

**LAND TITLE ACT**

Form 31 (Section 215 (1))

Nature of Charge: Certificate of pending litigation

City of Powell River PID: 010-724-028

Legal Description: Lot 3 Block 9 District Lot 5307  
Plan 7075

Address of person entitled to register  
this certificate of pending litigation:

Royal Bank of Canada  
c/o Suite 1500, 1055 W. Georgia St.  
Vancouver, BC V6E 4N7

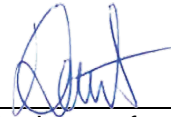
Full name, address, telephone  
number of person presenting application:

Daniel Shouldice

**MCMILLAN LLP**

Barristers and Solicitors  
Suite 1500, 1055 West Georgia Street  
Vancouver, BC V6E 4N7  
Telephone: (604) 689-9111

Fee: \$30.05



Signature of the lawyer for the Petitioner



No. *Court File No.* **POR-S-S-2859**

Powell River Registry

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

BETWEEN:

ROYAL BANK OF CANADA

PETITIONER

AND:

BLISS BODY & BATH LTD.  
1391598 B.C. LTD.

TOD WILLIAM ENGLISH  
YORK VENTURES LTD.

VARSITY CAPITAL CORPORATION  
WIEBE PROPERTIES INC.  
KANLYN HOLDINGS LTD.

MERCHANT OPPORTUNITIES CANADA LIMITED PARTNERSHIP

RESPONDENTS

**CERTIFICATE OF PENDING LITIGATION**

I certify that in a proceeding commenced in this Court a claim is made for an estate or interest in land or a right of action in respect of land is given by an enactment other than the *Land Title Act*. The particulars are set out in the attached copy of the document by which the claim is made.

**GIVEN UNDER MY HAND AND SEAL OF THE COURT** at Powell River, British Columbia,  
this 20<sup>th</sup> day of August, 2025.

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District Registrar