

**LAND SERVICES SEARCH REQUEST  
CLIENT COPY**



4126 Norland Avenue  
Burnaby, BC V5G 3S8  
Phone: 604-637-4000 / 1-800-561-1404  
Fax: 604-637-4001 / 1-800-590-3310

**Order #:** 7118895  
**Reference:** Galiano Island  
**Ordered on:** 2018-05-01

Attention: Clarence Debelle  
Client #: 24093  
Royal Pacific Realty Corp  
550 North Tower, Oakridge Centre 650 West 41st Avenue  
Vancouver, BC, V5Z 2M9

Phone: 604-726-5780

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**Requested services on the following:**

Address: City is missing, BC  
Registry: BC Online (Land)  
PIDs: 005-142-059  
006-333-796

Special instructions for the client: 2 TITLES ATTACHED

**Requested services:**

Sub-search

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**Billing information:**

Bill to: Client #: 24093  
Royal Pacific Realty Corp

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**Return method:**

Other: D+H CollateralGuard RC

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**TITLE SEARCH PRINT**

File Reference: 7118895  
Declared Value \$ 765000

2018-05-01, 12:34:56  
Requestor: Mary Jean Cajegas

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

**Land Title District**  
Land Title Office

VICTORIA  
VICTORIA

**Title Number**  
From Title Number

FA2174  
EB53027

**Application Received**

2006-01-06

**Application Entered**

2006-01-12

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address:

JEFFREY RALPH WALLACE RATH, LAWYER  
DAYNA MICHELLE LAVERICK, HOMEMAKER  
BOX 44, SITE 8, RR1  
PRIDDIS, ALBERTA  
TOL 1WO  
AS JOINT TENANTS

**Taxation Authority**

Capital Assessment Area

**Description of Land**

Parcel Identifier: 005-142-059  
Legal Description:  
LOT 1, SECTION 7, GALIANO ISLAND, COWICHAN DISTRICT, PLAN 44312

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature: UNDERSURFACE RIGHTS  
Registration Number: M76301  
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA  
Remarks: INTER ALIA  
A.F.B. 38.119.E27179  
SECTION 172(3)

Nature: COVENANT  
Registration Number: R91414  
Registration Date and Time: 1986-10-16 11:07  
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA  
Remarks: INTER ALIA, SECTION 215, LAND TITLE ACT

**TITLE SEARCH PRINT**

File Reference: 7118895  
Declared Value \$ 765000

2018-05-01, 12:34:56  
Requestor: Mary Jean Cajegas

Nature: MORTGAGE  
Registration Number: FA2175  
Registration Date and Time: 2006-01-06 09:42  
Registered Owner: ALBERTA TREASURY BRANCHES  
**Cancelled By: FB207503**  
**Cancelled Date: 2008-09-03**

Nature: MORTGAGE  
Registration Number: CA259616  
Registration Date and Time: 2006-07-28 11:46  
Registered Owner: ALBERTA TREASURY BRANCHES  
**Cancelled By: FB207504**  
**Cancelled Date: 2008-09-03**

Nature: MORTGAGE  
Registration Number: FB187899  
Registration Date and Time: 2008-07-02 10:03  
Registered Owner: ROYAL BANK OF CANADA  
**Cancelled By: CA5441283**  
**Cancelled Date: 2016-08-22**

Nature: MORTGAGE  
Registration Number: CA5817551  
Registration Date and Time: 2017-02-14 10:53  
Registered Owner: THE BANK OF NOVA SCOTIA

Nature: MORTGAGE  
Registration Number: CA6508697  
Registration Date and Time: 2017-12-13 15:03  
Registered Owner: PROVIDA COMMERCIAL FINANCE LTD.  
Remarks: INTER ALIA  
**Cancelled By: CA6665234**  
**Cancelled Date: 2018-03-07**

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

**Corrections** NONE

**TITLE SEARCH PRINT**

File Reference: 7118895  
Declared Value \$ 1725000

2018-05-01, 12:34:56  
Requestor: Mary Jean Cajegas

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

**Land Title District**  
Land Title Office

VICTORIA  
VICTORIA

**Title Number**  
From Title Number

FB189194  
ET133618

**Application Received**

2008-07-07

**Application Entered**

2008-07-11

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address:

JEFFREY RALPH WALLACE RATH, LAWYER  
DAYNA MICHELLE LAVERICK, HOMEMAKER  
BOX 44, SITE 8, RR1  
PRIDDIS, AB  
T0L 1W0  
AS JOINT TENANTS

**Taxation Authority**

Capital Assessment Area

**Description of Land**

Parcel Identifier: 006-333-796  
Legal Description:

PARCEL A (DD 360910I) OF LOT 2, SECTION 7, GALIANO ISLAND, COWICHAN DISTRICT,  
PLAN 2514

**Legal Notations**

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL  
GOVERNMENT ACT, SEE EW8454

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL  
GOVERNMENT ACT, SEE FB247852

**Charges, Liens and Interests**

Nature: UNDERSURFACE RIGHTS  
Registration Number: E27179  
Registration Date and Time: 1976-02-24 13:20  
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH  
COLUMBIA  
Remarks: INTER ALIA  
AFB 38.119.E27179

**TITLE SEARCH PRINT**

File Reference: 7118895  
Declared Value \$ 1725000

2018-05-01, 12:34:56  
Requestor: Mary Jean Cajegas

Nature:	EASEMENT
Registration Number:	EF4871
Registration Date and Time:	1992-01-15 14:16
Remarks:	PART IN PLAN VIP53647 APPURTENANT TO THAT PART OF LOT 2, SECTION 7, GALIANO ISLAND, COWICHAN DISTRICT, PLAN 2514 DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE NORTH EASTERLY BOUNDARY OF SAID LOT WITH HIGH WATER MARK OF WHALES BAY, THENCE SOUTH EASTERLY A- LONG THE SAID NORTH EASTERLY BOUNDARY TO THE MOST EASTERLY CORNER OF SAID LOT, THENCE SOUTH WESTERLY ALONG THE SOUTH EASTERLY BOUNDARY OF SAID LOT TO A POINT 105 FEET PERPENDICULARLY DISTANT FROM THE PRODUCTION OF THE SAID NORTH EASTERLY BOUND- ARY, THENCE NORTH WESTERLY AND PARALLEL TO THE SAID NORTH EASTERLY BOUNDARY TO AN INTERSECTION WITH THE SAID HIGH WATER MARK, THENCE IN A GENERAL NORTHERLY AND EASTERLY DIRECTION ALONG SAID HIGH WATER MARK TO THE POINT OF COMMENCEMENT

Nature:	MORTGAGE
Registration Number:	ET133619
Registration Date and Time:	2002-11-28 09:41
Registered Owner:	COASTAL COMMUNITY CREDIT UNION
<b>Cancelled By:</b>	<b>CA871389</b>
<b>Cancelled Date:</b>	<b>2008-07-31</b>

Nature:	ASSIGNMENT OF RENTS
Registration Number:	ET133620
Registration Date and Time:	2002-11-28 09:41
Registered Owner:	COASTAL COMMUNITY CREDIT UNION
<b>Cancelled By:</b>	<b>CA871390</b>
<b>Cancelled Date:</b>	<b>2008-07-31</b>

Nature:	MORTGAGE
Registration Number:	FB189195
Registration Date and Time:	2008-07-07 09:11
Registered Owner:	ROYAL BANK OF CANADA
<b>Cancelled By:</b>	<b>CA966428</b>
<b>Cancelled Date:</b>	<b>2008-11-05</b>

Nature:	MORTGAGE
Registration Number:	CA949147
Registration Date and Time:	2008-10-17 13:41
Registered Owner:	ROYAL BANK OF CANADA
<b>Cancelled By:</b>	<b>FB352819</b>
<b>Cancelled Date:</b>	<b>2010-06-14</b>

**TITLE SEARCH PRINT**

File Reference: 7118895  
Declared Value \$ 1725000

2018-05-01, 12:34:56  
Requestor: Mary Jean Cajegas

Nature: COVENANT  
Registration Number: FB235355  
Registration Date and Time: 2008-12-09 10:17  
Registered Owner: CAPITAL REGIONAL DISTRICT  
Remarks: SECTION 219

Nature: PRIORITY AGREEMENT  
Registration Number: FB235356  
Registration Date and Time: 2008-12-09 10:17  
Remarks: GRANTING FB235355 PRIORITY OVER CA949147  
**Cancelled By: FB352819**  
**Cancelled Date: 2010-06-14**

Nature: MORTGAGE  
Registration Number: FB349545  
Registration Date and Time: 2010-05-27 10:11  
Registered Owner: SCOTIA MORTGAGE CORPORATION  
INCORPORATION NO. A23965

Nature: MORTGAGE  
Registration Number: CA6508697  
Registration Date and Time: 2017-12-13 15:03  
Registered Owner: PROVIDA COMMERCIAL FINANCE LTD.  
Remarks: INTER ALIA  
**Cancelled By: CA6665234**  
**Cancelled Date: 2018-03-07**

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

**Corrections**

FB197820 2008-08-12 14:15:00 TITLE OWNER NAME CORRECTED

EJ108938 CHARGE OWNER NAME CORRECTED E27179 1995-10-06 13:43:00