

2024

Hfx No. 538745

Halifax, N.S.

SUPREME COURT OF NOVA SCOTIA

In the matter of the *Companies' Creditors Arrangement Act*, R.S.C. 1985, c. C-36, as amended (the "CCAA")

And in the matter of an application by Blue Lobster Capital Limited, 3284906 Nova Scotia Limited, 3343533 Nova Scotia limited and 4318682 Nova Scotia Limited (collectively the "Applicants") for creditor protection under s. 11 of the CCAA and other relief

Affidavit of Marc Dunning sworn November 27, 2024

- I, Marc Dunning, make oath and give evidence as follow:
- 1. I am local counsel the Applicants in this proceeding.
- 2. I have personal knowledge of the evidence sworn to in this affidavit 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.

I. Land Registration Searches

4. On November 26, 2024, 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 Applicants in Nova Scotia. The search results are summarized below.

a) Blue Lobster Capital Limited

- 5. Blue Lobster Capital Limited owns the following properties, all of which have been migrated to the Land Registration System:
 - PID 149807, 2138 Brunswick Street, Halifax;
 - PID 942649, 14 Allan Avenue, Stellarton;
 - PID 947580, 140 George Street, New Glasgow;
 - PID 951459, 61-63 Provost Street, New Glasgow; and
 - PID 988246, 18 Claremont Avenue, Stellarton.

4183084

6. Copies of the search results, the "Land Registration View" printout for each property and the Judgment Roll searches for "Blue Lobster Capital Limited" in the counties in which the properties are located are attached as Exhibit "A".

b) 3284906 Nova Scotia Limited

- 7. 3284906 Nova Scotia Limited owns the following properties, all of which been migrated to the Land Registration System:
 - PID 942516, Foord Street, Stellarton;
 - PID 65044018, 6264 Stellarton Trafalgar Road, Riverton;
 - PID 65055550, 4558 Pictou Landing Road, Hillside; and
 - PID 65065260, 228-230 Foord Street, Stellarton.
- 8. Copies of the search results, the "Land Registration View" printout for each property and the Judgment Roll searches for "3284906 Nova Scotia Limited" in the county in which the properties are located are attached as Exhibit "B".

c) 3343533 Nova Scotia Limited

- 9. 3343533 Nova Scotia Limited owns the following properties, all of which have been migrated to the Land Registration System:
 - PID 45035300, 61 Dudley Park Lane, Upper Falmouth;
 - PID 45220357, 11 Dudley Park Lane, Upper Falmouth; and
 - PID 55450050, Black River Road, Gaspereau.
- 10. Copies of the search results, the "Land Registration View" printout for each property and the Judgment Roll searches for "3343533 Nova Scotia Limited" in the counties in which the properties are located are attached as Exhibit "C".

d) 4318682 Nova Scotia Limited

- 11.4318682 Nova Scotia Limited owns one property, identified as PID 55022495, 1161 Parkway Drive, Port Wiliams, which has been migrated to the Land Registration System.
- 12. Copies of the search results, the "Land Registration View" printout for the property and the Judgment Roll search for "4318682 Nova Scotia Limited" in the county in which the property is located are attached as Exhibit "D".

II. Personal Property Registry Searches

13.On November 26, 2024 I caused to be conducted searches for registrations against the Applicants made under the *Personal Property Security Act* (Nova Scotia).

- 14. Attached as Exhibit "E" is a true copy of the PPRS Search Results Report for "Blue Lobster Capital Limited".
- 15. Attached as Exhibit "F" is a true copy of the PPRS Search Results Report for "3284906 Nova Scotia Limited".
- 16. Attached as Exhibit "G" is a true copy of the PPRS Search Results Report for "3343533 Nova Scotia Limited".
- 17. Attached as Exhibit "H" is a true copy of the PPRS Search Results Report for "4318682 Nova Scotia Limited".

III. Bank Act Searches

18. On November 26, 2024 I caused to be conducted searches for registrations against the Applicants pursuant to the *Bank Act* (Canada). The results are attached as Exhibit "I".

IV. Bankruptcy Searches

19. On November 26, 2024 I caused to be conducted searches for registrations involving the Applicants under the *Bankruptcy and Insolvency Act* (Canada). The results are attached as Exhibit "J".

Sworn to before me at Halifax, Nova Scotia, this 27th day of November, 2024, before me:

A Barrister of the Supreme Court of Nova Scotia

Marc Dunning

ALEXANDRA STRANG A Barrister of the Supreme Court of Nova Scotia This is Exhibit "A" to the affidavit of Marc Dunning sworn before me this 27th day of November, 2024

A Barrister of the Supreme Court of Nova Scotia

ALEXANDRA STRANG A Barrister of the Supreme Court of Nova Scotia

Property Search Results

OPERTY Online

Show 10 🗸 entries

Showing 1 to 5 of 5 entries

P P

	Owner	Property Address	Assessme
Ow	ner	Civic Address	AAN
BLU	JE LOBSTER CAPITAL LIMITED	2138 BRUNSWICK STREET	02261189
		HALIFAX	Value
Ma	iling Address	LOT 3	\$1,037,500.00 (2024 RESIDEN
99	WYSE ROAD SUITE 600	2015	\$1,057,500.00 (2024 NESIDEN
PO	ST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5	County	
		HALIFAX COUNTY	
		Area	
		3599 SQUARE FEET (PLAN)	
0	ner		
		Civic Address	AAN
BLU	IE LOBSTER CAPITAL LIMITED	14 ALLAN AVENUE	01953567
		STELLARTON	Value
	iling Address		\$226,600.00 (2024 RESIDENTIA
	WYSE ROAD SUITE 600	County	
POS	ST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5	PICTOU COUNTY	
		Area	
		7500 SQUARE FEET (DEED)	
Ow	ner	Civic Address	AAN
BLU	E LOBSTER CAPITAL LIMITED	140 GEORGE STREET	00014788
		NEW GLASGOW	Value
Ma	iling Address	LOT 4A	\$67,000.00 (2024 COMMERCIA
99 \	WYSE ROAD SUITE 600	<u>E01 4A</u>	\$67,000.00 (2024 COMMERCIA
DAF	RTMOUTH NS CA B3A 4S5	County	
		PICTOU COUNTY	
		Area	
		5000 SQUARE FEET (PLAN)	
0	ner		
		Civic Address	AAN
BLU	E LOBSTER CAPITAL LIMITED	PROVOST STREET	04563972
Mai	line Address	NEW GLASGOW	Value
	ling Address		\$267,500.00 (2024 COMMERCI)
	T OFFICE BOX 876	County	
DAF	RTMOUTH NS CA B2Y 3Z5	PICTOU COUNTY	
		Area	
		3868 SQUARE FEET (DEED)	
Ow	ner	Civic Address	AAN
BLU	E LOBSTER CAPITAL LIMITED	18 CLAREMONT AVENUE	01037064
		STELLARTON	Value
Mai	ling Address		\$245,200.00 (2024 RESIDENTIA
99 V	VYSE ROAD SUITE 600	County	
POS	T OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5	PICTOU COUNTY	
		Area	
		12000 SQUARE FEET (DEED)	
	Owner	Property Address	Assessmen

Showing 1 to 5 of 5 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

Previous 1 Next

Next

1

Previous

NO

This page and all contents are copyright © 1999-2024, <u>Government of Nova Scotia</u>, all rights reserved. If you have comments regarding our site please direct them to: <u>propertyonline@novascotia.ca</u> Please feel free to <u>Submit Problems</u> you find with the Property Online web site.

.



Land Registration View

PID	00149807		Parce	І Туре	STANDAR	PARCEL			Stat	us	A	CTIVE		
Area	3599 SQUARE	FEET (PLAN)	Parce	Access	PUBLIC				Man	ag. Unit	N	AU0838		
Lot	LOT 3		Creat	ed	Sep 07, 20	04 08:51:00	AM			100				
PDCA Status	APPROVED		Munic	ipal Unit	HALIFAX R	EGIONAL N	IUNICIPAL	JTY	Man Tenu	ner of	Ν	OT APPL	LICABLE	E
LR Status	LAND REGIST	RATION	LR Da	ite	Apr 05, 20	06 10:28:04	AM		Terre					
Location 2138 BRUNSWIC HALIFAX	KSTREET		County HALIFAX C		Pr	imary L	ocatio	n			Sourc Assigned	: e d by Mun	nicipalit	у
Comments .OC:[V] MAP:05N1195SE														
Assessment Ac	count	Value \$1,037,5	00.00 (2024 RES	SIDENTIAL TAX	ABLE)			70	Distrio	ct	Tax	Ward		Tax Sub
Registered Inter Interest Holder	and the second statement of the second	est Holder	Mailin	Adduces	Turne M			Bool	k/Pag	ge/	Regis	tratio	n	NS Non-
(Qualifier)	Туре		Mailing	Address	Type Y	ear Doc	#	Plan			Date			Res?
			99 WYSE F	ROAD SUITE										
IMITED	FEE SIN		DARTMOL B2Y 3Z5	CE BOX 876 ITH NS CA	DEED 20	21 🖾 Vi	ew Form ew Doc			I	Feb 25,	2021		No
LIMITED Farm Loan Boar	FEE SIN	nts & Mailing	POST OFF DARTMOL B2Y 3Z5	CE BOX 876 ITH NS CA	DEED 20	21 🖾 Vi	<u>ew Form</u> ew Doc				Feb 25,	2021		No
LIMITED Farm Loan Boar	FEE SIN		POST OFF DARTMOL B2Y 3Z5	CE BOX 876 ITH NS CA	DEED 20	21 <u>Vi</u> ₿ <u>Vi</u>	<u>ew Form</u> ew Doc	Mail	ing A	ddress	Feb 25,	2021		No
IMITED Farm Loan Boal Name	rd - Occupar Interest	nts & Mailing Holder Type	POST OFF DARTMOL B2Y 3Z5	CE BOX 876 ITH NS CA		21 <u>Vi</u> ₿ <u>Vi</u>	<u>ew Form</u> ew Doc	Mail	ing A		Feb 25,	2021		No
BLUE LOBSTER CAPITA LIMITED Farm Loan Boar Name Benefits to the F Benefit Details	rd - Occupar Interest	nts & Mailing Holder Type nterests	POST OFF DARTMOL B2Y 3Z5	ICE BOX 876 ITH NS CA		21 <u>■ Vi</u> <u>■ Vi</u> ound	ew Form ew Doc		-			1	Regi	No stration Date
IMITED Farm Loan Boar Name Benefits to the F	rd - Occupar Interest Registered In	nts & Mailing Holder Type nterests In SER	POST OFFI DARTMOL B2Y 3Z5	CE BOX 876 ITH NS CA S der Type NT PID	'o Records Fi	21 <u>vi</u> vi <u>v</u> und Ty DEE	ew Form ew Doc De Yea D 1979	ar Do 24	oc# 1	ddress	age/f Page 85	Plan 9	Regi May 31 May 31	stration Date
IMITED Farm Loan Boar Name Benefits to the P Benefit Details ¹⁴⁹⁸¹⁵ OGETHER WITH AN E	rd - Occupar Interest Registered In	nts & Mailing Holder Type nterests In SER T OF WAY EAS	POST OFFI DARTMOL B2Y 3Z5 Addresses terest Hold VIENT TENEME	CE BOX 876 ITH NS CA S der Type NT PID	'o Records Fi	21 <u>vi</u> vi <u>v</u> und Ty DEE	ew Form ew Doc De Yea D 1979	ar Do 24	oc# 1	ddress Book/Pa Book 3323 F	age/f Page 85	Plan 9	May 31	stration Date
IMITED Farm Loan Boar Name Benefits to the F Benefit Details 49815 OGETHER WITH AN E Burdens on the Interest Holder	rd - Occupar Interest Registered In ASEMENT / RIGH Registered	nts & Mailing Holder Type nterests In SER T OF WAY EAS	POST OFFI DARTMOL B2Y 3Z5 Addresses terest Hold VIENT TENEME EMENT / RIGH	CE BOX 876 ITH NS CA S M der Type NT PID I OF WAY HOLI	o Records Fi	21 <u>vi</u> vi <u>v</u> und Ty DEE	ew Form ew Doc De Yea D 1979	ar Do 24	oc# 1022 = 1022 =	ddress Book/Pa Book 3323 F	age/f Page 85 Page 85	Plan 9	May 31 May 31	stration Date , 1979 , 1979 Registration
IMITED Farm Loan Boar Name Benefits to the P Benefit Details ¹⁴⁹⁸¹⁵	rd - Occupar Interest Registered In ASEMENT / RIGH Registered	nts & Mailing Holder Type nterests In SER T OF WAY EAS	POST OFFI DARTMOL B2Y 3Z5 Addresses terest Hold VIENT TENEME EMENT / RIGH ²	CE BOX 876 ITH NS CA S M der Type NT PID I OF WAY HOLI	o Records Fi DER (BENEF ddress BOX 1749	21 <u>w vi</u> <u>v</u> vi bound Ty DEE IT) DEE Type	ew Form ew Doc De Yea D 1979	ar Do 24 24	oc# 1022 = 1022 =	ddress Book/Pa Book 3323 f Book 3323 f Book 3323 f In Doc# 90390	age/F Page 85 Page 85 B P 635	Plan 9 9	May 31 May 31 I Plan I	stration Date , 1979 , 1979 Registration
TALIFAX REGIONAL MI	rd - Occupar Interest Registered II ASEMENT / RIGH Registered	nts & Mailing Holder Type nterests In T OF WAY EAS Interests Interest Ho PARTY TO AGREE	POST OFFI DARTMOL B2Y 3Z5 Addresses terest Hold VIENT TENEME EMENT / RIGHT DIder Type EMENT	CE BOX 876 ITH NS CA S M der Type NT PID T OF WAY HOLI Mailing A POST OFFICE HALIFAX NS C	DER (BENEF DER (BENEF ddress BOX 1749 A BOX 1749	21 <u>w vi</u> <u>v</u> vi bound Ty DEE IT) DEE Type	ew Form ew Doc Doc D 1979 D 1979 ALL OTHE TION /	ar Do 24 24	oc# 1022 = 1022 = Yea	ddress Book/Pa Book 3323 f Book 4322 f Book 4322 f Book 4419 Boc 84419	age/f Page 85 Page 85 B P 635 (614	Plan 9 9	May 31 May 31 Plan I	stration Date , 1979 , 1979 Registration Date
Farm Loan Boar Name Benefits to the F Benefit Details 149815 POGETHER WITH AN E Burdens on the Enterest Holder Qualifier)	rd - Occupar Interest Registered II ASEMENT / RIGH Registered I UNICIPALITY UNICIPALITY	nts & Mailing Holder Type Interests In SER T OF WAY EAS Interest Interest PARTY TO AGREE (BURDEN) COVENANT HOL	POST OFFI DARTMOL B2Y 3Z5 Addresses terest Hold VIENT TENEME EMENT / RIGHT DIder Type EMENT DIder	CE BOX 876 ITH NS CA S M der Type NT PID r OF WAY HOLI Mailing A POST OFFICE I HALIFAX NS C B3J 3A5 POST OFFICE I HALIFAX NS C	o Records Fi DER (BENEF ddress BOX 1749 A BOX 1749 A	21 <u>vi</u> vi <u>vi</u> vi bund Ty DEE IT) DEE Type NOTICE (DESIGNA	ew Form ew Doc Doc D 1979 D 1979 ALL OTHE TION /	ar Do 24 24	oc# 1 4022 E 4022 E Yea 2008	ddress Book/Pa Book 3323 F Book 44190 Book 44190	age/F Page 85 Page 85 P 6335 2 614	Plan 9 9 ook/ age/P	May 31 May 31 Plan I F	stration Data 1, 1979 1, 1979 Registration Date Apr 10, 2008

Burdens on the	Registered I	nterests												
Interest Holder (Qualifier)		Interes	t Holder	Type N	Mailiı	ng Addres	is Ty	pe	mante fai y chimine e	Year	Doc#	Bool Page	<br e/Plan	Registration Date
HALIFAX REGIONAL MU	INICIPALITY	PARTY TO A	AGREEMENT	H	HALIFA	X NS CA		IENDMEN		1998	1953! Doc	BOOK	5238 Page	Jun 30, 1998
HER MAJESTY THE QUE THE PROVINCE OF NOV		COVENAN' (BURDEN)	T HOLDER	(1 F F	CONVE 1800 Al	X NS CA	DB	SIGNATIO GISTRATIC		1996	31834	4 Book 9 <u>w</u> 340	5924 Page	Aug 06, 1996
00149799			7ROW HOLD - DOMINANI	ER	JNKNC		AG	REEMENT		1979	<u>2402</u>	5 Book 3 868	3323 Page	May 31, 1979
Textual Qualifica	ations on Tit	le												
Qualifications T	ext				••••	N/- D	de Farrad				., .,			domentado de como con orden de conservação do como e conservação do serva do como de como do como do como do co
_						No Recor								
Tenants in Com Interest Holder	non not regi	stered p	ursuant t	o the L	.and	Registrati	on Act		••••••	e			.	ente a de la composita de la co
(Qualifier)	Interest	Holder	Туре	Maili	ng A	ddress	Туре	Year	Doc#	Book/	Page	/Plan	Regist	ration Date
						No Recor	ds Found							
Recorded Intere	sts													
Interest Holder (Qualifier)	Interest H Type	older	Mailing			Туре			Yea	r Doc#		look/Pag Ilan	•	egistration ate
ROYAL BANK OF CANADA	MORTGAGEE		7101 AVENU STH MONTREAL H3N 1X9		Etage	MORTGAGE			2021	118077 	Form		Fe	b 25, 2021
ROYAL BANK OF CANADA	ASSIGNEE		7101 AVENU 5TH MONTREAL H3N 1X9		Etage	ASSIGNMENT RENTS	OF LEAS	ES AND/O	R 2021	118084 (1) <u>View</u> (2) <u>View</u>	Form		Fe	b 26, 2021
ROYAL BANK OF CANADA	MORTGAGEE		1871 HOLLI FLOOR 7 HALIFAX NS B3J 1M7			MORTGAGE			2024	12391 Uiew View	Form		Ą	or 03, 2024
Parcel Descripti Place Name: 2138 BRU Municipality/County: H Designation of Parcel of Title of Plan: PLAN OF : RANKIN LANDS CONV Registration County: H Registration Number o Registration Date of Pla	NSWICK STREET H ALIFAX REGIONA in Plan: LOT 3 SURVEY OF LOT D EYED TO JEFF&DC ALIFAX COUNTY f Plan: 87099876	L MUNICIPA 21,LOT 1B-1 DROTHEE RC	ALOT 2810	T 3 S/D O	f lot (LOT 18-1	I LANDS CON	iveyed to	JAMES K&MIA NISHI
BENEFIT: TOGETHER WITH the fr hereinbefore describec tenants, under-tenants of the Redeemer, its su said Grantee, her heirs	l and running wes , agents, servants ccessors and assi	iterly a dista and workme gns, and its a	nce of eighty en, at all time and their ten	(80) feet, is and sea ants, unde	togeti sons fo er-tena	her with free in prever thereaft ints, agents, se	igress, eg er, into, a ervants, ar	ress and re long, upor id workme	egress to a h and out o n; to have	nd for the of the said and to hol	said Gra right-of- ld all and	ntee, her heir -way of passa d singular the	s and assig ge in com	gns, and her and their mon with it, the Church
BURDENS: 1. SUBJECT TO an Ease 2. SUBJECT ALSO TO th ALSO to Notice of Recc 4. SUBJECT ALSO to the 5. SUBJECT ALSO to the 6. SUBJECT ALSO to the	ment in favour of te covenants asso ommendation to I e terms and cond e Restrictive Cove	civic numbe ciated with t Register as a itions contai nants relatin	er 2140 Bruns the designatio Municipal H ned in the Ha ng to Building	wick Stree on and re eritage Pr alifax Regi 9 Height a	et (bea gistrati roperty ional N is detai	ring in the yea ion as a Provin r recorded as c funicipality Las iled in the Dee	r 2006), d cial Herit locument nd Use By d in Book	escribed n age Proper 84419614 -Law as de 7451 at Po	nore partic rty, notice etailed in E age 537.	ularly in do of which is look 6238	ocument ; recorde at Page (: 24025 record d in book 592	ded in boo 24 at page	k 3323 at page 868. 340. 3. 3. SUBJECT
Non-Enabling D	ocuments													
Inst Type Inst 8993	2330	Туре						Boo	ok/Pag	e Regi	strati	on Syster	n Reg	istration Date
	2008 /	ADDITION C	OF PARCEL AC	CESS/REM	MOVAL	OF INTEREST	S ON S/D			LAND	REGISTR	ATION	2/11/	/2008

inst i	ype Inst	No	Year Type			Book/Page Re	gistration Sys	stem Reg	istration Date
Non-E	nabling Pl	ans							
Inst Type	Inst No	Year	Туре	Plan N	ame	·····		Drawer Number	Registratior Date
Plan	8 7099876 <u>View</u> Plan	2007	SUBDIVISION & AMALGAMATIONS	3075228 LANDS C	SURVEY OF LOT DZ1,LC NOVA SCOTIA LTD LOT ONVEYED TO JEFF&DO DN&STEPHEN A.CURRY	NISHI RANKIN		1/25/2007	
AFR E	Bundles								
Inst T Non-Reg			Inst No <u>195947</u>	Year 2006	Type AFR BUNDLE	Filing Reference HC483-08-362360091	Instru 5/2/2006	ment Date	
Parce	I Relations	hips							
Relate 41213	ed PID 125				Type of Rel CONSOLIDATED	•			
				-	-	r of the registered interest owns the interest o and subject to the overriding interests [Land R		• •	ne parcel described in
	-	-							ha da anti-a dha an da
vo repre			are made as to the va aistration Act subsecti	•	t of recorded document	s listed in this parcel register. The description	of the parcel is not c	conclusive as to t	ne location, pounda

Property Online Version 1.0



Land Registration View

* Indicates interests inherited on subdivision or re-configuration of parcel PID 00942649 Parcel Type STANDARD PARCEL Status ACTIVE Area 7500 SQUARE FEET (DEED) Parcel Access PUBLIC MU1304 Manag. Unit 1 of Created May 18, 2007 03:24:29PM Manner of PDCA Status APPROVED Municipal Unit TOWN OF STELLARTON NOT APPLICABLE Tenure LR Status LAND REGISTRATION May 29, 2007 06:50:00AM LR Date Location County **Primary Location** Source **14 ALLAN AVENUE** PICTOU COUNTY Yes Assigned by Municipality STELLARTON Comments MAP:04C1301NW Assessment Account Value **Tax District** Tax Ward Tax Sub 01953567 \$226,600.00 (2024 RESIDENTIAL TAXABLE) 000 020 **Registered Interests** Interest Holder Interest Holder Book/Page/ Registration NS Non-Mailing Address Type Year Doc# (Qualifier) Туре Plan Date Res? 99 WYSE ROAD SUITE 600 BLUE LOBSTER CAPITAL 116001398 FEE SIMPLE POST OFFICE BOX 876 DEED 2020 Mar 05, 2020 No LIMITED View Doc DARTMOUTH NS CA B2Y 3Z5 Farm Loan Board - Occupants & Mailing Addresses Name Interest Holder Type Mailing Address No Records Found Benefits to the Registered Interests **Benefit Details** Year Interest Holder Type Type Doc# Book/Page/Plan **Registration Date** No Records Found Burdens on the Registered Interests **Interest Holder** Interest Holder Type Mailing Address Type Year Doc# Book/Page/Plan **Registration Date** (Qualifier) No Records Found Textual Qualifications on Title **Qualifications Text** No Records Found Tenants in Common not registered pursuant to the Land Registration Act Interest Holder Interest Holder Type Mailing Address Type Year Doc# Book/Page/Plan **Registration Date** (Qualifier) No Records Found **Recorded Interests**

	Interest Holder Type	Mailing Address	Туре	Year	Doc#	Book/Page/ Plan	Registration Date
ROYAL BANK OF CANADA	MORTGAGEE	7101 PARK AVENUE FLOC STH MONTREAL QC CA H3N 1X9	R MORTGAGE	2018	112713640		Jun 07, 2018
ROYAL BANK OF CANADA	ASSIGNEE	7101 PARK AVENUE FLOO STH MONTREAL QC CA H3N 1X9	R ASSIGNMENT OF LEASES AND/OR RENTS	2018	112722435		Jun 08, 2018
ROYAL BANK OF CANADA	MORTGAGEE	7101 PARK AVENUE FLOO 5 MONTREAL QC CA	IR MORTGAGE	2020	116017170		Mar 09, 2020
ROYAL BANK OF TANADA	ASSIGNEE	H3N 1X9 7101 PARK AVENUE FLOC 5 MONTREAL QC CA H3N 1X9	R ASSIGNMENT OF LEASES AND/OR RENTS	2020	116031353		Mar 11, 2020
ROYAL BANK OF CANADA	MORTGAGEE	1871 HOLLIS STREET FLOOR 7 HALIFAX NS CA B3J 1M7	MORTGAGE	2024	123917313 <u>View Form</u> <u>View Doc</u>		Apr 03, 2024
Parcel Descripti		n an ann an a				· · · · · · · · · · · · · · · · · · ·	ай ав ан ар на ан
			ton, in the County of Pictou, Province o				
coundary of Rundai Stre		of Allah Avenue distant sixty	(60) feet from the point of intersection	of the s	ala Northerly Do	undary of Allan Aven	Je, with the westerly
HENCE Westerly along	the aforementioned Nort	herly boundary of Allan Aven	ue, fifty (50) feet, more or less				
HENCE North twenty-r	nine (29) degrees East one	hundred and fifty (150) feet,	more or less, to the Southerly boundar	y of a lar	e		
HENCE Easterly along	the said Southerly bounda	ary of said land fifty (50) feet, i	more or less				
	nine (29) degrees West on d on the General Plan as L		more or less to the place of beginning	, and co	ntaining seven t	housand five hundred	l (7,500) square feet, m
	and premises conveyed by st 24, 1965 in Book 486 at		from William Fraser to Richard Haymar	and his	wife, Pauline H	ayman, and recorded	in the Registrar of Deed
		is conveyed from Pauline Hay ae County of Pictou in Book 94	man, Widow, to Palmer Holbrook Frase 14, Page 67.	r and his	wife, Elva Heler	a Fraser by Deed dat	ed the 28th day of May
	parcel originates with a d 1 of the Municipal Govern		gistered in the registration district of P	ictou, No	ova Scotia, in Bo	ok 486, at Page 99 an	d the subdivision is
	ocuments	Search an	a waa a aa ay ah a ah a	1 and all a		n dependent and an an and the provident of	1995 and a second second second second
Non-Enabling Do	Inst No Yea	r Type Book/	Page Registration S	Syster	n	Registratio	
and the second way as a second			lo Non Enabling Documents Found				on Date
Inst Type			• •				on Date
Inst Type Non-Enabling Pi	lans		• •	umber		Registration	• •••••••••••••••••••••••••••••••••••
Inst Type Non-Enabling Pi	lans	^	lo Non Enabling Documents Found	umber		Registration	• •••••••••••••••••••••••••••••••••••
Inst Type Non-Enabling Pi Inst Type AFR Bundles	lans	^	Io Non Enabling Documents Found n Name Drawer No No Non Enabling Plans Found	umber		Registration strument Date	Date
Inst Type Non-Enabling Pl Inst Type AFR Bundles Inst Type	lans Inst No Ye Inst No	ear Type Pla	Io Non Enabling Documents Found n Name Drawer No No Non Enabling Plans Found Filing Reference	umber		•	Date
Non-Enabling Do Inst Type Non-Enabling Pi Inst Type AFR Bundles Inst Type Parcel Relations Related PID	lans Inst No Ye Inst No	aar Type Plan Year Type	Io Non Enabling Documents Found n Name Drawer No No Non Enabling Plans Found Filing Reference	umber		•	Date

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)].

Property Online Version 1.0



Land Registration View

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

	-		Contraction and the second second second					www.www.etercanteactor/doce			
PID	00947580		Parcel Type	STANDA	ARD PA	RCEL		Status		ACTIVE	
Area	5000 SQUARE FEET (PLA	N)	Parcel Access	PUBLIC				Manag. U	nit	MU1307	
Lot	LOT 4A		Created	Nov 04,	2013 0	9:51:23AM					
PDCA Status	APPROVED		Municipal Unit	TOWN	DF NEW	V GLASGOW		Manner of Tenure		NOT APPLICABLE	
LR Status	LAND REGISTRATION		LR Date	Jan 13, 1	2014 10):07:24AM					
Location 140 GEORGE STREE NEW GLASGOW	EI	Count PICTOU C		Prima Yes	ary Lo	ocation			Source ssigned b	by Municipality	
Comments						Patrice & Tanking and Soundaria a dat		Samuerer () source and an addates			
Assessment Acco		Value \$67,000.00 (2	024 COMMERCIAL TAXA	BLE)			Tax E 000	District	Ta 2 020	x Ward	Tax Sub
Registered Intere	ests										
Interest Holder (Qualifier)	Interest Hol Type		Mailing Address	Туре	Year	Doc#	Boo Plai	k/Page/ n	Reg Date	istration e	NS Non- Res?
BLUE LOBSTER CAPITAL LIMITED	FEE SIMPLE		99 WYSE ROAD SUITE 600 DARTMOUTH NS CA B3A 4S5	DEED	2018	11364389	m		Nov 2	7, 2018	No
Farm Loan Board	d - Occupants & M	ailing Ad	dresses								
Name	Interest Holder	Туре	٨	lo Record	ls Found	1	Mai	ling Addres	s		
Benefits to the R	egistered Interests										
Benefit Details		a president and the second	t Holder Type			Гуре Үеан	Doci	# Boo	k/Page	e/Plan Regi	stration Date
TOGETHER WITH AN EAS	SEMENT/RIGHT OF WAY		/ RIGHT OF WAY HOLDE	R (BENEF		DEED 2014	1046	68539		Feb 25	
65080962		SERVIENT T	ENEMENT PID		C	DEED 2014	1046	<u>68539</u>		Feb 25	5, 2014
							∐ _Vie	ew Doc			
Burdens on the F	Registered Interest	s									
Interest Holder (Qualifier)	Interest Holde	r Type	Mailing Addre	SS Io Record			Doc#	Book/Pag	e/Plar	n Registr	ation Date
Textual Qualifica	tions on Title										
Qualifications Te				1 - 1	100 m la (h)				ana ang ang ang ang ang ang ang ang ang		
Quanticacións re			Λ	lo Record	ls Found	đ					
Tenants in Comm	non not registered	nureuan	to the Land Reg	etrativ							
Interest Holder			entre publication and an entrem		mannershi	the second se	1	·			
(Qualifier)	Interest Holde	r Type	Mailing Addre	SS Io Record			Doc#	Book/Pag	e/Plar	n Registr	ation Date
Recorded Interes	sts										

Interest Holder (Qualifier)	Interest Holder Type		Туре	Year	Doc#	Book/Page/Plan	Registration Date
ROYAL BANK OF CANADA	MORTGAGEE	1871 HOLLIS STREET FLOOR 7 HALIFAX NS CA B3J 1M7	MORTGAGE	2024	123917313 S View Form View Doc		Apr 03, 2024
	E STREET-NORTH PROVOST STREE DIVISION SHOWING THE RESUBDIV an: LOT 4A n: 104054367		4, LANDS OF	THE TRI	USTEES OF ROYAI	. CANADIAN LEGION, BRAN	CH 34, TO FORM LOT 4A and
FIRST BENEFIT:							
Together with a right of way recorded at the Pictou Court	y for vehicular ingress egress over inty Land Registration Office on Oct	the Proposed Right of Way as sho lober 30, 2013 as Document Nun	own on a Plan nber 10405436	of Subd 57.	livision prepared	by John Sutherland, NSLS di	ated August 20, 2013 and
*** Municipal Government	Act, Part IX Compliance ***						
Compliance:							
Registration District: PICTO Registration Year: 2013 Plan or Document Number	104054367	been filed under the Registry Act	or registered	under ti	he Land Registrat	ion Act	
Non-Enabling Docu	The contract of the second				· · · · · · · · · · · · · · · · · · ·		
Inst Type In	st No Year Typ	e Book/Page No Non Enabling	_		System	Registrat	ion Date
Non-Enabling Plan	S						
Inst Inst Inst No Y	'ear Type Pl	an Name				Drawe	•
Plan 104054367 2 I I View Plan 2	013 AMALGAMATIONS RO	AN OF S/D SHOWING THE RE-S/ YAL CANADIAN LEGION, BRANC DRTH PROVOST ST, NEW GLASGO	H 34 TO FORM	A LOT 4	A & LOT 1-2-3-A-		er Date 10/30/2013
AFR Bundles	n en en ekkelingen en skretere er skreter om skriget for at som som som	nen i s na ma enangene pro somo presento so com	angla ba's activity concerns	·······	ener i com tago com ener e	a a su a	an a
Inst Type	Inst No Year		g Referen Indles Found	ce		Instrument Da	te
Parcel Relationship	DS						
Related PID <u>65080962</u>		Type of Relation	nship			n ny positra dia mampina di	
This parcel IS REGISTERED the register, subject to any o	PURSUANT TO THE Land Registratic liscrepancy in the location, boundar	on Act. The registered owner of the ries or extent of the parcel and sul	e registered in bject to the ove	terest ov erriding	vns the interest de interests [Land Re	fined in this register in respe gistration Act subsection 20(ct of the parcel described in 1)].
No representations whatson or extent of the parcel [Land	ever are made as to the validity or e I Registration Act subsection 21(1)].	ffect of recorded documents listed	l in this parcel	register.	The description o	f the parcel is not conclusive	as to the location, boundaries

Property Online Version 1.0



Land Registration View

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

	00951459		Parcel Type	STANDARD PARCEL		Status	ACTIVE	
Area	3868 SQUARE FEET (DEEL	D)	Parcel Access	PUBLIC		Manag. Unit	MU1307	
Lot			Created	Jan 08, 2004 10:25:25A	M			
PDCA Status	APPROVED		Municipal Unit	TOWN OF NEW GLASS	SOW	Manner of Tenure	NOT APPLICABLE	
LR Status	LAND REGISTRATION		LR Date	Jan 10, 2005 10:01:16A	M			
Location		Count	У	Primary Locatio	on	Sour	rce	
61 PROVOST STREE	I	PICTOU C	COUNTY	No		Assign	ed by Municipality	
NEW GLASGOW 63 PROVOST STREE NEW GLASGOW	I	PICTOU C	COUNTY	No		Assign	ed by Municipality	
PROVOST STREET NEW GLASGOW		PICTOU C	COUNTY	Yes		Assign	ed by Municipality	
Comments MAP:04C1313NW								
Assessment Acco		Value	2024 COMMERCIAL TAX	(ABLE)	Tax I		Tax Ward	Tax Sub
Registered Intere						A REAL POINT OF THE POINT OF TH		
Interest Holder	Interest Hol Type	der	Mailing Address	Type Year Doc#		10 0770 AL	egistration ate	NS Non- Res?
(Qualifier)	туре				Plan	D	ate	Nes:
(Qualifier) BLUE LOBSTER CAPITAL LIMITED	FEE SIMPLE		POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5	11265 DEED 2018 ₩ Viet Image: Viet Image: Viet	53028 w Form		ay 28, 2018	No
BLUE LOBSTER CAPITAL LIMITED	FEE SIMPLE	Statement and press of the statement	POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5	DEED 2018 Viet	53028 w Form w Doc	Ma		
BLUE LOBSTER CAPITAL LIMITED	FEE SIMPLE	Statement and press of the statement	POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5 dresses	DEED 2018 Viet	53028 w Form w Doc			
BLUE LOBSTER CAPITAL LIMITED Farm Loan Board Name	FEE SIMPLE	Туре	POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5 dresses	DEED 2018 🖼 Vie	53028 w Form w Doc	Ma		
BLUE LOBSTER CAPITAL LIMITED Farm Loan Board Name Benefits to the Re	FEE SIMPLE - Occupants & Ma Interest Holder	Туре	POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5 dresses	DEED 2018 <u>Vie</u> <u>Vie</u> <u>Vie</u>	53028 w Form w Doc Mail	Ma		No
BLUE LOBSTER CAPITAL LIMITED Farm Loan Board Name Benefits to the Re Benefit Details	FEE SIMPLE - Occupants & Ma Interest Holder egistered Interests	Туре s lder Туре	POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5 dresses	DEED 2018 <u>Vie</u> <u>Vie</u> No Records Found Year Doc#	53028 w Form w Doc Mail	Ma ling Address	ay 28, 2018	No
BLUE LOBSTER CAPITAL LIMITED Farm Loan Board Name Benefits to the Re Benefit Details Burdens on the R Interest Holder	FEE SIMPLE - Occupants & Ma Interest Holder egistered Interests Interest Hol	Type i Ider Type s	POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5 dresses dresses Mailing Addre	DEED 2018 <u>Vie</u> <u>Vie</u> No Records Found Year Doc# No Records Found	53028 w Form w Doc Mail Book/P	Ma ling Address	ay 28, 2018 Registration	No
BLUE LOBSTER CAPITAL LIMITED Farm Loan Board Name Benefits to the Re Benefit Details Burdens on the R Interest Holder (Qualifier)	FEE SIMPLE - Occupants & Ma Interest Holder egistered Interests Interest Holde egistered Interest Interest Holde	Type i Ider Type s	POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5 dresses dresses Mailing Addre	DEED 2018 <u>Vie</u> Vie No Records Found Year Doc# No Records Found ess Type Yea	53028 w Form w Doc Mail Book/P	Ma ling Address age/Plan	ay 28, 2018 Registration	No n Date
BLUE LOBSTER CAPITAL LIMITED Farm Loan Board Name Benefits to the Re Benefit Details Burdens on the R Interest Holder (Qualifier) Textual Qualificat	FEE SIMPLE - Occupants & Ma Interest Holder egistered Interests Interest Holde Registered Interest Interest Holde Sions on Title	Type i Ider Type s	POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5 dresses e Type Mailing Addre	DEED 2018 <u>Vie</u> Vie No Records Found Year Doc# No Records Found ess Type Yea	53028 w Form w Doc Mail Book/P	Ma ling Address age/Plan	ay 28, 2018 Registration	No n Date
BLUE LOBSTER CAPITAL LIMITED Farm Loan Board Name Benefits to the Re Benefit Details Burdens on the R Interest Holder (Qualifier) Textual Qualificat Qualifications Te	FEE SIMPLE - Occupants & Ma Interest Holder egistered Interests Interest Holde degistered Interest Interest Holde sions on Title xt	Type Ider Type S r Type	POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5 dresses e Type Mailing Addre	DEED 2018 <u>Vie</u> <u>Vie</u> No Records Found Year Doc# No Records Found No Records Found No Records Found	53028 w Form w Doc Mail Book/P	Ma ling Address age/Plan	ay 28, 2018 Registration	No n Date
BLUE LOBSTER CAPITAL LIMITED Farm Loan Board Name Benefits to the Re Benefit Details Burdens on the R Interest Holder (Qualifier) Textual Qualificat Qualifications Te	FEE SIMPLE - Occupants & Ma Interest Holder egistered Interests Interest Holde Registered Interest Interest Holde Sions on Title	Type der Type s r Type pursuan	POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5 dresses e Type Mailing Addre	DEED 2018 <u>Vie</u> Vie No Records Found Year Doc# No Records Found No Records Found No Records Found No Records Found	ar Doc#	Ma ling Address age/Plan	ay 28, 2018 Registration	No n Date

Recorded Intere	menter der en	and the first of the state of the	n Maanaa ayaa ayaa ayaa ah An in ah dadhaa ahaa ah ah ah An iyo ah	a			n a san jaga managa ana magan ina na
nterest Holder Qualifier)	· Interest Hole Type	der Mailing Address	Туре	Year	Doc#	Book/Page/ Plan	Registration Date
		7101 PARK AVENUE FLOOR			114632608		
OYAL BANK OF ANADA	MORTGAGEE	5TH TORONTO ON CA	MORTGAGE	2019	View Form		Jun 18, 2019
		H3N 1X9 7101 PARK AVENUE FLOOR					
DYAL BANK OF	ACCIGNEE	STH	ASSIGNMENT OF LEASES AND/O	R	114635619		ture 19, 2010
NADA	ASSIGNEE	TORONTO ON CA H3N 1X9	RENTS	`` 2019	View Form		Jun 18, 2019
		1871 HOLLIS STREET			123917313	4	
OYAL BANK OF ANADA	MORTGAGEE	FLOOR 7 HALIFAX NS CA B3J 1M7	MORTGAGE	2024	View Form		Apr 03, 2024
arcel Descript		y Niki Management Services Limited, (Seorge and Provost Streets, New G	lasgow, No	iva Scotia. (PID:	; 951442 & 951459)	алан а алан а адаа а адаа а адаа а адаа а адаа а а адаа о о
LL THAT PARCEL of la	nd, situate at George	e and Provost Streets, New Glasgow, ir	the County of Pictou, Province of	Nova Scoti	a, more fully de	escribed as follows;	
		he southern boundary of George Stre					
		three (33) minutes, zero two (02) secondary of lands owned by Marshalls Ha		boundary o	of Provost Stree	t, sixty-nine decimal t	hree (69.3) feet to the
HENCE North seventy itersection with an ea	/-six (76) degrees, sev istern boundary of lai	venteen (17) minutes, fifty-eight (58) s nds owned by Cape Breton & Central	econds West, along the said northe Nova Scotia Railway Limited;	ern bounda	ry of Marshalls	Hair Care Ltd., fifty-si	x (56) feet to the point
HENCE North fourtee ght decimal eight five	n (14) degrees, thirty e (68.85) feet to the p	-three (33) minutes, zero two (02) seconomic of intersection with the aforesaic	onds East, along the said eastern b I southern boundary of George Stre	oundary of eet;	Cape Breton a	nd Central Nova Scoti	ia Raiłway Limited, sixt
HENCE South seventy lace of Beginning.	/-six (76) degrees, for	ty-five (45) minutes, thirty-five (35) se	conds East, along the said souther	n boundary	of George Stre	et, fifty-six decimal zo	ero one (56.01) feet to
ontaining three thous	sand eight hundred s	ixty-eight (3,868) square feet.					
ll bearings are referer	nced to (NAD-27) Gri	d North.					
he above described lo on the 26th day of July	ot intended to be a ca 7, 1994 and registered	onsolidation of the two (2) lots of lanc d at the Office of the Registrar of Deec	l formerly conveyed from The Toro ds, Pictou, N.S. on the 3rd day of Au	nto Domini ugust, 1994	ion Bank to Nik Fin Book 1153 (i Management Servic at Page 787.	es Limited by deed dat
Ion-Enabling D	ocuments	M	termet and an and enter the terms attack attacks at a				
		ar Type			tion Syste		stration Date
ocument	1140544 2004	DEFACTO CONSOLIDATION	Book 1497 Page 29 Ri	EGISTRY OI	DEEDS	12/24/2	2004
Ion-Enabling P	lans		• • • • • • • • • •				
nst Type	Inst No	••	Name Drawer No Non Enabling Plans Found	Number		Registration	Date
FR Bundles	anna inn ar sir sir sir sir sir						
Inst Type	Inst No <u>125982</u>	Year Type 2005 AFR BUNDL	Filing Referen			Instrument D 1/20/2005	ate
-	ships	1997 S. A. Soft M. J. Start and Start and Start	an a	*			na one (konstanta) a contenen getaga a sayar (son sen esta
			4 - - - - - - - - - -				
Parcel Relations Related PID 051442	n - Color y y y we na Polygol y Condition		o f Relationship N PARCEL				
Parcel Relations	t ¹ n <i>dra</i> ka≌tanan		•				
arcel Relations			•				

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)].

Property Online Version 1.0



Land Registration View

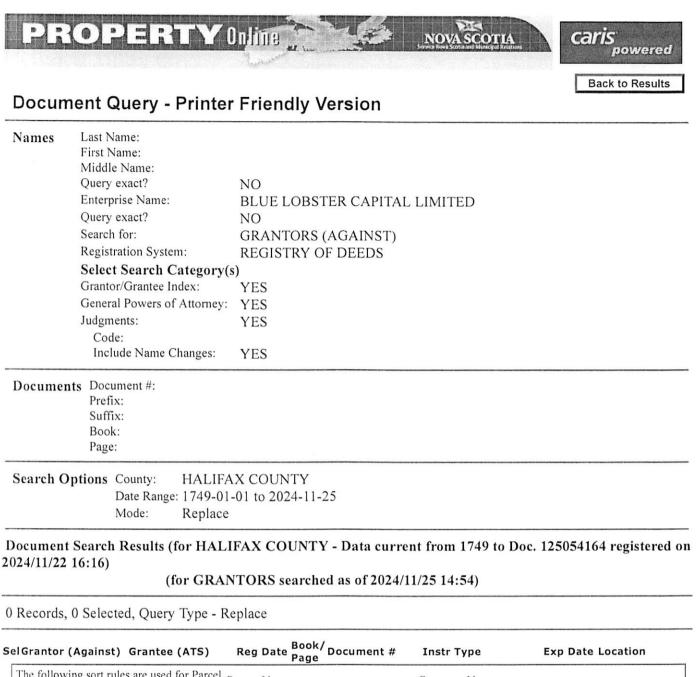
* Indicates interests inherited on subdivision or re-configuration of parcel PID 00988246 Parcel Type STANDARD PARCEL Status ACTIVE Area 12000 SQUARE FEET (DEED) Parcel Access PUBLIC MU1304 Manag. Unit I of Created Dec 10, 2004 01:32:44PM Manner of PDCA Status APPROVED Municipal Unit TOWN OF STELLARTON NOT APPLICABLE Tenure LR Status LAND REGISTRATION Dec 17, 2004 08:34:18AM LR Date Location County **Primary Location** Source **18 CLAREMONT AVENUE** PICTOU COUNTY Yes Not Assigned by Municipality STELLARTON Comments MAP:04C1301SW Assessment Account Value Tax District Tax Ward Tax Sub 01037064 \$245,200.00 (2024 RESIDENTIAL TAXABLE) 000 010 **Registered Interests** Interest Holder Interest Holder Book/Page/ NS Non-Registration Mailing Address Type Year Doc# (Qualifier) Туре Plan Date Res? 99 WYSE ROAD SUITE 600 BLUE LOBSTER CAPITAL 116001281 FEE SIMPLE POST OFFICE BOX 876 DEED 2020 Mar 05, 2020 No LIMITED View Doc DARTMOUTH NS CA B2V 375 Farm Loan Board - Occupants & Mailing Addresses Name Interest Holder Type Mailing Address No Records Found Benefits to the Registered Interests **Benefit Details** Interest Holder Type Year Doc# **Registration Date** Type Book/Page/Plan No Records Found Burdens on the Registered Interests Interest Holder Interest Holder Type Mailing Address **Registration Date** Type Year Doc# Book/Page/Plan (Qualifier) No Records Found Textual Qualifications on Title **Qualifications Text** No Records Found Tenants in Common not registered pursuant to the Land Registration Act Interest Holder **Interest Holder Type** Mailing Address Type Year Doc# Book/Page/Plan **Registration Date** (Qualifier) No Records Found **Recorded Interests**

(Qualifier)	Туре	Mailing Address	Туре	Year	Doc#	Book/Page/ Plan	Registration Date
	.,,-	7101 PARK AVENUE FLOOR	2		112713665		
DYAL BANK OF ANADA	MORTGAGEE	5TH MONTREAL QC CA	MORTGAGE	2018	View Form		Jun 07, 2018
		H3N 1X9					
OYAL BANK OF		7101 PARK AVENUE FLOOR 5TH	ASSIGNMENT OF LEASES AND/OR		112719365		
ANADA	ASSIGNEE	MONTREAL QC CA H3N 1X9	RENTS	2018	View Form		Jun 08, 2018
		7101 PARK AVENUE FLOOR	2		116017162		
OYAL BANK OF	MORTGAGEE	5	MORTGAGE	2020	Ciew Form		Mar 09, 2020
ANADA		MONTREAL QC CA H3N 1X9 7101 PARK AVENUE FLOOF			View Doc		
OYAL BANK OF		5	ASSIGNMENT OF LEASES AND/OR		116031346		
ANADA	ASSIGNEE	MONTREAL QC CA H3N 1X9	RENTS	2020	View Form		Mar 11, 2020
		1871 HOLLIS STREET			123917313		
OYAL BANK OF ANADA	MORTGAGEE	FLOOR 7 HALIFAX NS CA B3J 1M7	MORTGAGE	2024	View Form View Doc		Apr 03, 2024
arcel Descript HEDULE A	ion	i i i i i i i i i i i i i i i i i i i				eg forskfor product m	
LL THAT CERTAIN lot,	piece or parcel of land situ	ate, lying and being in the Tow	n of Stellarton, in the County of Picto	u and Pr	ovince of Nova	Scotia, bounded and e	described as follows:
EGINNING at the sout	theast corner of a lot of lan	nd deeded to George and Lilphi ning north sixty-five (65) degree	a McDonald by Marion Cameron and	C. H. Car	neron,(now or f	ormerly owned by Fo	ster Willis Gordon, Elv
IENCE north fifty-eig	ht (58) degrees and thirty (t or until it reaches the western corner	r of lot o	wned by Thoma	s Urquhart, (now or fo	ormerly owned by Eln
	enneth Harris Rideout),	bundled (100) (and all and the d	han the state of the second				
newce soon mary-in	nee (55) degrees west one	nundred (100) leet, along land	is now or formerly owned by Clarence	E. Smith	and Stella A. Si	דוונה,	
HENCE south sixty-the	ree (63) degrees east one h	undred and twenty (120) feet.	along Claremont Avenue,				
			along Claremont Avenue, iew Street, to place of beginning,				
HENCE north thirty-th		hundred (100) feet, along Fairvi					
HENCE north thirty-th ONTAINING in all twe EING AND INTENDED	nree (33) degrees east one l elve thousand (12,000) squa 9 to be the same lot of land	hundred (100) feet, along Fairvi are feet, more or less.	iew Street, to place of beginning, f Deeds in Pictou, Nova Scotia in Bool				ed to be the same lot
HENCE north thirty-th ONTAINING in all twe EING AND INTENDED Ind as registered at th	rree (33) degrees east one l elve thousand (12,000) squa) to be the same lot of land ne Registry of Deeds in Pict	hundred (100) feet, along Fairvi are feet, more or less. as registered at the Registry o	iew Street, to place of beginning, f Deeds in Pictou, Nova Scotia in Bool Page 84.	k 345 at i	Page 126, and a		ed to be the same lot
HENCE north thirty-th ONTAINING in all twe EING AND INTENDED Ind as registered at th Ion-Enabling D	rree (33) degrees east one l elve thousand (12,000) squa) to be the same lot of land ne Registry of Deeds in Pict	hundred (100) feet, along Fairvi are feet, more or less. I as registered at the Registry o ou, Nova Scotia in Book 408 at r Type Book/P	iew Street, to place of beginning, f Deeds in Pictou, Nova Scotia in Bool Page 84.	k 345 at .	Page 126, and a		
HENCE north thirty-th ONTAINING in all twe EING AND INTENDED Ind as registered at th Ion-Enabling D Inst Type	rree (33) degrees east one l elve thousand (12,000) squa o to be the same lot of land he Registry of Deeds in Pict locuments Inst No Yea lans	hundred (100) feet, along Fairvi are feet, more or less. I as registered at the Registry o ou, Nova Scotia in Book 408 at r Type Book/P	iew Street, to place of beginning, f Deeds in Pictou, Nova Scotia in Bool Page 84. Page Registration S	k 345 at .	Page 126, and a	lso being and intende	
HENCE north thirty-th ONTAINING in all twe EING AND INTENDED Ind as registered at th Ion-Enabling D Ion-Enabling Pi	rree (33) degrees east one l elve thousand (12,000) squa o to be the same lot of land he Registry of Deeds in Pict locuments Inst No Year lans	hundred (100) feet, along Fairvi are feet, more or less. I as registered at the Registry o ou, Nova Scotia in Book 408 at r Type Book/P No Bar Type Plan	iew Street, to place of beginning, f Deeds in Pictou, Nova Scotia in Bool Page 84. Page Registration S	k 345 at i Syster	Page 126, and a	lso being and intende	on Date
HENCE north thirty-th ONTAINING in all twe EING AND INTENDED Ind as registered at th Ion-Enabling D nst Type Ion-Enabling Pi nst Type	rree (33) degrees east one l elve thousand (12,000) squa o to be the same lot of land he Registry of Deeds in Pict locuments Inst No Year lans	hundred (100) feet, along Fairvi are feet, more or less. I as registered at the Registry o ou, Nova Scotia in Book 408 at r Type Book/P No Bar Type Plan	iew Street, to place of beginning, f Deeds in Pictou, Nova Scotia in Bool Page 84. Page Registration 5 o Non Enabling Documents Found Name Drawer No No Non Enabling Plans Found	k 345 at Syster umber	Page 126, and a n	lso being and intende Registratio	on Date Date
HENCE north thirty-th ONTAINING in all twe EING AND INTENDED Ind as registered at th Ion-Enabling D nst Type Ion-Enabling Pi nst Type	rree (33) degrees east one f elve thousand (12,000) squa to be the same lot of land ne Registry of Deeds in Pict ocuments Inst No Yea Inst No Yea	hundred (100) feet, along Fairvi are feet, more or less. I as registered at the Registry o ou, Nova Scotia in Book 408 at r Type Book/P No ear Type Plan Year Type	iew Street, to place of beginning, f Deeds in Pictou, Nova Scotia in Bool Page 84. Page Registration 5 o Non Enabling Documents Found Name Drawer No No Non Enabling Plans Found Filing Reference	k 345 at i Syster umber	Page 126, and a n	lso being and intende Registration Registration Instrument D	on Date Date
HENCE north thirty-th ONTAINING in all twe EING AND INTENDED nd as registered at th Ion-Enabling D nst Type Ion-Enabling Pi nst Type	rree (33) degrees east one l elve thousand (12,000) squa to be the same lot of land ne Registry of Deeds in Pict ocuments Inst No Yea Ians Inst No Yea	hundred (100) feet, along Fairvi are feet, more or less. I as registered at the Registry o ou, Nova Scotia in Book 408 at r Type Book/P No ear Type Plan	iew Street, to place of beginning, f Deeds in Pictou, Nova Scotia in Bool Page 84. Page Registration 5 o Non Enabling Documents Found Name Drawer No No Non Enabling Plans Found Filing Reference	k 345 at i Syster umber	Page 126, and a n	lso being and intende Registration	on Date Date
HENCE north thirty-th ONTAINING in all twe EING AND INTENDED Ind as registered at th Ion-Enabling D Ion-Enabling Pi Ion-Enabling Pi Ion-Enabling Pi Ion-Enabling Pi Ion-Enabling Pi Ion-Registered Parcel Relations	rree (33) degrees east one f elve thousand (12,000) squa to be the same lot of land ne Registry of Deeds in Pict ocuments Inst No Yea Ians Inst No Yea Inst No Yea	hundred (100) feet, along Fairvi are feet, more or less. I as registered at the Registry o ou, Nova Scotia in Book 408 at r Type Book/P No ear Type Plan Year Type	iew Street, to place of beginning, f Deeds in Pictou, Nova Scotia in Bool Page 84. Page Registration 5 o Non Enabling Documents Found Name Drawer No No Non Enabling Plans Found Filing Reference	k 345 at i Syster umber	Page 126, and a	lso being and intende Registration Registration Instrument D	on Date Date
HENCE north thirty-th ONTAINING in all twe EING AND INTENDED and as registered at th Ion-Enabling D Ion-Enabling Pi Ion-Enabling Pi Ion-Enabling Pi Ion-Enabling Pi Ion-Enabling Pi Ion-Registered Parcel Relations	rree (33) degrees east one f elve thousand (12,000) squa to be the same lot of land ne Registry of Deeds in Pict ocuments Inst No Yea Ians Inst No Yea Inst No Yea	hundred (100) feet, along Fairvi are feet, more or less. I as registered at the Registry o ou, Nova Scotia in Book 408 at r Type Book/P No ear Type Plan Year Type Plan 2005 AFR BUNDI	iew Street, to place of beginning, f Deeds in Pictou, Nova Scotia in Bool Page 84. Page Registration 9 o Non Enabling Documents Found Name Drawer No No Non Enabling Plans Found Filing Reference LE HC483-06-313277246 of Relationship	k 345 at i Syster umber	Page 126, and a	lso being and intende Registration Registration Instrument D	on Date Date
HENCE north thirty-th CONTAINING in all twe KEING AND INTENDED and as registered at th Non-Enabling D (Inst Type Non-Enabling P) (Inst Type AFR Bundles (Inst Type Non-Registered Parcel Relations	rree (33) degrees east one f elve thousand (12,000) squa to be the same lot of land ne Registry of Deeds in Pict ocuments Inst No Yea Ians Inst No Yea Inst No Yea	hundred (100) feet, along Fairvi are feet, more or less. I as registered at the Registry o ou, Nova Scotia in Book 408 at r Type Book/P No ear Type Plan Year Type Plan 2005 AFR BUNDI	iew Street, to place of beginning, f Deeds in Pictou, Nova Scotia in Bool Page 84. Page Registration 9 o Non Enabling Documents Found Name Drawer No No Non Enabling Plans Found Filing Referenc LE HC483-06-313277246	k 345 at i Syster umber	Page 126, and a	lso being and intende Registration Registration Instrument D	on Date Date
THENCE north thirty-th CONTAINING in all twe BEING AND INTENDED	rree (33) degrees east one f elve thousand (12,000) squa to be the same lot of land ne Registry of Deeds in Pict ocuments Inst No Yea Ians Inst No Yea Inst No Yea	hundred (100) feet, along Fairvi are feet, more or less. I as registered at the Registry o ou, Nova Scotia in Book 408 at r Type Book/P No ear Type Plan Year Type Plan 2005 AFR BUNDI	iew Street, to place of beginning, f Deeds in Pictou, Nova Scotia in Bool Page 84. Page Registration 9 o Non Enabling Documents Found Name Drawer No No Non Enabling Plans Found Filing Reference LE HC483-06-313277246 of Relationship	k 345 at i Syster umber	Page 126, and a	lso being and intende Registration Registration Instrument D	on Date Date
HENCE north thirty-th CONTAINING in all twe SEING AND INTENDED and as registered at th Non-Enabling D Inst Type Non-Enabling Pi Inst Type AFR Bundles Inst Type Non-Registered Parcel Relations	rree (33) degrees east one f elve thousand (12,000) squa to be the same lot of land ne Registry of Deeds in Pict ocuments Inst No Yea Ians Inst No Yea Inst No Yea	hundred (100) feet, along Fairvi are feet, more or less. I as registered at the Registry o ou, Nova Scotia in Book 408 at r Type Book/P No ear Type Plan Year Type Plan 2005 AFR BUNDI	iew Street, to place of beginning, f Deeds in Pictou, Nova Scotia in Bool Page 84. Page Registration 9 o Non Enabling Documents Found Name Drawer No No Non Enabling Plans Found Filing Reference LE HC483-06-313277246 of Relationship	k 345 at i Syster umber	Page 126, and a	lso being and intende Registration Registration Instrument D	on Date Date
HENCE north thirty-th ONTAINING in all twe EING AND INTENDED and as registered at th Non-Enabling D Inst Type Non-Enabling Pl Inst Type NFR Bundles Inst Type Ion-Registered Parcel Relations	rree (33) degrees east one f elve thousand (12,000) squa to be the same lot of land ne Registry of Deeds in Pict ocuments Inst No Yea Ians Inst No Yea Inst No Yea	hundred (100) feet, along Fairvi are feet, more or less. I as registered at the Registry o ou, Nova Scotia in Book 408 at r Type Book/P No ear Type Plan Year Type Plan 2005 AFR BUNDI	iew Street, to place of beginning, f Deeds in Pictou, Nova Scotia in Bool Page 84. Page Registration 9 o Non Enabling Documents Found Name Drawer No No Non Enabling Plans Found Filing Reference LE HC483-06-313277246 of Relationship	k 345 at i Syster umber	Page 126, and a	lso being and intende Registration Registration Instrument D	on Date Date
HENCE north thirty-th ONTAINING in all twe EING AND INTENDED and as registered at th Ion-Enabling D Ion-Enabling Pi Ion-Enabling Pi Ion-Enabling Pi Ion-Enabling Pi Ion-Enabling Pi Ion-Registered Parcel Relations	rree (33) degrees east one f elve thousand (12,000) squa to be the same lot of land ne Registry of Deeds in Pict ocuments Inst No Yea Ians Inst No Yea Inst No Yea	hundred (100) feet, along Fairvi are feet, more or less. I as registered at the Registry o ou, Nova Scotia in Book 408 at r Type Book/P No ear Type Plan Year Type Plan 2005 AFR BUNDI	iew Street, to place of beginning, f Deeds in Pictou, Nova Scotia in Bool Page 84. Page Registration 9 o Non Enabling Documents Found Name Drawer No No Non Enabling Plans Found Filing Reference LE HC483-06-313277246 of Relationship	k 345 at i Syster umber	Page 126, and a	lso being and intende Registration Registration Instrument D	on Date Date

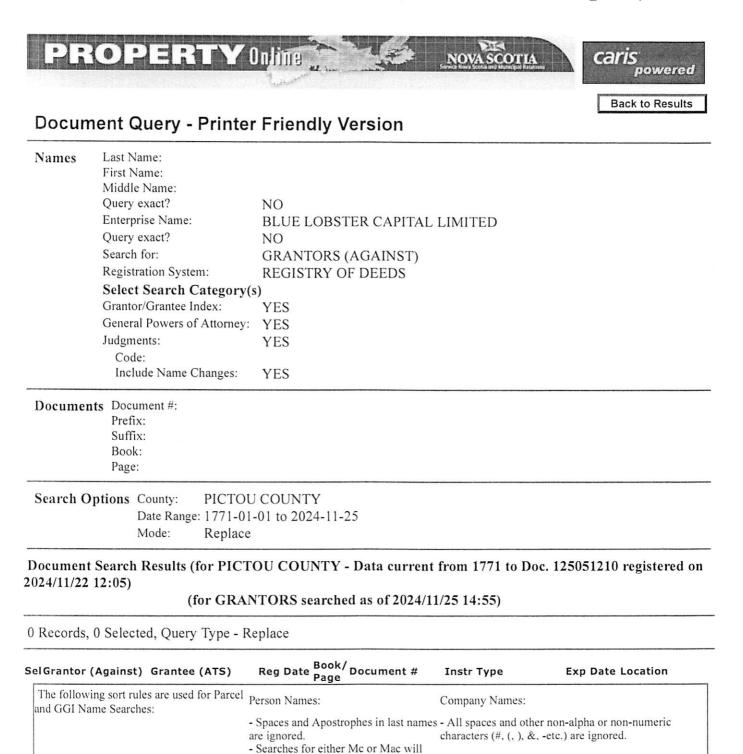
This parcel IS REGISTERED PURSUANT TO THE Land Registration Act. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to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

Property Online Version 1.0



The following sort rules are used for Parcel and GGI Name Searches:	Person Names:	Company Names:
		- All spaces and other non-alpha or non-numeric characters (#, (,), &, -etc.) are ignored.



return either variation.

This is Exhibit "B" to the affidavit of Marc Dunning sworn before me this 27th day of November, 2024

A Barrister of the Supreme Court of Nova Scotia

ALEXANDRA STRANG A Barrister of the Supreme Court of Nova Scotia

Property Search Results

OPERI

Show 10 🗸 entries

Showing 1 to 4 of 4 entries Previous 1 Next PID Owner **Property Address** Assessment PID Owner Civic Address AAN 00942516 3284906 NOVA SCOTIA LIMITED FOORD STREET 04558812 Туре STELLARTON Value STANDARD PARCEL Mailing Address \$29,500.00 (2024 COMMERCIAL T Status 99 WYSE ROAD SUITE 600 County ACTIVE DARTMOUTH NS CA B3A 455 PICTOU COUNTY LR Status Area LAND REGISTRATION 14400 SQUARE FEET (DEED) PID Owner Civic Address AAN 65044018 3284906 NOVA SCOTIA LIMITED 6264 STELLARTON TRAFALGAR ROAD 00538353 Type RIVERTON Value STANDARD PARCEL Mailing Address \$232,000.00 (2024 COMMERCIAL LOT 2-B Status 99 WYSE ROAD SUITE 600 ACTIVE POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5 County LR Status PICTOU COUNTY LAND REGISTRATION Area 29327 SQUARE FEET (PLAN) PID Owner Civic Address AAN 4558 PICTOU LANDING ROAD 65055550 3284906 NOVA SCOTIA LIMITED 03919609 Type HILLSIDE Value Mailing Address STANDARD PARCEL \$38,400.00 (2024 COMMERCIAL T Status 99 WYSE ROAD SUITE 600 County ACTIVE DARTMOUTH NS CA B3A 455 PICTOU COUNTY LR Status Area LAND REGISTRATION 12000 SQUARE FEET (VERIFIED) PID Owner Civic Address AAN 65065260 3284906 NOVA SCOTIA LIMITED FOORD STREET 04184173 3284906 NOVA SCOTIA LIMITED Туре Value STELLARTON STANDARD PARCEL LOT 1-2-3-4-5 \$916,700.00 (2024 COMMERCIAL Mailing Address Status ACTIVE 99 WYSE ROAD SUITE 600 County LR Status DARTMOUTH NS CA B3A 455 PICTOU COUNTY I AND REGISTRATION Area 39138 SQUARE FEET (PLAN) PID Owner **Property Address** Assessment Show 10 🗸 entries Showing 1 to 4 of 4 entries Previous 1 Next

Y Online

115 1

N(0)

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

PROPERTY Online

Land Registration View

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

PID	00942516		Parce	Туре	STANDARD	PARCEL			Status		ACTIVE		
Area	14400 SQUAR	E FEET (DEED)	Parce	Access	PUBLIC				Manag.	Unit	MU1304		
Lot			Creat	ed	Feb 14, 2013	10:15:18AN	Л						
PDCA Status	APPROVED		Munic	ipal Unit	TOWN OF ST	ELLARTON			Manner Tenure	of	NOT APP	LICABLE	
LR Status	LAND REGIST	RATION	LR Da	te	Feb 25, 2013	05:00:06PN	Λ						
Location		County		Primar	y Locatior	1			Sourc	e	Hereford and a sub-karden-factor of the set		
FOORD STREET STELLARTON		PICTOU COUNTY		Yes					Not Assig	gned b	y Municipality		
Comments MAP:04C1301NW													
Assessment Acc	ount	Value						Tax Dis	trict		Tax Ward		Tax Sub
04558812		\$29,500.00	0 (2024 COM	MERCIAL TAX	ABLE)			000			020		
Registered Intere	ests												
Interest Holder	Inter	est Holder			T				/ -		Registratio	on	NS Non-
(Qualifier)	Туре		Mailing	Address	Туре Үеа	r Doc#		Book/	Page/F	Jan	Date		Res?
3284906 NOVA SCOTIA			99 WYSE R 600	DAD SUITE		114639		-					
LIMITED	FEE SIM	IPLE	DARTMOU B3A 4S5	TH NS CA	DEED 2019	■ View		2			Jun 19, 2019		No
Farm Loan Board	d - Occupa	nts & Mailing A	ddresse	5									
Name	Interest	Holder Type			No Records Fou	und		Mailin	g Addr	ess			
Benefits to the R Benefit Details	terrespondenties terrespondentes	nterests rest Holder Ty	pe	Туре	Year	Doc#	Во	ook/Pag	je/Plar	n	Regist	tratio	1 Date
					No Records Fou	ind							
Burdens on the F	Registered	Interests											
Interest Holder (Qualifier)		Interest Hold	der Type	Mailing	Address	Туре Ү	/ear	· Doc#	Bo	ook/	Page/Plan	Regi	stration Dat
SUBJECT TO RESTRICTIV	E COVENANTS	COVENANT HOLDE	ER (BURDEN)		DAD SUITE 600 TH NS CA	DEED 2	019	114639	Form			Jun 19,	2019
Textual Qualifica	tions on Ti	tle											
Qualifications Te	ext				No Records Fou	ind		Nacional Statistics (* 1974 – 1984 – 1986)					
Tenants in Comn	ion not ros	nistarad puraw	ant to the										
ender and the second second in the second	ion not let		ant to the	Lanu Re	ฐารแสแบก		Participa da Cartoria	geosciencia rea			and a state of the second s	ng ng ming tining	
Interest Holder (Qualifier)	Interes	t Holder Type	Mail	ing Addr	ess Ty	pe Yea	r D	oc# B	ook/Pa	age/	Plan Re	egistra	ation Date
					No Records Fou	ind							

MEN

Recorded Interes	sts								
Interest Holder (Qualifier)	Interest	Holder T	ype	Mailing Add	ress Type	Year	Doc#	Book/Page/Plan	Registration Date
(Quanner)					No Records Found	I			
Parcel Descripti BEGINNING at a point of Committee of Loyal Ora	on the western bou					f a lot of l	and deeded	d by the Acadia Coal Company	y, Limited to the Executive
Running thence north s	ixty-one degrees w	est a distan	ce of two hu	ndred and sevente	een feet or to the e	astern bou	ndary of R	undell Street;	
Thence southerly along	the eastern bound	lary of Rund	ell Street a d	istance of one hun	ndred and twenty f	eet or to th	ne northern	side of a twenty foot lane;	
Thence south sixty-one	degrees east along	g the northe	rn side of sai	d lane a distance o	of two hundred an	i seventee	n feet or to	the western boundary of Foc	rd Street;
Thence northerly along									
Containing in all 26,040									
Saving and excepting a	ll that property con	weyed by De	eed dated Fe	bruary 26, 1951 ar	nd recorded in Boo	k 352 at Pa	age 5.		
Saving and excepting a									
	,					<u>-</u> -			
*** Municipal Governme	ent Act, Part IX Con	npliance ***							
Compliance:									
The parcel originates w	ith an instrument (i	registration (details below	and the subdivis	ion is validated by	Section 29	1 of the M	unicipal Government Act	
Registration District: PIC Registration Year: 1938 Book: 267 Page: 80	CTOU COUNTY								
Non-Enabling De	ocuments								
Inst Type	Inst No	Year	Туре	Book/Page No Non	e Reg Enabling Docume		n Syste	m Regis	stration Date
Non-Enabling Pl	ans								
Inst Type	Inst No	Year	Туре		me I Non Enabling Plans		Numbe	r Registi	ration Date
AFR Bundles									
Inst Type	Inst No	dan sente de la composición de la compo	Year	Туре	Filing Refe			Instrumen	t Date
Parcel Relations	hips								
Related PID	an fan weren it en in en ander genop der genop der genop	En de l'an Carlle Baldeman maarra des	ne an t- Nor-Park Calabanacharan	•••	Relationship	er forstanden i der Annetter	raman yan in san Alar na raman y	ann an an ann an Arlan an Arlan ann ann an Arlan an Arlan an Arlan	nongenen finis Bir stanfingele des seugen omden stellen in de mont stellen stelle stelle stelle stelle stelle
				Ň	No Related PIDs Fo	ind			
This parcel IS REGISTER the register, subject to a	ED PURSUANT TO my discrepancy in t	THE Land Re he location,	gistration Ac	t. The registered of r extent of the pare	wner of the registe cel and subject to t	ed interest ne overridii	owns the i	nterest defined in this register [Land Registration Act subsect	in respect of the parcel described in ion 20(1)].
No representations who boundaries or extent of	ntsoever are made o the parcel [Land Re	is to the vali egistration A	dity or effect ct subsection	of recorded docum 21(1)].	nents listed in this p	arcel regis	ter. The des	cription of the parcel is not cor	nclusive as to the location,
L				· · · · · · · · · · · · · · · · · · ·					

Property Online Version 1.0

PROPERTY On hime

Land Registration View

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

PID	65044018	Parcel Type	STANDARD PAR	CEL	Status	ACTIVE	
Area	29327 SQUARE FEET (PLAN)	Parcel Access	PUBLIC		Manag. Unit	a de casa competitiva	
Lot	LOT 2-B	Created	Mar 22, 1990 12	MA00:00	2		
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY C	OF THE COUNTY O	Manner of Tenure	NOT APPLICABLE	
LR Status	LAND REGISTRATION	LR Date	Jan 31, 2014 09:5	52:38AM			
Location		Count	y	Primary Lo	ocation	Source	ang Subbana ang Subbana ang Subb
6264 STELLARTON	TRAFALGAR ROAD	PICTOU	COUNTY	Yes		Assigned by Munic	pality
Comments MAP:04C1300NW							
Assessment Acco	ount Value			Таз	x District	Tax Ward	Tax Sub
<u>00538353</u>	\$232,000.00	0 (2024 COMMERCIAL TAX	ABLE)	120		000	
Registered Intere	sts		And a second sec				
Interest Holder	Interest Holder	Mailing Address	Type Year D	oc# Bo	ok/Page/Plan	Registration	NS Non-
(Qualifier)	Туре	99 WYSE ROAD SUITE				Date	Res?
3284906 NOVA SCOTIA LIMITED	FEE SIMPLE	600 POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5	DEED 2019	15247232 View Form View Doc		Oct 07, 2019	No
Farm Loan Board	- Occupants & Mailing A	ddresses					
Name	Interest Holder Type			Ma	ailing Address		
		^	lo Records Found		-		
Benefits to the Re	egistered Interests						
Benefit Details	Interest Holder Typ		Year Do	oc# Book/	/Page/Plan	Registratio	n Date
Burdens on the R	egistered Interests						
Interest Holder (Qualifier)	Interest Holder Type	Mailing Addre	ess Type	Year Doc#	# Book/Page/	Plan Registra	ation Date
Textual Qualificat	ions on Title						
Qualifications Te	xt		and the inclusion of the state of the second				
		Λ	lo Records Found				
Tenants in Comm	on not registered pursua	nt to the Land Reg	istration Act				
Interest Holder	Interest Holder Type	entrena trabale against maintenante	error of the second second second	a Decomposition in the second	t Book (D)	Dian Desist	tion Data
(Qualifier)	interest nonder Type	Mailing Addre		rear Doc#	# Book/Page/	rian Registra	ation Date
		~	lo Records Found				

ME V

Interest Holder	Interest	Holder	Mailing Address	Type	Vear	Doc#	Book/Page/Plan	Registration
(Qualifier)	Туре		254 FOORD STREET	· she	rear	500#	SUUR/ FOYC/ FIGN	Date
ROYAL BANK OF CANAD	A DEBENTURE	HOLDER	POST OFFICE BOX 2020 STELLARTON NS CA BOK 1S0	DEBENTURE	1989	8425 <u>View Doc</u>	Book 1011 Page 636	Jul 05, 1989
SHELL CANADA PRODUC LIMITED	TS MORTGAGEE	E	758 SHERBROOKE STREET W MONTREAL QC CA H3A 1G1	MORTGAGE	1991	2849 Diew Doc	Book 1068 Page 366	Apr 05, 1991
L. BURGE SERVICES LTD.	MORTGAGEE	I	6264 TRAFALGAR ROAD STELLARTON NS CA BOK 1S0 10 YORK MILLS ROAD	MORTGAGE	2014	106335087		Dec 12, 2014
ROYAL BANK OF CANAD	A MORTGAGEE	I	FLOOR 3 TORONTO ON CA M2P 0A2	MORTGAGE	2024	123641020		Jan 24, 2024
ROYAL BANK OF CANAD	a assignee		10 YORK MILLS ROAD FLOOR 3 TORONTO ON CA M2P 0A2 1871 HOLLIS STREET	ASSIGNMENT OF LEASES AND/OR RENTS	2024	123641178		Jan 24, 2024
ROYAL BANK OF CANAD.	A MORTGAGEE	I	FLOOR 7 HALIFAX NS CA B3J 1M7	MORTGAGE	2024	123917073		Apr 03, 2024
Parcel Descriptio PID NO. 65044018	n		n an	ngantan , inggi yan inggi yan inggi yang kanangan kan		American (1997), 297 (198	ngana i ka uuluu ka Ka Aluga kuuput 306 vi akk	u an tha sean t ha
PLACE NAME: Stellarton,	Trafalgar Road, Pie	ctou County	v, Nova Scotia					
	Pictou County							
		-В						
DESIGNATION OF PARCE TITLE OF PLAN: Plan of S	L ON PLAN: LOT 2		ያ Parcel A lands owned by	L. Burge Services Limited and P	arcel B ow	ned by Bernard	R. MacDougall Riverton, P	ictou County, Nova
DESIGNATION OF PARCE TITLE OF PLAN: Plan of S Scotia	L ON PLAN: LOT 2 ubdivision showin		ጵ Parcel A lands owned by	L. Burge Services Limited and P	arcel B own	red by Bernard	R. MacDougall Riverton, P	ictou County, Nova
DESIGNATION OF PARCE TITLE OF PLAN: Plan of S Scotia REGISTRATION COUNTY:	L ON PLAN: LOT 2 ubdivision showin Pictou County		ድ Parcel A lands owned by	L. Burge Services Limited and P	arcel B ow	ned by Bernard	R. MacDougall Riverton, P	ictou County, Nova
DESIGNATION OF PARCE TITLE OF PLAN: Plan of S Scotia REGISTRATION COUNTY: REGISTRATION NUMBER	L ON PLAN: LOT 2 ubdivision showin Pictou County OF PLAN: 3286	g Lots 2, 3 8	& Parcel A lands owned by	L. Burge Services Limited and P	arcel B own	ned by Bernard	R. MacDougall Riverton, P	ictou County, Novi
DESIGNATION OF PARCE TITLE OF PLAN: Plan of S Scotia REGISTRATION COUNTY: REGISTRATION NUMBER REGISTRATION DATE OF	L ON PLAN: LOT 2 ubdivision showin Pictou County OF PLAN: 3286 PLAN: March 12, 1	g Lots 2, 3 &	ዩ Parcel A lands owned by	L. Burge Services Limited and P	arcel B own	red by Bernard	R. MacDougall Riverton, P	ictau County, Novi
DESIGNATION OF PARCE TITLE OF PLAN: Plan of S Scotia REGISTRATION COUNTY: REGISTRATION NUMBER REGISTRATION DATE OF	L ON PLAN: LOT 2 ubdivision showin Pictou County OF PLAN: 3286 PLAN: March 12, 1	g Lots 2, 3 &	ጵ Parcel A lands owned by	L. Burge Services Limited and P	arcel B own	aed by Bernard	R. MacDougall Riverton, P	ictou County, Nova
Scotia REGISTRATION COUNTY: REGISTRATION NUMBER REGISTRATION DATE OF *** Municipal Governmer Compliance:	L ON PLAN: LOT 2 ubdivision showin Pictou County OF PLAN: 3286 PLAN: March 12, 1 nt Act, Part IX Corr	g Lots 2, 3 8 1990 apliance ***		L. Burge Services Limited and P.				ictou County, Nov
DESIGNATION OF PARCE TITLE OF PLAN: Plan of S Scotia REGISTRATION COUNTY: REGISTRATION NUMBER REGISTRATION DATE OF *** Municipal Governmer Compliance: The parcel is created by a Registration District: PICT Registration District: PICT	L ON PLAN: LOT 2 ubdivision showin Pictou County OF PLAN: 3286 PLAN: March 12, 1 nt Act, Part IX Corr a subdivision (deta	g Lots 2, 3 8 1990 apliance ***						ictou County, Nova
DESIGNATION OF PARCE TITLE OF PLAN: Plan of S Scotia REGISTRATION COUNTY: REGISTRATION NUMBER REGISTRATION DATE OF *** Municipal Governmer Compliance: The parcel is created by a Registration District: PICT	L ON PLAN: LOT 2 ubdivision showin Pictou County OF PLAN: 3286 PLAN: March 12, 1 nt Act, Part IX Corr a subdivision (deta	g Lots 2, 3 8 1990 apliance ***						ictou County, Novi
DESIGNATION OF PARCE TITLE OF PLAN: Plan of S Scotia REGISTRATION COUNTY: REGISTRATION NUMBER REGISTRATION DATE OF *** Municipal Governmer Compliance: The parcel is created by a Registration District: PICT Registration District: PICT Registration Year: 1990 Plan or Document Numb	L ON PLAN: LOT 2 ubdivision showin Pictou County OF PLAN: 3286 PLAN: March 12, 1 nt Act, Part IX Corr a subdivision (deta FOU COUNTY per: 3286	g Lots 2, 3 8 1990 apliance ***		e Registry Act or registered und	ier the Lan	d Registration A	Act	ictau County, Nova
DESIGNATION OF PARCE TITLE OF PLAN: Plan of S Scotia REGISTRATION COUNTY: REGISTRATION NUMBER REGISTRATION DATE OF *** Municipal Governmer Compliance: The parcel is created by a Registration District: PICT Registration Year: 1990 Plan or Document Numb	L ON PLAN: LOT 2 ubdivision showin Pictou County OF PLAN: 3286 PLAN: March 12, 1 Int Act, Part IX Corr a subdivision (deta TOU COUNTY ver: 3286 cuments	g Lots 2, 3 8 1990 apliance ***	hat has been filed under th	e Registry Act or registered unc	fer the Lan On Syst	d Registration 4		
DESIGNATION OF PARCE TITLE OF PLAN: Plan of S Scotia REGISTRATION COUNTY: REGISTRATION NUMBER REGISTRATION DATE OF *** Municipal Governmer Compliance: The parcel is created by a Registration District: PICT Registration Year: 1990 Plan or Document Numb	L ON PLAN: LOT 2 ubdivision showin Pictou County OF PLAN: 3286 PLAN: March 12, 1 Int Act, Part IX Com a subdivision (deta FOU COUNTY Iver: 3286 Cuments Cinst No	g Lots 2, 3 &	hat has been filed under th	e Registry Act or registered und Age Registratic Non Enabling Documents Found	ier the Lan On Syst	d Registration A	λct	
DESIGNATION OF PARCE TITLE OF PLAN: Plan of S Scotia REGISTRATION COUNTY: REGISTRATION NUMBER REGISTRATION NUMBER REGISTRATION DATE OF *** Municipal Governmer Compliance: The parcel is created by a Registration District: PICT Registration Year: 1990 Plan or Document Numb Non-Enabling Do Inst Type	L ON PLAN: LOT 2 ubdivision showin Pictou County OF PLAN: 3286 PLAN: March 12, 1 Int Act, Part IX Com a subdivision (deta FOU COUNTY Iver: 3286 Cuments Cinst No	g Lots 2, 3 &	hat has been filed under th Type Book/Pa No Type Plan	e Registry Act or registered unc	der the Lan Dn Syst	d Registration A	λct	n Date
DESIGNATION OF PARCE TITLE OF PLAN: Plan of S Scotia REGISTRATION COUNTY: REGISTRATION NUMBER REGISTRATION DATE OF *** Municipal Governmer Compliance: The parcel is created by a Registration District: PICT Registration District: PICT Registration Year: 1990 Plan or Document Numb Non-Enabling Do Inst Type	L ON PLAN: LOT 2 ubdivision showin Pictou County OF PLAN: 3286 PLAN: March 12, 1 Int Act, Part IX Corr a subdivision (deta TOU COUNTY Her: 3286 CUMENTS Enst No	g Lots 2, 3 & 1990 apliance *** iils below) ti Year	hat has been filed under th Type Book/Pa No Type Plan	e Registry Act or registered und age Registratic Non Enabling Documents Found Name Drawet	der the Lan Dn Syst	d Registration A	Act Registration	n Date

Related PID	Type of Relationship
<u>906008</u>	PARENT PARCEL NUMBER
This parcel IS REGISTERED PURSUANT TO the register, subject to any discrepancy in	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 location, boundaries or extent of the parcel and subject to the overriding interests [Land Registration Act subsection 20(1)].

Property Online Version 1.0

PROPERTY Online

Land Registration View

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

	65055550	Parcel Type	STANDARD PARCEL			Status	ACTIVE	
Area	12000 SQUARE FEET (VERIFIED)	Parcel Access	PUBLIC			Manag. Unit	MU1303	
Lot		Created	May 04, 1993 12:00	:00AM				
PDCA Status	APPROVED	APPROVED Municipal Unit			NTY OF	NOT APPLICABLE		
LR Status	LAND REGISTRATION	LR Date	Feb 06, 2006 09:29:	16AM				
Location	n Antonin yn en erster oerster oan fel oan oe o ar weder han er wel alter paan staa ol ta plaan yn oa	County	Prima	ry Loc	ation		Source	ender von die der Hilber einer Grund im eine Antersia und der Hilbert
4558 PICTOU LAN HILLSIDE	IDING ROAD	PICTOU COUNTY	Yes				Assigned by Muni	cipality
Comments MAP:04C1316NW								
Assessment Acc						District	Tax Ward	Tax Sub
03919609	\$38,400.0	0 (2024 COMMERCIAL TA)	XABLE)		090		000	
Registered Inter	rests							
Interest Holder (Qualifier)	· Interest Holder Type	Mailing Address	Type Year Do	c#	Воо	k/Page/Plan	Registration Date	NS Non- Res?
		99 WYSE ROAD SUITE	110	082326	8			
3284906 NOVA SCOTIA IMITED	A FEE SIMPLE	600 DARTMOUTH NS CA B3A 455	DEED 2017 🗐	View For View Doc	m		May 29, 2017	No
Farm Loan Boar	rd - Occupants & Mailing A	Addresses						
energy and the second sec	rd - Occupants & Mailing A Interest Holder Type	Addresses			Mai	iling Address		
energy and the second sec		Addresses	No Records Found		Mai	iling Address		
Name		Addresses	No Records Found		Mai	iling Address		
Name	Interest Holder Type			# B		iling Address Page/Plan	Registra	ation Date
Name Benefits to the F Benefit Details	Interest Holder Type Registered Interests		e Year Doc	# B			Registra	ation Date
Name Benefits to the F Benefit Details Burdens on the Interest Holder	Interest Holder Type Registered Interests Interest Holder Ty Registered Interests	уре Туре	e Year Doc	De sieblemeterener	ook/I	Page/Plan	Registra k/Page/Plan	ation Date Registration Date
Name Benefits to the F Benefit Details Burdens on the Interest Holder Qualifier)	Interest Holder Type Registered Interests Interest Holder Ty Registered Interests Interest Holder	уре Туре	e Year Doc No Records Found Mailing Address RURAL ROUTE 2	De sieblemeterener	ook/F Year 1998	Page/Plan Doc# Boo <u>2526</u>		Registration
Name Benefits to the F Benefit Details Burdens on the Interest Holder Qualifier) YARIOUS OWNERS	Interest Holder Type Registered Interests Interest Holder Ty Registered Interests Interest Holder	rpe Type Type WAY HOLDER (BURDEN)	e Year Doc No Records Found Mailing Address RURAL ROUTE 2 TRENTON NS CA	Туре	ook/F Year 1998	Page/Plan Doc# Boo 2526 In View Book Doc 2526 In View Book	k/Page/Plan	Registration Date
Name Benefits to the F Benefit Details	Interest Holder Type Registered Interests Interest Holder Ty Registered Interests Interest Holder EASEMENT / RIGHT OF EASEMENT / RIGHT OF DOMINANT PID	r pe Type Type WAY HOLDER (BURDEN) ER (BURDEN) -	e Year Doc No Records Found Mailing Address RURAL ROUTE 2 TRENTON NS CA BOK 1X0 UNKNOWN RURAL ROUTE 2 TRENTON NS CA	Type DEED	ook/F Year 1998 1998	Page/Plan Doc# Book 2526 Poc 2526 View Book Doc 2526 Soc 2526 Doc 2526 Soc 2526 Sock Doc 2526 Sock Doc Book Doc Book Doc Book Doc Book Book Book Doc Book	k/Page/Plan 1276 Page 786	Registration Date Jun 24, 1998
Name Benefits to the F Benefit Details Burdens on the Interest Holder Qualifier) VARIOUS OWNERS VARIOUS PIDS	Interest Holder Type Registered Interests Interest Holder Ty Registered Interests Interest Holder EASEMENT / RIGHT OF EASEMENT / RIGHT OF COVENANT PID VE COVENANT HOLDER (B	r pe Type Type WAY HOLDER (BURDEN) ER (BURDEN) -	e Year Doc No Records Found Mailing Address RURAL ROUTE 2 TRENTON NS CA BOK 1X0 UNKNOWN RURAL ROUTE 2	Type DEED DEED	ook/F Year 1998 1998	Page/Plan Doc# Boo 2526 Poc 2526 Doc 2526 Niew Book Doc 2526 2526 2526	k/Page/Plan 1276 Page 786 1276 Page 786	Registration Date Jun 24, 1998 Jun 24, 1998
Vame Benefits to the F Benefit Details Burdens on the Interest Holder Qualifier) VARIOUS OWNERS VARIOUS PIDS UBJECT TO RESTRICTI	Interest Holder Type Registered Interests Interest Holder Ty Registered Interests Interest Holder EASEMENT / RIGHT OF EASEMENT / RIGHT OF DOMINANT PID	r pe Type Type WAY HOLDER (BURDEN) ER (BURDEN) -	e Year Doc No Records Found Mailing Address RURAL ROUTE 2 TRENTON NS CA BOK 1X0 UNKNOWN RURAL ROUTE 2 TRENTON NS CA	Type DEED DEED	ook/F Year 1998 1998	Page/Plan Doc# Book 2526 Poc 2526 View Book Doc 2526 Soc 2526 Doc 2526 Soc 2526 Sock Doc 2526 Sock Doc Book Doc Book Doc Book Doc Book Book Book Doc Book	k/Page/Plan 1276 Page 786 1276 Page 786	Registration Date Jun 24, 1998 Jun 24, 1998
Name Benefits to the F Benefit Details Burdens on the Interest Holder (Qualifier) VARIOUS OWNERS VARIOUS PIDS	Interest Holder Type Registered Interests Interest Holder Ty Registered Interests Interest Holder Ty Registered Interests Interest Holder EASEMENT / RIGHT OF EASEMENT / RIGHT OF COVENANT PID VE COVENANT HOLDER (B ations on Title	r pe Type Type WAY HOLDER (BURDEN) ER (BURDEN) -	e Year Doc No Records Found Mailing Address RURAL ROUTE 2 TRENTON NS CA BOK 1X0 UNKNOWN RURAL ROUTE 2 TRENTON NS CA	Type DEED DEED	ook/F Year 1998 1998	Page/Plan Doc# Book 2526 Poc 2526 View Book Doc 2526 Soc 2526 Doc 2526 Soc 2526 Sock Doc 2526 Sock Doc Book Doc Book Doc Book Doc Book Book Book Doc Book	k/Page/Plan 1276 Page 786 1276 Page 786	Registration Date Jun 24, 1998 Jun 24, 1998

Tenants in Co	nmon not re	gistered	l pursuai	nt to the Land	Registra	tion Act					
Interest Hold (Qualifier)	er Intere	est Holde	er Type	Mailing Ac		Type	Year	Doc#	Bool	k/Page/Plan	Registration Date
B											
Recorded Inte	a cara		aylar bar bir di san barn sa sa ayan ayan sa	e ar e Matter Constant, ar yn y ywr m				و الا الم المحمد الي ال		ى ئىلى بىرى بىر ، بىرى بىر ، بىرى بىرى بىرى ب	ander an organisera and an again that the second
Interest Hold (Qualifier)	er Intere	est Hold	er Type	Mailing Addr	ess	Туре	Year	Doc#		Book/Page/Pl	an Registration Date
ROYAL BANK OF CA	NADA MORTGA	AGEE		1871 HOLLIS STREE HALIFAX NS CA B3J 1M7	et floor 7	MORTGAG	E 2024	12391 <u>View</u> <u>View</u>	Form		Apr 03, 2024
Parcel Descrip	otion	an an ann an	n de de la constante de la com				•••••			an tea an	a Manadi mana kana salari in 19 kan Mana Salari in 19 kan salari in 19 kan salari in 19 kan salari in 19 kan sa
•		land situate	e, lying and t	peing at Hillside, in th	he County of	Pictou and	Province o	of Nova Sc	otia, b	ounded and described	as follows:
BEGINNING at the ir Robert John Barr and			jin of the hig	hway leading throug	gh Hillside to	Pictou Lanc	ling, mark	ing the so	outheas	tern angle of the lot of	land now or formerly owned by
THENCE Northward	y on the Eastern I	boundary lir	ne of the abo	ove mentioned lot a	distance of o	ne hundred	twelve (1	12) feet;			
THENCE Eastwardly	until it meets the	Western bo	undary line (of lands formerly ow	ned or occup	pied by Jam	es W. Reid	1;			
THENCE Southward	y on last mention	ied boundai	ry line a dista	ance of one hundred	twelve (112)	feet to the	said highv	way margi	n;		
THENCE Westwardly	on said highway	margin unt	il it comes to	o the place of Beginn	ing.						
SUBJECT TO AND RE twelve (12) feet wide	SERVING TO the extending along	Grantor and the whole	d his heirs an length of the	id assigns a free and Western boundary	uninterrupte line of the la	ed right-of-v nds herein d	vay at all t lescribed,	imes and now used	for all p as a ro	ourposes through, alon badway;	g and over the parcel of land
SUBJECT TO RESTRIC repair shop, recyclin				y, unless the grantor	consents in v	writing, shall	not be u	sed for the	e purpo	ses of an auto body sh	op, auto repair shop and truck
BEING AND (NTEND 1956 and registered Page 125.	ED TO BE part an in the Registry of	d parcel of 1 f Deeds Offi	the lands des ce for the reg	scribed in the Quit C gistration district of	laim Deed fro the County o	om the Hein of Pictou on 1	s of James the 7th da	s S. Reid to ay of Augu	o Effie F ist, A.D.	Ross Hoskins bearing d , 1956, under documer	ate the 21st day of June, A.D., nt number 860 in Book 388 at
ALSO BEING AND IN 1974.	ITENDED TO BE t	he same lot	of land in De	eed 7332, Book 652	Page 134 fro	m John Carl	Hoskins t	o John A.	Hoskin	s and Ada J. Hoskins, d	lated the 11th day of July, A.D.,
AND ALSO BEING A of September, 1976.	ND INTENDED TO) BE the san	ne lot of land	l as conveyed in a Q	uit Claim Dee	ed from Johi	n A. Hoski	ns to Ada	J. Hosk	ins recorded in Book 6	96 at Page 253 on the 22nd day
AND ALSO BEING A Deeds, Pictou on the					Hoskins to J	lohn R. Reid	by Deed	dated the	19th di	ay of October, 1976 an	d recorded at the Registry of
MGA Compliance St subdivision is valida					i dated July '	11, 1974, re <u>c</u>	istered in	the regist	tration	district of Pictou in Boc	ok 652 at Page 134 and the
Non-Enabling	Documents										
Inst Type	Inst No	Year	Туре	erren en en anter an	Book,	/Page	Reg	istratio	on Sy	stem R	egistration Date
Document	99342793	2011	CROWN R	ELEASE - DNR			LAND	REGISTR	ATION	10	/18/2011
Non-Enabling	Plans										
Inst Type	Inst No	Ye	ear T	ype Plan f N	Name Io Non Enabl			lumber		Registra	ation Date
AFR Bundles											
Inst Type	Inst	: No	Year	Туре		Filing R	eferen	ce		Instrume	ent Date
Non-Registered	<u>1861</u>	. <u>30</u>	2006	AFR BUNDLE		HC483-13-				2/20/2006	
Parcel Relatio	nships										
Related PID	an a	n a const	at the second	Type of	f Relatio	nship			••••	10 - 1 B 1911 - 1920, 1988 - 1	ar y too, oo waxay a waxaa kaa ka ka a a too too too too too too too too to
<u>870246</u>					ARCEL NUME	-					

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)].

Property Online Version 1.0

PROPERTY Online

Land Registration View

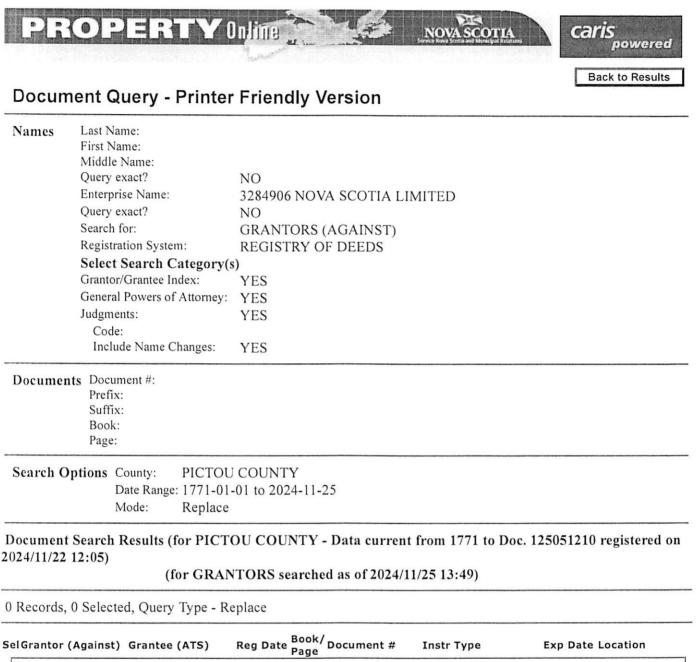
* Indicates interests inherited on subdivision or re-configuration of parcel

PID	65065260	Parcel Type	STANDARD PA	RCEL	Status		ACTIVE	
Area	39138 SQUARE FEET (PLAN)	Parcel Access	PUBLIC		Manag.	Unit	MU1304	
Lot	LOT 1-2-3-4-5	Created	Sep 15, 1994 1	12:00:00AM				
PDCA Status	APPROVED	Municipal Unit	TOWN OF STE	LLARTON	Manner Tenure	of	NOT APPLICAB	ILE
LR Status	LAND REGISTRATION	LR Date	Apr 08, 2014 1	0:56:27AM	Tenure			
Location	Coun	ty	Primary Lo	cation		Sourc	се	والمحالية والمحالية والمحالية المحالية
228 FOORD STREE		COUNTY	No			Assigned	d by Municipality	
UNIT 1						0		
STELLARTON								
228 FOORD STREE	Ι ΡΙΟΤΟΟ	COUNTY	No			Assigned	d by Municipality	
UNIT 2 STELLARTON								
230 FOORD STREE		COUNTY	Ne				11 11 11 11	
STELLARTON		COUNTY	No			Assigned	d by Municipality	
FOORD STREET	PICTOL	COUNTY	Yes			Assigned	d by Municipality	
STELLARTON	, le loo					Assigned	a by Municipality	
Comments				terra de la construcción de la calcula de la				
Assessment Acc	ount Value		and the second state of th		Tax District		Tax Ward	Tax Sub
	Talac							
Registered Intere	\$916,700.0	00 (2024 COMMERCIAL TA	XABLE)		000		20	
Registered Intere Interest Holder	\$916,700.	00 (2024 COMMERCIAL TA Mailing Address	-		000 Book/Page/I	Plan	egistration ate	NS Non- Res?
Registered Intere Interest Holder	\$916,700. ests Interest Holder		-	Doc#	Book/Page/I	Plan	egistration	
Registered Intere Interest Holder (Qualifier) 3284906 NOVA SCOTIA	\$916,700. ests Interest Holder Type	Mailing Address 99 WYSE ROAD SUITE 600	Type Year	Doc# <u>113347596</u>	Book/Page/I	Plan D	egistration ate	Res?
Registered Intere Interest Holder (Qualifier) 3284906 NOVA SCOTIA	\$916,700. ests Interest Holder	Mailing Address 99 Wyse ROAD SUITE 600 DARTMOUTH NS CA B3A 4S5	Type Year	Doc# 113347596 <u>View Form</u> <u>View Doc</u>	Book/Page/I	Plan D	egistration	
Registered Intere Interest Holder (Qualifier) 3284906 NOVA SCOTIA LIMITED	\$916,700. ests Interest Holder Type FEE SIMPLE	Mailing Address 99 WYSE ROAD SUITE 600 DARTMOUTH NS CA B3A 4S5 99 WYSE ROAD	Type Year	Doc# 113347596 Úlew Form View Doc 110002152	Book/Page/I	Plan D	egistration ate at 02, 2018	Res?
04184173 Registered Intere Interest Holder (Qualifier) 3284906 NOVA SCOTIA LIMITED 3284906 NOVA SCOTIA LIMITED	\$916,700. ests Interest Holder Type	Mailing Address 99 Wyse ROAD SUITE 600 DARTMOUTH NS CA B3A 4S5	Type Year	Doc# 113347596 <u>View Form</u> <u>View Doc</u>	Book/Page/I	Plan D	egistration ate	Res?
Registered Intere Interest Holder (Qualifier) 3284906 NOVA SCOTIA LIMITED 3284906 NOVA SCOTIA LIMITED	\$916,700. ests Interest Holder Type FEE SIMPLE	Mailing Address 99 WYSE ROAD SUITE 600 DARTMOUTH NS CA B3A 4S5 99 WYSE ROAD DARTMOUTH NS CA B3A 4S5	Type Year	Doc# 113347596 Juiew Form View Doc 110002152 Support	Book/Page/I	Plan D	egistration ate at 02, 2018	Res?
Registered Intere Interest Holder (Qualifier) 3284906 NOVA SCOTIA LIMITED 3284906 NOVA SCOTIA LIMITED	\$916,700.0 ests Interest Holder Type FEE SIMPLE FEE SIMPLE	Mailing Address 99 WYSE ROAD SUITE 600 DARTMOUTH NS CA B3A 4S5 99 WYSE ROAD DARTMOUTH NS CA B3A 4S5	Type Year DEED 2018 DEED 2016	Doc# <u>113347596</u> <u>View Form</u> <u>View Doc</u> <u>110002152</u> <u>View Form</u> <u>View Doc</u>	Book/Page/I	Plan D	egistration ate at 02, 2018	Res?
Registered Intere Interest Holder (Qualifier) 3284906 NOVA SCOTIA LIMITED 3284906 NOVA SCOTIA UMITED Farm Loan Board Name	\$916,700.4 ests Interest Holder Type FEE SIMPLE FEE SIMPLE d - Occupants & Mailing A Interest Holder Type	Mailing Address 99 WYSE ROAD SUITE 600 DARTMOUTH NS CA B3A 4S5 99 WYSE ROAD DARTMOUTH NS CA B3A 4S5	Type Year	Doc# <u>113347596</u> <u>View Form</u> <u>View Doc</u> <u>110002152</u> <u>View Form</u> <u>View Doc</u>	Book/Page/I	Plan D	egistration ate at 02, 2018	Res?
Registered Intere Interest Holder (Qualifier) 3284906 NOVA SCOTIA LIMITED 3284906 NOVA SCOTIA LIMITED Farm Loan Board Name Benefits to the R	\$916,700.4 ests Interest Holder Type FEE SIMPLE FEE SIMPLE d - Occupants & Mailing A Interest Holder Type egistered Interests	Mailing Address 99 WYSE ROAD SUITE 600 DARTMOUTH NS CA B3A 4S5 99 WYSE ROAD DARTMOUTH NS CA B3A 4S5 Addresses	Type Year DEED 2018 DEED 2016	Doc# <u>113347596</u> <u>View Form</u> <u>View Doc</u> <u>110002152</u> <u>View Form</u> <u>View Doc</u> d	Book/Page/I	Plan D Oc De	egistration ate et 02, 2018 ec 05, 2016	Res? No
Registered Intere Interest Holder (Qualifier) 3284906 NOVA SCOTIA LIMITED 3284906 NOVA SCOTIA LIMITED Farm Loan Board Name Benefits to the R	\$916,700.4 ests Interest Holder Type FEE SIMPLE FEE SIMPLE d - Occupants & Mailing A Interest Holder Type	Mailing Address 99 WYSE ROAD SUITE 600 DARTMOUTH NS CA B3A 4S5 99 WYSE ROAD DARTMOUTH NS CA B3A 4S5 Addresses	Type Year DEED 2018 DEED 2016	Doc# 113347596 Jiew Form IView Doc 110002152 Jiew Form IView Doc d Doc# Bo	Book/Page/I	Plan D Oc De	egistration ate at 02, 2018	Res? No
Registered Intere Interest Holder (Qualifier) 3284906 NOVA SCOTIA LIMITED S284906 NOVA SCOTIA LIMITED Farm Loan Board Name Benefits to the R Benefit Details	\$916,700.4 ests Interest Holder Type FEE SIMPLE FEE SIMPLE d - Occupants & Mailing A Interest Holder Type egistered Interests	Mailing Address 99 WYSE ROAD SUITE 600 DARTMOUTH NS CA B3A 4S5 99 WYSE ROAD DARTMOUTH NS CA B3A 4S5 Addresses	Type Year DEED 2018 DEED 2016 No Records Four	Doc# 113347596 Jiew Form IView Doc 110002152 Jiew Form IView Doc d Doc# Bo	Book/Page/I	Plan D Oc De	egistration ate et 02, 2018 ec 05, 2016	Res? No
Registered Intere Interest Holder (Qualifier) 3284906 NOVA SCOTIA LIMITED 3284906 NOVA SCOTIA UMITED Farm Loan Board Name Benefits to the R Benefit Details	\$916,700.4	Mailing Address 99 WYSE ROAD SUITE 600 DARTMOUTH NS CA B3A 4S5 99 WYSE ROAD DARTMOUTH NS CA B3A 4S5 Addresses	Type Year DEED 2018 DEED 2016 No Records Four	Doc# 113347596 Jiew Form I View Doc 110002152 View Form I View Doc d Doc# Bo d	Book/Page/I	Plan D Od De ress	egistration ate 20 02, 2018 20 05, 2016 Registrati	Res? No

Interest Holder (Qualifier)	Interest Holder Typ	De Mailing Address 250 FOORD STREET	Туре	Year	Doc#	Book/Page/Plan	Registration Date
IOWN OF STELLARTON	PARTY TO AGREEMENT (BUR	POST OFFICE BOX (DEN) 2200 STELLARTON NS CA B0K 1S0	AGREEMENT RE USE OF LAND	2016	109911892		Nov 18, 2016
50207646	COVENANT HOLDER (BURD	EN)	RESTRICTIVE COVENANT	2014	104956819 <u>View Doc</u>		Apr 25, 2014
15563414	COVENANT HOLDER (BURD	EN)	RESTRICTIVE COVENANT	2014	104956819 <u>View Doc</u>		Apr 25, 2014
60023165	COVENANT HOLDER (BURD	EN)	RESTRICTIVE COVENANT	2014	104956819		Apr 25, 2014
50058114	COVENANT HOLDER (BURD	EN)	RESTRICTIVE COVENANT	2014	104956819 <u>View Doc</u>		Apr 25, 2014
Textual Qualifica	tions on Title						
Qualifications Te	ext	n an an the second many second se	na ing nang nang nang nang nang nang nan		na an a		
			No Records Found				
Tenants in Comn	non not registered p	ursuant to the Land Re	gistration Act				
Interest Holder (Qualifier)	Interest Holder 1	Гуре Mailing Add	ress Type Year	Doci	# Book/P	age/Plan Regi	istration Date
(2)			No Records Found				
Recorded Interes	sts						
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Туре	Year	Doc#	Book/Page/Plan	Registration Date
THE TOWN OF		250 FOORD STREET POST OFFICE BOX 2200	AGREEMENT RE USE OF		<u>5486</u>		
STELLARTON	PARTY TO AGREEMENT	STELLARTON NS CA BOK 1SO	LAND	1994	Doc	Book 1157 Page 146	Sep 20, 1994
ROYAL BANK OF CANA		10 YORK MILLS ROAD FLOOR 3		2024	123641004		1 24 2024
		TORONTO ON CA M2P 0A2	MORTGAGE	2024	View Form		Jan 24, 2024
		1871 HOLLIS STREET FLOOR		2024	123917073		402 2024
ROVAL BANK OF CANAL		7	MONTONCE	2024	View Form		Apr 03, 2024
ROYAL BANK OF CANA(DA MORTGAGEE	7 HALIFAX NS CA B3J 1M7	MORTGAGE		B View Doc		
		HALIFAX NS CA	MORTGAGE				
Parcel Description	on	HALIFAX NS CA	MORTGAGE	· · · · · ·			
Parcel Description Registration County: PIC Street/Place Name: FOC Title of Plan: PLAN OF S	ON CTOU COUNTY ORD STREET /STELLARTON	HALIFAX NS CA			B <u>View Doc</u>	ITED TO FORM LOT 1-2-3	
Parcel Description Registration County: PIC Street/Place Name: FOC Title of Plan: PLAN OF S STELLARTON Designation of Parcel or	ON CTOU COUNTY DRD STREET /STELLARTON SUBDIVISION SHOWING THE C n Plan: LOT 1-2-3-4-5	HALIFAX NS CA B3J 1M7			B <u>View Doc</u>	ITED TO FORM LOT 1-2-3	
Parcel Description Registration County: PIC Street/Place Name: FOC Title of Plan: PLAN OF S STELLARTON Designation of Parcel or Registration Number of	ON CTOU COUNTY ORD STREET /STELLARTON OBDIVISION SHOWING THE C n Plan: LOT 1-2-3-4-5 Plan: 113863931	HALIFAX NS CA B3J 1M7			B <u>View Doc</u>	ITED TO FORM LOT 1-2-3	
Parcel Description Registration County: PIC Street/Place Name: FOC Title of Plan: PLAN OF S STELLARTON Designation of Parcel or Registration Number of Registration Date of Pla	ON CTOU COUNTY ORD STREET /STELLARTON OBDIVISION SHOWING THE C n Plan: LOT 1-2-3-4-5 Plan: 113863931	HALIFAX NS CA B3J 1M7 CONSOLIDATION OF LOT 1-2-3-			B <u>View Doc</u>	ited to form lot 1-2-3	
Parcel Descripti Registration County: PIC Street/Place Name: FOC Title of Plan: PLAN OF S STELLARTON Designation of Parcel or Registration Number of Registration Date of Pla *** Municipal Governme	ON CTOU COUNTY DRD STREET /STELLARTON OBDIVISION SHOWING THE C n Plan: LOT 1-2-3-4-5 Plan: 113863931 n: 2019-01-11 15:13:25	HALIFAX NS CA B3J 1M7 CONSOLIDATION OF LOT 1-2-3-			B <u>View Doc</u>	ITED TO FORM LOT 1-2-3	
Parcel Descripti Registration County: PIC Street/Place Name: FOC Title of Plan: PLAN OF S STELLARTON Designation of Parcel or Registration Number of Registration Date of Pla *** Municipal Governme Compliance: The parcel is created by Registration District: PIC Registration Year: 2019	on TOU COUNTY SRD STREET /STELLARTON UBDIVISION SHOWING THE C n Plan: LOT 1-2-3-4-5 Plan: 113863931 n: 2019-01-11 15:13:25 ent Act, Part IX Compliance *** a subdivision (details below) TOU COUNTY	HALIFAX NS CA B3J 1M7 CONSOLIDATION OF LOT 1-2-3-	4 AND LOT 5, LANDS OF 32	84906 NC) <u>View Doc</u>		
Parcel Descripti Registration County: PIC Street/Place Name: FOC Title of Plan: PLAN OF S STELLARTON Designation of Parcel or Registration Number of Registration Date of Pla *** Municipal Governme Compliance: The parcel is created by Registration District: PIC Registration District: PIC Registration Year: 2019 Plan or Document Num	on TOU COUNTY SRD STREET /STELLARTON UBDIVISION SHOWING THE (n Plan: LOT 1-2-3-4-5 Plan: 113863931 n: 2019-01-11 15:13:25 ent Act, Part IX Compliance **** a subdivision (details below) TOU COUNTY ber: 113863931	HALIFAX NS CA B3J 1M7 CONSOLIDATION OF LOT 1-2-3-	4 AND LOT 5, LANDS OF 32	84906 NC) <u>View Doc</u>		
Parcel Descripti Registration County: PIC Street/Place Name: FOC Title of Plan: PLAN OF S STELLARTON Designation of Parcel or Registration Number of Registration Date of Pla *** Municipal Governme Compliance: The parcel is created by Registration District: PIC Registration Year: 2019	On CTOU COUNTY DRD STREET /STELLARTON UBDIVISION SHOWING THE C n Plan: LOT 1-2-3-4-5 Plan: 113863931 n: 2019-01-11 15:13:25 ent Act, Part IX Compliance *** a subdivision (details below) CTOU COUNTY ber: 113863931 Documents	HALIFAX NS CA B3J 1M7 CONSOLIDATION OF LOT 1-2-3-	4 AND LOT 5, LANDS OF 32	84906 NC	<u>View Doc</u>		-4-5, 230 FOORD ST

Non-E	nabling Pla	ns							
Inst Type	Inst No Year Type Pla				Plan Name	en e	Drawer Number	Registration Date	
Plan	<u>113863931</u> 遼 <u>View Plan</u>	° 2019	SUBDIVISION & AMALGAMATIONS			ION SHOWING THE CONSOLIDATION OF LOT 1-2-3-4 AND LOT 5, 5 NOVA SCOTIA LIMITED TO FORM LOT 1-2-3-4-5, 230 FOORD IN		1/11/2019	
AFR B	undles								
Inst Ty	уре	Ir	ist No	Yea	r Type	Filing Reference Instrum No AFR Bundles Found	nent Date	<u>.</u>	
Parcel	Relationsh	ips							
Relate	d PID	• •	- we can a shore a set of the set		Type of R	elationship	ana ang ang ang ang ang ang ang ang ang	· · · · · · · · · · · ·	
<u>942391</u>					CONSOLIDATE	ED - RELATED TO			
<u>942409</u>	2				CONSOLIDATE	ED PARCEL NUMBER			
<u>942417</u>					CONSOLIDATE	ED PARCEL NUMBER			
<u>942425</u>					CONSOLIDATE	ED PARCEL NUMBER			
						ed owner of the registered interest owns the interest defined in this reg parcel and subject to the overriding interests [Land Registration Act su		f the parcel described in	
			re made as to the valid {Land Registration Ad			ocuments listed in this parcel register. The description of the parcel is n	ot conclusive as t	o the location,	

Property Online Version 1.0



The following sort rules are used for Parcel and GGI Name Searches:	Person Names:	Company Names:
	- Spaces and Apostrophes are ignored.	in last names - All spaces and other non-alpha or non-numeric characters (#, (,), &, -etc.) are ignored.
	- Searches for either Mc o return either variation.	r Mac will

This is Exhibit "C" to the affidavit of Marc Dunning sworn before me this 27th day of November, 2024

A Barrister of the Supreme Court of Nova Scotia

ALEXANDRA STRANG A Barrister of the Supreme Court of Nova Scotia

Property Search Results

OPERTY Online

Show 10 🗸 entries

Showing 1 to 3 of 3 entries

PID	Owner	Property Address	Assessmer
PID	Owner	Civic Address	AAN
45035300	3343533 NOVA SCOTIA LIMITED	61 DUDLEY PARK LANE	03207463
Туре		UPPER FALMOUTH	Value
STANDARD PARCEL	Mailing Address		\$290,200.00 (2024 RESIDENTIA
Status	99 WYSE ROAD SUITE 600	County	\$40,900.00 (2024 RESOURCE F
ACTIVE	POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5	HANTS COUNTY	
LR Status		Area	
LAND REGISTRATION		24.88 ACRE(S) (DEED)	
PID	Owner	Civic Address	AAN
45220357	3343533 NOVA SCOTIA LIMITED	11 DUDLEY PARK LANE	07842279
Туре		UPPER FALMOUTH	Value
STANDARD PARCEL	Mailing Address	LOT SC-1	\$498,800.00 (2024 COMMERCI
Status	99 WYSE ROAD SUITE 600		\$17,000.00 (2024 RESOURCE F.
ACTIVE	POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5	County	
LR Status		HANTS COUNTY	
LAND REGISTRATION		Area	
		12.70 ACRE(S) (VERIFIED)	
PID	Owner	Civic Address	AAN
55450050	3343533 NOVA SCOTIA LIMITED	BLACK RIVER ROAD	09427406
Туре		GASPEREAU	Value
STANDARD PARCEL	Mailing Address	LOT MNZ-3	\$193,200.00 (2024 RESOURCE -
Status	99 WYSE ROAD SUITE 600		
ACTIVE	POST OFFICE BOX 876 DARTMOUTH NS CA 82Y 3Z5	County	
LR Status		KINGS COUNTY	
LAND REGISTRATION		Area	
N		13 ACRE(S) (PLAN)	
PID	Owner	Property Address	Assessmen

N(0)7

COTI

Previous

1 Next

Previous 1 Next

Showing 1 to 3 of 3 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

PROPERTY Online

Land Registration View

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

PID	45035300	Pa	arcel Type	STANDARD P	ARCEL	Status	ACTIVE	
Area	24.88 ACRE(S) (DEED)	Pa	rcel Access	PUBLIC		Manag. Uni	t MU9902	
Lot		Cr	reated	Jun 20, 1979	12:00:00AM			
PDCA Status	APPROVED	M	unicipal Unit	WEST HANTS		Manner of Tenure	NOT APPLICABL	E
LR Status LAND REGISTRATION		LF	R Date	Apr 28, 2006 (04:17:35PM			
Location		County	, ,	Primary	Location	S	ource	
61 DUDLEY PARK L UPPER FALMOUTH		HANTS CO		Yes			ssigned by Municipality	
Comments				a ann an tha canada ann an	and the second			
MAP:0244960064180 MAP:0244960064200 MAP:05L0928 MAP:05L0938 MAP:1044950064200								
Assessment Acc	ount	Value	water of the last to see the second second	and the second second second		Tax District	Tax Ward	Tax Sub
03207463		\$290,200.00 (2024 \$40,900.00 (2024 R		ABLE)		080	000	Tux Sub
Interest Holder (Qualifier) 3343533 NOVA SCOTIA LIMITED	Interest Hol Type FEE SIMPLE	Maili 99 WY 600 POST C	ing Address SE ROAD SUITE DFFICE BOX 876 MOUTH NS CA	Type Year	Doc# <u>11807695</u> <u>View Forr</u> <u>View Doc</u>	<u>n</u>	Registration Date Feb 25, 2021	NS Non Res?
		D21 52						
Farm Loan Board	l - Occupants & M	lailing Addres	ses					
Farm Loan Board Name	I - Occupants & M Interest Holder					Mailing Address		
Name	Interest Holder	r Type		No Records Foun	d	Mailing Address		
Name Benefits to the Re	Interest Holder egistered Interest	r Type ts		No Records Foun	d	Mailing Address		
Name	Interest Holder	r Type ts	Туре	ndere standarden en de	Doc# B	Mailing Address ook/Page/Plan	Registratio	n Date
Name Benefits to the Re Benefit Details	Interest Holder egistered Interest	r Type ts older Type	Туре	Year I	Doc# B			n Date
Name Benefits to the Re Benefit Details Burdens on the R Interest Holder	Interest Holder egistered Interest Interest Ho	r Type ts older Type sts	۸ Type ۱ailing Addre	Year I No Records Foun	Doc# B d e Year [Registratio	
Name Benefits to the Re Benefit Details	Interest Holder egistered Interest Interest Ho Registered Interes Interest Holde	r Type ts older Type sts	۸ Type ۱ailing Addre	Year I No Records Four Pass Type	Doc# B d e Year [ook/Page/Plan	Registratio	on Date ration Date
Name Benefits to the Re Benefit Details Burdens on the R Interest Holder (Qualifier) Textual Qualificat	Interest Holder egistered Interest Interest Ho Registered Interes Interest Holde	r Type ts older Type sts	۸ Type ۱ailing Addre	Year I No Records Four Pass Type	Doc# B d e Year [ook/Page/Plan	Registratio	
Name Benefits to the Re Benefit Details Burdens on the R Interest Holder (Qualifier)	Interest Holder egistered Interest Interest Ho Registered Interes Interest Holde	r Type ts older Type sts	۸ Type ۱ailing Addre	Year I No Records Four Pass Type	Doc# B d e Year I d	ook/Page/Plan	Registratio	

MES

nterest Holder Qualifier)	Interest Holder Type	Mailing Address	Туре	Year	Doc#	Book/Page/Plan	Registration Date
		No Re	cords Found				
ecorded Interes	ts						
nterest Holder Qualifier)	Interest Holder Type	Mailing Address	Туре	Year	Doc#	Book/Page/Pla	n Registration Date
JZANNE CORKUM	MORTGAGEE	C/O ATLANTICA LAW GROUP 99 WATER STREET WINDSOR NS CA BON 2T0	MORTGAGE	2021	1180769 🖻 _ View Fo 🗟 _ View D	orm	Feb 25, 2021

Parcel Description

ALL that certain lot of land and premises conveyed to John Lawrence late of Upper Falmouth, aforesaid, Farmer, Deceased, by his father, the late Francis Lawrence, by Deed dated April 1, 1851, and in said Deed described as follows, namely, the following lot or parcel of land, situated in Falmouth, in the County and Province aforesaid, viz; The entire Lot Number 61 in the first range of the right division of farm lots, said to contain 58 acres, being a part of the Dudley Park Farm, so called.

THE ABOVE DESCRIBED Lot Number 61 is more particularly bounded and described as follows:

BOUNDED on the Southeast by the Falmouth Dyke Road;

BOUNDED on the Northeast by the now Public Road leading from the Dyke Road to the farm buildings of John P. Lawrence and the farm buildings of the herein described lands, and continuing on the Northeast by the farm of the said John P. Lawrence;

BOUNDED on the Northwest by the Falmouth Back Road;

AND BOUNDED on the Southwest by lands of Arthur Lundrigan, lands of Charles Smith, lands of Aubrey Smith, and lands of Roy Bennett;

CONTAINING 58 acres, more or less.

SAVING AND EXCEPTING ALL THAT CERTAIN lot, piece, parcel of land situate, lying and being on the Eastern side of the Falmouth Back Road and Sangster Bridge Road, at Falmouth, Hants County, Nova Scotia; being Lot SC-1 as shown on a plan entitled Plan of Subdivision of a portion of lands of Suzanne Corkum, showing Lot SC-1, Falmouth Back Road and Sangster Bridge Road, Falmouth, Hants County, Nova Scotia; signed by Clinton C. Garland, NSLS, dated October 31, 1983, and filed at the Registry of Deeds office in Windsor, Hants County, as Plan No.P-4025.

ALSO SAVING AND EXCEPTING ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being on the Eastern side of the Falmouth Back Road, at Falmouth, Hants County, Nova Scotia, being Lot SC-2 as shown on a plan entitled Plan of Subdivision of a portion of lands of Suzanne Corkum showing Lot SC-2, Falmouth Back Road, Falmouth, Hants County, Nova Scotia; signed by Clinton C. Garland, NSLS, dated May 4, 1984; approved on June 1, 1984 and filed at the Registry of Deeds office in Windsor, Hants County, as Plan No. P-4127.

ALSO SAVING AND EXCEPTING ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being on the Eastern side of the Falmouth Back Road, in Upper Falmouth, in the County of Hants and Province of Nova Scotia, being lot SC 3 as shown on a plan titled Plan of Subdivision Lot SC-3, Lands Conveyed to Suzanne Corkum, Upper Falmouth, Hants County, Nova Scotia, dated July 18, 1988 and approved by the West Hants Municipal Development Officer on August 11, 1988, and filed at the Registry of Deeds office in Windsor, Hants County, as Plan No. 5811.

ALSO SAVING AND EXCEPTING ALL THAT CERTAIN lot, piece and parcel of land situate, lying and being on the Western side of Falmouth Dyke Road, in Upper Falmouth, in the County of Hants and Province of Nova Scotia, being Lot SC-1 as shown on a plan titled Plan of Subdivision Lot SC-1, Lands Conveyed to Suzanne Corkum, Upper Falmouth, Hants County, Nova Scotia dated September 28, 1989 and prepared by Curtis Kimball. NSLS, and approved by the West Hants Municipal Development Officer on October 26, 1989, and filed at the Registry of Deeds office in Windsor, Hants County, as Plan No. 6155.

ALSO SAVING AND EXCEPTING ALL THAT CERTAIN lot situate, lying and being on the Eastern side of Falmouth Back Road, Falmouth, Hants County, Nova Scotia; being Lot SC 4 as shown on a plan titled Plan of Survey of Lot SC-4, Subdivision of a portion of land conveyed to Suzanne Corkum, Falmouth Back Road, Falmouth, Hants County, Nova Scotia, certified by Clinton C. Garland, NSLS, dated May 24, 2000, and and filed at the Registry of Deeds office in Windsor, Hants County, as Plan No. 8533.

ALSO SAVING AND EXCEPTING ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being on the West side of Falmouth Dyke Road, Upper Falmouth, Hants County, Nova Scotia, identified as: For Agricultural Use Only, and shown on a plan titled Plan of Subdivision Lot SC-1, Lands Conveyed to Suzanne Corkum, Upper Falmouth, Hants County, Nova Scotia, certified by Curtis Kimball, NSLS, dated September 28, 1989, approved October 26, 1989 as West Hants Plan No. 103 89, and filed at the Registry of Deeds office in Windsor, Hants County, as Plan No.6155; said For Agricultural Use Only being more particularly described as follows:

BEGINNING at a point on the West boundary of Falmouth Dyke Road where it is intersected by the South boundary of Lot SC-1, said point being on a bearing of North 35 degrees 00 minutes 33 seconds East and a distance of 1403.92 feet from Nova Scotia Coordinate Monument 8479, as shown on said plan;

THENCE Southerly along said West boundary of Falmouth Dyke Road, a distance of 520 feet, more or less, to the Northeast corner of lands conveyed to Siga Holdings Ltd.;

THENCE Northwesterly along the Northeast boundary of said lands conveyed to Siga Holdings Ltd., a distance of 810 feet, more or less, to a Southeast corner of said Lot SC-1;

THENCE North 00 degrees 20 minutes 45 seconds West along a East boundary of said Lot SC-1, a distance of 101.31 feet to a point;

THENCE North 80 degrees 57 minutes 56 seconds East along said South boundary of Lot SC-1, a distance of 700.21 feet to the point of BEGINNING.

THE above described For Agricultural Use Only contains an area of 5 acres, more or less.

Non Enghling Deguments

BEARINGS are grid, referable to a 3 degrees Modified Transverse Mercator projection, zone 5, with Central Meridian at 64 degrees 30 minutes West longitude.

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 Hants as plan or document number 8533.

Non-Enabling						
Inst Type	Inst No	Year		Book/Page	Registration System	Registration Date
				No Non Enablin	g Documents Found	
Non-Enabling						
Inst Type	Inst No	Үеаг	Туре	Plan Name	Drawer Number	Registration Date
				No Non Enab	lina Plans Found	

Inst Type	Inst No	Year	Туре	Filing Reference	Instrument Date
Non-Registered	<u>196791</u>	2006	AFR BUNDLE	HC483-09-340268763	5/5/2006
Parcel Relations	hips				
Related PID	ي دي يوميو يا يو بايهايه		Type of Rel	ationship	n a fa a su a constante a su subseque en al constante en enconstante en enconstante en a su su constante en ac
<u>45142072</u>			INFANT PARCEL		
<u>45211844</u>			INFANT PARCEL		
<u>45220357</u>			INFANT PARCEL		
45220365			INFANT PARCEL		
<u>45261922</u>			INFANT PARCEL		
<u>45333945</u>			INFANT PARCEL		
				er of the registered interest owns the interest and subject to the overriding interests (Land	st defined in this register in respect of the parcel described
	, oldorepeniej in inc ioc		or extent of the purcet		s negisionion act subsection 20(1).
	atsoever are made as to th the parcel [Land Registra			's listed in this parcel register. The description	on of the parcel is not conclusive as to the location,

Property Online Version 1.0

PROPERTY Online

Land Registration View

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

PID	45220357	Parcel Type	STANDARD PA	RCEL	Status	ACTIVE	
Area	12.70 ACRE(S) (VERIFIED)	Parcel Access	PUBLIC		Manag, Unit	t MU9902	
Lot	LOT SC-1	Created	Nov 20, 1989 1	12:00:00AM			
PDCA Status	APPROVED	Municipal Unit	WEST HANTS F		Manner of	NOT APPLICABL	LE
LR Status	LAND REGISTRATION	LR Date	Aug 17, 2011 0		Tenure		
Location		County	Primary	Location	S	ource	ente el la transferencia de Adria de Barre
11 DUDLEY PARK L	ANE	HANTS COUNTY	Yes			signed by Municipality	
Comments							
LOC:CORNER FALMOUT	H DYKE ROAD						
MAP:0244960064180							
MAP:0244960064200							
MAP:05L0927							
MAP:05L0928							
MAP:05L0937 MAP:05L0938							
MAP:1044950064200							
Assessment Acc	ount Value	•	and the second		Tax District	Tax Ward	Tax Sub
		2 0.00 (2024 COMMERCIAL TA)	XABLE)				
07842279		.00 (2024 RESOURCE FARM)			080	000	
	while the second s		0 1000000000000000000000000000000000000	Representation (1990) Provide Automatica		Residention	NG Mar
Interest Holder	ests Interest Holder Type	Mailing Address	Type Year	Doc#	Book/Page/Plan	Registration Date	NS Non- Res?
Registered Intere Interest Holder (Qualifier)	Interest Holder	Mailing Address 99 WYSE ROAD SUITE 600	Туре Үеаг	Doc# 118076877			
Interest Holder	Interest Holder	99 WYSE ROAD SUITE	DEED 2021				
Interest Holder (Qualifier) 3343533 NOVA SCOTIA LIMITED	Interest Holder Type	99 WYSE ROAD SUITE 600 POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5	DEED 2021	118076877		Date	Res?
Interest Holder (Qualifier) 3343533 NOVA SCOTIA UMITED Farm Loan Board	Interest Holder Type FEE SIMPLE	99 WYSE ROAD SUITE 600 POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5 Addresses	DEED 2021	118076877		Date Feb 25, 2021	Res?
Interest Holder (Qualifier) 3343533 NOVA SCOTIA LIMITED Farm Loan Board	Interest Holder Type FEE SIMPLE d - Occupants & Mailing	99 WYSE ROAD SUITE 600 POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5	DEED 2021	118076877 ☐ <u>View Form</u>] <u>View Doc</u>		Date Feb 25, 2021	Res?
Interest Holder (Qualifier) 3343533 NOVA SCOTIA LIMITED Farm Loan Board Name	Interest Holder Type FEE SIMPLE d - Occupants & Mailing	99 WYSE ROAD SUITE 600 POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5	DEED 2021	118076877 ☐ <u>View Form</u>] <u>View Doc</u>		Date Feb 25, 2021	Res?
Interest Holder (Qualifier) 3343533 NOVA SCOTIA LIMITED Farm Loan Board Name	Interest Holder Type FEE SIMPLE d - Occupants & Mailing Interest Holder Type	99 WYSE ROAD SUITE 600 POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5 Addresses	DEED 2021 No Records Found	118076877 [™] <u>View Form</u> [™] <u>View Doc</u> d Doc# Bo		Date Feb 25, 2021	Res?
Interest Holder (Qualifier) 3343533 NOVA SCOTIA LIMITED Farm Loan Board Name Benefits to the R Benefit Details	Interest Holder Type FEE SIMPLE d - Occupants & Mailing Interest Holder Type egistered Interests	99 WYSE ROAD SUITE 600 POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5 Addresses	DEED 2021 No Records Found Year E	118076877 [™] <u>View Form</u> [™] <u>View Doc</u> d Doc# Bo	Mailing Address	Date Feb 25, 2021	Res?
Interest Holder (Qualifier) 3343533 NOVA SCOTIA LIMITED Farm Loan Board Name Benefits to the R Benefit Details	Interest Holder Type FEE SIMPLE d - Occupants & Mailing Interest Holder Type egistered Interests Interest Holder T	99 WYSE ROAD SUITE 600 POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5 Addresses	DEED 2021 No Records Found Year E No Records Found	118076877 ☐ View Form] View Doc d Doc# Bo d	Mailing Address	Date Feb 25, 2021 Registratio	Res? No
Interest Holder (Qualifier) 3343533 NOVA SCOTIA LIMITED Farm Loan Board Name Benefits to the R Benefit Details Burdens on the F Interest Holder (Qualifier)	Interest Holder Type FEE SIMPLE d - Occupants & Mailing Interest Holder Type egistered Interests Interest Holder T Registered Interests Interest Holder Typ	99 WYSE ROAD SUITE 600 POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5 Addresses Addresses Type Type Mailing Addr	DEED 2021 No Records Found Year E No Records Found	118076877 <u>View Form</u> <u>View Doc</u> <u>View Doc</u> d Doc# Bo d Year D	Mailing Address	Date Feb 25, 2021 Registratio	Res? No
Interest Holder (Qualifier) 3343533 NOVA SCOTIA UMITED Farm Loan Board Name Benefits to the R Benefit Details Burdens on the F Interest Holder	Interest Holder Type FEE SIMPLE d - Occupants & Mailing Interest Holder Type egistered Interests Interest Holder T Registered Interests Interest Holder Typ	99 WYSE ROAD SUITE 600 POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5 Addresses Addresses Type Type Mailing Addr	DEED 2021 No Records Found Year E No Records Found ess Type	118076877 <u>View Form</u> <u>View Doc</u> <u>View Doc</u> d Doc# Bo d Year D	Mailing Address	Date Feb 25, 2021 Registratio	Res?
Interest Holder (Qualifier) 3343533 NOVA SCOTIA LIMITED Farm Loan Board Name Benefits to the R Benefit Details Burdens on the F Interest Holder (Qualifier)	Interest Holder Type FEE SIMPLE d - Occupants & Mailing Interest Holder Type egistered Interests Interest Holder T Registered Interests Interest Holder Typ tions on Title	99 WYSE ROAD SUITE 600 POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5 Addresses Addresses Type Type Mailing Addr	DEED 2021 No Records Found Year E No Records Found ess Type	118076877 <u>View Form</u> <u>View Doc</u> <u>View Doc</u> d Doc# Bo d Year D	Mailing Address	Date Feb 25, 2021 Registratio	Res? No

lextual Qualificat	tions on Title	and the second	e to suggeste to out	و به هرمه الدر الدر الدر الم الم الم				n na paga na pagana ng anita - at ani pana mananani na	n generalis, mensen (s. 1. 1. 1. 1991) generalis en ser
Qualifications Te	ext								
Tenants in Comm	non not registered p	oursuant to	the Lan	d Registration Act					
Interest Holder	Interest Holder	Type N	Mailing /	Address Type	Year	Doc#	Book/P	age/Plan	Registration Date
(Qualifier)			•	No Records Found				-	-
Recorded Interes	te								
Interest Holder		a maariin. Sanadha ana soo	ta, in formulation fo	м на Збарка, иметри съставите на селото за байлини и по		- sa Sanga Sa Jan, I	NE - N & Milling and the second second second database	a a martina de desta sur como a canada como	Registration
(Qualifier)	Туре	Mailing Ac	ddress	Туре		Year	Doc#	Book/Page/	Plan Date
THE BANK OF NOVA SCOTIA	MORTGAGEE	80 WATER STRI POST OFFICE B WINDSOR NS (BON 2T0	3OX 428	MORTGAGE		2011	98999841 <u>View Form</u> <u>View Doc</u>	L	Aug 26, 2011
ROYAL BANK OF CANADA	MORTGAGEE	7101 AVENUE Etage 5TH MONTREAL QC H3N 1X9		MORTGAGE		2021	118076901 留_View Form 固_View Doc		Feb 25, 2021
ROYAL BANK OF CANADA	ASSIGNEE	7101 AVENUE Etage 5TH MONTREAL QO H3N 1X9		ASSIGNMENT OF LEASES AND/OR RENTS	5	2021	118088724	-	Feb 26, 2021
ROYAL BANK OF CANADA	MORTGAGEE	1871 HOLLIS S FLOOR 7 HALIFAX NS CA B3J 1M7		MORTGAGE		2024	123917180 <u>View Form</u> <u>View Doc</u>	-	Apr 03, 2024
Municipality/County: ML Designation of Parcel on Title of Plan: PLAN OF St Registration County: COI Registration Number of I Registration Date of Plan *** Municipal Governmen Compliance: The parcel is created by Registration District: HAR Registration Year: 1989 Plan or Document Numb Non-Enabling Do	UBDIVISION LOT SC-1, LAN UNTY OF HANTS Plan: 6155 n: 1989-10-26 nt Act, Part IX Compliance f a subdivision (details below NTS COUNTY per: 6155	CT OF HANTS WI	O SUZANN	IE CORKUM, UPPER FALM(
Inst Type	Inst No Year	Туре	Book/F	Page Regis		n Syste	em	Registi	ration Date
Non-Enabling Pla			*	ಲ್ಲಾಕ್ ಕ್ರೋಕ್, ಸಂಬಂಧಕ್ರಿಗಳು		-bhaght		- al, 5 1977 Marcar and all MIC (50)	a ta saka ar harra da waka sa ta sa
Inst Type	Inst No Yea	r Type	Plan	No Non Enabling Plans F		Numb	er	Registra	tion Date
AFR Bundles									
Inst Type	Inst No	Year	Туре	Filing Refer			n 🖕 mellonek olderaldi in construction eta de	Instrument I	
				No AFR Bundles Foun	d				Date
Parcel Relations	hips			No AFR Bundles Foun	d				Date

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)).

Property Online Version 1.0

PROPERTY Online

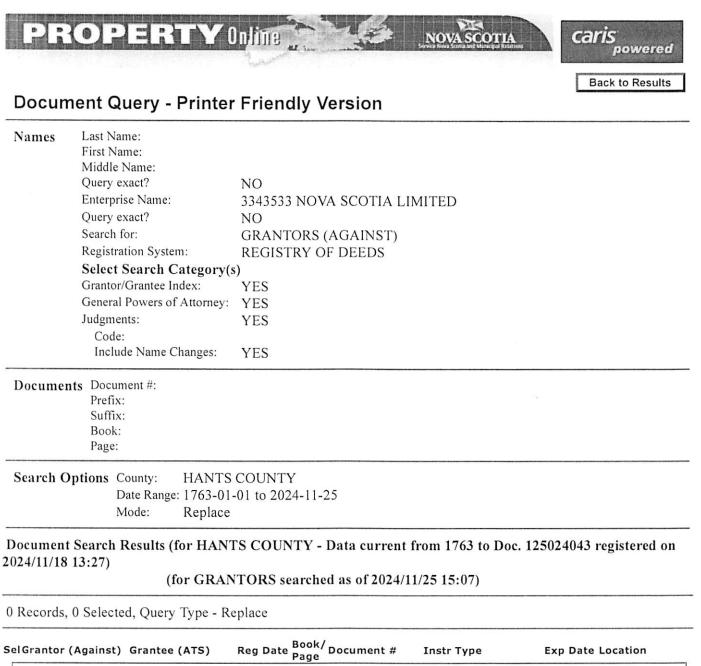
Land Registration View

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

PID	55450050		Parcel Type	STANDARD P	RCEL	Status	ACTIVE	
Area	13 ACRE(S) (PLAN)		Parcel Access	PUBLIC		Manag. Unit	MU9902	
Lot	LOT MNZ-3		Created	May 21, 2002	12:00:00AM	-		
PDCA Status	APPROVED		Municipal Unit	MUNICIPALIT KINGS	OF THE COUNTY	OF Manner of Tenure	NOT APPLICABI	-E
LR Status	LAND REGISTRATION		LR Date	Jul 21, 2005 0	2:05:02PM			
Location		County	Pr	imary Locat	ion	Source	e mytholike an an All tha each an an All tha an All that an All	na mana aka 199 ina garan na basari ta
BLACK RIVER ROAD GASPEREAU		KINGS COUN	TY Yes			Not Assigne	ed by Municipality	
WHITE ROCK ROAD GASPEREAU		KINGS COUN	TY No			Not Assigne	ed by Municipality	
Comments		and the second for a re-					ter atten et te en ver vet bekeltet atten atte besaut genargen	
Corner White Rock Road 1045050064300								
Assessment Acco	ount	Value	(2024 RESOURCE TAX		Tax 100	District	Tax Ward	Tax Sub
59427400		\$195,200.00	2024 RESOURCE TAX	ADLC)	100		000	
Registered Intere	sts				,			
Interest Holder (Qualifier)	Interest Ho Type	lder N	lailing Address	s Type Year	Doc# B	ook/Page/Plan	Registration Date	NS Non- Res?
3343533 NOVA SCOTIA LIMITED	FEE SIMPLE	6 P C	9 WYSE ROAD SUITE 20 OST OFFICE BOX 876 ARTMOUTH NS CA 2Y 3Z5	DEED 2021	118112060 ☐ <u>View Form</u> ☐ <u>View Doc</u>		Mar 02, 2021	No
Farm Loan Board	- Occupants & N	Mailing Ad	dresses					
Name	Interest Holde	r Type		No Records Four		lailing Address		
Benefits to the Re	gistered Interes	ts					5	
Benefit Details	Interest H	older Type	е Тур	e Year No Records Four		(/Page/Plan	Registrati	on Date
Burdens on the R	egistered Interes	sts						
Interest Holder (Qualifier)	Interest Hold	er Type	Mailing Add	ress Typ		# Book/Page,	/Plan Regist	ration Date
Textual Qualificat	ions on Title							
Qualifications Te	xt		and work the new annual state and		a television and a second s	i (parti Alfridano) del la rectoria di antare del conservatione del del del		an an sao an
				No Records Four	d			
				no necords roun	0			

Tenants in Com	mon not regis	tered pursua	int to the Land Registi	ration Act	ł			
Interest Holder (Qualifier)	Interest I	Holder Type	Mailing Address	Туре	Year	Doc#	Book/Page/Plan	Registration Date
			No Re	cords Found				
Recorded Intere	sts							
Interest Holder (Qualifier)		Holder Type	Mailing Address	Туре	Year	Doc#	Book/Page/Plan	Registration Date
			No Re	ecords Found				
Parcel Descripti Municipality/County: M		; County	a tana a sa				ан ал байл уулуунын байн со нин а б ус байн өө	er in chicago per pennang dina canacian e con
Designation of Parcel: L								
Registration County: Ki								
Registration No. of Plan								
Registration Date of Pla								
The parcel originates w registration district of k			hat has been filed under the Re mber P-12192.	gistry Act or i	registered	1 under the	e Land Registration Act at the L	and Registration Office for the
The Boundary Line Agr	eement recorded in	ı Book 1343 at Pag	ge 830 affects the parcel.					
Non-Enabling D	ocuments							
Inst Type	Inst No	Year Typ	De Book/Page No Non Enabli	-		n Syste	m Regis	tration Date
Non-Enabling P	lans							
Inst Type	Inst No	Year T	Type Plan Name No Non End	D abling Plans F		Numbe	r Registr	ation Date
AFR Bundles								
Inst Type	Inst No	year	r Туре	Filing I	Refere	nce	Instrume	ent Date
Non-Registered	<u>152917</u>	2005	AFR BUNDLE	HC483-04	-3132765	554	8/15/2005	
Parcel Relations	ships							
Related PID	n 1997 (k. 1997) – Marina Andrea, kan baran daga sa tangga sa	Handhood na Shifiyaanaa ayaan oo ku iyada	Type of Relati No Rela	ionship ated PIDs Four	ıd	δάγιουγοια) αδιαδιάτι τι ποι		
I								
This parcel IS REGISTER the register, subject to a	RED PURSUANT TO any discrepancy in t	THE Land Registrat he location, bounde	tion Act. The registered owner of aries or extent of the parcel and	f the registere I subject to the	d interest 2 overridin	owns the in owns the ing interests	interest defined in this register i Iand Registration Act subsecti	n respect of the parcel described in ion 20(1)].
No representations whe boundaries or extent of			effect of recorded documents lis	sted in this pa	rcel regist	ter. The des	cription of the parcel is not con	clusive as to the location,
L								J

Property Online Version 1.0



	ruge	
The following sort rules are used for Parcel and GGI Name Searches:	Person Names:	Company Names:
	- Spaces and Apostrophes are ignored.	in last names - All spaces and other non-alpha or non-numeric characters (#, (,), &, -etc.) are ignored.
	- Searches for either Mc or return either variation.	

Docur	nent Query - Printer	Friendly Version		Back to Results
Names	Last Name: First Name: Middle Name: Query exact?	NO		
	Enterprise Name: Query exact?	3343533 NOVA SCOTIA L	IMITED	
	Search for:	NO GRANTORS (AGAINST)		
	Registration System:	REGISTRY OF DEEDS		
	Select Search Category(s			
	Grantor/Grantee Index:	YES		
	General Powers of Attorney:	YES		
	Judgments:	YES		
	Code:			
	Include Name Changes:	YES		
Docume	nts Document #: Prefix:			
	Suffix:			
	Book:			
	Page:			
Search (Options County: KINGS	COUNTY		
	Date Range: 1764-01-	-01 to 2024-11-25		
	Mode: Replace			
		S COUNTY - Data current	from 1764 to Doc	e. 125045733 registered on
024/11/21		TORS searched as of 2024/	11/25 15:14)	
) Records	, 0 Selected, Query Type - Re	eplace		
elGrantor	(Against) Grantee (ATS)	Reg Date Book/ Document #	Instr Type	Exp Date Location
	ving sort rules are used for Parcel P ame Searches:	erson Names:	Company Names:	

and GGI Name Searches: - Spaces and Apostrophes in last names - All spaces and other non-alpha or non-numeric are ignored. - Searches for either Mc or Mac will return either variation. This is Exhibit "D" to the affidavit of Marc Dunning sworn before me this 27th day of November, 2024

A Barrister of the Supreme

Court of Nova Scotia

ALEXANDRA STRANG A Barrister of the Supreme Court of Nova Scotia



Property Search Results

Show 10 🗸 entries

Owner	Property Address	Assessment Info
Owner	Civic Address	AAN
4318682 NOVA SCOTIA LIMITED	1161 PARKWAY DRIVE	00007854
	PORT WILLIAMS	Value
Mailing Address		\$216,800.00 (2024 COMMERCIAL TAXA
19 HILLCREST AVENUE		
WOLFVILLE NS CA B4P 1T5	County	
	KINGS COUNTY	
	Area	
	1.53 ACRE(S) (PLAN)	
Owner	Property Address	Assessment Inf
	Owner 4318682 NOVA SCOTIA LIMITED Mailing Address 19 HILLCREST AVENUE WOLFVILLE NS CA B4P 1T5	Owner Civic Address 4318682 NOVA SCOTIA LIMITED 1161 PARKWAY DRIVE PORT WILLIAMS PORT WILLIAMS Mailing Address LOT 15 19 HILLCREST AVENUE County WOLFVILLE NS CA B4P 1TS County KINGS COUNTY Area 1.53 ACRE(S) (PLAN)

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

PROPERTY Online

Land Registration View

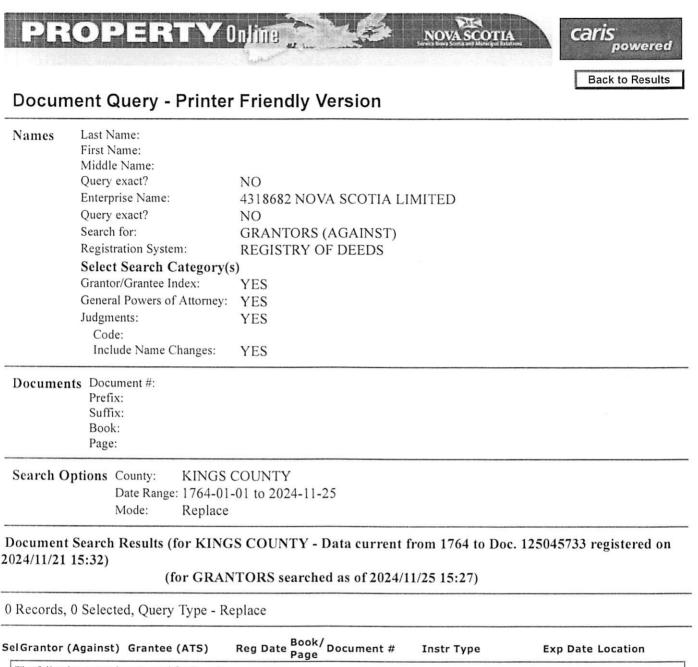
* Indicates interests inherited on subdivision or re-configuration of parcel

PID	55022495		Parcel T	уре	STANDARD PA	RCEL		Status	ACTIVE	
Area	1.53 ACRE(S) (P	LAN)	Parcel A	ccess	PUBLIC			Manag. Un	it MU110	9
Lot	LOT 15		Created		Oct 15, 1993 1	2:00:00AM			10 ()	
PDCA Status	APPROVED		Municipa	al Unit	MUNICIPALITY KINGS	OF THE COU	NTY OF	Manner of Tenure	TENAN	TS IN COMMON
LR Status	LAND REGISTRA	ATION	LR Date		Jan 11, 2017 0	1:34:06PM				
Location			County		Primary	Location		. S	Source	
1161 PARKWAY DI PORT WILLIAMS	RIVE		KINGS COUNTY		Yes			A	ssigned by Muni	icipality
Comments		tion and the life out to all the second s							e ar an	
Assessment Acc 00007854	count	Value \$216,80	e 10.00 (2024 COMME	ERCIAL TAX	(ABLE)	1999 - Calorina Calorina, and	Tax 010	District	Tax Wa 000	rd Tax Su
Registered Inter	for provide the provide states				An and the second state of the second state of the					
Interest Holder (Qualifier)	Intere Type	est Holder	Mailing Address		Type Year	Doc#	Воо	k/Page/Plar	Registrati Date	ion NS Nor Res?
4318682 NOVA SC OTI A LIMITED	FEE SIMP	LE	19 HILLCREST WOLFVILLE N		DEED 2017	110479038			Mar 17, 2017	No
			B4P 1T5			View Doc				
Farm Loan Boar	d - Occupan	ts & Mailing				I View Doc				
and the second se	mente encontrationetrationet	ts & Mailing Holder Type	Addresses			II <u>View Doc</u>	Ма	iling Addres	s	
and the second se	mente encontrationetrationet	The first of the second s	Addresses	,	No Records Foun		Ма	iling Addres	5	
Name	Interest I	Holder Type	Addresses	ļ			Ма	iling Addres	5	
Farm Loan Boar Name Benefits to the R Benefit Details	Interest H Registered In	Holder Type	g Addresses e	Туре	No Records Foun	d Doc# Bi		iling Addres Page/Plan		stration Date
Name Benefits to the R	Interest H Registered In Intere	Holder Type terests est Holder ⁻	g Addresses e	Туре	No Records Found	d Doc# Bi				stration Date
Name Benefits to the R Benefit Details	Interest H Registered In Intere Registered In	Holder Type terests est Holder ⁻	g Addresses e Type	Type / M	No Records Found	d Doc# Bi	ook/	Page/Plan Doc# Boo		Registration
Name Benefits to the R Benefit Details Burdens on the I Interest Holder	Interest H Registered In Intere Registered II I DPMENTS E	Holder Type terests est Holder ⁻ nterests nterest Hol	g Addresses e Type	Type / M A R 1 W	No Records Four Year [No Records Four 1ailing	d Doc# Ba d Type `	ook/ Year 1988	Page/Plan Doc# Boo <u>18674</u>	Regi	Registration
Name Benefits to the R Benefit Details Burdens on the I Interest Holder (Qualifier)	Interest H Registered In Intere Registered II I DPMENTS E. (F	Holder Type terests est Holder T nterests nterest Hol ASEMENT / RIGH BURDEN)	g Addresses a Type Ider Type	Type / M A R 1 W	No Records Found Year [No Records Found Mailing Address 1168 NO. 1 HWY JOLFVILLE NS CA	d Doc# Ba d Type `	ook/ Year 1988	Page/Plan Doc# Boo <u>18674</u> <u>View</u> Bool	Regi ok/Page/P	Registration lan Date
Name Benefits to the R Benefit Details Burdens on the I Interest Holder (Qualifier) STARR'S POINT DEVELO LIMITED	Interest H Registered In Intere Registered II I DPMENTS E. (t ations on Titl	Holder Type terests est Holder T nterests nterest Hol ASEMENT / RIGH BURDEN)	g Addresses a Type Ider Type	Type / M A R 1 W	No Records Found Year [No Records Found Mailing Address 1168 NO. 1 HWY JOLFVILLE NS CA	d Doc# Ba d Type `	ook/ Year 1988	Page/Plan Doc# Boo <u>18674</u> <u>View</u> Bool	Regi ok/Page/P	Registration lan Date
Name Benefits to the R Benefit Details Burdens on the I Interest Holder (Qualifier) STARR'S POINT DEVELO LIMITED	Interest H Registered In Intere Registered II I DPMENTS E. (t ations on Titl	Holder Type terests est Holder T nterests nterest Hol ASEMENT / RIGH BURDEN)	g Addresses a Type Ider Type	Type / R R B	No Records Found Year [No Records Found Mailing Address 1168 NO. 1 HWY JOLFVILLE NS CA	d Doc# Ba d Type ` DEED	ook/ Year 1988	Page/Plan Doc# Boo <u>18674</u> <u>View</u> Bool	Regi ok/Page/P	Registration lan Date
Name Benefits to the R Benefit Details Burdens on the I Interest Holder (Qualifier) STARR'S POINT DEVELO LIMITED Textual Qualifica Qualifications To	Interest H Registered In Intere Registered II I DPMENTS E. (E ations on Titl	Holder Type terests est Holder ⁻ nterests nterest Hol ASEMENT / RIGH BURDEN)	g Addresses e Type Ider Type IT OF WAY HOLDER	Type / R 1 B /	No Records Fourie Year [No Records Fourie Mailing Address 1168 NO. 1 HWY JOLFVILLE NS CA 4P 2R1 No Records Fourie	d Doc# Ba Type ' DEED d	ook/ Year 1988	Page/Plan Doc# Boo <u>18674</u> <u>View</u> Bool	Regi ok/Page/P	Registration lan Date
Name Benefits to the R Benefit Details Burdens on the I Interest Holder (Qualifier) STARR'S POINT DEVELO LIMITED	Interest H Registered In Intere Registered In I DPMENTS E. (E ations on Titl Text mon not regi	Holder Type terests est Holder ⁻ nterests nterest Hol ASEMENT / RIGH BURDEN)	g Addresses a Type Ider Type IT OF WAY HOLDER uant to the La	Type / R 1 B /	No Records Found Year E No Records Found Address 1168 NO. 1 HWY /OLFVILLE NS CA 4P 2R1 No Records Found gistration Addition	d Doc# Ba Type DEED d ct	ook/ Year 1988	Page/Plan Doc# Boo <u>18674</u> <u>View</u> Bool	Regi ok/Page/P < 761 Page 99	Registration lan Date

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Туре	Year	Doc#	Book/Page/Plan	Registration Date
ROYAL BANK OF CANADA	MORTGAGEE	1871 HOLLIS STREET FLOOR 7 HALIFAX NS CA B3J 1M7	MORTGAGE	2024	123917149 <u>View Form</u> <u>View Doc</u>		Apr 03, 2024
Parcel Description		· · · · · · · · · · · · · · · · · · ·		er anteinetenne.	an 14 Ann - 476 - 14 November - 474-	na a magan a daga ang ang ang ang ang ang ang ang ang	n an
All that certain lot, piece or particularly bounded and d	parcel of land situate, lying and be escribed as follows:	eing south of Starrs Point Road a	t or near the V	illage of	Port Williams in	the County of Kings and Pr	ovince of Nova Scotia, mor
Beginning at a survey mark southeast corner of Lot 16 (er found at the southwest corner o described above;	of lands nor or formerly of Janice	MacDougail b	eing Lo	1 depicted on t	he Plan hereinafter referred	to, and also marking the
Thence North 47 degrees 4	8 minutes 27 seconds East a dista	nce of 60.05 feet following a port	ion of the sou	th boun	d of the aforesaid	l lands of MacDougall to a	survey marker placed;
	4 minutes 45 seconds East a distan livision which ends at a cul-de-sac		vest bound of	Lot 14 te	o a survey marke	r placed on the north boun	d limit of a proposed stree
Thence South 47 degrees 4 ands now or formerly of Sy	5 minutes 15 seconds West a dista Ivia Sangster;	nce of 320.65 feet following the	north bound l	imit of t	he street and cul	-de-sac to a survey marker	placed on the east bound o
Thence North 30 degrees 5	9 minutes 51 seconds West a dista	ance of 217.86 feet to a survey m	arker found at	a north	east corner of th	e Sangster lands;	
Thence North 43 degrees 1	9 minutes 29 seconds East a dista	nce of 218.76 feet following the s	outh bound o	f Lot 16	to the point and	place of beginning.	
Containing an area of 1.53	acres.						
Company Limited drawing	ot 15 as shown on a Plan of Surve No. 3896-1 dated October 14, 198 e Municipality of the County of Kir	8, and revised on October 28, 19	88, the said Pl	an havin	g been granted i	inal approval for subdivisio	n purposes by the
northwest corner of the pro	of-way and easement in favour of operty in a southerly direction alor ey Plan, and more particularly desc	g the west end of the property to					
Beginning at a survey mark	er found at a northeast corner of I	ands now or formerly of Sylvia Si	angster and m	arking t	ne northwest cor	ner of Lot 15;	
Thence North 43 degrees 1	9 minutes 29 seconds East a dista	nce of approximately 30 feet mor	re or less follo	wing the	north bound of	Lot 15 to a point;	
Thence South 35 degrees 1	6 minutes 59 seconds East a dista	nce of 219.65 feet to a point on t	he north bour	id limit o	of the public stre	et and cul-de-sac;	
	15 minutes 15 seconds West a distant t the north corner of the cul-de-sate			listant 1	6.4 feet on a bea	ring North 47 degrees 45 m	inutes 15 second East from
Thence North 35 degrees 1	6 minutes 59 seconds West a dist	ance of 215.26 feet to the place o	of beginning.				
for the purposes of laying,	the Grantor, its successors and ass installing, repairing, checking and vered over and landscaped to the	maintaining water, sewer or utilit	y lines, provid	ed howe	ever that any and		
*** Municipal Government	Act, Part IX Compliance ***						
Compliance:							
The parcel is created by a s	ubdivision (details below) that has	been filed under the Registry Ad	t or registered;	lunder	the Land Registra	ation Act	
Registration District: KINGS Registration Year: 1988 Plan or Document Number							
Non-Enabling Doci	uments						
Inst Type In	nst No Year Typ	e Book/Page No Non Enabling	_		System	Registra	tion Date
Non-Enabling Plan	s						
	المديسين بالدارين اليتادية بستنسب الراب	المستقرية المراجع فالتحاج والمتعالم والمتعارفة				the second se	All a constant and a second

Non-Enabling F	Plans						
Inst Type	Inst No	Year	Туре	Plan	Name	Drawer Numbe	Registration Date
AFR Bundles							
Inst Type	Inst No	an tark yn Meerry	Year	Туре	Filing R No AFR Bundle	eference es Found	Instrument Date
Parcel Relation	iships						
Related PID		n in anti-anti-anti-anti-anti-anti-		Туре о	of Relations	nip	na na kana ang ang ang ang ang ang ang ang ang
					No Related PIE	Ds Found	
[-					
			•	-		•	nterest defined in this register in respect of the parcel described in [Land Registration Act subsection 20(1)].
ine register, subject to	any uscrepuncy in in			extern of the	purcer and subjec	t to the overlaing theresis	Luna Registration Act subscrition 20(1).
			•		ocuments listed in	this parcel register. The des	ription of the parcel is not conclusive as to the location,
boundaries or extent	of the parcel [Land Reg	istration Ad	t subsection 2	21(1)].			

Property Online Version 1.0



The following sort rules are used for Parcel und 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 o	or Mac will
	return either variation.	

This is Exhibit "E" to the affidavit of Marc Dunning sworn before me this 27th day of November, 2024

A Barrister of the Supreme

Court of Nova Scotia

ALEXANDRA STRANG 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:	Blue Lobster Capital Limited
Date and Time of Search (YYYY-MM-DD hh:mm):	2024-11-25 12:19 (Atlantic)
Transaction Number:	26400325
Searched By:	D194041

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

Exact	Included	Original Registration Number	Enterprise Name	Place
*	*	37669785	BLUE LOBSTER CAPITAL LIMITED	NEW GLASGOW
*	*	37686870	Blue Lobster Capital Limited	NEW GLASGOW
*	*	31244130	BLUE LOBSTER CAPITAL LIMITED	NEW GLASGOW

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

- 3 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: 37669785

Province or Territory: Nova Scotia

Registration Type: PPSA Financing Statement

Registration History

Registration Activity		1 1 1 1 1 1 1	Expiry Date	File Number
		(Atlantic) (YYYY-MM-DD hh:mm)	(YYYY-MM-DD)	
Original	37669785	2023-04-10 10:53	2029-04-10	RN118700753

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.

<u>Debtors</u>

Type: Individual

RICE, KEVIN ALEXANDER 2138 BRUNSWICK ST HALIFAX NS B3K2Y8 Canada Date of Birth (YYYY-MM-DD): 1983-11-05

Type: Enterprise BLUE LOBSTER CAPITAL LIMITED 61 PROVOST STREET NEW GLASGOW NS B2H2P5 • Canada

Secured Parties

Type: Enterprise TESLA MOTORS ULC 5350 FERRIER STREET MONTREAL QC H4P1L9 Canada

Serial Numbered Collateral

Serial Number	Collateral Type	Description	Added By	Deleted By
5YJSA1E50PF501837	Motor Vehicle	2023 TESLA S	37669785	

Registration Details for Registration Number: 37686870

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

Registration History

Registration Activity	Registration Number		Expiry Date (YYYY-MM-DD)	File Number
		(YYYY-MM-DD hh:mm)		
Original	37686870	2023-04-13 10:03	2030-04-13	53029922

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 Rice, Kevin a 63 Provost St New Glasgow NS B2H2P5 Canada Date of Birth (YYYY-MM-DD): 1983-11-05

Type: Individual RICE, ALEX K 63 Provost St New Glasgow NS B2H2P5 Canada Date of Birth (YYYY-MM-DD): 1983-11-05

Type: Individual RICE, KEVIN 63 Provost St New Glasgow NS B2H2P5 Canada Date of Birth (YYYY-MM-DD): 1983-11-05

Type: Individual RICE, ALEX 63 Provost St New Glasgow NS B2H2P5 Canada Date of Birth (YYYY-MM-DD): 1983-11-05

Type: Enterprise Blue Lobster Capital Limited 61 PROVOST STREET NEW GLASGOW NS B2H2P5 Canada

Secured Parties

Type: Enterprise The Bank of Nova Scotia 10 Wright Boulevard Stratford ON N5A7X9 Canada

General Collateral

OUR SECURITY INTEREST IS LIMITED TO THE MOTOR VEHICLES LISTED ABOVE AND THE PROCEEDS OF THOSE VEHICLES

Serial Numbered Collateral

Serial Number	Collateral Type	Description	Added By	Deleted By
5YJSA1E50PF501837	Motor Vehicle	2023 Tesla Model S	37686870	

Registration Details for Registration Number: 31244130

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	31244130	2019-05-31 13:02	2024-05-31	1805605-RB10

Registration Activity	Registration Number	Date/Time	Expiry Date	File Number
		(Atlantic)	(YYYY-MM-DD)	
		(YYYY-MM-DD hh:mm)		
Amendment	38021853	2023-06-19 16:50	2024-05-31	
Renewal	39497391	2024-05-03 16:11	2029-05-31	

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 deleted by registration number 38021853 Type: Enterprise 3317427 NOVA SCOTIA LIMITED 63 PROVOST STREET NEW GLASCOW NS-B2H 2P5 Canada

The Debtor below was added by registration number 38021853 Type: Enterprise BLUE LOBSTER CAPITAL LIMITED 63 PROVOST STREET NEW GLASGOW NS B2H 2P5 Canada

Secured Parties

Type: Enterprise Royal Bank Of Canada 7101 PARC AVENUE, 5TH FLOOR MONTREAL QC H3N 1X9 Canada

General Collateral

All of the Debtor's present and after-acquired personal property except for consumer goods and all proceeds thereof, including, without limitation, all of the Debtor's personal and after-acquired personal property.

Additional Information

Added by registration number 38021853 The debtor 3317427 Nova Scotia Limited changed its name to Blue Lobster Capital Limited.

END OF REPORT

This is Exhibit "F" to the affidavit of Marc Dunning sworn before me this 27th day of November, 2024

A Barrister of the Supreme Court of Nova Scotia

ALEXANDRA STRANG 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:	3284906 Nova Scotia Limited
Date and Time of Search (YYYY-MM-DD hh:mm):	2024-11-25 12:23 (Atlantic)
Transaction Number:	26400352
Searched By:	D194041

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

Exact	Included	Original Registration Number	Enterprise Name	Place
*	*	28928141	3284906 NOVA SCOTIA LIMITED	TRENTON
*	*	33025925	3284906 Nova Scotia Limited	Dartmouth
*	*	33391921	3284906 Nova Scotia Limited	Dartmouth
*	*	33392697	3284906 Nova Scotia Limited	Dartmouth
*	*	33830233	3284906 Nova Scotia Limited	HALIFAX
*	*	34030833	3284906 nova scotia limited	Dartmouth
*	*	36737658	3284906 NOVA SCOTIA LIMITED	NEW GLASGOW
	*	39627898	3284906 NOVA SCOTIA LTD.	STELLARTON

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

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

- 1 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: 28928141

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

Registration History

Registration Activity	Registration Number		Expiry Date (YYYY-MM-DD)	
		(YYYY-MM-DD hh:mm)		
Original	28928141	2018-02-16 16:39	2023-02-16	1736614-RB10
Renewal	37344595	2023-01-20 09:08	2028-02-16	

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 3284906 NOVA SCOTIA LIMITED 4558 PICTOU LANDING ROAD TRENTON NS B0K 1X0 Canada

Secured Parties

Type: Enterprise Royal Bank Of Canada 7101 PARC AVENUE, 5TH FLOOR MONTREAL QC H3N 1X9 Canada

General Collateral

All of the Debtor's present and after-acquired personal property except for consumer goods and all proceeds thereof, including, without limitation, all of the Debtor's personal and after-acquired personal property.

Registration Details for Registration Number: 33025925

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	33025925	2020-07-09 16:01	2025-07-09	19102024

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 3284906 Nova Scotia Limited 99 Wyse Road Dartmouth NS B3A1N6 Canada

Secured Parties

Type: Enterprise

The Bank of Nova Scotia 10 Wright Boulevard Stratford ON N5A7X9 Canada

General Collateral

OUR SECURITY INTEREST IS LIMITED TO THE MOTOR VEHICLES LISTED ABOVE AND THE PROCEEDS OF THOSE VEHICLES

Serial Numbered Collateral

Serial Number	Collateral Type	Description	Added By	Deleted By
JM3KFBBL1L0789233	Motor Vehicle	2020 Mazda CX-5	33025925	

Registration Details for Registration Number: 33391921

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

Registration History

Registration Activity	Registration Number		Expiry Date (YYYY-MM-DD)	File Number
		(YYYY-MM-DD hh:mm)		
Original	33391921	2020-09-18 16:02	2025-09-18	19461079

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 3284906 Nova Scotia Limited 99 WYSE ROAD Dartmouth NS B3A1N6 Canada

Secured Parties

Type: Enterprise The Bank of Nova Scotia 10 Wright Boulevard Stratford ON N5A7X9 Canada

General Collateral

OUR SECURITY INTEREST IS LIMITED TO THE MOTOR VEHICLES LISTED ABOVE AND THE PROCEEDS OF THOSE VEHICLES

Serial Numbered Collateral

Serial Number	Collateral Type	Description	Added By	Deleted By
JM3TCBCY0L0412867	Motor Vehicle	2020 Mazda CX-9	33391921	

Registration Details for Registration Number: 33392697

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	33392697	2020-09-18 16:42	2025-09-18	19462603

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 3284906 Nova Scotia Limited 99 WYSE ROAD Dartmouth NS B3A1N6 Canada

Secured Parties

Type: Enterprise The Bank of Nova Scotia 10 Wright Boulevard Stratford ON N5A7X9 Canada

General Collateral

OUR SECURITY INTEREST IS LIMITED TO THE MOTOR VEHICLES LISTED ABOVE AND THE PROCEEDS OF THOSE VEHICLES

Serial Numbered Collateral

Serial Number	Collateral Type	Description	Added By	Deleted By
JM3KFBBL0L0777316	Motor Vehicle	2020 Mazda CX-5	33392697	

Registration Details for Registration Number: 33830233

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	33830233	2020-12-22 14:28	2024-12-22	19837336

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 3284906 Nova Scotia Limited 99 WYSE RD HALIFAX NS B3A1N6 Canada

Secured Parties

Type: Enterprise The Bank of Nova Scotia 10 Wright Boulevard Stratford ON N5A7X9 Canada

General Collateral

OUR SECURITY INTEREST IS LIMITED TO THE MOTOR VEHICLES LISTED ABOVE AND THE PROCEEDS OF THOSE VEHICLES

Serial Numbered Collateral

Serial Number	Collateral Type	Description	Added By	Deleted By
JM3KFBBL8M0102007	Motor Vehicle	2021 Mazda CX-5	33830233	

Registration Details for Registration Number: 34030833

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

Registration History

Registration Activity	Registration Number	(Atlantic)	Expiry Date (YYYY-MM-DD)	
Original	34030833	(YYYY-MM-DD hh:mm) 2021-02-11 13:28		19953587

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 3284906 nova scotia limited 99 wyse rd Dartmouth NS B3A1N6 Canada

Secured Parties

Type: Enterprise The Bank of Nova Scotia 10 Wright Boulevard Stratford ON N5A7X9 Canada

General Collateral

OUR SECURITY INTEREST IS LIMITED TO THE MOTOR VEHICLES LISTED ABOVE AND THE PROCEEDS OF THOSE VEHICLES

Serial Numbered Collateral

Serial Number	Collateral Type	Description	Added By D	eleted By
JM3KFBBL5M0102238	Motor Vehicle	2021 Mazda CX-5	34030833	

Registration Details for Registration Number: 36737658

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

Registration History

Registration Activity	Registration Number	1	Expiry Date (YYYY-MM-DD)	
Original	36737658	2022-08-24 15:54		683996-2022082 4-NS

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 3284906 NOVA SCOTIA LIMITED 63 PROVOST ST NEW GLASGOW NS B2H2P5 Canada

Secured Parties

Type: Enterprise PENSKE TRUCK LEASING CANADA INC RT 10 GREEN HILLS, PO BOX 791 READING PA 19603 USA

Type: Enterprise LOCATIONS DE CAMIONS PENSKE CANADA INC RT 10 GREEN HILLS, PO BOX 791 READING PA 19603 USA

General Collateral

TOGETHER WITH ALL ATTACHMENTS ACCESSORIES ACCESSIONS REPLACEMENTS SUBSTITUTIONS ADDITIONS AND IMPROVEMENTS THERETO, INCLUDING, BUT NOT LIMITED TO XATA AND QUALCOMM SYSTEMS, AND ALL PROCEEDS IN ANY FORM DERIVED DIRECTLY OR INDIRECTLY FROM ANY SALE AND OR DEALINGS WITH THE COLLATERAL AND A RIGHT TO AN INSURANCE PAYMENT OR OTHER PAYMENT THAT INDEMNIFIES OR COMPENSATES FOR LOSS OR DAMAGE TO THE COLLATERAL OR PROCEEDS OF THE COLLATERAL.

Serial Numbered Collateral

Serial Number	Collateral Type	Description	Added By	Deleted By
3ALACXFD8PDUA4650	Motor Vehicle	2023 FREIGHTLINER M2	36737658	

Registration Details for Registration Number: 39627898

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	39627898	2024-05-29 13:04	2027-05-29	61742073

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 RICE, KEVIN ALEX 230 S FOORD ST STELLARTON NS B0K0A2 Canada Date of Birth (YYYY-MM-DD): 1983-11-05

Type: Enterprise 3284906 NOVA SCOTIA LTD.

230 S FOORD ST STELLARTON NS B0K0A2 Canada

Secured Parties

Type: Enterprise TOYOTA CREDIT CANADA 80 MICRO CRT MARKHAM ON L3R 9Z1 Canada

Serial Numbered Collateral

Serial Number	Collateral Type	Description	Added By	Deleted By
5TFJA5EC8RX027663	Motor Vehicle	2024 TOYOTA TUNDRA 4X4	39627898	

END OF REPORT

This is Exhibit "G" to the affidavit of Marc Dunning sworn before me this 27th day of November, 2024

A Barrister of the Supreme

Court of Nova Scotia

ALEXANDRA STRANG 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:	3343533 Nova Scotia Limited		
Date and Time of Search (YYYY-MM-DD hh:mm):	2024-11-25 12:24 (Atlantic)		
Transaction Number:	26400360		
Searched By:	D194041		

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

Exact	Included	Original Registration Number	Enterprise Name	Place
*	*	33924358	3343533 Nova Scotia Limited	New Glasgow

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: 33924358

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	33924358	2021-01-19 11:10	2026-01-19	1879480-RB10

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 3343533 Nova Scotia Limited 63 Provost Street New Glasgow NS B2H 2P5 Canada

Secured Parties

Type: Enterprise Royal Bank Of Canada 7101 PARC AVENUE, 5TH FLOOR MONTREAL QC H3N 1X9 Canada

General Collateral

All of the Debtor's present and after-acquired personal property except for consumer goods and all proceeds thereof, including, without limitation, all of the Debtor's personal and after-acquired personal property.

END OF REPORT

This is Exhibit "H" to the affidavit of Marc Dunning sworn before me this 27th day of November, 2024

1 A Barrister of the Supreme

A Barrister of the Supreme Court of Nova Scotia

ALEXANDRA STRANG 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:	4318682 Nova Scotia Limited
Date and Time of Search (YYYY-MM-DD hh:mm):	2024-11-25 12:24 (Atlantic)
Transaction Number:	26400363
Searched By:	D194041

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

Exact	Included	Original Registration Number	Enterprise Name	Place
*	*	34985309	4318682 NOVA SCOTIA LIMITED	DARTMOUTH
*	*	27321207	4318682 NOVA SCOTIA LIMITED	New Glasgow
*	*	31139025	4318682 NOVA SCOTIA LIMITED	New Glasgow

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

- 3 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: 34985309

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

Registration History

Registration Activity	Registration Number	1	(YYYY-MM-DD)	File Number
Original	34985309	2021-08-16 16:09	2026-08-16	42886853

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

4318682 NOVA SCOTIA LIMITED 99 WYSE ROAD, SUITE 600 DARTMOUTH NS B3A4S5 Canada

Secured Parties

Type: Enterprise Royal Bank Of Canada 7101 Parc Avenue, 5th Floor Montreal QC H3N 1X9 Canada

General Collateral

All of the Debtor's present and after-acquired personal property except for consumer goods and all proceeds thereof, including, without limitation, all of the Debtor's personal and after-acquired personal property.

Registration Details for Registration Number: 27321207

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	27321207	2017-03-15 11:58	2027-03-15	679757
Amendment	38047791	2023-06-23 13:41	2027-03-15	679757

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 3290142 NOVA SCOTIA LIMITED 388 MAIN ST WOLFVILLE NS B4P 1C9 CANADA

The Debtor below was added by registration number 38047791 Type: Enterprise 4318682 NOVA SCOTIA LIMITED 63 PROVOST STREET New Glasgow NS B2H 2P5 Canada

Secured Parties

Type: Enterprise ROYAL BANK OF CANADA 300-5575 NORTH SERVICE RD BURLINGTON ON L7L 6M1 CANADA

General Collateral

AS PER MASTER LEASE AGREEMENT DATED MARCH 15TH, 2017 TOGETHER WITH ALL INVENTORY AND EQUIPMENT NOW OR HEREAFTER ACQUIRED BY THE DEBTOR AND FINANCED BY THE SECURED PARTY TOGETHER WITH ALL ATTACHMENTS, ACCESSORIES, ACCESSIONS, REPLACEMENTS, SUBSTITUTIONS, ADDITIONS AND IMPROVEMENTS THERETO, AND ALL PROCEEDS IN ANY FORM DERIVED DIRECTLY OR INDIRECTLY FROM ANY DEALING WITH THE COLLATERAL OR PROCEEDS THEREOF, AND WITHOUT LIMITATION, MONEY, CHEQUES, DEPOSITS IN DEPOSIT-TAKING INSTITUTIONS, GOODS, ACCOUNTS RECEIVABLE, RENTS OR OTHER PAYMENTS ARISING FROM THE LEASE OF THE COLLATERAL, CHATTEL PAPER, INSTRUMENTS, INTANGIBLES, DOCUMENTS OF TITLE, SECURITIES, AND RIGHTS OF INSURANCE PAYMENTS OR ANY OTHER PAYMENTS AS INDEMNITY OR COMPENSATION FOR LOSS OR DAMAGE TO THE COLLATERAL OR PROCEEDS OF THE COLLATERAL.

Additional Information

Deleted:

Added by registration number 38047791

Added:

Registration Details for Registration Number: 31139025

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	31139025	2019-05-13 11:07	2026-05-13	751303
Amendment	38047833	2023-06-23 13:45	2026-05-13	751303

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.

<u>Debtors</u>

Type: Enterprise 3290142 NOVA SCOTIA LIMITED 388 MAIN STREET WOLFVILLE NS B4P1C9 CANADA

The Debtor below was added by registration number 38047833 Type: Enterprise 4318682 NOVA SCOTIA LIMITED 63 PROVOST STREET New Glasgow NS B2H 2P5 Canada

Secured Parties

Type: Enterprise ROYAL BANK OF CANADA 300-5575 NORTH SERVICE RD BURLINGTON ON L7L 6M1 CANADA

General Collateral

LEASE #201000041355 - LEASEHOLDS/ELECTRICAL UPGRADE TOGETHER WITH ALL ATTACHMENTS, ACCESSORIES, ACCESSIONS, REPLACEMENTS, SUBSTITUTIONS, ADDITIONS AND IMPROVEMENTS THERETO, AND ALL PROCEEDS IN ANY FORM DERIVED DIRECTLY OR INDIRECTLY FROM ANY DEALING WITH THE COLLATERAL OR PROCEEDS THEREOF, AND WITHOUT LIMITATION, MONEY, CHEQUES, DEPOSITS IN DEPOSIT-TAKING INSTITUTIONS, GOODS, ACCOUNTS RECEIVABLE, RENTS OR OTHER PAYMENTS ARISING FROM THE LEASE OF THE COLLATERAL, CHATTEL PAPER, INSTRUMENTS, INTANGIBLES, DOCUMENTS OF TITLE, SECURITIES, AND RIGHTS OF INSURANCE PAYMENTS OR ANY OTHER PAYMENTS AS INDEMNITY OR COMPENSATION FOR LOSS OR DAMAGE TO THE COLLATERAL OR PROCEEDS OF THE COLLATERAL.

Additional Information

Deleted:

Added by registration number 38047833

Added:

END OF REPORT

This is Exhibit "I" to the affidavit of Marc Dunning sworn before me this 27th day of November, 2024

A Barrister of the Supreme

Court of Nova Scotia

ALEXANDRA STRANG A Barrister of the Supreme Court of Nova Scotia



1900 - 1801 HOLLIS STREET HALIFAX, NS B3J3N4 11/25/2024 10:43:21 AM CST/HNC

Attn. / À l'attention de: Robert Duncan Acct No. / Compte No.: AC1511 Transaction Number / Numéro de transaction: TR278250 File Reference / Référence du dossier: 1094362

RE: Bank Act Security - Section 427, NOI Search

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

Bonjour, Robert Duncan

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: BLUE LOBSTER CAPITAL 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



1900 - 1801 HOLLIS STREET HALIFAX, NS B3J3N4 11/25/2024 10:44:55 AM CST/HNC

Attn. / À l'attention de: Robert Duncan Acct No. / Compte No.: AC1511 Transaction Number / Numéro de transaction: TR278260 File Reference / Référence du dossier: 1094362

RE: Bank Act Security – Section 427, NOI Search

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

Bonjour, Robert Duncan

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: 3284906 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



1900 - 1801 HOLLIS STREET HALIFAX, NS B3J3N4

11/25/2024 11:03:11 AM CST/HNC

Attn. / À l'attention de: Robert Duncan Acct No. / Compte No.: AC1511 Transaction Number / Numéro de transaction: TR278311 File Reference / Référence du dossier: 1094362

RE: Bank Act Security - Section 427, NOI Search

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

Bonjour, Robert Duncan

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: 3343533 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



1900 - 1801 HOLLIS STREET HALIFAX, NS B3J3N4 11/25/2024 11:04:49 AM CST/HNC

Attn. / À l'attention de: Robert Duncan Acct No. / Compte No.: AC1511 Transaction Number / Numéro de transaction: TR278318 File Reference / Référence du dossier: 1094362

RE: Bank Act Security - Section 427, NOI Search

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

Bonjour, Robert Duncan

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: 4318682 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 "J" to the affidavit of Marc Dunning sworn before me this 27th day of November, 2024

11 A Barrister of the Supreme Court of Nova Scotia

ALEXANDRA STRANG A Barrister of the Supreme Court of Nova Scotia



2024-11-25

Search Criteria | Critères de recherche : Reference | Référence : Name | Nom = Blue Lobster Capital Limited 1094362

A search of the Office of the Superintendent of Bankruptcy records has revealed no information, for the period 1978 to 2024-11-20, 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 2024-11-20, selon les critères de recherche susmentionnés.





Protéger l'intégrité du système d'inschabilité



2024-11-25

Search Criteria | Critères de recherche : Reference | Référence :

Name | Nom = 3284906 Nova Scotia Limited 1094362

A search of the Office of the Superintendent of Bankruptcy records has revealed no information, for the period 1978 to 2024-11-20, 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 2024-11-20, selon les critères de recherche susmentionnés.





Protéger l'intégrité du système d'inschabilité



2024-11-25

Search Criteria | Critères de recherche : Reference | Référence : Name | Nom = 3343533 Nova Scotia Limited 1094362

A search of the Office of the Superintendent of Bankruptcy records has revealed no information, for the period 1978 to 2024-11-20, 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 2024-11-20, selon les critères de recherche susmentionnés.





Protéger l'intégrité du système d'inschablité



2024-11-25

Search Criteria | Critères de recherche : Reference | Référence :

Name | Nom = 4318682 Nova Scotia Limited 1094362

A search of the Office of the Superintendent of Bankruptcy records has revealed no information, for the period 1978 to 2024-11-20, 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 2024-11-20, selon les critères de recherche susmentionnés.





Protéger l'intégrité du système 1 d'inschabilité

ting the ty of the