2025



Hfx No. 539955

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

 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:

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	Α
NS Land Registration Searches – Annapolis Management, Inc.	В
NS Land Registration Searches – Ruby, LLP	С
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	Н
PEI Personal Property Registry System searches – BSL Holdings Limited	Į.
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 Barrister of the Supreme Court of Nova Scotia

> LAURA GRAHAM A Barrister of the Supreme Court of Nova Scotia

ANNAPOLIS MANAGEMENT, INC.

<u>Profile</u>	<u>Relationships</u>	<u>Events (19)</u>			
Reg. Number 3228040					
Reg. Name ANNAPOLIS M	ANAGEMENT, INC.				
Type Extra-provincia	al Corporation International	(UNITED STATES)			
Status Active			effective Date 21-Mar-2024		
Registered on 05-May-2008					
Next Annual Ret 31-Jan-2025	urn				
Addresses					
Reg. Address 1500-1625 GRA	AFTON STREET, HALIFAX, NO	IVA SCOTIA, B3J 0E8, CANADA			
Malling Address 127 WEST FAIR	BANKS AVE, #433, WINTER I	PARK, FLORIDA, 32789, UNITED STATI	ES		
Home Jurisdictio		PARK, FLORIDA, 32789, UNITED STATI	ES .		
Docume	ents (12) Repoi	rts <u>(4)</u>			
				Type to filter	
•	cial Reinstatement (SR5356 n: 21-Mar-2024, Effective from				
		Standard	\$12.45		
		Certified 5	\$12.45		
	cial Renew My Registration n: 02-Feb-2023, Effective fron	- International (SR332826) n: 02-Feb-2023			
		Standard	\$12.45		
		Certified 9	\$12,45		$\overline{}$

ANNAPOLIS MANAGEMENT, INC.

Reports (4)

Documents (12)

Profile Relationships Events (19)	
Name: <u>LAURIE CARYI</u>	
Relationship: Director	
Effective From: 21-Mar-2024	
Name: <u>LAURIE CARYI</u>	
Relationship: Officer(President)	
Effective From: 21-Mar-2024	
Name: PATRICK G.E. FITZGERALD (1500-1625 GRAFTON STREET, HALIFAX, NOVA SCOTIA, B3J 0E8, CANADA	Ω
Relationship: Recognized Agent	
Effective From: 11-Mar-2020	
	11 m
Name: <u>3228041 - RUBY, LLP</u>	
Relationship: General Partner-Corporation	
Effective From: 07-May-2008	
Name: <u>3337988 - RUBY LLP</u>	
Relationship: General Partner-Corporation	
Effective From: 19-Jun-2020	
lter	nsperpage 5 1 - 5 of 5 🔇 💙

Type to filter

<u>Profile</u> <u>Relationships</u> <u>Events (4)</u>			
Reg. Number 3337988			
Reg. Name RUBY, LLP			
Type Extra-provincial Limited Partnership (UNITED STATES)			
Status Active	Effective Date 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 0E	:8, CANADA		
Mailing Address PO BOX 2380 CENTRAL, HALIFAX, NOVA SCOTIA, B3J 3E5, CAN	NADA		
Home Jurisdiction 127 WEST FAIRBANKS AVE. #433, WINTER PARK, FLORIDA, 32	2789, 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		\supset
	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		

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 filte	
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)	

<u>Profile</u> <u>Rela</u>	ationships	<u>Events (32)</u>		
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 6	00, DARTMOUTH, N	IOVA SCOTIA, B3A 4S5, CANADA		
Mailing Address P.O. BOX 876, DARTMO	OUTH MAIN, DARTM	OUTH, NOVA SCOTIA, B2Y 3Z5, C	ANADA	
<u>Documents (</u>	<u>35)</u> <u>Repo</u>	rts (4)		
				Type to filter
Company Change of Registered on: 14-Jan				
		Stand	ard \$12.45	
		Certi	ied \$12.45	
Company Change of				
Registered on: 14-Jan	-2025, Effective from		lard \$12,45	
			ied \$12.45	
Company Change of Registered on: 08-Jan				

Profile Relationships Events (3	<u>32)</u>	
Name: KELLY J. POWELL (99 WYSE ROAD SUITE 600, DA	ARTMOUTH, NOVA SCOTIA, B3A 4S5, CANADA.)	
Relationship: Recognized Agent		
Effective From: 08-Jan-2025		
Name: <u>2472181 - BEACON TRAVEL SERVICES</u>		• • • • • • • • • • • • • • • • • • • •
Relationship: Business Name		
Effective From: 04-Jul-1995		
Documents (35) Reports (4)		
	Type to file	, . t er
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	
	Standard \$12.45	
Registered on: 14-Jan-2025, Effective from: 14-Jan-2025 Company Change of Recognized Agent (SR674561)	Standard \$12.45	
Registered on: 14-Jan-2025, Effective from: 14-Jan-2025 Company Change of Recognized Agent (SR674561)	Standard \$12.45 Certified \$12.45	
Registered on: 14-Jan-2025, Effective from: 14-Jan-2025 Company Change of Recognized Agent (SR674561)	Standard \$12.45 Certified \$12.45 Standard \$12.45	

<u>Profile</u>	<u>Relationships</u>	Events (6)				
Reg. Number 3337151						
Reg. Name 3337151 NOVA	SCOTIA LIMITED					
Type Limited Compa	ny					
Status			Effective Date			
Active			08-Jan-2025			
Registered on 22-May-2020						
Next Annual Retu	ım					
31-May-2025						
Addresses						
Reg. Address 99 WYSE ROAD	SUITE 600, DARTMOUTH, I	NOVA SCOTIA, B3A 455, CANADA				
Mailing Address P.O. BOX 876, [10UTH, NOVA SCOTIA, B2Y 3Z5, C 1 1 <u>rts (4)</u>	ANADA			
					Type to filter	
	ange of Directors and Offi : 14-Jan-2025, Effective fror					
		Stand	dard \$12.45			
		Certi	fled \$12.45	t de distribibilità de la materia de la companya de		
	ange of Recognized Agent					
		Stand	dard \$12.45			
		Certi	fied \$12.45			
	Instatement (SR674476) :: 08-Jan-2025, Effective fror	n: 08-Jan-2025				
(Stand	dard \$12.45)

<u>Profile</u> <u>Relationships</u> <u>Events (6)</u>	
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 (\$R674544) 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 (\$R398420) 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	

<u>Profile</u>	<u>Relationships</u>	<u>Events (10)</u>				
Reg. Number 4551650						
Reg. Name	A SCOTIA LIMITED					
4551650 NOV	A SCOTIA LIMITED					
Type Limited Comp	any					
Status			Effective Date			
Active			08-jan-2025			
Registered on						
13-Oct-2023						
Next Annual Ret 31-Oct-2025	urn					
Addresses						
Reg. Address 99 WYSE ROAL	SUITE 600, DARTMOUTH, I	NOVA SCOTIA, B3A 455, C/	ANADA			
Mailing Address P.O. BOX 876,	DARTMOUTH MAIN, DARTN	IOUTH, NOVA SCOTIA, B2'	Y 3Z5, CANADA			
<u>Docum</u>	ents (13) <u>Repo</u>	<u>rts (4)</u>				
					Type to filter	
	nange of Directors and Offi n: 14-Jan-2025, Effective from					
			Standard \$12.45			
			Certified \$12.45			
	nange of Recognized Agen n: 08-Jan-2025, Effective from					
			Standard \$12.45			
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	einstatement (SR674436) n: 08-Jan-2025, Effective froi	ກ: 08-Jan-2025				
			Standard \$12.45	WWW.stort Color Color Color Color		

Profile Ri	<u>elationsnips</u>	<u>Events (10)</u>				
Name: <u>KELLY J. PC</u>	OWELL (99 WYSE ROA	AD SUITE 600, DARTM	OUTH, NOVA SCOTIA, B3A	ISS, CANADA.)		
Relationship: Recog	gnized Agent					
Effective From: 08–J	Jan-2025					
Documents	- (13) Dono	rtc (4)				
Documents	<u>s (13)</u> <u>Repo</u>	<u>(15 (4)</u>				
					Type to filter	
	of Directors and Offi Jan-2025, Effective from					
			Standard \$12.45			
			Certified \$12,45			
	of Recognized Agent Jan-2025, Effective from					
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	andress and the state of the st					······
	itement (SR674436) Jan-2025, Effective froi	n: 08-Jan-2025				
			Standard \$12.45			
			Certified \$12.45			
	e of Directors and Offi Oct-2023, Effective from					
			Standard \$12,45			
			Certified \$12.45			
	e of Directors and Offi Oct-2023, Effective from					
			Standard \$12.45		300-20	

	Certified \$12.45	
ompany Special Resolution - Normal F egistered on: 13-Oct-2023, Effective from		
egistered on. 13-oct-2023, Ellective from	. 15-04-2025	
	Standard \$12.45	
	Certified \$12.45	
On a lat Daniel Man. On a lat	Daniel (DA40445)	
ompany Special Resolution - General legistered on: 13-Oct-2023, Effective from		
	Standard \$12.45	
	Certified \$12.45	
Company Special Resolution - Acquire	Own Shares (SR448442)	
Registered on: 13-Oct-2023, Effective from		
	Standard \$12.45	
	0.000.000.000	
	Certified \$12,45	
unilication to incornerate a Company (Address, Director/Officer, Agent Update Forms) (SR445258)	
Registered on: 13-Oct-2023, Effective from		
	0. 1. 1000 15	
	Standard \$12.45	
	Certified \$12.45	· · · · · · · · · · · · · · · · · · ·
Articles of Association (SR445258)		
Registered on: 13-Oct-2023, Effective from	ı: 13-Oct-2023	
	Standard \$24.95	
	Continue SOA OF	
Commission of the second contract of the contr	Certified \$24.95	
	Items per page 1	0 1 - 10 of 13 <

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Crown copyright @ Government of Nova Scotia

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 v entries

Showing 1 to 4 of 4 entries

Provious 1 Neut

PID	Owner	Property Address	Assessment Info
PID	Owner	Civic Address	AAN
00003228	ANNAPOLIS MANAGEMENT, INC.	HALIFAX	01849603
Туре		Design and the second s	Value
STANDARD PARCEL	Mailing Address	County	\$3,103,000.00 (2025 COMMERCIAL TAXABLE
Status	POST OFFICE BOX 1011	HALIFAX COUNTY	
ACTIVE	HALIFAX NS CA B3J 2X1	Area	
LR Status		6545 SQUARE FEET (PLAN)	
AND REGISTRATION			
PID	Owner	Civic Address	AAN
00047183	ANNAPOLIS MANAGEMENT, INC.	545 YOUNG AVENUE	03642488
Туре		HALIFAX	Value
STANDARD PARCEL	Mailing Address	LOT A-4	\$2,157,900.00 (2025 RESIDENTIAL TAXABLE)
Status	POST OFFICE BOX 1011		
ACTIVE	HALIFAX NS CA B3J 2X1	County	
_R Status		HALIFAX COUNTY	
AND REGISTRATION		Area	
		9884 SQUARE FEET (UNKNOWN)	
PID	Owner	Civic Address	AAN
00444141	ANNAPOLIS MANAGEMENT, INC.	HALIFAX	01604651
Гуре			Value
STANDARD PARCEL	Mailing Address	County	\$2,925,600.00 (2025 COMMERCIAL TAXABLE)
Status	POST OFFICE BOX 1011	HALIFAX COUNTY	
ACTIVE	HALIFAX NS CA B3J 2X1	Area	
LR Status		8000 SQUARE FEET (UNKNOWN)	
AND REGISTRATION			
PID	Owner	Civic Address	AAN
11353202	ANNAPOLIS MANAGEMENT, INC.	BARRINGTON STREET	00701165
Гуре	Company of the Company of the Company	HALIFAX	Value
STANDARD PARCEL	Mailing Address	LOT CPR-E1A	\$4,675,000.00 (2025 COMMERCIAL TAXABLE
Status	POST OFFICE BOX 1011		
ACTIVE	HALIFAX NS CA B3J 2X1	County	
LR Status		HALIFAX COUNTY	
LAND REGISTRATION		Area	
		3281.40 SQUARE FEET (PLAN)	
PID	Owner	Property Address	Assessment Info

Show 10 ✓ entries

Showing 1 to 4 of 4 entries

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

This page and all contents are copyright © 1999-2025, Government of Nova Scotia, all rights reserved. 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

Benefit Details	Interest Holder	Гуре Турс	e Year Doc# Bo	ok/Page/Plan	Registration	Date
Benefits to the R	egistered Interests					
Name	Interest Holder Type	3	No Records Found	Mailing Address		
Farm Loan Board	I - Occupants & Mailing			e Proposition Contact		
NOT APPLICABLE		NO DESC	RIPTION FOUND			
Tenure Type			Description	West Charles and Control of the Cont		
Manner of Tenure)					
ANNAPOLIS MANAGEM INC.	ENT, FEE SIMPLE	1011 HALIFAX NS CA B3J 2X1	DEED 2020 <u>□ View Form</u> □ View Doc		Jun 02, 2020	No
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address POST OFFICE BOX	Type Year Doc#	Book/Page/Plan	Registration Date	NS Non- Res?
Registered Intere				are the top make the top to the terms are the		A 200
01849603		00.00 (2025 COMMERCIAL T	AXABLE)	Tax District 070	Tax Ward	Tax Sub
Comments Shown as Lot HC on plan Assessment Acco	A STATE OF THE STA					· marine
HALIFAX					osigned by Municipality	Construction of the Constr
1684 HOLLIS STRE HALIFAX	<u></u>	HALIFAX COUNTY HALIFAX COUNTY	No Yes		Assigned by Municipality Assigned by Municipality	
1682 HOLLIS STRE HALIFAX	_	HALIFAX COUNTY	No		Assigned by Municipality	
1680 HOLLIS STRE HALIFAX		HALIFAX COUNTY	No		Assigned by Municipality	
1677 GRANVILLE S HALIFAX		HALIFAX COUNTY	No		Assigned by Municipality	
1675 GRANVILLE S HALIFAX		HALIFAX COUNTY	No		Assigned by Municipality	
1673 GRANVILLE S HALIFAX		HALIFAX COUNTY	No		Assigned by Municipality	
Location		County	Primary Locatio		Source	Esterolic Participation of the Control of the Contr
LR Status	LAND REGISTRATION	LR Date	Oct 14, 2007 05:17:09PM			
PDCA Status	APPROVED	Municipal Unit	HALIFAX REGIONAL MUNICIPA	Manner of Tenure	NOT APPLICABLE	
Lot		Created	Jun 02, 2014 01:26:22PM			
Area	6545 SQUARE FEET (PLAN)	Parcel Access	PUBLIC	Manag, Unit	MINISTRACTION OF THE PROPERTY	
PID	00003228	Parcel Type	STANDARD PARCEL	Status	ACTIVE	

Burdens on the Registered Interests									
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Туре	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		May 30, 2014		
PROVINCE OF NOVA SCOTIA	COVENANT HOLDER (BURDEN)	1690 HOLLIS STREET HALIFAX NS CA B3J 3J9	DESIGNATION / REGISTRATION	1981	<u>46143</u>	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	Туре	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-Enabl	ing Plans						
Inst Type	Inst No	Year	Туре	Plan Name		Drawer Number	Registration Date
Plan	107619141 P View Plan	2015	RETRACEMENT PLAN	PLAN OF SURVEY	Y OF LOT HC LANDS CONVEYED TO HALIFAX CLUB		8/17/2015
AFR Bund	les						
Inst Type		Inst N	o Year	Туре	Filing Reference No AFR Bundles Found	Instrument Da	te
Parcel Rela	ationships						
Related PI	D		talk, de valuation (facility or the factories), a series on the remaining rates are talk as	Type o	f Relationship	tradition de l'action de la laction de la company de l La company de la company d	riyah-eriy geraningan aya anaday y anag sanaba diffia dibi adirah managan ga ana
					No Related PIDs Found		
1			_	-	ed owner of the registered interest owns the interest de		
the register, sul	bject to any disc	repancy i	n the location, boundari	ies or extent of the	parcel and subject to the overriding interests (Land Re	gistration Act subsection 20	0(1)].
No representat	ions whatsoever	are mad	e as to the validity or ef	fect of recorded do	cuments listed in this parcel register. The description c	of the parcel is not conclusive	e as to the location,
boundaries or e	extent of the par	cel (Land	Registration Act subsec	tion 21(1)].			
<u> </u>			·				

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Land Registration View

Indicates interest	s 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		MARKET TO SERVICE STATE OF THE	
PDCA Status	APPROVED	Municipal Unit	HALIFAX REGIONAL MUNICIPA	Manner of Tenure	NOT APPLICABLE	
LR Status	LAND REGISTRATION	LR Date	Oct 03, 2006 02:31:36PM			
Location	Count	y	Primary Location	So	urce	
545 YOUNG AVENU HALIFAX	<u>JE</u> HALIFAX	COUNTY	Yes	Assi	gned by Municipality	
Comments LOC:[V] MAP:05P1103NW		Process of the second s		PARTICIPATION OF ELECTRIC CONTINUES AND	PROTECTION OF THE PROT	THE RESIDENCE OF THE PROPERTY
Assessment Acc	count Value			Tax District	Tax Ward	Tax Sub
03642488	\$2,157,900.0	0 (2025 RESIDENTIAL TA	AXABLE)	070	000	
Registered Inter Interest Holder (Qualifier)	A STATE OF THE PROPERTY OF THE	Mailing Address	Type Year Doc#	Book/Page/Plan	Registration Date	NS Non- Res?
ANNAPOLIS MANAGEN INC.	MENT, 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 Tenur	re		201			
Tenure Type		Tenure	Description			****
NOT APPLICABLE		NO DESCR	RIPTION FOUND			
Farm Loan Boar	d - Occupants & Mailing A	ddresses				
Name	Interest Holder Type		No Records Found	Mailing Address		***************************************
Benefits to the F	Registered Interests					
Benefit Details	Interest Holder Typ	ое Туре	Year Doc# Bo No Records Found	ok/Page/Plan	Registration	Date
Burdens on the	Registered Interests					
Interest Holder (Qualifier)		Mailing Addı	ress Type Year Do	oc# Book/Page/	'Plan Registra	ntion Date
Textual Qualifica	ations on Title					

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	t registered pursuant to the I	Land Registration Act

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

No Records Found

Recorded Interests

					CALL SECURIOR CONTRACTOR OF THE PARTY OF THE	A CHICA COMPANIES CONTRACTOR CONT	SOURCE AND ADDRESS OF THE PROPERTY OF THE PROP
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Туре	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 83L 4W8	MORTGAGE	2023	122849640	•	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
				No Non Enab	ling Documents Found	

Non-Enabling Plans

particular and an experience of the experience	-		-			
Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
12	21150 110		.,,,	· iaii itaiiio	Dianel Mainber	registration sate
				No Non Enabli	ng Plans Found	

AFR Bundles

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

Parcel Relationships	
Related PID	Type of Relationship
40594665	ADDITION PARCEL
the register, subject to any discrepancy in the	HE Land Registration Act. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in location, boundaries or extent of the parcel and subject to the overriding interests [Land Registration Act subsection 20(1)]. 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, istration 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 MUNICIF	PALITY	Manner of Tenure	NOT APPLICABLE	
LR Status	LAND REGISTRATION	LR Date	Mar 19, 2008 02:01:26PM				
Location		County	Primary Local	tion	7400	Source	W-10 C-14 WATER
1532 GRANVILLE S HALIFAX	STREET	HALIFAX COUNTY	No			Assigned by Municipality	
1533 BARRINGTON HALIFAX	N STREET	HALIFAX COUNTY	No			Assigned by Municipality	
1536 GRANVILLE S HALIFAX	STREET	HALIFAX COUNTY	No			Assigned by Municipality	
5187 SALTER STRE HALIFAX	EET	HALIFAX COUNTY	No			Assigned by Municipality	
HALIFAX		HALIFAX COUNTY	Yes			Assigned by Municipality	
Comments							
LOC:[V] MAP:05P1104NW							
Assessment Acc	count Value	W1-2		Tax D	istrict	Tax Ward	Tax Sub
Assessment Acc 01604651	5-4600 (100) (1000 (1000 (100) (1000 (100) (1000 (1000 (1000 (100) (1000 (1000 (1000 (1000 (100) (1000 (1000 (1000 (100) (1000 (1000 (1000 (1000 (1000 (100) (1000 (1000 (1000 (1000 (1000 (100) (1000 (1000 (1000 (1000 (1000 (100) (1000 (1000 (1000 (100) (1000 (100) (1000 (100) (1000 (100) (1000 (100) (1000	00 (2025 COMMERCIAL T	'AXABLE)	Tax D 070	istrict	Tax Ward	Tax Sub
<u>01604651</u>	\$2,925,600	00 (2025 COMMERCIAL T	'AXABLE)		istrict		Tax Sub
01604651 Registered Intere	\$2,925,600.		'AXABLE)		istrict	000	in The annual constraint of the Constraint of th
	\$2,925,600	Mailing Address POST OFFICE BOX	Type Year Doc#	070	istrict Page/Plan		NS Non- Res?
01604651 Registered Intere Interest Holder (Qualifier) ANNAPOLIS MANAGEN	\$2,925,600. ests Interest Holder Type	Mailing Address	THE SPECIAL PROPERTY AND ADMINISTRATION OF THE SPECIAL PROPERTY A	070 Book/		000 Registration	NS Non-
01604651 Registered Interd Interest Holder	ests Interest Holder Type MENT, FEE SIMPLE	Mailing Address POST OFFICE BOX 1011 HALIFAX NS CA	Type Year Doc# 116410839 DEED 2020 ✓ View Form	070 Book/		Registration Date	NS Non- Res?
01604651 Registered Interd Interest Holder (Qualifier) ANNAPOLIS MANAGEN INC.	ests Interest Holder Type MENT, FEE SIMPLE	Mailing Address POST OFFICE BOX 1011 HALIFAX NS CA B3J 2X1	Type Year Doc# 116410839 DEED 2020 ✓ View Form	070 Book/		Registration Date	NS Non- Res?
Registered Intercinterest Holder (Qualifier) ANNAPOLIS MANAGENINC. Manner of Tenur	ests Interest Holder Type MENT, FEE SIMPLE	Mailing Address POST OFFICE BOX 1011 HALIFAX NS CA B3J 2X1	Type Year Doc# 116410839 DEED 2020 <u>View Form</u> ☑ View Doc	070 Book/		Registration Date	NS Non- Res?
Registered Intercinterest Holder (Qualifier) ANNAPOLIS MANAGEMINC. Manner of Tenur Tenure Type NOT APPLICABLE	ests Interest Holder Type MENT, FEE SIMPLE	Mailing Address POST OFFICE BOX 1011 HALIFAX NS CA B3J 2X1 Tenure	Type Year Doc# 116410839 DEED 2020 View Form View Doc	070 Book/		Registration Date	NS Non- Res?
Registered Intercent Holder (Qualifier) ANNAPOLIS MANAGEMINC. Manner of Tenur Tenure Type NOT APPLICABLE Farm Loan Board	ests Interest Holder Type MENT, FEE SIMPLE	Mailing Address POST OFFICE BOX 1011 HALIFAX NS CA B3J 2X1 Tenure	Type Year Doc# 116410839 DEED 2020	Book/		Registration Date Jun 02, 2020	NS Non- Res?
Registered Intercent Holder (Qualifier) ANNAPOLIS MANAGEMINC. Manner of Tenur Tenure Type NOT APPLICABLE Farm Loan Board Name	ests Interest Holder Type MENT, FEE SIMPLE e d - Occupants & Mailing A Interest Holder Type	Mailing Address POST OFFICE BOX 1011 HALIFAX NS CA B3J 2X1 Tenure	Type Year Doc# 116410839 DEED 2020 View Form View Doc	Book/	Page/Plan	Registration Date Jun 02, 2020	NS Non- Res?
Registered Intercent Holder (Qualifier) ANNAPOLIS MANAGEMINC. Manner of Tenur Tenure Type NOT APPLICABLE Farm Loan Board Name	sz,925,600. ests Interest Holder Type MENT, FEE SIMPLE e d - Occupants & Mailing A	Mailing Address POST OFFICE BOX 1011 HALIFAX NS CA B3J 2X1 Tenure NO DESC	Type Year Doc# 116410839 DEED 2020 View Form View Doc Description RIPTION FOUND No Records Found	Book/	Page/Plan	Registration Date Jun 02, 2020	NS Non- Res?

Burdens on the Registered Interests									
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Туре	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 HAUFAX 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 Addres

Mailing Address Type Year Doc# Book/Page/Plan

Registration Date

No Records Found

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Туре	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	107745110	ı	Sep 09, 2015
ATLANTIC CENTRAL	MORTGAGEE	6074 LADY HAMMOND ROAD HALIFAX NS CA B3K 2R6	MORTGAGE	2020	117677816 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	117677824 图 View Form 函 View Doc	•	Dec 17, 2020
GRAYSBROOK CAPITAL LTD.	MORTGAGEE	7105 CHEBUCTO ROAD SUITE 350 HALIFAX NS CA B3L 4W8	MORTGAGE	2023	123149701		Oct 01, 2023
GRAYSBROOK CAPITAL LTD.	ASSIGNEE	7105 CHEBUCTO ROAD SUITE 350 HALIFAX NS CA B3L 4W8	ASSIGNMENT OF LEASES AND/OR RENTS	2023	123149719 View Form View Doc		Oct 01, 2023
ATLANTIC CENTRAL	MORTGAGEE	6074 LADY HAMMOND ROAD HALIFAX NS CA 83K 2R7	POSTPONEMENT AGREEMENT (NOT FOR JUDGMENT)	2023	123226673 图 View Form 图 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 Enab	ling Documents Found	

Non-Enabling Plans

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		THE PERSON NAMED AND ADDRESS OF THE PERSON NAMED AND ADDRESS O					
Inst Type	Inst No	Year	Turno	Diam Nama	Dunius Million	Desistantian Date	
I Tilor i Abe	THE MO	rear	Type	Plan Name	Drawer Number	Registration Date	
1 ''						_	
				Ala Alam Enabli:	na Nama Farrad		
1				ivo ivon Enablii	ng Plans Found		

AFR Bundles

			* *************************************	***************************************	_	
i	Inst Type	Inst No	Year	Туре	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

PID	41353202	Parcel Type	STANDARD	PARCEL	Stati	ıs	ACTIVE	
Area	3281.40 SQUARE FEET (PLAN)	Parcel Access	PUBLIC		Mana	g. Unit	MU0837	
Lot	LOT CPR-E1A	Created	Jan 11, 2012	12:36:42PM				
PDCA Status	APPROVED	Municipal Unit	HALIFAX REG	GIONAL MUNICIPA	Manr ALITY Tenu	ner of re	NOT APPLICABL	E
LR Status	LAND REGISTRATION	LR Date	Jan 11, 2012	12:36:42PM				
Location	MINISTER MANAGEMENT OF THE STATE OF THE STAT	County	Pr	imary Locat	ion	-	Source	
1572 BARRINGTO HALIFAX	N STREET	HALIFAX COUNTY	No			1	Assigned by Municipal	ity
1574 BARRINGTO HALIFAX	N STREET	HALIFAX COUNTY	No			,	Assigned by Municipal	ity
1576 BARRINGTO HALIFAX	N STREET	HALIFAX COUNTY	No			A	Assigned by Municipal	ity
BARRINGTON STR HALIFAX	REET	HALIFAX COUNTY	Yes			4	Assigned by Municipal	ity
Comments				7.6 - 2400- 1000-	H-100		The state of the s	
Assessment Ac					a programme and a second second			Kalena establishmente
	count Value				Tax Distric	t	Tax Ward	Tax Sub
00701165		.00 (2025 COMMERCIAL 1	TAXABLE)		070	:t	O00	Tax Sub
		.00 (2025 COMMERCIAL 1	AXABLE)			t		Tax Sub
<u>00701165</u>	\$4,675,000	.00 (2025 COMMERCIAL 1	TAXABLE)			t		Tax Sub
00701165 Registered Inter Interest Holder	\$4,675,000. rests	Mailing Address	Type Yea	r Doc#		a/Plan		
00701165 Registered Inter Interest Holder (Qualifier) ANNAPOLIS MANAGER	rests Interest Holder Type	Mailing	11,111	116410839	070	e/Plan	000 Registration	NS Non-
Registered Inter Interest Holder (Qualifier) ANNAPOLIS MANAGEI	rests Interest Holder Type MENT, FEE SIMPLE	Mailing Address POST OFFICE BOX 1011 HALIFAX NS CA	Type Yea	116410839	070	e/Plan	000 Registration Date	NS Non- Res?
Registered Inter Interest Holder (Qualifier) ANNAPOLIS MANAGER INC. Manner of Tenus	rests Interest Holder Type MENT, FEE SIMPLE	Mailing Address POST OFFICE BOX 1011 HALIFAX NS CA B3J 2X1	Type Yea	116410839 M View Form View Doc	070	e/Plan	000 Registration Date	NS Non- Res?
Registered Inter Interest Holder (Qualifier) ANNAPOLIS MANAGER INC. Manner of Tenus Tenure Type NOT APPLICABLE	rests Interest Holder Type MENT, FEE SIMPLE	Mailing Address POST OFFICE BOX 1011 HALIFAX NS CA B3J 2X1 Tenure NO DESC	Type Yea	116410839 M View Form View Doc	070	e/Plan	000 Registration Date	NS Non- Res?
Registered Inter Interest Holder (Qualifier) ANNAPOLIS MANAGER INC. Manner of Tenus Tenure Type NOT APPLICABLE	s4,675,000. rests Interest Holder Type MENT, FEE SIMPLE	Mailing Address POST OFFICE BOX 1011 HALIFAX NS CA B3J 2X1 Tenure NO DESC	Type Yea	116410839 M View Form View Doc	070	:/Plan	000 Registration Date	NS Non- Res?

Benefit Details	Interest Holder Type	Туре	Year	Doc#	Book/Page/Plan	Registration Date
40795585	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	2014	105156625 View Doc		Jun 02, 2014
TOGTHER WITH AN EASEMENT/RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	EASEMENT/RIGHT OF WAY	2014	105156625 View Doc		Jun 02, 2014
TOGETHER WITH AN EASEMENT / RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	APPLICATION FOR REGISTRATION	2007	87334927		Mar 06, 2007
76521	SERVIENT TENEMENT PID	APPLICATION FOR REGISTRATION	2007	87334927		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 a View Doc		Jan 06, 2012	
CITY OF HALIFAX	PARTY TO AGREEMENT (BURDEN)	POST OFFICE BOX 1749 HAUFAX NS CA B3J 3AS	OPTION	1993	25240 a 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 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	Interest Holder	Mailing	er var en der finde for a describe de la company de la com		-	· www.nisecustra.pup.co.pup.co.nisecustra.pup.co.co.co.co.co.co.co.co.co.co.co.co.co.	Registration
(Qualifier)	Туре	Address	Туре	Year	Doc#	Book/Page/Plan	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	i	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 回 View Form		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: HAL(FAX COUNTY

Registration Year: 2014

Plan or Document Number: 105491279

Non-Enabling Documents

Inst Type	Inst No	Year	Туре	Book/Page	Registration System	Registration Date
Document	106379648 N View Doc	2014	ADDITION OF PARCEL ACCESS/REMOVAL OF INTERESTS ON S/D		LAND REGISTRATION	12/19/2014
Document	102251155 N 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	Туре	Plan Name	Registration Date
Plan	105491279 (a) <u>View Plan</u>	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 Niew 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	
			. 16 -			
				No AFR Bundles Found		

Parcel Relationships

Related PIDType of Relationship76539PARENT PARCEL NUMBER41353210CONSOLIDATED - 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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Please feel free to <u>Submit Problems</u> you find with the Property Online web site.





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

YES

Judgments: 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/PageDocument #

Instr Type

Exp Date Location

The following sort rules are used for Parcel

and GGI Name Searches:

Person Names:

Company Names:

- Spaces and Apostrophes in last names - All spaces and other non-alpha or non-numeric are ignored. characters (#, (,), &, -etc.) are ignored.

- Searches for either Mc or Mac will

return either variation.

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/PageDocument #

Instr Type

Exp DateLocation

YESRUBY LLP

PARKER PLUMBING & 2021-06-HEATING LTD

01

118672188

JUDGMENT

2026-04-

Sel Grantor (Against) Grantee (ATS)

Reg Date

Book/Page Document #

Instr Type

Exp DateLocation

The following sort rules are used for Parcel Person Names:

and GGI Name Searches:

Company Names:

- Spaces and Apostrophes in last names - All spaces and other non-alpha or non-numeric characters (#, (,), &, -etc.) are ignored. are ignored.

- Searches for either Mc or Mac will

return either variation.

Judgment debtor information

Name:

Company name: Ruby LLF

Address:

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

Name of lawyer: N/A

Other information: Ruby LLP - RJSC# 3228041

\$7,627.25	
\$nil	
\$302.85	
\$7,930.10	
	\$nil \$302.85

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 455

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

Name of lawyer: James MacNeil

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

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 v entries

Showing 1 to 2 of 2 entries

Previous

Next

PID	Owner	Property Address	Assessment Info
PID	Owner	Civic Address	AAN
00003251	BSL HOLDINGS LIMITED	1669 GRANVILLE STREET	00128414
Гуре		HALIFAX	Value
TANDARD PARCEL	Mailing Address		\$1,141,800.00 (2025 RESIDENTIAL TAXABLE)
Status	1470 SUMMER STREET	County	
ACTIVE	HALIFAX NS CA B3H 3A3	HALIFAX COUNTY	
_R Status		Area	
AND REGISTRATION		1800 SQUARE FEET (UNKNOWN)	
DIO	Owner	Civic Address	AAN
10042087	BSL HOLDINGS LIMITED	1665 GRANVILLE STREET	00128414
ype		HALIFAX	Value
TANDARD PARCEL	Mailing Address		\$1,141,800.00 (2025 RESIDENTIAL TAXABLE)
Status	1470 SUMMER STREET	County	
ACTIVE	HALIFAX NS CA B3H 3A3	HALIFAX COUNTY	
_R Status		Area	
AND REGISTRATION		570 SQUARE FEET (UNKNOWN)	
PID	Owner	Property Address	Assessment Info

Show 10 v entries

Showing 1 to 2 of 2 entries

Previous

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

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 MUNICIPALIT	Manner of Tenure	NOT APPLICABLE	
LR Status	LAND REGISTRATION	LR Date	Feb 28, 2007 03:14:35PM	331414		
Location 1669 GRANVILLE : HALIFAX	STREET	County HALIFAX COUNTY	Primary Location Yes		Source sssigned by Municipality	
Comments	**************************************	200	and the second			
Assessment Acc 00128414		0.00 (2025 RESIDENTIAL TA		x District	Tax Ward Ta	x Sub
Registered Inter	ests					
Interest Holder (Qualifier)	Interest Holder Type 1			/Page/Plan R	egistration Date NS	Non-Res
BSL HOLDINGS LIMITEI	O FEE SIMPLE	470 SUMMER STREET HALIFAX NS CA DI 33H 3A3	87612512 EED 2007	Ар	or 17, 2007 No	
Manner of Tenur	re .					
Tenure Type NOT APPLICABLE			Description EIPTION FOUND			
Farm Loan Boar	d - Occupants & Mailing	Addresses				
Name	Interest Holder Type		M No Records Found	ailing Address		
Benefits to the F	Registered Interests					
Benefit Details	Interest Holder Ty	уре Туре	Year Doc# Book, No Records Found	/Page/Plan	Registration Da	te
Burdens on the	Registered Interests					
Interest Holder (Qualifier)	Interest Holder Type	=======================================	ess Type Year Doc	# Book/Page/	Plan Registration	n Date
(Anamiei)						
	ations on Title					
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Textual Qualifica Qualifications T	ext		No Records Found			
Textual Qualifica Qualifications T	ext mon not registered pursu					

Tenants in Comn							·			-	
Interest Holder (Qualifier)	Interest Holde	Туре	Mailing	Address	Туре	Year	Doc#	Book/Pa	age/Plan	Regis	stration Date
Recorded Interes	its										
Interest Holder (Qualifier)	Interest Holder Type	Mailing A	ddress	Туре			Year	Doc#	Book/Page	/Plan	Registration Date
		6074 LADY H	AMMOND					120834305			
ATLANTIC CENTRAL	MORTGAGEE	ROAD HALIFAX NS C B3K 2R7	-A	MORTGAGE			2022	View Form View Doc	•		Jun 27, 2022
		6074 LADY H	AMMOND					120834917	,		
ATLANTIC CENTRAL	ASSIGNEE	ROAD HALIFAX NS C 83K 2R7	CA .	ASSIGNMENT AND/OR REN		S	2022	■ View Form ■ View Doc	•		Jun 27, 2022
		7105 CHEBUC	TO ROAD					122600562			
GRAYSBROOK CAPITAL	MORTGAGEE	UNIT 350		MORTGAGE			2023	122600563	•		Jun 15, 2023
LTD.		HALIFAX NS C B3L 4W8	ZA .					View Doc	•		
		7105 CHEBUC	TO ROAD					4000000	•		
GRAYSBROOK CAPITAL	ASSIGNEE	UNIT 350		ASSIGNMENT		S	2023	122600597	-		Jun 15, 2023
LTD.	A STORE	HALIFAX NS C B3L 4W8	<u>-</u> A	AND/OR REN	ITS		2023	View Doc			
All that certain lot piece Bounded westerly by Gr Northerly by premises for Easterly by premises for	and parcel of land situate, ranville Street and there me ormerly of George Smither merly of George Johnston	asuring twenty now owned by	-six feet (26 y the Halifa y Hunter and	feet) more or less club and there	ss; measuring g twenty-si	sixty feet	(60 feet)	more or less;	ore particularly de:	scribed a	s follows:
All that certain lot piece Bounded westerly by Gr Northerly by premises for Easterly by premises for Southerly by premises of Being the lands conveyed The description for this Section 291 of the Muni	and parcel of land situate, ranville Street and there more ormerly of George Smither merly of George Johnston of William J. Almon and the led to said James W. Hutt be parcel originates with a decicipal Government Act.	asuring twenty now owned by now owned by re measuring size	-six feet (26 y the Halifan y Hunter and exty feet (60 e, and other	feet) more or less club and there d there measurin feet) more or less, by deed dated	measuring g twenty-si s; June 1, 18	sixty feet ix feet (26 72.	(60 feet)	more or less; ore or less;			
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Bounded westerly by Gr Northerly by premises for Easterly by premises for Southerly by premises of Being the lands conveyed	and parcel of land situate, ranville Street and there me ormerly of George Smither merly of George Johnston of William J. Almon and the led to said James W. Hutt be parcel originates with a decipal Government Act Documents Inst No Year Inst No Year	asuring twenty s now owned by now owned by re measuring six r James J. Morso ed dated Septen Type	-six feet (26 y the Halifar y Hunter and exty feet (60 e, and other mber 28th, Book Pla	feet) more or les club and there d there measurin feet) more or les s, by deed dated 1922, registered 1928,	measuring g twenty-si s; June 1, 18 in the regis Regis Document Di ing Plans Fi	sixty feet ix feet (26 72. tration di stration s Found rawer ound	(60 feet) mo	more or less; ore or less; Halifax in book	565 at page 53 an Regist	d the sul	odivision is validated

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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Land Registration View

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

PID						
NAME AND ADDRESS OF THE OWNER, WHEN PERSONS AND ADDRESS O	40042087	Parcel Type	STANDARD PARCEL	Status	ACTIVE	
Area	570 SQUARE FEET (UNKNOWN)	Parcel Access	PUBLIC	Manag. Unit	MU0837	
Lot	alea .	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		
1665 GRANVILLE S	STREET	HALIFAX COUNTY	Yes	Not Assign	ned by Municipality	
1669 GRANVILLE S	STREET	HALIFAX COUNTY	No	Not Assign	ned by Municipality	
Comments						
Assessment Acc	count Value	THE OUT OF THE STATE OF THE STA	Tax	District	Γax Ward	Tax Sub
00128414	\$1,141,80	00.00 (2025 RESIDENTIAL TA	XABLE) 070	O	00	
Daniet and Late						
Registered Inter			Marine Marines and American State of the Control of			
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address Ty	ype Year Doc# Book/	Page/Plan Reg	istration Date	IS Non-Res
BSL HOLDINGS LIMITED	D FEE SIMPLE	1470 SUMMER STREET HALIFAX NS CA DE B3H 3A3	87612512 EED 2007 <u>View Form</u>	Apr 1	7, 2007 N	lo
Manner of Tenur	re					
Tenure Type		Tenure	Description			DENTE OF THE PROPERTY OF THE PROPERTY OF
NOT APPLICABLE						
		NO DESCR	IPTION FOUND			
Farm Loan Boar	d - Occupants & Mailing		RIPTION FOUND			
Farm Loan Boar Name	rd - Occupants & Mailing Interest Holder Type	Addresses	Mai	ling Address		
		Addresses		ling Address		AMERICAN AND ASSESSMENT OF TRANSPORT
Name		Addresses	Mai	ling Address		AND COMPANY AND AND ADDRESS OF THE A
Name	Interest Holder Type	Addresses	Mai No Records Found	ling Address Page/Plan	Registration	Date
Name Benefits to the R Benefit Details	Interest Holder Type	Addresses	Mai No Records Found Year Doc# Book/F	North control of the	Registration	Date
Name Benefits to the R Benefit Details Burdens on the	Interest Holder Type Registered Interests Interest Holder T	Addresses Type Type Mailing Addresses	Mai No Records Found Year Doc# Book/F No Records Found	Page/Plan	Aphysical Colonia (Marian California)	
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Tellants III	COMMINUM NO	. reuistereu	DUI SUAIIL LO LITE	Lanu Neuisii auvii Au	

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Туре	Year	Doc#	Book/Page/Plan	Registration Date
(Qualificity		No Recor	ds Found				

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Malling Address	Туре	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

Related PID

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
				No Non End	bling Documents Found	
Non-Enabling	Plans					
Inst Type	Inst No	Year	Туре	Plan Name	Drawer Number	Registration Date
				No Non I	Enabling Plans Found	
AFR Bundles						
Inst Type	Inst No		Year	Type F	iling Reference	Instrument Date
				No A	FR Bundles Found	

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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Please feel free to <u>Submit Problems</u> you find with the Property Online web site.





Back to Results

Document Query - Printer Friendly Version

Last Name: Names

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 NO

General Powers of Attorney: Judgments:

Code:

YES

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/PageDocument #

Instr Type

Exp Date Location

The following sort rules are used for Parcel

and GGI Name Searches:

Person Names:

Company Names:

- Spaces and Apostrophes in last names - All spaces and other non-alpha or non-numeric are ignored. characters (#, (,), &, -etc.) are ignored.

- Searches for either Mc or Mac will

return either variation.

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	h?		
Owner Name 💙			
Owner Name			
BSL HOLDINGS			
Community			
	And the second second second		
Search			
	Parcel	342600-000	

Owner's Address 1533 BARRINGTON ST HALIFAX, PE

B3J 1Z4

Property Location 165 PRINCE ST

Owner

CHARLOTTETOWN

BSL HOLDINGS LIMITED

Assessed Acreage 0.27

Township 70

Map Sheet Number 11L036F1-21

Original Parcel Number N/A

Original Parcel Humber 14

Assessment Registry

Property Charges

Neighbouring Properties

Мар

Registry:

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

Year	Description	Document Type	Document Number	Book	Page	County Consideration
2022	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS'	61	7354	5977		1 Reliases 6749, 6750
2022	LIEN) OTHER ASSIGNMENTS	68	<u>6034</u>	5970		Assymption Mathel Life Ins. G. Jun 23122
		51	6033	5970		1 Assumption Muhal Life logs. G June 23/22
2022	MORTGAGE					
2022	BOUNDARY AGREEMENT	72	<u>1330</u>	5944		
2019	PARTIAL DISCHARGE OR RELEASE (i.e. MORTGAGE, CLAIM FOR LIEN)	67	<u>7745</u>	5788		, Freia release to Salturie
2019	AGREEMENT, OPTION TO PURCHASE AND SALE	71	<u>6752</u>	5782		1
2019	MORTGAGE	51	<u>6751</u>	5782		1 BSL to Soltwire Aug 2/18
2019	OTHER ASSIGNMENTS	68	<u>6750</u>	5782		1 relianed 7354/8968
2019	MORTGAGE	51	<u>6749</u>	5782		1 released 7354/8968
2019	DEED	11	<u>6748</u>	5782		1 \$2,050,000.00
2017	MORTGAGE	51	<u>3773</u>	5655		1 Sattuire to Firera-released 7745
2017	DEED	11	<u>2464</u>	5648		1 \$548,180.00
2017	CHANGE OF NAME	32	1892	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	7613	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	4951	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 Address



Property Search Results

Show 10 ♥ entries

Showing 1 to 1 of 1 entries Previous PID Owner **Property Address** Assessment Info PID Owner Civic Address AAN 00076455 3337151 NOVA SCOTIA LIMITED 1598 BARRINGTON STREET 03312526 Type HALIFAX Mailing Address STANDARD PARCEL \$3,070,400.00 (2025 RESIDENTIAL TAXABLE) POST OFFICE BOX 1011 Status County

ACTIVE HALIFAX NS CA B3J 2X1 HALIFAX COUNTY
LR Status Area
LAND REGISTRATION 3060 SQUARE FEET (SCALED)

Owner

\$1,147,200.00 (2025 COMMERCIAL TAXABLE)

Show 10 ✓ entries

Showing 1 to 1 of 1 entries

Previous 1

Assessment Info

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

PID	00076455	Parcel Type	STANDARD PARCEL	Status	ACTIVE	
Area	3060 SQUARE FEET (SCALED)	Parcel Access	PUBLIC	Manag. Uni	t MU0837	
Lot		Created	Mar 13, 2013 08:58:09AM			
PDCA Status	APPROVED	Municipal Unit	HALIFAX REGIONAL MUNICI	Manner of Tenure	NOT APPLICABLE	
LR Status	LAND REGISTRATION	LR Date	Mar 20, 2013 09:12:44AM	Teriare		
Location	THE STATE OF THE S	County	Primary Loca	tion	Source	ooneen and Common or the sure of the sure
<u>1598 BARRINGTO</u> <u>HALIFAX</u>	N STREET	HALIFAX COUNTY	Yes		Assigned by Municipality	
Comments			As wears, with the large of the state of the			w.
Assessment Acc				Tax District	Tax Ward	Tax Sub
03312526		0.00 (2025 RESIDENTIAL T. 0.00 (2025 COMMERCIAL)	CONT. VERNE II ICAN	070	000	
Registered Inter	rests	PERSONAL COMMUNICATION OF THE PERSONAL PROPERTY PROPERTY	Note: Note: Management and Administration of the Administration of			N. COMMUNICATION CONTRACTOR AND CONTRACTOR CONTRACTOR AND CONTRACTOR AND CONTRACTOR AND CONTRACTOR
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	116420135 DEED 2020	5	Jun 03, 2020	No
Manner of Tenu	re					
Tenure Type NOT APPLICABLE			e Description			
			RIFTION FOUND			
	rd - Occupants & Mailing	Addresses				
Name	Interest Holder Type		No Records Found	Mailing Address		
Benefits to the F	Registered Interests				EDINGO COCCIAD IN SIGN AND THE STATE OF THE	
Benefit Details	Interest Holder T	уре Тур	e Year Doc# B No Records Found	ook/Page/Plan	Registration	Date
Burdens on the	Registered Interests					
Interest Holder	Interest Holder	Mailing			Reg	istration

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Туре	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	95956489 View Doc		May 19, 2010
HALIFAX REGIONAL MUNICIPALITY	COVENANT HOLDER (BURDEN)	POST OFFICE BOX 1749 HALIFAX NS CA B3J 3A5	BYLAW (NOT CONDOMINIUM)	2010	95956448 View Doc		May 19, 2010

Textual Qualifications on Title

Oualifications 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	Malling Address	Туре	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 or 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

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:

3337151 NOVA SCOTIA LIMITED

Query exact?

NO

Search for:

GRANTORS (AGAINST)

Registration System:

REGISTRY OF DEEDS

Select Search Category(s)

Grantor/Grantee Index:

NO NO

General Powers of Attorney:

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/PageDocument #

Instr Type

Exp Date Location

The following sort rules are used for Parcel

and GGI Name Searches:

Person Names:

Company Names:

- Spaces and Apostrophes in last names - All spaces and other non-alpha or non-numeric characters (#, (,), &, -etc.) are ignored. are ignored.

- Searches for either Mc or Mac will

return either variation.

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 Owner **Property Address** Assessment Info PID Owner Civic Address AAN 00003236 4551650 NOVA SCOTIA LIMITED **1674 HOLLIS STREET** 01849638 Туре HALIFAX Value STANDARD PARCEL Mailing Address \$1,421,100.00 (2025 COMMERCIAL TAXABLE) Status POST OFFICE BOX 1011 County ACTIVE HALIFAX NS CA B3J 2X1 HALIFAX COUNTY LR Status LAND REGISTRATION 1800 SQUARE FEET (UNKNOWN) PID Owner **Property Address** Assessment Info Show 10 ♥ entries

Showing 1 to 1 of 1 entries

Previous

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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(Qualifier)

MUNICIPAL

HALIFAX REGIONAL

HALIFAX REGIONAL

MUNICIPALITY



Land Registration View

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

	00003236	Parcel Type	STANDARD PARCEL		Status	ACTIVE	
Area	1800 SQUARE FEET (UNKNOWN)	Parcel Access	PUBLIC		Manag. Unit	: MU0837	
Lot		Created	Jan 26, 2006 11:20:52Al	м			
PDCA Status	APPROVED	Municipal Unit	HALIFAX REGIONAL MU	JNICIPALITY	Manner of Tenure	NOT APPLICABLE	
LR Status	LAND REGISTRATION	LR Date	Jan 18, 2006 08:45:11Al	м	icitate		
Location	Coun	nty	Primary Locati	on	So	ource	-
1674 HOLLIS STRE HALIFAX	<u>EET</u> HALIFA	X COUNTY	Yes		Ass	igned by Municipality	
Comments SOUTHERN HALF OF LC	DT 13 & NORTHERN QUARTER OF LOT	r [V]	A Common		AND A LANGE FOR THE CONTRACT OF STREET		
Assessment Acc			40,000		District	Tax Ward	Tax Sub
01849638	\$1,421,100.0	00 (2025 COMMERCIAL TA	AXABLE)	070		000	
Registered Inter	ests						
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 <u>View</u> <u>View</u>	Form		Oct 25, 2023	No
Manner of Tenur	·e						
Tenure Type		Tenure	Description	est control to the sa			
NOT APPLICABLE		NO DESCR	RIPTION FOUND				
		44444					
	d - Occupants & Mailing A	aaresses					
Farm Loan Boar	d - Occupants & Mailing A Interest Holder Type			Mai	ling Address	Bernare de Muneron etter och ett i in mandkare	
Farm Loan Boar			No Records Found	Mai	ling Address		
Farm Loan Boar Name			No Records Found	Mai	ling Address		
Farm Loan Boar Name	Interest Holder Type	pe Type			ling Address Page/Plan	Registration	Date
Farm Loan Boar Name Benefits to the R Benefit Details	Interest Holder Type Registered Interests	pe Type	Year Doc#			Registration) Date

Type

AGREEMENT

DESIGNATION /

REGISTRATION

Address

1749

B3J 3A5 POST OFFICE BOX

1749

B3J 3A5

POST OFFICE BOX

HALIFAX NS CA

HALIFAX NS CA

2011

98291249

View View

Doc

1981 46139

Book/Page/Plan

Book 3531 Page 1162

Date

May 11, 2011

Nov 03, 1981

Type

(BURDEN)

(BURDEN)

PARTY TO AGREEMENT

COVENANT HOLDER

Textual Qualifications on Title

Oualifications 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	Туре	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

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 TypeInst NoYearTypeFiling ReferenceInstrument DateNon-Registered1824392006AFR BUNDLEHC483-08-3401714991/26/2006

Parcel Relationships

Related PID Type of Relationship

No Related PIDs Found

•	indox . Topolly Clinio
Parcel Relationships	
Related PID	Type of Relationship
	•
This parcel IS REGISTERED PURSUANT T	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	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 mad	de 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	1 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 NO

General Powers of Attorney: 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/PageDocument #

Instr Type

Exp Date Location

The following sort rules are used for Parcel

and GGI Name Searches:

Person Names:

Company Names:

- Spaces and Apostrophes in last names - All spaces and other non-alpha or non-numeric characters (#, (,), &, -etc.) are ignored. are ignored.

- Searches for either Mc or Mac will

return either variation.

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:26559835Searched 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)	(YYYY-MM-DD)	File Number
Original	33123522	2020-07-28 14:40		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	1	(YYYY-MM-DD)	File Number
Original	33140203	2020-07-30 16:42		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	1	Expiry Date (YYYY-MM-DD)	File Number
		(YYYY-MM-DD hh:mm)		
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	laara raa	(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	laasa sa a	Expiry Date (YYYY-MM-DD)	File Number
		(YYYY-MM-DD hh:mm)	,	
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	1	Expiry Date (YYYY-MM-DD)	File Number
		(YYYY-MM-DD hh:mm)		
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	laa.a .a .	Expiry Date (YYYY-MM-DD)	File Number
Original		2025-01-15 12:03		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

Page: 9

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	cluded Original Enterprise Name Registration Number		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	1	Expiry Date (YYYY-MM-DD)	File Number
		(YYYY-MM-DD hh:mm)		
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	Expiry Date	File Number
		(Atlantic)	(YYYY-MM-DD)	
		(YYYY-MM-DD hh:mm)		
Original	33140203	2020-07-30 16:42	2022-07-30	10030133-47

Registration Activity	Registration Number		(YYYY-MM-DD)	File Number
Amendment	36226215	2022-05-12 15:48		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	Expiry Date	File Number
		(Atlantic)	(YYYY-MM-DD)	
		(YYYY-MM-DD hh:mm)		
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		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		Expiry Date (YYYY-MM-DD)	File Number
Original		2025-01-15 12:03		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	1	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	leasa .a	Expiry Date (YYYY-MM-DD)	File Number
		(YYYY-MM-DD hh:mm)		
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			Expiry Date (YYYY-MM-DD)	File Number
		(YYYY-MM-DD hh:mm)		
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		Date		Court; Judicial District or Centre
34579870	7930.10	2021-05-14	1	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	Expiry Date	File Number
1		(Atlantic)	(YYYY-MM-DD)	
1		(YYYY-MM-DD hh:mm)		
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

Page: 9 **Report Version 2308**

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	1	(YYYY-MM-DD)	File Number
Original		2023-10-26 10:24		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)	(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		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	Expiry Date	File Number
		(Atlantic)	(YYYY-MM-DD)	
		(YYYY-MM-DD hh:mm)		
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.

ſ	Exact	Included	Original	Enterprise Name	Place
١			Registration		
-			Number		

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	i e	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	laara ra	Expiry Date (YYYY-MM-DD)	File Number
Original	5911971	2022-06-27 15:51		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

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

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

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

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

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



Government of Canada

Gouvernement du Canada

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

Reference | Référence :

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.





Protéger l'Intégrité du système d'Insobabilité



Government of Canada

Gouvernement du Canada

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.





Pratéger l'Intégrité du système d'Insohabilité



Gouvernement du Canada

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 = BSL Holdings Limited

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.





Protéger l'intégrité du système d'inschabilité



Government of Canada

Gouvernement du Canada

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 = 3337151 Nova Scotia Limited 1094760

Reference | Référence :

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.





Protéger l'intégrité du système d'inschabilité



Government of Canada

Gouvernement du Canada

Bankruptcy and Insolvency Records Search (BIA) search results | Résultats de la recherche dans le Registre des dossiers de faillite et d'insolvabilité (LFI)

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.



