Description
NOT APPLICABLE	NO DESCRIPTION FOUND

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
No Records Found		

Benefits to the Registered Interests

Benefit Details	Interest Holder Type	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found						

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
HALIFAX REGIONAL MUNICIPALITY	COVENANT HOLDER (BURDEN)	POST OFFICE BOX 1749 HALIFAX NS CA B3J 3A5	AGREEMENT RE USE OF LAND	2014	105148002 View Doc		May 30, 2014
PROVINCE OF NOVA SCOTIA	COVENANT HOLDER (BURDEN)	1690 HOLLIS STREET HALIFAX NS CA B3J 3J9	DESIGNATION / REGISTRATION	1981	46143	Book 3531 Page 1166	Nov 03, 1981

Textual Qualifications on Title**Qualifications Text**

No Records Found

Tenants in Common not registered pursuant to the Land Registration Act

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found							

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
ASSUMPTION MUTUAL LIFE INSURANCE COMPANY	MORTGAGEE	770 MAIN STREET MONCTON NB CA E1C 8L1	MORTGAGE	2020	116750614 View Form View Doc		Aug 04, 2020
ASSUMPTION MUTUAL LIFE INSURANCE COMPANY	ASSIGNEE	770 MAIN STREET MONCTON NB CA E1C 8L1	ASSIGNMENT OF LEASES AND/OR RENTS	2020	116777252 View Form View Doc		Aug 10, 2020
GRAYSBROOK CAPITAL LTD.	MORTGAGEE	7105 CHEBUCTO ROAD UNIT 350 HALIFAX NS CA B3L 4W8	MORTGAGE	2023	122600563 View Form View Doc		Jun 15, 2023
GRAYSBROOK CAPITAL LTD.	ASSIGNEE	7105 CHEBUCTO ROAD UNIT 350 HALIFAX NS CA B3L 4W8	ASSIGNMENT OF LEASES AND/OR RENTS	2023	122600597 View Form View Doc		Jun 15, 2023

Parcel Description

All that certain lot piece or parcel of land situate lying and being on the west side of Hollis Street in the city of Halifax bounded and described as follows:

BEGINNING at the northeast corner of the property now occupied by the Western Union Telegraph Company;

THENCE to run westerly along the line of said property sixty feet or until it comes to property formerly of the late John D. Nash;

THENCE northerly six feet or to the North East corner of said property of said late John D. Nash;

THENCE westerly along the borderline of said property of said John D. Nash to Granville Street;

THENCE northerly on Granville Street forty-seven feet ten inches more or less or to the South West corner of property of John Doull;

THENCE easterly along the South line of said John Doulls property to Hollis Street;

THENCE southerly along Hollis Street fifty-seven feet three and one half inches more or less to the place of beginning.

SUBJECT TO a Notice of Heritage Property as recorded at the Registry of Deeds at Halifax on November 3, 1981 in Book 3531 at Page 1166 as Document Number 46143.

The description for this parcel originates with a Deed dated August 3, 1863, registered in the registration district of Halifax County in Book 143 at Page 92 and the subdivision is validated by Section 291 of the Municipal Government Act.

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
No Non Enabling Documents Found						

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
Plan	<u>107619141</u> View Plan	2015	RETRACEMENT PLAN	PLAN OF SURVEY OF LOT HC LANDS CONVEYED TO HALIFAX CLUB		8/17/2015

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
No AFR Bundles Found					

Parcel Relationships

Related PID	Type of Relationship
No Related PIDs Found	

This parcel IS REGISTERED PURSUANT TO THE Land Registration Act. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests (Land Registration Act subsection 20(1)).

No representations whatsoever are made as to the validity or effect of recorded documents listed in this parcel register. The description of the parcel is not conclusive as to the location, boundaries or extent of the parcel (Land Registration Act subsection 21(1)).

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Land Registration View

* Indicates interests inherited on subdivision or re-configuration of parcel

PID	00047183	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	9884 SQUARE FEET (UNKNOWN)	Parcel Access	PUBLIC	Manag. Unit	MU0845
Lot	LOT A-4	Created	Mar 17, 2006 02:43:18PM		
PDCA Status	APPROVED	Municipal Unit	HALIFAX REGIONAL MUNICIPALITY	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Oct 03, 2006 02:31:36PM		

Location	County	Primary Location	Source
545 YOUNG AVENUE HALIFAX	HALIFAX COUNTY	Yes	Assigned by Municipality

Comments
 LOC:[V]
 MAP:05P1103NW

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
03642488	\$2,157,900.00 (2025 RESIDENTIAL TAXABLE)	070	000	

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
ANNAPOLIS MANAGEMENT, INC.	FEE SIMPLE	POST OFFICE BOX 1011 HALIFAX NS CA B3J 2X1	DEED	2020	116410839 View Form View Doc		Jun 02, 2020	No

Manner of Tenure

Tenure Type	Tenure Description
NOT APPLICABLE	NO DESCRIPTION FOUND

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
No Records Found		

Benefits to the Registered Interests

Benefit Details	Interest Holder Type	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found						

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found							

Textual Qualifications on Title

Qualifications Text

THERE IS A SKETCH ATTACHED TO A DEED CONVEYING THE NEIGHBOURING LOT, LOT A-3 (5172/63) SHOWING EASEMENTS OVER LOTS A-3, A-4 AND B INDICATING LOT A-4 SHOULD BE SUBJECT TO AN EASEMENT IN FAVOUR OF NOVA SCOTIA POWER APPROXIMATELY FOUR FEET IN WIDTH ALONG THE EASTERN BOUNDARY OF LOT A-4 HOWEVER RECORDS AT THE REGISTRY DID NOT REVEAL A GRANT OF EASEMENT WITH RESPECT TO LOT A-4.

Tenants in Common not registered pursuant to the Land Registration Act

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
<i>No Records Found</i>							

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
CANADIAN IMPERIAL BANK OF COMMERCE	MORTGAGEE	POST OFFICE BOX 115 COMMERCE COURT TORONTO ON CA M5L 1E5	MORTGAGE	2016	108375412 View Form View Doc		Jan 12, 2016
GRAYSBROOK CAPITAL LTD.	MORTGAGEE	7105 CHEBUCTO ROAD SUITE 350 HALIFAX NS CA B3L 4W8	MORTGAGE	2023	122849640 View Form View Doc		Aug 02, 2023
GRAYSBROOK CAPITAL LTD.	ASSIGNEE	7105 CHEBUCTO ROAD SUITE 350 HALIFAX NS CA B3L 4W8	ASSIGNMENT OF LEASES AND/OR RENTS	2023	122849657 View Form View Doc		Aug 02, 2023

Parcel Description

ALL that certain lot of land situated on the eastern side of Young Avenue in the City of Halifax, Province of Nova Scotia shown as Lot A-4 on a plan (Servant, Dunbrack, McKenzie & MacDonald Ltd. Plan No. 13-331A-0) of survey of Lots A-3 and A-4, Resubdivision of Lots A-1 and A-2, Robert Archibald and Veronica Seabrook signed by Robert A. Daniels, N.S.L.S. dated September 30, 1991, approved by the Development Officer for the City of Halifax November 28, 1991, filed at the Registry of Deeds as Plan No. 28271 in Drawer 291 and described as follows:

BEGINNING at the intersection of the eastern street line of Young Avenue with the southern street line of Ogilvie Street; said point being distant 675.69 feet on a bearing of South 27 degrees 42 minutes 58 seconds East from Nova Scotia Coordinate Monument No. 4848;

THENCE North 67 degrees 55 minutes 01 seconds East 149.50 feet along the southern street line of Ogilvie Street to the northwestern corner of Lot B;

THENCE South 22 degrees 01 minutes 45 seconds East 66.00 feet along the western boundary of said Lot B to the northeastern corner of Lot A-3;

THENCE South 67 degrees 55 minutes 01 seconds West 39.56 feet along the northern boundary of said Lot A-3 to an angle therein;

THENCE South 22 degrees 04 minutes 59 seconds East 1.00 feet along the western boundary of said Lot A-3 to an angle therein;

THENCE South 67 degrees 55 minutes 01 seconds West 17.45 feet along the northern boundary of said Lot A-3 to an angle therein;

THENCE North 22 degrees 04 minutes 59 seconds West 1.00 feet along the eastern boundary of said Lot A-3 to an angle therein;

THENCE South 67 degrees 55 minutes 01 seconds West 92.49 feet along the northern boundary of said Lot A-3 to its intersection with the eastern street line of Young Avenue;

THENCE North 22 degrees 01 minutes 45 seconds West 66.00 feet along the eastern street line of Young Avenue to the place of beginning.

CONTAINING 9,884 square feet.

ALL bearings are Nova Scotia Coordinate Survey System Grid Bearings and are referred to Central Meridian 64 degrees 30 minutes West.

The parcel originates with an approved plan of subdivision that has been filed under the Registry Act or registered under the Land Registration Act at the Land Registration Office for the registration district of Halifax as plan or document number 28271.

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
<i>No Non Enabling Documents Found</i>						

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
<i>No Non Enabling Plans Found</i>						

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
<i>No AFR Bundles Found</i>					

Parcel Relationships**Related PID****40594665****Type of Relationship**

ADDITION PARCEL

This parcel IS REGISTERED PURSUANT TO THE Land Registration Act. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests [Land Registration Act subsection 20(1)].

No representations whatsoever are made as to the validity or effect of recorded documents listed in this parcel register. The description of the parcel is not conclusive as to the location, boundaries or extent of the parcel [Land Registration Act subsection 21(1)].

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Land Registration View

* Indicates interests inherited on subdivision or re-configuration of parcel

PID	00444141	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	8000 SQUARE FEET (UNKNOWN)	Parcel Access	PUBLIC	Manag. Unit	MU0837
Lot		Created	Feb 08, 1985 12:00:00AM		
PDCA Status	APPROVED	Municipal Unit	HALIFAX REGIONAL MUNICIPALITY	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Mar 19, 2008 02:01:26PM		

Location	County	Primary Location	Source
<u>1532 GRANVILLE STREET</u> <u>HALIFAX</u>	HALIFAX COUNTY	No	Assigned by Municipality
<u>1533 BARRINGTON STREET</u> <u>HALIFAX</u>	HALIFAX COUNTY	No	Assigned by Municipality
<u>1536 GRANVILLE STREET</u> <u>HALIFAX</u>	HALIFAX COUNTY	No	Assigned by Municipality
<u>5187 SALTER STREET</u> <u>HALIFAX</u>	HALIFAX COUNTY	No	Assigned by Municipality
<u>HALIFAX</u>	HALIFAX COUNTY	Yes	Assigned by Municipality

Comments
 LOC:[V]
 MAP:05P1104NW

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
<u>01604651</u>	\$2,925,600.00 (2025 COMMERCIAL TAXABLE)	070	000	

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
ANNAPOLIS MANAGEMENT, INC.	FEE SIMPLE	POST OFFICE BOX 1011 HALIFAX NS CA B3J 2X1	DEED	2020	<u>116410839</u> View Form View Doc		Jun 02, 2020	No

Manner of Tenure

Tenure Type	Tenure Description
NOT APPLICABLE	NO DESCRIPTION FOUND

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
No Records Found		

Benefits to the Registered Interests

Benefit Details	Interest Holder Type	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found						

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
HALIFAX REGIONAL MUNICIPALITY	COVENANT HOLDER (BURDEN)	POST OFFICE BOX 1749 HALIFAX NS CA B3J 3A5	DESIGNATION / REGISTRATION	1981	<u>41897</u>	Book 3525 Page 654	Oct 06, 1981
HALIFAX REGIONAL MUNICIPALITY	COVENANT HOLDER (BURDEN)	POST OFFICE BOX 1749 HALIFAX NS CA B3J 3A5	NOTICE (ALL OTHERS)	1980	<u>43700</u>	Book 3441 Page 1168	Oct 23, 1980












Textual Qualifications on Title**Qualifications Text**

No Records Found

Tenants in Common not registered pursuant to the Land Registration Act

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found							

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
HALIFAX REGIONAL MUNICIPALITY	PARTY TO AGREEMENT	POST OFFICE BOX 1749 HALIFAX NS CA B3J 3A5	AGREEMENT RE USE OF LAND	2015	<u>107745110</u>  View Doc		Sep 09, 2015
ATLANTIC CENTRAL	MORTGAGEE	6074 LADY HAMMOND ROAD HALIFAX NS CA B3K 2R6	MORTGAGE	2020	<u>117677816</u>  View Form  View Doc		Dec 17, 2020
ATLANTIC CENTRAL	ASSIGNEE	6074 LADY HAMMOND ROAD HALIFAX NS CA B3K 2R6	ASSIGNMENT OF LEASES AND/OR RENTS	2020	<u>117677824</u>  View Form  View Doc		Dec 17, 2020
GRAYSBROOK CAPITAL LTD.	MORTGAGEE	7105 CHEBUCTO ROAD SUITE 350 HALIFAX NS CA B3L 4W8	MORTGAGE	2023	<u>123149701</u>  View Form  View Doc		Oct 01, 2023
GRAYSBROOK CAPITAL LTD.	ASSIGNEE	7105 CHEBUCTO ROAD SUITE 350 HALIFAX NS CA B3L 4W8	ASSIGNMENT OF LEASES AND/OR RENTS	2023	<u>123149719</u>  View Form  View Doc		Oct 01, 2023
ATLANTIC CENTRAL	MORTGAGEE	6074 LADY HAMMOND ROAD HALIFAX NS CA B3K 2R7	POSTPONEMENT AGREEMENT (NOT FOR JUDGMENT)	2023	<u>123226673</u>  View Form  View Doc		Oct 19, 2023

Parcel Description

All that lot of land situate on the northeast corner of the intersection of Barrington Street and Salter Street in the City of Halifax and bounded and described as follows:

Beginning at the northeast angle or junction of Barrington and Salter Streets,

Thence running easterly by the northern boundary of Salter Street to the northwest angle or junction of Salter and Granville Street,

Thence northerly until it meets the southern boundary of property formerly owned by the Halifax Young Mens Christian Association,

Thence following the southern line of the Y.M.C.A. property 67 feet 8 inches more or less, or to a point distant 1 foot 9 inches westerly from the northwest angle of the old Masonic building erected on the corner of Salter and Granville Streets in 1875,

Thence southerly parallel to the Granville Street by a straight line distant 1 foot 9 inches from the western wall of said Masonic Hall a distance of 7 feet 6 inches,

Thence at right angles westerly a distance of 12 feet 9 inches to a point,

Thence at right angles northerly 7 feet 6 inches more or less to the southern boundary of the Y.M.C.A. property,

Thence westerly by the southern boundary of the Y.M.C.A. property a distance of 44 feet, 9 and three-quarters inches more or less to Barrington Street,

Thence southerly by the eastern side of Barrington Street 65 feet, 8 inches more or less to the place of beginning.

SUBJECT to a notice of registration of heritage designation by the City of Halifax dated September 30, 1981 and recorded on October 6, 1981 in the Halifax Registry of Deeds in Book 3525 at Page 654 as Document No. 41897.

SUBJECT to a notice of heritage designation by the City of Halifax dated October 7, 1980 and recorded on October 23, 1980 in the Halifax Registry of Deeds in Book 3441 at Page 1168 as Document No. 43700.

The description for this parcel originates with a deed dated August 10, 1925, registered in the Land Registration Office for the Registration District of Halifax as Document 1496 in Book 600 at Page 233 and the subdivision is validated by Section 291 of the Municipal Government Act.

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
No Non Enabling Documents Found						

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
No Non Enabling Plans Found						

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
No AFR Bundles Found					

Parcel Relationships

Related PID	Type of Relationship
No Related PIDs Found	

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Land Registration View

* Indicates interests inherited on subdivision or re-configuration of parcel

PID	41353202	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	3281.40 SQUARE FEET (PLAN)	Parcel Access	PUBLIC	Manag. Unit	MU0837
Lot	LOT CPR-E1A	Created	Jan 11, 2012 12:36:42PM		
PDCA Status	APPROVED	Municipal Unit	HALIFAX REGIONAL MUNICIPALITY	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Jan 11, 2012 12:36:42PM		

Location	County	Primary Location	Source
<u>1572 BARRINGTON STREET</u> <u>HALIFAX</u>	HALIFAX COUNTY	No	Assigned by Municipality
<u>1574 BARRINGTON STREET</u> <u>HALIFAX</u>	HALIFAX COUNTY	No	Assigned by Municipality
<u>1576 BARRINGTON STREET</u> <u>HALIFAX</u>	HALIFAX COUNTY	No	Assigned by Municipality
<u>BARRINGTON STREET</u> <u>HALIFAX</u>	HALIFAX COUNTY	Yes	Assigned by Municipality

Comments

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
<u>00701165</u>	\$4,675,000.00 (2025 COMMERCIAL TAXABLE)	070	000	

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
ANNAPOLIS MANAGEMENT, INC.	FEE SIMPLE	POST OFFICE BOX 1011 HALIFAX NS CA B3J 2X1	DEED	2020	<u>116410839</u> View Form View Doc		Jun 02, 2020	No

Manner of Tenure

Tenure Type	Tenure Description
NOT APPLICABLE	NO DESCRIPTION FOUND

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
No Records Found		

Benefits to the Registered Interests

Benefit Details	Interest Holder Type	Type	Year	Doc#	Book/Page/Plan	Registration Date
40795585	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	2014	<u>105156625</u> View Doc		Jun 02, 2014
TOGETHER WITH AN EASEMENT/RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	EASEMENT/RIGHT OF WAY	2014	<u>105156625</u> View Doc		Jun 02, 2014
TOGETHER WITH AN EASEMENT / RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	APPLICATION FOR REGISTRATION	2007	<u>87334927</u>		Mar 06, 2007
76521	SERVIENT TENEMENT PID	APPLICATION FOR REGISTRATION	2007	<u>87334927</u>		Mar 06, 2007

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
HALIFAX REGIONAL MUNICIPALITY	PARTY TO AGREEMENT (BURDEN)	POST OFFICE BOX 1749 HALIFAX NS CA B3J 3A5	AGREEMENT RE USE OF LAND	2012	99853310 View Doc		Jan 06, 2012
CITY OF HALIFAX	PARTY TO AGREEMENT (BURDEN)	POST OFFICE BOX 1749 HALIFAX NS CA B3J 3A5	OPTION	1993	25240 View Doc	Book 5416 Page 649	Jul 02, 1993
CITY OF HALIFAX	COVENANT HOLDER (BURDEN)	POST OFFICE BOX 1749 HALIFAX NS CA B3J 3A5	DESIGNATION / REGISTRATION	1985	17350 View Doc	Book 3970 Page 722	Mar 26, 1985

Textual Qualifications on Title**Qualifications Text**

THE BENEFIT REFERRED TO HEREIN IS AS SHOWN ON PLAN #28766 WHICH WAS FILED SEPTEMBER 12, 1992 IN DRAWER 301.

Tenants in Common not registered pursuant to the Land Registration Act

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found							

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
LEAGUE SAVINGS AND MORTGAGE COMPANY	MORTGAGEE	6074 LADY HAMMOND ROAD HALIFAX NS CA B3K 2R7	MORTGAGE	2020	116763740 View Form View Doc		Aug 06, 2020
LEAGUE SAVINGS AND MORTGAGE COMPANY	ASSIGNEE	6074 LADY HAMMOND ROAD HALIFAX NS CA B3K 2R7	ASSIGNMENT OF LEASES AND/OR RENTS	2020	116763765 View Form View Doc		Aug 06, 2020
HALIFAX REGIONAL MUNICIPALITY	PARTY TO AGREEMENT	POST OFFICE BOX 1749 HALIFAX NS CA B3J 3A5	AGREEMENT	2021	117864638 View Doc		Jan 22, 2021
LEAGUE SAVINGS AND MORTGAGE COMPANY	MORTGAGEE	6074 LADY HAMMOND ROAD HALIFAX NS CA B3K 2R7	MORTGAGE	2022	120600516 View Form View Doc		May 18, 2022
LEAGUE SAVINGS AND MORTGAGE COMPANY	ASSIGNEE	6074 LADY HAMMOND ROAD HALIFAX NS CA B3K 2R7	ASSIGNMENT OF LEASES AND/OR RENTS	2022	120600524 View Form View Doc		May 18, 2022
LEAGUE SAVINGS AND MORTGAGE COMPANY	MORTGAGEE	6074 LADY HAMMOND ROAD HALIFAX NS CA B3K 2R7	MORTGAGE	2024	124969636 View Form View Doc		Nov 06, 2024

Parcel Description

Registration County: HALIFAX COUNTY

Street/Place Name: BARRINGTON STREET /HALIFAX

Title of Plan: PLAN OF SURVEY OF LOT CPR-E1A S/D OF LOT CPR-E1 LANDS CONVEYED TO ANNAPOLIS MANAGEMENT, INC. AND LOT CPR-E2A S/D OF LOT CPR-E2 LANDS CONVEYED TO 3000425 NOVA SCOTIA LIMITED

Designation of Parcel on Plan: LOT CPR-E1A

Registration Number of Plan: 105491279

Registration Date of Plan: 2014-07-25 15:46:20

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel is created by a subdivision (details below) that has been filed under the Registry Act or registered under the Land Registration Act

Registration District: HALIFAX COUNTY

Registration Year: 2014

Plan or Document Number: 105491279

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	106379648 View Doc	2014	ADDITION OF PARCEL ACCESS/REMOVAL OF INTERESTS ON S/D		LAND REGISTRATION	12/19/2014
Document	102251155 View Doc	2013	ADDITION OF PARCEL ACCESS/REMOVAL OF INTERESTS ON S/D		LAND REGISTRATION	1/4/2013

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
Plan	105491279 View Plan	2014	SUBDIVISION & AMALGAMATIONS	PLAN OF SURVEY OF LOT CPR-E1A S/D OF LOT CPR-E1 LANDS CONVEYED TO ANNAPOLIS MANAGEMENT, INC. AND LOT CPR-E2A S/D OF LOT CPR-E2 LANDS CONVEYED TO 3000425 NOVA SCOTIA LIMITED		7/25/2014
Plan	99853427 View Plan	2012	SUBDIVISION & AMALGAMATIONS	PLAN OF SURVEY OF LOT CPR-E1 AND LOT CPR-E2 S/D OF LOT CPR-E LANDS CONVEYED TO 3000425 NOVA SCOTIA LIMITED		1/6/2012

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
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No AFR Bundles Found

Parcel Relationships

Related PID	Type of Relationship
76539	PARENT PARCEL NUMBER
41353210	CONSOLIDATED - RELATED TO

This parcel IS REGISTERED PURSUANT TO THE Land Registration Act. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests [Land Registration Act subsection 20(1)].

No representations whatsoever are made as to the validity or effect of recorded documents listed in this parcel register. The description of the parcel is not conclusive as to the location, boundaries or extent of the parcel [Land Registration Act subsection 21(1)].

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[Back to Results](#)

Document Query - Printer Friendly Version

Names

Last Name:
 First Name:
 Middle Name:
 Query exact? NO
 Enterprise Name: ANNAPOLIS MANAGEMENT INC
 Query exact? NO
 Search for: GRANTORS (AGAINST)
 Registration System: REGISTRY OF DEEDS
Select Search Category(s)
 Grantor/Grantee Index: NO
 General Powers of Attorney: NO
 Judgments: YES
 Code:
 Include Name Changes: YES

Documents

Document #:
 Prefix:
 Suffix:
 Book:
 Page:

Search Options

County: HALIFAX COUNTY
 Date Range: 1749-01-01 to 2025-01-16
 Mode: Replace

Document Search Results (for HALIFAX COUNTY - Data current from 1749 to Doc. 125285180 registered on 2025/01/15 15:51)

(for GRANTORS searched as of 2025/01/16 13:27)

0 Records, 0 Selected, Query Type - Replace

Sel	Grantor (Against)	Grantee (ATS)	Reg Date	Book/Page	Document #	Instr Type	Exp Date	Location
-----	-------------------	---------------	----------	-----------	------------	------------	----------	----------

The following sort rules are used for Parcel and GGI Name Searches:

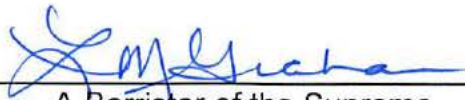
Person Names:

- Spaces and Apostrophes in last names are ignored.
 - Searches for either Mc or Mac will return either variation.

Company Names:

- All spaces and other non-alpha or non-numeric characters (#, (,), &, -etc.) are ignored.

This is Exhibit "C" referred to in the
Affidavit : of Marc Dunning
sworn before me on January 16, 2025



A Barrister of the Supreme
Court of Nova Scotia

LAURA GRAHAM
A Barrister of the Supreme
Court of Nova Scotia


[Back to Results](#)

Document Query - Printer Friendly Version

Names
 Last Name:
 First Name:
 Middle Name:
 Query exact? NO
 Enterprise Name: RUBY LLP
 Query exact? NO
 Search for: GRANTORS (AGAINST)
 Registration System: REGISTRY OF DEEDS
Select Search Category(s)
 Grantor/Grantee Index: NO
 General Powers of Attorney: NO
 Judgments: YES
 Code:
 Include Name Changes: YES

Documents
 Document #:
 Prefix:
 Suffix:
 Book:
 Page:

Search Options
 County: HALIFAX COUNTY
 Date Range: 1749-01-01 to 2025-01-16
 Mode: Replace

Document Search Results (for HALIFAX COUNTY - Data current from 1749 to Doc. 125285180 registered on 2025/01/15 15:51)

(for GRANTORS searched as of 2025/01/16 13:27)

1 Records, 1 Selected, Query Type - Replace

Sel	Grantor (Against)	Grantee (ATS)	Reg Date	Book/Page	Document #	Instr Type	Exp Date	Location
YES	RUBY LLP	PARKER PLUMBING & HEATING LTD	2021-06-01	/	118672188	JUDGMENT	2026-04-22	

The following sort rules are used for Parcel and GGI Name Searches:

Person Names:

- Spaces and Apostrophes in last names are ignored.
- Searches for either Mc or Mac will return either variation.

Company Names:

- All spaces and other non-alpha or non-numeric characters (#, (,), &, -etc.) are ignored.

Judgment debtor information

Name:

Company name: Ruby LLP

Address:

Mailing Address:				
	PO Box:		Town	
	Province		Postal Code	B3J 1Z4
Civic address: (if different from mailing address)	Street name and number	1533 Barrington Street, Suite 300		
	Halifax	Province	Nova Scotia	

Name of lawyer: N/A

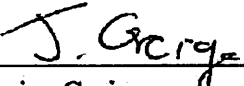
Other information: Ruby LLP - RJSC# 3228041

Debt	\$7,627.25
Interest	\$nil
Costs	\$302.85
Judgment	\$7,930.10

I hereby certify that judgment has been entered in the above-noted action for the claimant, Parker Plumbing and Heating Limited, against the defendant, Ruby LLP, for \$ 7,627.25 and pre-judgment interest of \$ nil and \$ 302.85 costs of suit; amounting in all to \$7,930.10.

I further certify that the foregoing is a true abstract of the original judgment in the above-noted action, entered in the records of the court at Halifax, which judgment was duly signed on April 22, 2021.

Given under seal of the Court at Halifax on May 14, 2021.



Jessica Greige
Clerk of the Small Claims Court

Return To:

James MacNeil, BoyneClarke LLP, 99 Wyse Road, Suite 600, Dartmouth, NS B3A 4S5

May 4, 2009

Form 46

Purpose: To record a judgment in the judgment roll established under the Land Registration Act

(Instrument code: 707)

For Office Use

Registration district: Halifax

Submitter's user number: _____

Submitter's name: James MacNeil

Court File #	504764
Name of Court	Small Claims Court of Nova Scotia

--

Parker Plumbing and Heating Limited

vs.

Ruby LLP

Judgment creditor information

Name:

Company name: Parker Plumbing and Heating Limited

Address:

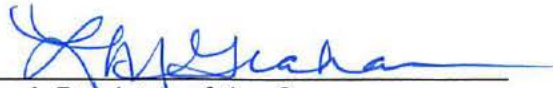
Mailing Address:				
	PO Box:		Town	
	Province		Postal Code	B3B 1R9
Civic address: (if different from mailing address)	Street name and number	50 Thornhill Drive, Unit 7		
	Dartmouth	County/Province	Nova Scotia	

Name of lawyer: James MacNeil

Other information: Parker Plumbing and Heating Limited - RJSC# 3077859

May 4, 2009

This is Exhibit "D" referred to in the
Affidavit of Marc Dunning
sworn before me on January 16, 2025



A Barrister of the Supreme
Court of Nova Scotia

LAURA GRAHAM
A Barrister of the Supreme
Court of Nova Scotia



Property Search Results

Show 10 entries

Showing 1 to 2 of 2 entries

Previous 1 Next

PID	Owner	Property Address	Assessment Info
PID <u>00003251</u> Type STANDARD PARCEL Status ACTIVE LR Status LAND REGISTRATION	Owner BSL HOLDINGS LIMITED Mailing Address 1470 SUMMER STREET HALIFAX NS CA B3H 3A3	Civic Address <u>1669 GRANVILLE STREET</u> <u>HALIFAX</u> County HALIFAX COUNTY Area 1800 SQUARE FEET (UNKNOWN)	AAN <u>00128414</u> Value \$1,141,800.00 (2025 RESIDENTIAL TAXABLE)
PID <u>40042087</u> Type STANDARD PARCEL Status ACTIVE LR Status LAND REGISTRATION	Owner BSL HOLDINGS LIMITED Mailing Address 1470 SUMMER STREET HALIFAX NS CA B3H 3A3	Civic Address <u>1665 GRANVILLE STREET</u> <u>HALIFAX</u> County HALIFAX COUNTY Area 570 SQUARE FEET (UNKNOWN)	AAN <u>00128414</u> Value \$1,141,800.00 (2025 RESIDENTIAL TAXABLE)
PID	Owner	Property Address	Assessment Info

Show 10 entries

Showing 1 to 2 of 2 entries

Previous 1 Next

Ownership and all information in this report pertaining to Non-Land Registration Parcels is believed to be an accurate reflection of registered documents affecting the lot, parcel or area of land to which it relates, however, it is not intended to be relied upon by the reader as advice on the current state of any title to land. A search of the records at the appropriate Registry of Deeds office may be required to determine the current owner(s) of the lot, parcel or area of land under consideration. THIS IS NOT AN OFFICIAL RECORD.

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Land Registration View

* Indicates interests inherited on subdivision or re-configuration of parcel

PID	00003251	Parcel Type	STANDARD PARCEL	Status	ACTIVE			
Area	1800 SQUARE FEET (UNKNOWN)	Parcel Access	PUBLIC	Manag. Unit	MU0837			
Lot		Created	Feb 21, 2007 11:09:32AM					
PDCA Status	APPROVED	Municipal Unit	HALIFAX REGIONAL MUNICIPALITY	Manner of Tenure	NOT APPLICABLE			
LR Status	LAND REGISTRATION	LR Date	Feb 28, 2007 03:14:35PM					
Location	County	Primary Location	Source					
<u>1669 GRANVILLE STREET</u> <u>HALIFAX</u>	HALIFAX COUNTY	Yes	Assigned by Municipality					
Comments								
Assessment Account	Value	Tax District	Tax Ward	Tax Sub				
<u>00128414</u>	\$1,141,800.00 (2025 RESIDENTIAL TAXABLE)	070	000					
Registered Interests								
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
BSL HOLDINGS LIMITED	FEE SIMPLE	1470 SUMMER STREET HALIFAX NS CA B3H 3A3	DEED	2007	<u>87612512</u> View Form View Doc		Apr 17, 2007	No
Manner of Tenure								
Tenure Type			Tenure Description					
NOT APPLICABLE			NO DESCRIPTION FOUND					
Farm Loan Board - Occupants & Mailing Addresses								
Name	Interest Holder Type		Mailing Address					
			No Records Found					
Benefits to the Registered Interests								
Benefit Details	Interest Holder Type	Type	Year	Doc#	Book/Page/Plan	Registration Date		
						No Records Found		
Burdens on the Registered Interests								
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	
							No Records Found	
Textual Qualifications on Title								
Qualifications Text								
No Records Found								
Tenants in Common not registered pursuant to the Land Registration Act								
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	
							No Records Found	

Tenants in Common not registered pursuant to the Land Registration Act

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
Recorded Interests							
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
ATLANTIC CENTRAL	MORTGAGEE	6074 LADY HAMMOND ROAD HALIFAX NS CA B3K 2R7	MORTGAGE	2022	120834305 View Form View Doc		Jun 27, 2022
ATLANTIC CENTRAL	ASSIGNEE	6074 LADY HAMMOND ROAD HALIFAX NS CA B3K 2R7	ASSIGNMENT OF LEASES AND/OR RENTS	2022	120834917 View Form View Doc		Jun 27, 2022
GRAYSBROOK CAPITAL LTD.	MORTGAGEE	7105 CHEBUCTO ROAD UNIT 350 HALIFAX NS CA B3L 4W8	MORTGAGE	2023	122600563 View Form View Doc		Jun 15, 2023
GRAYSBROOK CAPITAL LTD.	ASSIGNEE	7105 CHEBUCTO ROAD UNIT 350 HALIFAX NS CA B3L 4W8	ASSIGNMENT OF LEASES AND/OR RENTS	2023	122600597 View Form View Doc		Jun 15, 2023

Parcel Description

All that certain lot piece and parcel of land situate, lying and being in said Halifax City part of said lot number Five (5) in Ewer's Division more particularly described as follows:

Bounded westerly by Granville Street and there measuring twenty-six feet (26 feet) more or less;

Northerly by premises formerly of George Smithers now owned by the Halifax Club and there measuring sixty feet (60 feet) more or less;

Easterly by premises formerly of George Johnstone now owned by Hunter and there measuring twenty-six feet (26 feet) more or less;

Southerly by premises of William J. Almon and there measuring sixty feet (60 feet) more or less;

Being the lands conveyed to said James W. Hutt by James J. Morse, and others, by deed dated June 1, 1872.

The description for this parcel originates with a deed dated September 28th, 1922, registered in the registration district of Halifax in book 565 at page 53 and the subdivision is validated by Section 291 of the Municipal Government Act..

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
No Non Enabling Documents Found						

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
No Non Enabling Plans Found						

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
No AFR Bundles Found					

Parcel Relationships

Related PID	Type of Relationship
No Related PIDs Found	

This parcel IS REGISTERED PURSUANT TO THE Land Registration Act. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests [Land Registration Act subsection 20(1)].

No representations whatsoever are made as to the validity or effect of recorded documents listed in this parcel register. The description of the parcel is not conclusive as to the location, boundaries or extent of the parcel [Land Registration Act subsection 21(1)].

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Land Registration View

* Indicates interests inherited on subdivision or re-configuration of parcel

PID	40042087	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	570 SQUARE FEET (UNKNOWN)	Parcel Access	PUBLIC	Manag. Unit	MU0837
Lot		Created	Jan 10, 1984 12:00:00AM		
PDCA Status	APPROVED	Municipal Unit	HALIFAX REGIONAL MUNICIPALITY	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Feb 28, 2007 03:14:06PM		

Location	County	Primary Location	Source
<u>1665 GRANVILLE STREET</u> <u>HALIFAX</u>	HALIFAX COUNTY	Yes	Not Assigned by Municipality
<u>1669 GRANVILLE STREET</u> <u>HALIFAX</u>	HALIFAX COUNTY	No	Not Assigned by Municipality

Comments

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
<u>00128414</u>	\$1,141,800.00 (2025 RESIDENTIAL TAXABLE)	070	000	

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
BSL HOLDINGS LIMITED	FEE SIMPLE	1470 SUMMER STREET HALIFAX NS CA B3H 3A3	DEED	2007	<u>87612512</u> View Form View Doc		Apr 17, 2007	No

Manner of Tenure

Tenure Type	Tenure Description
NOT APPLICABLE	NO DESCRIPTION FOUND

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
No Records Found		

Benefits to the Registered Interests

Benefit Details	Interest Holder Type	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found						

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found							

Textual Qualifications on Title

Qualifications Text

No Records Found

Tenants in Common not registered pursuant to the Land Registration Act

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found							

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
ATLANTIC CENTRAL	MORTGAGEE	6074 LADY HAMMOND ROAD HALIFAX NS CA B3K 2R7	MORTGAGE	2022	120834305 View Form View Doc		Jun 27, 2022
ATLANTIC CENTRAL	ASSIGNEE	6074 LADY HAMMOND ROAD HALIFAX NS CA B3K 2R7	ASSIGNMENT OF LEASES AND/OR RENTS	2022	120834917 View Form View Doc		Jun 27, 2022
GRAYSBROOK CAPITAL LTD.	MORTGAGEE	7105 CHEBUCTO ROAD UNIT 350 HALIFAX NS CA B3L 4W8	MORTGAGE	2023	122600563 View Form View Doc		Jun 15, 2023
GRAYSBROOK CAPITAL LTD.	ASSIGNEE	7105 CHEBUCTO ROAD UNIT 350 HALIFAX NS CA B3L 4W8	ASSIGNMENT OF LEASES AND/OR RENTS	2023	122600597 View Form View Doc		Jun 15, 2023

Parcel Description

All that certain lot in the City of Halifax which was conveyed to one William M.D. Pearman in his lifetime by deed dated the 23rd day of October, 1903 and registered among the records of the Deeds at Halifax in Book 383 at pages 754-760 and therein described as follows:

All that certain lot piece and parcel of land situate, lying and being on the east side of Granville Street in said City of Halifax, being part of lot number five (5), Letter B in Ewer's Division of the Town of Halifax;

Beginning at the northwest angle of the lot lately owned by James W. Hutt and sold by said Hutt to John D. Nash;

Thence easterly by the northern line of said east mentioned lot sixty-two feet (62 feet) more or less to the northeast corner of said lot;

Thence northerly on a line parallel with said Granville Street nine feet five inches (9 feet 5 inches) more or less;

Thence westerly and parallel with the line first described sixty-two feet (62 feet) more or less to Granville Street aforesaid;

Thence southerly by said Street nine feet five inches (9 feet 5 inches) more or less to the place of beginning.

The description for this parcel originates with a deed dated September 28th, 1922, registered in the registration district of Halifax in book 565 at page 53 and the subdivision is validated by Section 291 of the Municipal Government Act..

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
No Non Enabling Documents Found						

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
No Non Enabling Plans Found						

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
No AFR Bundles Found					

Parcel Relationships

Related PID	Type of Relationship
No Related PIDs Found	

This parcel IS REGISTERED PURSUANT TO THE Land Registration Act. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests [Land Registration Act subsection 20(1)].

No representations whatsoever are made as to the validity or effect of recorded documents listed in this parcel register. The description of the parcel is not conclusive as to the location, boundaries or extent of the parcel [Land Registration Act subsection 21(1)].

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[Back to Results](#)

Document Query - Printer Friendly Version

Names

Last Name:
 First Name:
 Middle Name:
 Query exact? NO
 Enterprise Name: BSL HOLDINGS LIMITED
 Query exact? NO
 Search for: GRANTORS (AGAINST)
 Registration System: REGISTRY OF DEEDS
Select Search Category(s)
 Grantor/Grantee Index: NO
 General Powers of Attorney: NO
 Judgments: YES
 Code:
 Include Name Changes: YES

Documents

Document #:
 Prefix:
 Suffix:
 Book:
 Page:

Search Options

County: HALIFAX COUNTY
 Date Range: 1749-01-01 to 2025-01-16
 Mode: Replace

Document Search Results (for HALIFAX COUNTY - Data current from 1749 to Doc. 125285180 registered on 2025/01/15 15:51)

(for GRANTORS searched as of 2025/01/16 13:27)

0 Records, 0 Selected, Query Type - Replace

Sel	Grantor (Against)	Grantee (ATS)	Reg Date	Book/Page	Document #	Instr Type	Exp Date	Location
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The following sort rules are used for Parcel and GGI Name Searches:


Person Names:

- Spaces and Apostrophes in last names are ignored.
- Searches for either Mc or Mac will return either variation.

Company Names:

- All spaces and other non-alpha or non-numeric characters (#, (,), &, -etc.) are ignored.

This is Exhibit "E" referred to in the
Affidavit of Marc Dunning
sworn before me on January 16, 2025



A Barrister of the Supreme
Court of Nova Scotia

LAURA GRAHAM
A Barrister of the Supreme
Court of Nova Scotia

Search Property Information

Disclaimer - Please note that the maps for large properties or those that have many neighboring properties may take longer to load.

How do you want to search?

Owner Name ▼

Owner Name

BSL HOLDINGS

Community

Search

Parcel	342600-000
Owner	BSL HOLDINGS LIMITED
Owner's Address	1533 BARRINGTON ST HALIFAX, PE B3J 1Z4
Property Location	165 PRINCE ST CHARLOTTETOWN
Assessed Acreage	0.27
Township	70
Map Sheet Number	11L036F1-21
Original Parcel Number	N/A

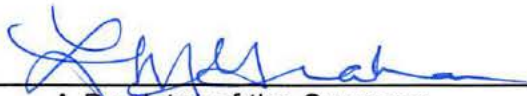
[Assessment](#) [Registry](#) [Property Charges](#) [Neighbouring Properties](#) [Map](#)

Registry:

Year	Description	Document Type	Document Number	Book	Page	County	Consideration
2022	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	<u>8968</u>	5986		1	release 6749,6750

Year	Description	Document Type	Document Number	Book	Page	County	Consideration
2022	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	<u>7354</u>	5977		1	<i>Released 6749, 6750</i>
2022	OTHER ASSIGNMENTS	68	<u>6034</u>	5970		1	<i>Assign of Rentals/Leases Assumption Mutual Life Ins. Co. June 23/22</i>
2022	MORTGAGE	51	<u>6033</u>	5970		1	<i>Assumption Mutual Life Ins. Co. June 23/22</i>
2022	BOUNDARY AGREEMENT	72	<u>1330</u>	5944		1	
2019	PARTIAL DISCHARGE OR RELEASE (i.e. MORTGAGE, CLAIM FOR LIEN)	67	<u>7745</u>	5788		1	<i>Fiera release to Saltwire</i>
2019	AGREEMENT, OPTION TO PURCHASE AND SALE	71	<u>6752</u>	5782		1	
2019	MORTGAGE	51	<u>6751</u>	5782		1	<i>BSL to Saltwire Aug 2/18</i>
2019	OTHER ASSIGNMENTS	68	<u>6750</u>	5782		1	<i>released 7354/8968</i>
2019	MORTGAGE	51	<u>6749</u>	5782		1	<i>released 7354/8968</i>
2019	DEED	11	<u>6748</u>	5782		1	\$2,050,000.00
2017	MORTGAGE	51	<u>3773</u>	5655		1	<i>Saltwire to Fiera - released 7745</i>
2017	DEED	11	<u>2464</u>	5648		1	\$548,180.00
2017	CHANGE OF NAME	32	<u>1892</u>	5645		1	
2004	CHANGE OF NAME	32	<u>5807</u>	1326	10	1	
2002	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	<u>7014</u>			1	
2001	CHANGE OF NAME	32	<u>841</u>	1108	12	1	
2000	OTHER VOLUNTARY CHARGES (i.e. DEMAND DEBENTURE, etc.)	52	<u>7613</u>	1187	24	1	
2000	DEED	11	<u>7538</u>	1094	34	1	\$0.00
2000	DEED	11	<u>6740</u>	1088	46	1	
2000	DEED	11	<u>4951</u>	1074	21	1	\$0.00
1996	DEED	11	<u>6659</u>	845	38	1	\$0.00
1996	CHANGE OF NAME	32	<u>4237</u>	827	30	1	
1982	DEED	11	19823013	354	42		
1982	CHANGE OF NAME	32	19822656	352	96		

This is Exhibit "F" referred to in the
Affidavit of Marc Dunning
sworn before me on January 16, 2025



A Barrister of the Supreme
Court of Nova Scotia

LAURA GRAHAM
A Barrister of the Supreme
Court of Nova Scotia



Property Search Results

Show 10 ▼ entries

Showing 1 to 1 of 1 entries

Previous 1 Next

PID	Owner	Property Address	Assessment Info
PID <u>00076455</u>	Owner 3337151 NOVA SCOTIA LIMITED	Civic Address <u>1598 BARRINGTON STREET</u> <u>HALIFAX</u>	AAN <u>03312526</u>
Type STANDARD PARCEL	Mailing Address POST OFFICE BOX 1011	County HALIFAX COUNTY	Value \$3,070,400.00 (2025 RESIDENTIAL TAXABLE)
Status ACTIVE	HALIFAX NS CA B3J 2X1	Area 3060 SQUARE FEET (SCALED)	\$1,147,200.00 (2025 COMMERCIAL TAXABLE)
LR Status LAND REGISTRATION			
PID	Owner	Property Address	Assessment Info

Show 10 ▼ entries

Showing 1 to 1 of 1 entries

Previous 1 Next

Ownership and all information in this report pertaining to Non-Land Registration Parcels is believed to be an accurate reflection of registered documents affecting the lot, parcel or area of land to which it relates, however, it is not intended to be relied upon by the reader as advice on the current state of any title to land. A search of the records at the appropriate Registry of Deeds office may be required to determine the current owner(s) of the lot, parcel or area of land under consideration. THIS IS NOT AN OFFICIAL RECORD.

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Land Registration View

* Indicates interests inherited on subdivision or re-configuration of parcel

PID	00076455	Parcel Type	STANDARD PARCEL	Status	ACTIVE			
Area	3060 SQUARE FEET (SCALED)	Parcel Access	PUBLIC	Manag. Unit	MU0837			
Lot		Created	Mar 13, 2013 08:58:09AM					
PDCA Status	APPROVED	Municipal Unit	HALIFAX REGIONAL MUNICIPALITY	Manner of Tenure	NOT APPLICABLE			
LR Status	LAND REGISTRATION	LR Date	Mar 20, 2013 09:12:44AM					
Location <u>1598 BARRINGTON STREET</u> <u>HALIFAX</u>		County HALIFAX COUNTY	Primary Location Yes	Source Assigned by Municipality				
Comments								
Assessment Account <u>03312526</u>	Value \$3,070,400.00 (2025 RESIDENTIAL TAXABLE) \$1,147,200.00 (2025 COMMERCIAL TAXABLE)	Tax District 070	Tax Ward 000	Tax Sub				
Registered Interests								
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
3337151 NOVA SCOTIA LIMITED	FEE SIMPLE	POST OFFICE BOX 1011 HALIFAX NS CA B3J 2X1	DEED	2020	<u>116420135</u> View Form View Doc		Jun 03, 2020	No
Manner of Tenure								
Tenure Type NOT APPLICABLE			Tenure Description NO DESCRIPTION FOUND					
Farm Loan Board - Occupants & Mailing Addresses								
Name	Interest Holder Type	Mailing Address						
No Records Found								
Benefits to the Registered Interests								
Benefit Details	Interest Holder Type	Type	Year	Doc#	Book/Page/Plan	Registration Date		
No Records Found								
Burdens on the Registered Interests								
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	
HALIFAX REGIONAL MUNICIPALITY	COVENANT HOLDER (BURDEN)	POST OFFICE BOX 1749 HALIFAX NS CA B3J 3A5	HERITAGE CONSERVATION PLAN	2010	<u>95956489</u> View Doc		May 19, 2010	
HALIFAX REGIONAL MUNICIPALITY	COVENANT HOLDER (BURDEN)	POST OFFICE BOX 1749 HALIFAX NS CA B3J 3A5	BYLAW (NOT CONDOMINIUM)	2010	<u>95956448</u> View Doc		May 19, 2010	

Textual Qualifications on Title**Qualifications Text***No Records Found***Tenants in Common not registered pursuant to the Land Registration Act****Interest Holder
(Qualifier)****Interest Holder Type****Mailing Address****Type****Year****Doc#****Book/Page/Plan****Registration Date***No Records Found***Recorded Interests**

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
LEAGUE SAVINGS AND MORTGAGE LIMITED	MORTGAGEE	6074 LADY HAMMOND ROAD HALIFAX NS CA B3K 2R7	MORTGAGE	2020	116420143 View Form View Doc		Jun 03, 2020
LEAGUE SAVINGS AND MORTGAGE COMPANY	ASSIGNEE	6074 LADY HAMMOND ROAD HALIFAX NS CA B3K 2R7	ASSIGNMENT OF LEASES AND/OR RENTS	2020	116420150 View Form View Doc		Jun 03, 2020

Parcel Description

All that messuage of tenement and premises, situate, lying and being on the corner of Barrington and Sackville Street, in the City of Halifax, bounded and described as follows:
 Beginning at the south western angle formed by the intersection of Barrington and Sackville Streets aforesaid;
 Thence running south along the western line of Barrington street forty-five feet more or less till it comes to the north line of lot number fifteen, now or formerly owned by William Stevens;
 Thence westerly seventy-two feet more or less to the property of James W. Fenerty;
 Thence running northerly along the east line of James W. Fenerty's land forty feet more or less to Sackville Street;
 Thence easterly along the southern line of Sackville Street, seventy-two feet more or less to the place of beginning.
 Subject to Barrington Street Heritage District Revitalization Notice found at Document Number 95956489 and By Laws at Document number 95956448 both in favour of Halifax Regional Municipality.

*** Municipal Government Act, Part IX Compliance ***

Not Subject To:

The parcel was created by a subdivision that predates subdivision control or planning legislation or by-laws in the municipality and therefore no subdivision approval was required for creation of this parcel.

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
-----------	---------	------	------	-----------	---------------------	-------------------

*No Non Enabling Documents Found***Non-Enabling Plans**

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
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*No Non Enabling Plans Found***AFR Bundles**

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
-----------	---------	------	------	------------------	-----------------

*No AFR Bundles Found***Parcel Relationships****Related PID****Type of Relationship***No Related PIDs Found*

This parcel IS REGISTERED PURSUANT TO THE Land Registration Act. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests [Land Registration Act subsection 20(1)].

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[Back to Results](#)

Document Query - Printer Friendly Version

Names

Last Name:
 First Name:
 Middle Name:
 Query exact? NO
 Enterprise Name: 3337151 NOVA SCOTIA LIMITED
 Query exact? NO
 Search for: GRANTORS (AGAINST)
 Registration System: REGISTRY OF DEEDS
Select Search Category(s)
 Grantor/Grantee Index: NO
 General Powers of Attorney: NO
 Judgments: YES
 Code:
 Include Name Changes: YES

Documents

Document #:
 Prefix:
 Suffix:
 Book:
 Page:

Search Options

County: HALIFAX COUNTY
 Date Range: 1760-01-01 to 2025-01-16
 Mode: Replace

Document Search Results (for HALIFAX COUNTY - Data current from 1749 to Doc. 125285180 registered on 2025/01/15 15:51)

(for GRANTORS searched as of 2025/01/16 13:28)

0 Records, 0 Selected, Query Type - Replace

Sel	Grantor (Against)	Grantee (ATS)	Reg Date	Book/Page	Document #	Instr Type	Exp Date	Location
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The following sort rules are used for Parcel and GGI Name Searches:

Person Names:

- Spaces and Apostrophes in last names are ignored.
- Searches for either Mc or Mac will return either variation.

Company Names:

- All spaces and other non-alpha or non-numeric characters (#, (,), &, -etc.) are ignored.

This is Exhibit "G" referred to in the
Affidavit of Marc Dunning
sworn before me on January 16, 2025



A Barrister of the Supreme
Court of Nova Scotia

LAURA GRAHAM
A Barrister of the Supreme
Court of Nova Scotia



Property Search Results

Show 10 entries

Showing 1 to 1 of 1 entries

Previous 1 Next

PID	Owner	Property Address	Assessment Info
PID 00003236	Owner 4551650 NOVA SCOTIA LIMITED	Civic Address 1674 HOLLIS STREET HALIFAX	AAN 01849638
Type STANDARD PARCEL	Mailing Address POST OFFICE BOX 1011	County HALIFAX COUNTY	Value \$1,421,100.00 (2025 COMMERCIAL TAXABLE)
Status ACTIVE	HALIFAX NS CA B3J 2X1	Area 1800 SQUARE FEET (UNKNOWN)	
LR Status LAND REGISTRATION			
PID	Owner	Property Address	Assessment Info

Show 10 entries

Showing 1 to 1 of 1 entries

Previous 1 Next

Ownership and all information in this report pertaining to Non-Land Registration Parcels is believed to be an accurate reflection of registered documents affecting the lot, parcel or area of land to which it relates, however, it is not intended to be relied upon by the reader as advice on the current state of any title to land. A search of the records at the appropriate Registry of Deeds office may be required to determine the current owner(s) of the lot, parcel or area of land under consideration. THIS IS NOT AN OFFICIAL RECORD.

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Land Registration View

* Indicates interests inherited on subdivision or re-configuration of parcel

PID	00003236	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	1800 SQUARE FEET (UNKNOWN)	Parcel Access	PUBLIC	Manag. Unit	MU0837
Lot		Created	Jan 26, 2006 11:20:52AM		
PDCA Status	APPROVED	Municipal Unit	HALIFAX REGIONAL MUNICIPALITY	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Jan 18, 2006 08:45:11AM		

Location	County	Primary Location	Source
1674 HOLLIS STREET HALIFAX	HALIFAX COUNTY	Yes	Assigned by Municipality

Comments
SOUTHERN HALF OF LOT 13 & NORTHERN QUARTER OF LOT [V]

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
01849638	\$1,421,100.00 (2025 COMMERCIAL TAXABLE)	070	000	

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
4551650 NOVA SCOTIA LIMITED	FEE SIMPLE	POST OFFICE BOX 1011 HALIFAX NS CA B3J 2X1	DEED	2023	123258429 View Form View Doc		Oct 25, 2023	No

Manner of Tenure

Tenure Type	Tenure Description
NOT APPLICABLE	NO DESCRIPTION FOUND

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
No Records Found		

Benefits to the Registered Interests

Benefit Details	Interest Holder Type	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found						

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
HALIFAX REGIONAL MUNICIPAL	PARTY TO AGREEMENT (BURDEN)	POST OFFICE BOX 1749 HALIFAX NS CA B3J 3A5	AGREEMENT	2011	98291249 View Doc		May 11, 2011
HALIFAX REGIONAL MUNICIPALITY	COVENANT HOLDER (BURDEN)	POST OFFICE BOX 1749 HALIFAX NS CA B3J 3A5	DESIGNATION / REGISTRATION	1981	46139	Book 3531 Page 1162	Nov 03, 1981

Textual Qualifications on Title**Qualifications Text***No Records Found***Tenants in Common not registered pursuant to the Land Registration Act**

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
-----------------------------	----------------------	-----------------	------	------	------	----------------	-------------------

*No Records Found***Recorded Interests**

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
4518276 NOVA SCOTIA LIMITED	MORTGAGEE	14 HAMPTON COURT FALL RIVER NS CA B2T 1E7	MORTGAGE	2023	123258437 View Form View Doc		Oct 25, 2023
4518276 NOVA SCOTIA LIMITED	ASSIGNEE	14 HAMPTON COURT FALL RIVER NS CA B2T 1E7	ASSIGNMENT OF LEASES AND/OR RENTS	2023	123258445 View Form View Doc		Oct 25, 2023
3046475 NOVA SCOTIA LIMITED	MORTGAGEE	1674 HOLLIS STREET HALIFAX NS CA B3J 1V7	MORTGAGE	2023	123260862 View Form View Doc		Oct 26, 2023

Parcel Description

ALL that certain lot, piece or parcel of land and premises thereon, lying on the western side of Hollis Street in the City and County of Halifax and being the southern moiety or half part of Lot Number 13, Block Letter B, Gallands Division and the northern quarter part of Lot Number 12 in the said Block and Division before mentioned, and which said land may be more particularly described as follows:

BEGINNING at a point on the western side line of Hollis Street distant measured in a southerly direction 142 feet from the intersection formed by the said western side line of Hollis Street with the southern side line of Prince Street, said point of beginning being also the southwestern angle of the stone and masonry building now occupied and known as the Halifax Club;

THENCE to run westerly along the southern face of the southern wall of the said Halifax Club and the prolongation westerly thereof 62 feet;

THENCE southerly parallel to Hollis Street 30.5 feet;

THENCE easterly parallel to the first described line 62 feet to Hollis Street;

AND THENCE northerly by the same 30.5 feet to the place of beginning.

THE street lines herein referred to are those now laid down on the City Official Plan.

Subject to a Notice of Heritage Designation as recorded in the Halifax Registry of Deeds in Book 3531 at Page 1162.

Subject to an Agreement registered in 2011 Document Number 98291249.

The parcel was created by a subdivision that predates subdivision control or planning legislation or by-laws in the municipality and therefore no subdivision approval was required for creation of this parcel.

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
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*No Non Enabling Documents Found***Non-Enabling Plans**

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
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*No Non Enabling Plans Found***AFR Bundles**

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
Non-Registered	182439	2006	AFR BUNDLE	HC483-08-340171499	1/26/2006

Parcel Relationships

Related PID	Type of Relationship
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No Related PIDs Found

Parcel Relationships**Related PID****Type of Relationship**

This parcel IS REGISTERED PURSUANT TO THE Land Registration Act. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests [Land Registration Act subsection 20(1)].

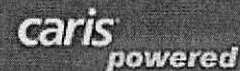
No representations whatsoever are made as to the validity or effect of recorded documents listed in this parcel register. The description of the parcel is not conclusive as to the location, boundaries or extent of the parcel [Land Registration Act subsection 21(1)].

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[Back to Results](#)

Document Query - Printer Friendly Version

Names

Last Name:
 First Name:
 Middle Name:
 Query exact? NO
 Enterprise Name: 4551650 NOVA SCOTIA LIMITED
 Query exact? NO
 Search for: GRANTORS (AGAINST)
 Registration System: REGISTRY OF DEEDS
Select Search Category(s)
 Grantor/Grantee Index: NO
 General Powers of Attorney: NO
 Judgments: YES
 Code:
 Include Name Changes: YES

Documents

Document #:
 Prefix:
 Suffix:
 Book:
 Page:

Search Options

County: HALIFAX COUNTY
 Date Range: 1760-01-01 to 2025-01-16
 Mode: Replace

Document Search Results (for HALIFAX COUNTY - Data current from 1749 to Doc. 125285180 registered on 2025/01/15 15:51)

(for GRANTORS searched as of 2025/01/16 13:28)

0 Records, 0 Selected, Query Type - Replace

Sel	Grantor (Against)	Grantee (ATS)	Reg Date	Book/Page	Document #	Instr Type	Exp Date	Location
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The following sort rules are used for Parcel and GGI Name Searches:

Person Names:

- Spaces and Apostrophes in last names are ignored.
- Searches for either Mc or Mac will return either variation.

Company Names:

- All spaces and other non-alpha or non-numeric characters (#, (,), &, -etc.) are ignored.

This is Exhibit "H" referred to in the
Affidavit of Marc Dunning
sworn before me on January 16, 2025



A Barrister of the Supreme
Court of Nova Scotia

LAURA GRAHAM
A Barrister of the Supreme
Court of Nova Scotia

This report lists registrations in the Personal Property Registry that match the following search criteria:

Province or Territory Searched: Nova Scotia
Type of Search: Debtors (Enterprise)
Search Criteria: Annapolis Management, Inc.
Date and Time of Search (YYYY-MM-DD hh:mm): 2025-01-15 12:06 (Atlantic)
Transaction Number: 26559835
Searched By: D194041

The following table lists records that match the Debtors (Enterprise) you specified.

Exact	Included	Original Registration Number	Enterprise Name	Place
*	*	33123522	ANNAPOLIS MANAGEMENT, INC.	WINTER PARKS
*	*	33140203	ANNAPOLIS MANAGEMENT, INC.	WINTER PARK
*	*	35851039	Annapolis Management, Inc.	Winter Park
*	*	36094746	Annapolis Management, Inc.	Winter Park
*	*	36951986	Annapolis Management, Inc.	Winter Park
*	*	38810909	Annapolis Management, Inc.	Halifax
*	*	40755514	Annapolis Management, Inc.	Winter Park
*	*	40755514	Annapolis Management, Inc.	Winter Park
	*	35851039	Annapolis Management, Inc. as general partner of Ruby, LLP	Winter Park
	*	36094746	Annapolis Management, Inc. as general partner of Ruby, LLP	Winter Park

An '*' in the 'Exact' column indicates that the Debtor (Enterprise) exactly matches the search criteria.

Included Column Legend

- An asterisk (*) in the 'Included' column indicates that the registration's details are included within the Search Result Report.

Registration Counts

- 8 registration(s) contained information that **exactly** matched the search criteria you specified.

- 2 registration(s) contained information that **closely** matched the search criteria you specified.

When reviewing the registrations below, note that a registration which has expired or been discharged within the last 30 days can still be re-registered by the secured party.

All registration date/time values are stated in Atlantic Time.

For more information concerning the Personal Property Registry, go to www.acol.ca

Registration Details for Registration Number: 33123522

Province or Territory: Nova Scotia
Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	33123522	2020-07-28 14:40	2027-07-28	10027822-31

This registration has **not** been the subject of an Amendment or Global Change. The following registration information was added by the original registration and has not been deleted.

Debtors

Type: Enterprise
ANNAPOLIS MANAGEMENT, INC.
IN ITS CAPACITY AS GENERAL PARTNER OF RUBY, LLP.
127 WEST FAIRBANKS AVENUE, #433
WINTER PARKS FL 32789
USA

Type: Enterprise
RUBY, LLP
127 WEST FAIRBANKS AVENUE, #433
WINTER PARKS FL 32789
USA

Secured Parties

Type: Enterprise
ASSUMPTION MUTUAL LIFE INSURANCE COMPANY
770 MAIN STREET
MONCTON NB E1C 8L1
Canada

General Collateral

A security interest is taken in:

1. all of the Debtors' present and after-acquired goods, documents of title, chattel paper, investment property, instruments, money and intangibles, and all proceeds therefrom, now or hereafter pertaining to or situate on 1680 - 1684 Hollis Street/1673 - 1677 Granville Street, Halifax, Nova Scotia (PID 00003228) (the "Property"), and
2. all present and future leases, agreements to lease, tenancy, agreements as to use or occupation and licences in respect of the lands and all buildings at any time situate on the Property, and
3. all present and after-acquired choses in action, money, rents, or other personal property arising in favour of the Debtors under or in respect of any oral or written lease, agreement to lease, offer to lease or other agreement whatsoever related to the use, occupancy or possession from time to time of all or part of the premises situate on the Property.

Registration Details for Registration Number: 33140203

Province or Territory: Nova Scotia
Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	33140203	2020-07-30 16:42	2022-07-30	10030133-47
Amendment	36226215	2022-05-12 15:48	2022-07-30	10030133-47
Renewal	36226223	2022-05-12 15:50	2047-07-30	
Amendment	36229680	2022-05-13 10:05	2047-07-30	30133-72

As listed in the Registration History section above, this registration has been the subject of an Amendment or Global Change to add or delete information. The following registration details provide the registration number for the Amendment that added or deleted information. If no "added by" or "deleted by" registration number is provided, the information was added by the original registration and has not been deleted.

Debtors

Type: Enterprise
RUBY, LLP
433 - 127 WEST FAIRBANKS AVENUE
WINTER PARK FL 32789
USA

Type: Enterprise
ANNAPOLIS MANAGEMENT, INC.
433 - 127 WEST FAIRBANKS AVENUE
WINTER PARK FL 32789
USA

Secured Parties

Type: Enterprise
LEAGUE SAVINGS AND MORTGAGE COMPANY
6074 LADY HAMMOND ROAD
HALIFAX NS B3K 2R7
Canada

General Collateral

A security interest is taken in:

1. all of the Debtors' present and after-acquired goods, documents of title, chattel paper, investment property, instruments, money and intangibles, and all proceeds therefrom, now or hereafter pertaining to or situate on 1572 - 1576 Barrington Street, Halifax, Nova Scotia (PID 41353202) (the "Property"), and
2. all present and future leases, agreements to lease, tenancy, agreements as to use or occupation and licences in respect of the lands and all buildings at any time situate on the Property, and
3. all present and after-acquired choses in action, money, rents, or other personal property arising in favour of the Debtors under or in respect of any oral or written lease, agreement to lease, offer to lease or other agreement whatsoever related to the use, occupancy or possession from time to time of all or part of the premises situate on the Property.

Added by registration number 36226215

All personal property now or hereafter pertaining to, located at, derived from or situated at or on 1572-1576 Barrington Street, Halifax, Nova Scotia (PID 41353202), and all proceeds therefrom.

Added by registration number 36229680

The general collateral descriptions immediately above are hereby deleted in their entirety and replaced with: all personal property now or hereafter pertaining to, located at, derived from or situated at or on 1572 - 1576 Barrington Street, Halifax, Nova Scotia (PID 41353202), and all proceeds therefrom.

Registration Details for Registration Number: 35851039

Province or Territory: Nova Scotia

Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	35851039	2022-02-28 14:54	2027-02-28	200633
Amendment	36089548	2022-04-18 15:22	2027-02-28	200633

As listed in the Registration History section above, this registration has been the subject of an Amendment or Global Change to add or delete information. The following registration details provide the registration number for the Amendment that added or deleted information. If no "added by" or "deleted by" registration number is provided, the information was added by the original registration and has not been deleted.

Debtors

The Debtor below was added by registration number 36089548

Type: Individual

Caryi, Steve

Suite 300 1533 Barrington Street

Halifax NS B3H 1Z4

Canada

Type: Enterprise

Annapolis Management, Inc. as general partner of Ruby, LLP

127 West Fairbanks Ave., #433

Winter Park FL 32789

USA

Type: Enterprise

Annapolis Management, Inc.

127 West Fairbanks Ave., #433

Winter Park FL 32789

USA

Secured Parties

Type: Enterprise

Bank of Montreal

1675 Grafton Street, Suite 1300

Halifax NS
Canada

General Collateral

A security interest in and assignment of all present and future liabilities of BSL Holdings Limited to the Debtors

Registration Details for Registration Number: 36094746

Province or Territory: Nova Scotia

Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	36094746	2022-04-19 11:14	2027-04-19	206408

This registration has **not** been the subject of an Amendment or Global Change. The following registration information was added by the original registration and has not been deleted.

Debtors

Type: Individual
Caryi, Steve
Suite 300 1533 Barrington Street
Halifax NS B3H 1Z4
Canada

Type: Enterprise
Annapolis Management, Inc. as general partner of Ruby, LLP
127 West Fairbanks Ave., #433
Winter Park FL 32789
USA

Type: Enterprise
Annapolis Management, Inc.
127 West Fairbanks Ave., #433
Winter Park FL 32789
USA

Secured Parties

Type: Enterprise
Bank of Montreal
1675 Grafton Street, Suite 1300
Halifax NS
Canada

General Collateral

A security interest in and assignment of all present and future liabilities of Comvest Commercial Real Estate Inc. to the Debtors

Registration Details for Registration Number: 36951986

Province or Territory: Nova Scotia

Registration Type: Creditors' Relief Act Notice of Judgment

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	36951986	2022-10-13 13:14	2027-10-13	64943

This registration has **not** been the subject of an Amendment or Global Change. The following registration information was added by the original registration and has not been deleted.

Court Information

Registration Number	Amount	Judgment Date	Court File Number	Court
36951986	165510.99	2022-10-11	480460	Supreme Court of Nova Scotia

Judgment Debtors

Type: Enterprise
Annapolis Management, Inc.
433-127 West Fairbanks Avenue
Winter Park FL 32789
USA

Type: Enterprise
Ruby, LLP
433-127 West Fairbanks Avenue
Winter Park FL 32789
USA

Judgment Creditors

Type: Enterprise
778938 Ontario Limited
Reznick, Louis
81A Ronald Avenue
Toronto ON M6E 4M9
Canada

General Collateral

All of the debtor's present and after-acquired personal property.

Registration Details for Registration Number: 38810909

Province or Territory: Nova Scotia

Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	38810909	2023-12-02 16:01	2028-12-02	20335-1085861

This registration has **not** been the subject of an Amendment or Global Change. The following registration information was added by the original registration and has not been deleted.

Debtors

Type: Enterprise
Annapolis Management, Inc.
Sutherland, Nathan
Lawyer
1500-1625 Grafton Street
Halifax NS B3J 0E8
Canada

Type: Enterprise
Ruby LLP
Sutherland, Nathan
Lawyer
PO Box 2380
Central Station
Halifax NS B3J 3E5
Canada

Secured Parties

Type: Enterprise
778938 Ontario Limited
Trider, Dillon
Lawyer
1800-1801 Hollis Street
Halifax NS B3J 3N4
Canada
Phone #: 902-423-6361

General Collateral

\$5000.00 for costs per Judgment Order

Additional Information

Order issued by the Court on September 13, 2023 and Form 46 issued by the court on November 15, 2023.
Court File No. 480460

Registration Details for Registration Number: 40755514

Province or Territory: Nova Scotia

Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	40755514	2025-01-15 12:03	2030-01-15	1094760

This registration has **not** been the subject of an Amendment or Global Change. The following registration information was added by the original registration and has not been deleted.

Debtors

Type: Enterprise
Annapolis Management, Inc.
127 West Fairbanks Ave., #433
Winter Park FL 32789
USA

Type: Enterprise
Ruby, LLP
127 Westfairbanks Ave., #433
Winter Park FL 32789
USA

Type: Enterprise
Annapolis Management, Inc.
in its capacity as general partner of Ruby, LLP
127 West Fairbanks Ave., #433
Winter Park FL 32789
USA

Secured Parties

Type: Enterprise
Atlantic Central
6074 Lady Hammond Road
Halifax NS B3K 2R7
Canada

General Collateral

All of the Debtor's present and after acquired personal property located at or upon, otherwise used or held in connection with, civic address 1533 Barrington Street, Halifax, Nova Scotia, PID number 444141.

END OF REPORT

This report lists registrations in the Personal Property Registry that match the following search criteria:

Province or Territory Searched: Nova Scotia
Type of Search: Debtors (Enterprise)
Search Criteria: Ruby, LLP
Date and Time of Search (YYYY-MM-DD hh:mm): 2025-01-15 12:08 (Atlantic)
Transaction Number: 26559847
Searched By: D194041

The following table lists records that match the Debtors (Enterprise) you specified.

Exact	Included	Original Registration Number	Enterprise Name	Place
*	*	33123522	RUBY, LLP	WINTER PARKS
*	*	33140203	RUBY, LLP	WINTER PARK
*	*	36951986	Ruby, LLP	Winter Park
*	*	40755514	Ruby, LLP	Winter Park
	*	35851039	Annapolis Management, Inc. as general partner of Ruby, LLP	Winter Park
	*	36094746	Annapolis Management, Inc. as general partner of Ruby, LLP	Winter Park
	*	34579870	Ruby LLP	Halifax
	*	38810909	Ruby LLP	Halifax

An '*' in the 'Exact' column indicates that the Debtor (Enterprise) exactly matches the search criteria.

Included Column Legend

- An asterisk (*) in the 'Included' column indicates that the registration's details are included within the Search Result Report.

Registration Counts

- 4 registration(s) contained information that **exactly** matched the search criteria you specified.

- 4 registration(s) contained information that **closely** matched the search criteria you specified.

When reviewing the registrations below, note that a registration which has expired or been discharged within the last 30 days can still be re-registered by the secured party.

All registration date/time values are stated in Atlantic Time.

For more information concerning the Personal Property Registry, go to www.acol.ca

Registration Details for Registration Number: 33123522

Province or Territory: Nova Scotia
Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	33123522	2020-07-28 14:40	2027-07-28	10027822-31

This registration has **not** been the subject of an Amendment or Global Change. The following registration information was added by the original registration and has not been deleted.

Debtors

Type: Enterprise
ANNAPOLIS MANAGEMENT, INC.
IN ITS CAPACITY AS GENERAL PARTNER OF RUBY, LLP.
127 WEST FAIRBANKS AVENUE, #433
WINTER PARKS FL 32789
USA

Type: Enterprise
RUBY, LLP
127 WEST FAIRBANKS AVENUE, #433
WINTER PARKS FL 32789
USA

Secured Parties

Type: Enterprise
ASSUMPTION MUTUAL LIFE INSURANCE COMPANY
770 MAIN STREET
MONCTON NB E1C 8L1
Canada

General Collateral

A security interest is taken in:

1. all of the Debtors' present and after-acquired goods, documents of title, chattel paper, investment property, instruments, money and intangibles, and all proceeds therefrom, now or hereafter pertaining to or situate on 1680 - 1684 Hollis Street/1673 - 1677 Granville Street, Halifax, Nova Scotia (PID 00003228) (the "Property"), and
2. all present and future leases, agreements to lease, tenancy, agreements as to use or occupation and licences in respect of the lands and all buildings at any time situate on the Property, and
3. all present and after-acquired choses in action, money, rents, or other personal property arising in favour of the Debtors under or in respect of any oral or written lease, agreement to lease, offer to lease or other agreement whatsoever related to the use, occupancy or possession from time to time of all or part of the premises situate on the Property.

Registration Details for Registration Number: 33140203

Province or Territory: Nova Scotia

Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	33140203	2020-07-30 16:42	2022-07-30	10030133-47

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Amendment	36226215	2022-05-12 15:48	2022-07-30	10030133-47
Renewal	36226223	2022-05-12 15:50	2047-07-30	
Amendment	36229680	2022-05-13 10:05	2047-07-30	30133-72

As listed in the Registration History section above, this registration has been the subject of an Amendment or Global Change to add or delete information. The following registration details provide the registration number for the Amendment that added or deleted information. If no "added by" or "deleted by" registration number is provided, the information was added by the original registration and has not been deleted.

Debtors

Type: Enterprise
RUBY, LLP
433 - 127 WEST FAIRBANKS AVENUE
WINTER PARK FL 32789
USA

Type: Enterprise
ANNAPOLIS MANAGEMENT, INC.
433 - 127 WEST FAIRBANKS AVENUE
WINTER PARK FL 32789
USA

Secured Parties

Type: Enterprise
LEAGUE SAVINGS AND MORTGAGE COMPANY
6074 LADY HAMMOND ROAD
HALIFAX NS B3K 2R7
Canada

General Collateral

A security interest is taken in:

1. all of the Debtors' present and after-acquired goods, documents of title, chattel paper, investment property, instruments, money and intangibles, and all proceeds therefrom, now or hereafter pertaining to or situate on 1572 - 1576 Barrington Street, Halifax, Nova Scotia (PID 41353202) (the "Property"), and
2. all present and future leases, agreements to lease, tenancy, agreements as to use or occupation and licences in respect of the lands and all buildings at any time situate on the Property, and
3. all present and after-acquired choses in action, money, rents, or other personal property arising in favour of the Debtors under or in respect of any oral or written lease, agreement to lease, offer to lease or other agreement whatsoever related to the use, occupancy or possession from time to time of all or part of the premises situate on the Property.

Added by registration number 36226215

All personal property now or hereafter pertaining to, located at, derived from or situated at or on 1572-1576 Barrington Street, Halifax, Nova Scotia (PID 41353202), and all proceeds therefrom.

Added by registration number 36229680

The general collateral descriptions immediately above are hereby deleted in their entirety and replaced with: all personal property now or hereafter pertaining to, located at, derived from or situated at or on 1572 - 1576 Barrington Street, Halifax, Nova Scotia (PID 41353202), and all proceeds therefrom.

Registration Details for Registration Number: 36951986**Province or Territory: Nova Scotia****Registration Type: Creditors' Relief Act Notice of Judgment****Registration History**

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	36951986	2022-10-13 13:14	2027-10-13	64943

This registration has **not** been the subject of an Amendment or Global Change. The following registration information was added by the original registration and has not been deleted.

Court Information

Registration Number	Amount	Judgment Date	Court File Number	Court
36951986	165510.99	2022-10-11	480460	Supreme Court of Nova Scotia

Judgment Debtors

Type: Enterprise
Annapolis Management, Inc.
433-127 West Fairbanks Avenue
Winter Park FL 32789
USA

Type: Enterprise
Ruby, LLP
433-127 West Fairbanks Avenue
Winter Park FL 32789
USA

Judgment Creditors

Type: Enterprise
778938 Ontario Limited
Reznick, Louis
81A Ronald Avenue
Toronto ON M6E 4M9
Canada

General Collateral

All of the debtor's present and after-acquired personal property.

Registration Details for Registration Number: 40755514

Province or Territory: Nova Scotia

Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	40755514	2025-01-15 12:03	2030-01-15	1094760

This registration has **not** been the subject of an Amendment or Global Change. The following registration information was added by the original registration and has not been deleted.

Debtors

Type: Enterprise
Annapolis Management, Inc.
127 West Fairbanks Ave., #433
Winter Park FL 32789
USA

Type: Enterprise
Ruby, LLP
127 Westfairbanks Ave., #433
Winter Park FL 32789
USA

Type: Enterprise
Annapolis Management, Inc.
in its capacity as general partner of Ruby, LLP
127 West Fairbanks Ave., #433
Winter Park FL 32789
USA

Secured Parties

Type: Enterprise
Atlantic Central
6074 Lady Hammond Road
Halifax NS B3K 2R7
Canada

General Collateral

All of the Debtor's present and after acquired personal property located at or upon, otherwise used or held in connection with, civic address 1533 Barrington Street, Halifax, Nova Scotia, PID number 444141.

Registration Details for Registration Number: 35851039

Province or Territory: Nova Scotia

Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	35851039	2022-02-28 14:54	2027-02-28	200633
Amendment	36089548	2022-04-18 15:22	2027-02-28	200633

As listed in the Registration History section above, this registration has been the subject of an Amendment or Global Change to add or delete information. The following registration details provide the registration number for the Amendment that added or deleted information. If no "added by" or "deleted by" registration number is provided, the information was added by the original registration and has not been deleted.

Debtors

The Debtor below was added by registration number 36089548

Type: Individual

Caryi, Steve

Suite 300 1533 Barrington Street

Halifax NS B3H 1Z4

Canada

Type: Enterprise

Annapolis Management, Inc. as general partner of Ruby, LLP

127 West Fairbanks Ave., #433

Winter Park FL 32789

USA

Type: Enterprise

Annapolis Management, Inc.

127 West Fairbanks Ave., #433

Winter Park FL 32789

USA

Secured Parties

Type: Enterprise

Bank of Montreal

1675 Grafton Street, Suite 1300

Halifax NS

Canada

General Collateral

A security interest in and assignment of all present and future liabilities of BSL Holdings Limited to the Debtors

Registration Details for Registration Number: 36094746

Province or Territory: Nova Scotia

Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	36094746	2022-04-19 11:14	2027-04-19	206408

This registration has **not** been the subject of an Amendment or Global Change. The following registration information was added by the original registration and has not been deleted.

Debtors

Type: Individual
Caryi, Steve
Suite 300 1533 Barrington Street
Halifax NS B3H 1Z4
Canada

Type: Enterprise
Annapolis Management, Inc. as general partner of Ruby, LLP
127 West Fairbanks Ave., #433
Winter Park FL 32789
USA

Type: Enterprise
Annapolis Management, Inc.
127 West Fairbanks Ave., #433
Winter Park FL 32789
USA

Secured Parties

Type: Enterprise
Bank of Montreal
1675 Grafton Street, Suite 1300
Halifax NS
Canada

General Collateral

A security interest in and assignment of all present and future liabilities of Comvest Commercial Real Estate Inc. to the Debtors

Registration Details for Registration Number: 34579870

Province or Territory: Nova Scotia

Registration Type: Creditors' Relief Act Notice of Judgment

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	34579870	2021-06-01 15:17	2026-06-01	148113

This registration has **not** been the subject of an Amendment or Global Change. The following registration information was added by the original registration and has not been deleted.

Court Information

Registration Number	Amount	Judgment Date	Court File Number	Court; Judicial District or Centre
34579870	7930.10	2021-05-14	SCCH No. 504764	Small Claims Court of Nova Scotia; Halifax

Judgment Debtors

Type: Enterprise
Ruby LLP
1533 Barrington Street
Suite 300
Halifax NS B3J 1Z4
Canada

Judgment Creditors

Type: Enterprise
Parker Plumbing and Heating Limited
50 Thornhill Drive
Unit 7
Dartmouth NS B3B 1R9
Canada

General Collateral

All present and after acquired personal property. / Tous les biens personnels actuels ou acquis ultérieurement.

Registration Details for Registration Number: 38810909

Province or Territory: Nova Scotia

Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	38810909	2023-12-02 16:01	2028-12-02	20335-1085861

This registration has **not** been the subject of an Amendment or Global Change. The following registration information was added by the original registration and has not been deleted.

Debtors

Type: Enterprise
Annapolis Management, Inc.
Sutherland, Nathan
Lawyer
1500-1625 Grafton Street
Halifax NS B3J 0E8
Canada

Type: Enterprise
Ruby LLP
Sutherland, Nathan
Lawyer
PO Box 2380
Central Station
Halifax NS B3J 3E5
Canada

Secured Parties

Type: Enterprise
778938 Ontario Limited
Trider, Dillon
Lawyer
1800-1801 Hollis Street
Halifax NS B3J 3N4
Canada
Phone #: 902-423-6361

General Collateral

\$5000.00 for costs per Judgment Order

Additional Information

Order issued by the Court on September 13, 2023 and Form 46 issued by the court on November 15, 2023.
Court File No. 480460

END OF REPORT

This report lists registrations in the Personal Property Registry that match the following search criteria:

Province or Territory Searched: Nova Scotia
Type of Search: Debtors (Enterprise)
Search Criteria: BSL Holdings Limited
Date and Time of Search (YYYY-MM-DD hh:mm): 2025-01-15 12:05 (Atlantic)
Transaction Number: 26559830
Searched By: D194041

The following table lists records that match the Debtors (Enterprise) you specified.

Exact	Included	Original Registration Number	Enterprise Name	Place
*	*	38636916	BSL HOLDINGS LIMITED	HALIFAX
*	*	40755498	BSL Holdings Limited	Dartmouth

An "*" in the 'Exact' column indicates that the Debtor (Enterprise) exactly matches the search criteria.

Included Column Legend

- An asterisk (*) in the 'Included' column indicates that the registration's details are included within the Search Result Report.

Registration Counts

- 2 registration(s) contained information that **exactly** matched the search criteria you specified.

- 0 registration(s) contained information that **closely** matched the search criteria you specified.

When reviewing the registrations below, note that a registration which has expired or been discharged within the last 30 days can still be re-registered by the secured party.

All registration date/time values are stated in Atlantic Time.

For more information concerning the Personal Property Registry, go to www.acol.ca

Registration Details for Registration Number: 38636916

Province or Territory: Nova Scotia
Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	38636916	2023-10-26 10:24	2025-10-26	27822.38

This registration has **not** been the subject of an Amendment or Global Change. The following registration information was added by the original registration and has not been deleted.

Debtors

Type: Individual
CARYI, STEVEN

127 WEST FAIRBANKS AVENUE
WINTER PARK FL 32789
USA

Type: Enterprise
BSL HOLDINGS LIMITED
1533 BARRINGTON STREET, SUITE 300
HALIFAX NS B3J 1Z4
Canada

Secured Parties

Type: Enterprise
3046475 NOVA SCOTIA LIMITED
1674 HOLLIS STREET
HALIFAX NS B3J 1V7
Canada

General Collateral

A security interest is taken in all debts and liabilities, present and future, owed or owing to the Debtor from 4551650 Nova Scotia Limited and all choses-in-action and other claims of whatsoever nature or kind, present and future, which the Debtor may now or hereafter have against 4551650 Nova Scotia Limited (collectively, the "assigned obligations").

Registration Details for Registration Number: 40755498

Province or Territory: Nova Scotia
Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	40755498	2025-01-15 12:02	2030-01-15	1094760

This registration has **not** been the subject of an Amendment or Global Change. The following registration information was added by the original registration and has not been deleted.

Debtors

Type: Enterprise
BSL Holdings Limited
99 Wyse Road
Suite 600
Dartmouth NS B3A 4S5
Canada

Secured Parties

Type: Enterprise
Atlantic Central
6074 Lady Hammond Road
Halifax NS B3K 2R7
Canada

General Collateral

All of the Debtor's present and after acquired personal property located at or upon, otherwise used or held in connection with, civic addresses 1665 and 1669 Granville Street, Halifax, Nova Scotia, PID numbers 40042087 and 3251.

END OF REPORT

This report lists registrations in the Personal Property Registry that match the following search criteria:

Province or Territory Searched: Nova Scotia
Type of Search: Debtors (Enterprise)
Search Criteria: 3337151 Nova Scotia Limited
Date and Time of Search (YYYY-MM-DD hh:mm): 2025-01-15 12:10 (Atlantic)
Transaction Number: 26559857
Searched By: D194041

The following table lists records that match the Debtors (Enterprise) you specified.

Exact	Included	Original Registration Number	Enterprise Name	Place
*	*	40755522	3337151 Nova Scotia Limited	Dartmouth

An '*' in the 'Exact' column indicates that the Debtor (Enterprise) exactly matches the search criteria.

Included Column Legend

- An asterisk (*) in the 'Included' column indicates that the registration's details are included within the Search Result Report.

Registration Counts

- 1 registration(s) contained information that **exactly** matched the search criteria you specified.

- 0 registration(s) contained information that **closely** matched the search criteria you specified.

When reviewing the registrations below, note that a registration which has expired or been discharged within the last 30 days can still be re-registered by the secured party.

All registration date/time values are stated in Atlantic Time.

For more information concerning the Personal Property Registry, go to www.acol.ca

Registration Details for Registration Number: 40755522

Province or Territory: Nova Scotia
Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	40755522	2025-01-15 12:03	2030-01-15	1094760

This registration has **not** been the subject of an Amendment or Global Change. The following registration information was added by the original registration and has not been deleted.

Debtors

Type: Enterprise
3337151 Nova Scotia Limited
99 Wyse Road

Suite 600
Dartmouth NS B3A 4S5
Canada

Secured Parties

Type: Enterprise
League Savings and Mortgage Company
6074 Lady Hammond Road
Halifax NS B3K 2R7
Canada

General Collateral

All of the Debtor's present and after acquired personal property located at or upon, otherwise used or held in connection with, civic address 1598-1600 Barrington Street, Halifax, Nova Scotia, PID number 76455.

END OF REPORT

This report lists registrations in the Personal Property Registry that match the following search criteria:

Province or Territory Searched:	Nova Scotia
Type of Search:	Debtors (Enterprise)
Search Criteria:	4551650 Nova Scotia Limited
Date and Time of Search (YYYY-MM-DD hh:mm):	2025-01-16 11:32 (Atlantic)
Transaction Number:	26564112
Searched By:	D194041

The following table lists records that match the Debtors (Enterprise) you specified.

Exact	Included	Original Registration Number	Enterprise Name	Place
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An "*" in the 'Exact' column indicates that the Debtor (Enterprise) exactly matches the search criteria.

Included Column Legend

- An asterisk (*) in the 'Included' column indicates that the registration's details are included within the Search Result Report.

Registration Counts

- 0 registration(s) contained information that **exactly** matched the search criteria you specified.

- 0 registration(s) contained information that **closely** matched the search criteria you specified.

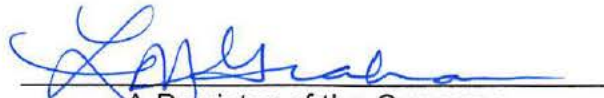
When reviewing the registrations below, note that a registration which has expired or been discharged within the last 30 days can still be re-registered by the secured party.

All registration date/time values are stated in Atlantic Time.

For more information concerning the Personal Property Registry, go to www.acol.ca

END OF REPORT

This is Exhibit "I" referred to in the
Affidavit of Marc Dunning
sworn before me on January 16, 2025



A Barrister of the Supreme
Court of Nova Scotia

LAURA GRAHAM
A Barrister of the Supreme
Court of Nova Scotia

This report lists registrations in the Personal Property Registry that match the following search criteria:

Province or Territory Searched: Prince Edward Island
Type of Search: Debtors (Enterprise)
Search Criteria: BSL Holdings Limited
Date and Time of Search (YYYY-MM-DD hh:mm): 2025-01-16 11:37 (Atlantic)
Transaction Number: 26564145
Searched By: D194041

The following table lists records that match the Debtors (Enterprise) you specified.

Exact	Included	Original Registration Number	Enterprise Name	Place
*	*	5911971	BSL HOLDINGS LIMITED	Halifax

An '*' in the 'Exact' column indicates that the Debtor (Enterprise) exactly matches the search criteria.

Included Column Legend

- An asterisk (*) in the 'Included' column indicates that the registration's details are included within the Search Result Report.

Registration Counts

- 1 registration(s) contained information that **exactly** matched the search criteria you specified.

- 0 registration(s) contained information that **closely** matched the search criteria you specified.

When reviewing the registrations below, note that a registration which has expired or been discharged within the last 30 days can still be re-registered by the secured party.

All registration date/time values are stated in Atlantic Time.

For more information concerning the Personal Property Registry, go to www.acol.ca

Registration Details for Registration Number: 5911971

Province or Territory: Prince Edward Island
Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	5911971	2022-06-27 15:51	2037-06-27	37772-9

This registration has **not** been the subject of an Amendment or Global Change. The following registration information was added by the original registration and has not been deleted.

Debtors

Type: Enterprise
BSL HOLDINGS LIMITED
1533 Barrington Street

Suite 300
Halifax NS B3J 1Z4
Canada

Secured Parties

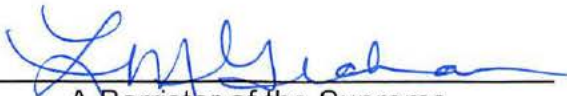
Type: Enterprise
ASSUMPTION MUTUAL LIFE INSURANCE COMPANY
770 Main Street
Moncton NB E1C 8L1
Canada

General Collateral

A security interest is taken in all of the Debtor's present and after-acquired personal property.

END OF REPORT

This is Exhibit "J" referred to in the
Affidavit of Marc Dunning
sworn before me on January 16, 2025



A Barrister of the Supreme
Court of Nova Scotia

LAURA GRAHAM
A Barrister of the Supreme
Court of Nova Scotia

Confirmation Letter/ Lettre de confirmation

1900 - 1801 HOLLIS STREET
HALIFAX, NS
B3J3N4

1/16/2025 10:08:03 AM CST/HNC

Attn. / À l'attention de: Robert Duncan

Acct No. / Compte No.: AC1511

Transaction Number / Numéro de transaction: TR378511

File Reference / Référence du dossier: 1094760

RE: Bank Act Security – Section 427, NOI Search

Objet: Garantie en vertu de la Loi sur les banques -
Article 427, NOI Search

Dear Robert Duncan

Bonjour, Robert Duncan

A search has been made of the notices of intention to give security under the Bank Act registered in the province of NS. As at the date and time above, our records indicate the following:

Une recherche a été effectuée dans les avis d'intention de constituer une garantie en vertu de la Loi sur les banques, enregistrés dans la province de NS. À la date et à l'heure susmentionnées, nos dossiers indiquent ce qui suit :

Your search for:

Votre recherche pour :

Debtor Type / Type de débiteur: Company/ Société

Company Name/ Nom de l'entreprise: ANNAPOLIS MANAGEMENT, INC.

Province of Registration / Province d'enregistrement: NS

Returns the following results:

Renvoie les résultats suivants :

No matches were found / Aucune donnée correspondante au registre



For Registrar / Pour le Registraire

Confirmation Letter/ Lettre de confirmation

1900 - 1801 HOLLIS STREET
HALIFAX, NS
B3J3N4

1/16/2025 10:13:24 AM CST/HNC

Attn. / À l'attention de: Robert Duncan

Acct No. / Compte No.: AC1511

Transaction Number / Numéro de transaction: TR378540

File Reference / Référence du dossier: 1094760

RE: Bank Act Security – Section 427, NOI Search

Objet: Garantie en vertu de la Loi sur les banques -
Article 427, NOI Search

Dear Robert Duncan

Bonjour, Robert Duncan

A search has been made of the notices of intention to give security under the Bank Act registered in the province of NS. As at the date and time above, our records indicate the following:

Une recherche a été effectuée dans les avis d'intention de constituer une garantie en vertu de la Loi sur les banques, enregistrés dans la province de NS. À la date et à l'heure susmentionnées, nos dossiers indiquent ce qui suit :

Your search for:

Votre recherche pour :

Debtor Type / Type de débiteur: Company/ Société

Company Name/ Nom de l'entreprise: RUBY, LLP

Province of Registration / Province d'enregistrement: NS

Returns the following results:

Renvoie les résultats suivants :

No matches were found / Aucune donnée correspondante au registre



For Registrar / Pour le Registraire

Confirmation Letter/ Lettre de confirmation

1900 - 1801 HOLLIS STREET
HALIFAX, NS
B3J3N4

1/16/2025 10:18:50 AM CST/HNC

Attn. / À l'attention de: Robert Duncan
Acct No. / Compte No.: AC1511
Transaction Number / Numéro de transaction: TR378547
File Reference / Référence du dossier: 1094760

RE: Bank Act Security – Section 427, NOI Search

Objet: Garantie en vertu de la Loi sur les banques -
Article 427, NOI Search

Dear Robert Duncan

Bonjour, Robert Duncan

A search has been made of the notices of intention to give security under the Bank Act registered in the province of NS. As at the date and time above, our records indicate the following:

Une recherche a été effectuée dans les avis d'intention de constituer une garantie en vertu de la Loi sur les banques, enregistrés dans la province de NS. À la date et à l'heure susmentionnées, nos dossiers indiquent ce qui suit :

Your search for:

Votre recherche pour :

Debtor Type / Type de débiteur: Company/ Société
Company Name/ Nom de l'entreprise: BSL HOLDINGS LIMITED
Province of Registration / Province d'enregistrement: NS

Returns the following results:

Renvoie les résultats suivants :

No matches were found / Aucune donnée correspondante au registre



For Registrar / Pour le Registraire

Confirmation Letter/ Lettre de confirmation

1900 - 1801 HOLLIS STREET
HALIFAX, NS
B3J3N4

1/16/2025 10:23:48 AM CST/HNC

Attn. / À l'attention de: Robert Duncan
Acct No. / Compte No.: AC1511
Transaction Number / Numéro de transaction: TR378561
File Reference / Référence du dossier: 1094760

RE: Bank Act Security – Section 427, NOI Search

Objet: Garantie en vertu de la Loi sur les banques -
Article 427, NOI Search

Dear Robert Duncan

Bonjour, Robert Duncan

A search has been made of the notices of intention to give security under the Bank Act registered in the province of NS. As at the date and time above, our records indicate the following:

Une recherche a été effectuée dans les avis d'intention de constituer une garantie en vertu de la Loi sur les banques, enregistrés dans la province de NS. À la date et à l'heure susmentionnées, nos dossiers indiquent ce qui suit :

Your search for:

Votre recherche pour :

Debtor Type / Type de débiteur: Company/ Société
Company Name/ Nom de l'entreprise: 3337151 NOVA SCOTIA LIMITED
Province of Registration / Province d'enregistrement: NS

Returns the following results:

Renvoie les résultats suivants :

No matches were found / Aucune donnée correspondante au registre



For Registrar / Pour le Registraire

Confirmation Letter/ Lettre de confirmation

1900 - 1801 HOLLIS STREET
HALIFAX, NS
B3J3N4

1/16/2025 10:54:06 AM CST/HNC

Attn. / À l'attention de: Robert Duncan

Acct No. / Compte No.: AC1511

Transaction Number / Numéro de transaction: TR378610

File Reference / Référence du dossier: 1094760

RE: Bank Act Security – Section 427, NOI Search

Objet: Garantie en vertu de la Loi sur les banques -
Article 427, NOI Search

Dear Robert Duncan

Bonjour, Robert Duncan

A search has been made of the notices of intention to give security under the Bank Act registered in the province of NS. As at the date and time above, our records indicate the following:

Une recherche a été effectuée dans les avis d'intention de constituer une garantie en vertu de la Loi sur les banques, enregistrés dans la province de NS. À la date et à l'heure susmentionnées, nos dossiers indiquent ce qui suit :

Your search for:

Votre recherche pour :

Debtor Type / Type de débiteur: Company/ Société

Company Name/ Nom de l'entreprise: 4551650 NOVA SCOTIA LIMITED

Province of Registration / Province d'enregistrement: NS

Returns the following results:

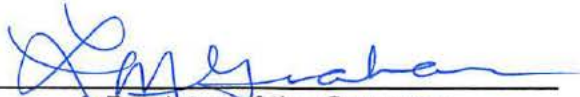
Renvoie les résultats suivants :

No matches were found / Aucune donnée correspondante au registre



For Registrar / Pour le Registraire

This is Exhibit "K" referred to in the
Affidavit of Marc Dunning
sworn before me on January 17, 2025



A Barrister of the Supreme
Court of Nova Scotia

LAURA GRAHAM
A Barrister of the Supreme
Court of Nova Scotia



Bankruptcy and Insolvency Records Search (BIA) search results |

Résultats de la recherche dans le Registre des dossiers de faillite et d'insolvabilité (LFI)

2025-01-16

Search Criteria | Critères de recherche :

Reference | Référence :

Name | Nom = Annapolis Management, Inc., Name Type | Type de
nom = Corporation | Personne morale
1094760

A search of the Office of the Superintendent of Bankruptcy records has revealed no information, for the period 1978 to 2025-01-10, based on the search criteria above-mentioned.

Une recherche dans le registre du Bureau du surintendant des faillites n'a révélé aucune information pour la période allant de 1978 à 2025-01-10, selon les critères de recherche susmentionnés.





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Bankruptcy and Insolvency Records Search (BIA) search results |

Résultats de la recherche dans le Registre des dossiers de faillite et d'insolvabilité (LFI)

2025-01-16

Search Criteria | Critères de recherche :
Reference | Référence :

Name | Nom = Ruby, LLP
1094760

A search of the Office of the Superintendent of Bankruptcy records has revealed no information, for the period 1978 to 2025-01-10, based on the search criteria above-mentioned.

Une recherche dans le registre du Bureau du surintendant des faillites n'a révélé aucune information pour la période allant de 1978 à 2025-01-10, selon les critères de recherche susmentionnés.





Bankruptcy and Insolvency Records Search (BIA) search results |

Résultats de la recherche dans le Registre des dossiers de faillite et d'insolvabilité (LFI)

2025-01-16

Search Criteria | Critères de recherche :Name | Nom = BSL Holdings Limited

Reference | Référence :1

A search of the Office of the Superintendent of Bankruptcy records has revealed no information, for the period 1978 to 2025-01-10, based on the search criteria above-mentioned.

Une recherche dans le registre du Bureau du surintendant des faillites n'a révélé aucune information pour la période allant de 1978 à 2025-01-10, selon les critères de recherche susmentionnés.





Bankruptcy and Insolvency Records Search (BIA) search results |

Résultats de la recherche dans le Registre des dossiers de faillite et d'insolvabilité (LFI)

2025-01-16

Search Criteria | Critères de recherche :
Reference | Référence :

Name | Nom = 3337151 Nova Scotia Limited
1094760

A search of the Office of the Superintendent of Bankruptcy records has revealed no information, for the period 1978 to 2025-01-10, based on the search criteria above-mentioned.

Une recherche dans le registre du Bureau du surintendant des faillites n'a révélé aucune information pour la période allant de 1978 à 2025-01-10, selon les critères de recherche susmentionnés.





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Bankruptcy and Insolvency Records Search (BIA) search results |

Résultats de la recherche dans le Registre des dossiers de faillite et d'insolvabilité (LFI)

2025-01-16

Search Criteria | Critères de recherche :
Reference | Référence :

Name | Nom = 4551650 Nova Scotia Limited
1094760

A search of the Office of the Superintendent of Bankruptcy records has revealed no information, for the period 1978 to 2025-01-10, based on the search criteria above-mentioned.

Une recherche dans le registre du Bureau du surintendant des faillites n'a révélé aucune information pour la période allant de 1978 à 2025-01-10, selon les critères de recherche susmentionnés.

