

NOV 27 2024

Halifax, N.S.

2024

Hfx No. 538745

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.

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 Williams, 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

Show 10 ▼ entries

Showing 1 to 5 of 5 entries

Previous **1** Next

PID	Owner	Property Address	Assessment
PID 00149807 Type STANDARD PARCEL Status ACTIVE LR Status LAND REGISTRATION	Owner BLUE LOBSTER CAPITAL LIMITED Mailing Address 99 WYSE ROAD SUITE 600 POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5	Civic Address 2138 BRUNSWICK STREET HALIFAX LOT 3 County HALIFAX COUNTY Area 3599 SQUARE FEET (PLAN)	AAN 02261189 Value \$1,037,500.00 (2024 RESIDENTIAL)
PID 00942649 Type STANDARD PARCEL Status ACTIVE LR Status LAND REGISTRATION	Owner BLUE LOBSTER CAPITAL LIMITED Mailing Address 99 WYSE ROAD SUITE 600 POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5	Civic Address 14 ALLAN AVENUE STELLARTON County PICTOU COUNTY Area 7500 SQUARE FEET (DEED)	AAN 01953567 Value \$226,600.00 (2024 RESIDENTIAL)
PID 00947580 Type STANDARD PARCEL Status ACTIVE LR Status LAND REGISTRATION	Owner BLUE LOBSTER CAPITAL LIMITED Mailing Address 99 WYSE ROAD SUITE 600 DARTMOUTH NS CA B3A 4S5	Civic Address 140 GEORGE STREET NEW GLASGOW LOT 4A County PICTOU COUNTY Area 5000 SQUARE FEET (PLAN)	AAN 00014788 Value \$67,000.00 (2024 COMMERCIAL)
PID 00951459 Type STANDARD PARCEL Status ACTIVE LR Status LAND REGISTRATION	Owner BLUE LOBSTER CAPITAL LIMITED Mailing Address POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5	Civic Address PROVOST STREET NEW GLASGOW County PICTOU COUNTY Area 3868 SQUARE FEET (DEED)	AAN 04563972 Value \$267,500.00 (2024 COMMERCIAL)
PID 00988246 Type STANDARD PARCEL Status ACTIVE LR Status LAND REGISTRATION	Owner BLUE LOBSTER CAPITAL LIMITED Mailing Address 99 WYSE ROAD SUITE 600 POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5	Civic Address 18 CLAREMONT AVENUE STELLARTON County PICTOU COUNTY Area 12000 SQUARE FEET (DEED)	AAN 01037064 Value \$245,200.00 (2024 RESIDENTIAL)

PID	Owner	Property Address	Assessment
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Show 10 ▼ entries

Showing 1 to 5 of 5 entries

Previous **1** Next

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

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PROPERTY Online



Land Registration View

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

PID	00149807	Parcel Type	STANDARD PARCEL	Status	ACTIVE			
Area	3599 SQUARE FEET (PLAN)	Parcel Access	PUBLIC	Manag. Unit	MU0838			
Lot	LOT 3	Created	Sep 07, 2004 08:51:00AM					
PDCA Status	APPROVED	Municipal Unit	HALIFAX REGIONAL MUNICIPALITY	Manner of Tenure	NOT APPLICABLE			
LR Status	LAND REGISTRATION	LR Date	Apr 05, 2006 10:28:04AM					
Location	County	Primary Location	Source					
2138 BRUNSWICK STREET HALIFAX	HALIFAX COUNTY	Yes	Assigned by Municipality					
Comments								
LOC:[V] MAP:05N1195SE								
Assessment Account	Value	Tax District	Tax Ward	Tax Sub				
02261189	\$1,037,500.00 (2024 RESIDENTIAL TAXABLE)	070	000					
Registered Interests								
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
BLUE LOBSTER CAPITAL LIMITED	FEE SIMPLE	99 WYSE ROAD SUITE 600 POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5	DEED	2021	118077016 View Form View Doc		Feb 25, 2021	No
Farm Loan Board - Occupants & Mailing Addresses								
Name	Interest Holder Type	Mailing Address						
		No Records Found						
Benefits to the Registered Interests								
Benefit Details	Interest Holder Type	Type	Year	Doc#	Book/Page/Plan	Registration Date		
149815	SERVIENT TENEMENT PID	DEED	1979	24022	Book 3323 Page 859	May 31, 1979		
TOGETHER WITH AN EASEMENT / RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	DEED	1979	24022	Book 3323 Page 859	May 31, 1979		
Burdens on the Registered Interests								
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/ Page/Plan	Registration Date	
HALIFAX REGIONAL MUNICIPALITY	PARTY TO AGREEMENT (BURDEN)	POST OFFICE BOX 1749 HALIFAX NS CA B3J 3A5	NOTICE (ALL OTHERS)	2008	90390635 View Doc		Apr 10, 2008	
HALIFAX REGIONAL MUNICIPALITY	COVENANT HOLDER (BURDEN)	POST OFFICE BOX 1749 HALIFAX NS CA B3J 3A5	DESIGNATION / REGISTRATION	2006	84419614 View Doc		Feb 23, 2006	
SUBJECT TO RESTRICTIVE COVENANTS	COVENANT HOLDER (BURDEN)	HALIFAX NS CA	DEED	2003	36139 View Doc	Book 7451 Page 537	Aug 20, 2003	
HALIFAX REGIONAL MUNICIPALITY	PARTY TO AGREEMENT (BURDEN)	HALIFAX NS CA	AMENDMENT (NOT CONDOMINIUM)	1998	19536 View Doc	Book 6238 Page 888	Jun 30, 1998	

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/ Page/Plan	Registration Date
HALIFAX REGIONAL MUNICIPALITY	PARTY TO AGREEMENT (BURDEN)	HALIFAX NS CA	AMENDMENT (NOT CONDOMINIUM)	1998	19535 View Doc	Book 6238 Page 881	Jun 30, 1998
HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF NOVA SCOTIA	COVENANT HOLDER (BURDEN)	WORLD TRADE AND CONVENTION CENTRE 1800 ARGYLE STREET FLOOR 6 HALIFAX NS CA B3J 2R5	DESIGNATION / REGISTRATION	1996	31834 View Doc	Book 5924 Page 340	Aug 06, 1996
00149799	EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID	UNKNOWN	AGREEMENT	1979	24025	Book 3323 Page 868	May 31, 1979

Textual Qualifications on Title**Qualifications Text**

No Records Found

Tenants in Common not registered pursuant to the Land Registration Act

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

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/ Plan	Registration Date
ROYAL BANK OF CANADA	MORTGAGEE	7101 AVENUE PARC Etage 5TH MONTREAL QC CA H3N 1X9	MORTGAGE	2021	118077024 View Form View Doc		Feb 25, 2021
ROYAL BANK OF CANADA	ASSIGNEE	7101 AVENUE PARC Etage 5TH MONTREAL QC CA H3N 1X9	ASSIGNMENT OF LEASES AND/OR RENTS	2021	118088666 View Form View Doc		Feb 26, 2021
ROYAL BANK OF CANADA	MORTGAGEE	1871 HOLLIS STREET FLOOR 7 HALIFAX NS CA B3J 1M7	MORTGAGE	2024	123917230 View Form View Doc		Apr 03, 2024

Parcel Description

Place Name: 2138 BRUNSWICK STREET HALIFAX

Municipality/County: HALIFAX REGIONAL MUNICIPALITY/HALIFAX COUNTY

Designation of Parcel on Plan: LOT 3

Title of Plan: PLAN OF SURVEY OF LOT DZ1, LOT 1B-1A, LOT 2&LOT 3 S/D OF LOT DZ LANDS CONVEYED TO 3075228 NOVA SCOTIA LTD LOT 1B-1 LANDS CONVEYED TO JAMES K.&MIA NISHI RANKIN LANDS CONVEYED TO JEFF&DOROTHEE ROSEN &LANDS CONVEYED TO DEBORAH L. PATTERSON&STEPHEN A.CURRY

Registration County: HALIFAX COUNTY

Registration Number of Plan: 87099876

Registration Date of Plan: 2007-01-25 10:22:47

BENEFIT:

TOGETHER WITH the free and uninterrupted use, liberty and privilege of a right-of-way of passage six (6) feet in breadth extending southerly from the southeast corner of the lands hereinbefore described and running westerly a distance of eighty (80) feet, together with free ingress, egress and regress to and for the said Grantee, her heirs and assigns, and her and their tenants, under-tenants, agents, servants and workmen, at all times and seasons forever thereafter, into, along, upon and out of the said right-of-way of passage in common with it, the Church of the Redeemer, its successors and assigns, and its and their tenants, under-tenants, agents, servants, and workmen; to have and to hold all and singular the privileges aforesaid to her, the said Grantee, her heirs and assigns, to her and their own proper use and behoof in common with it, the said Grantor, its successors and assigns, forever.

BURDENS:

1. SUBJECT TO an Easement in favour of civic number 2140 Brunswick Street (bearing in the year 2006), described more particularly in document 24025 recorded in book 3323 at page 868.
2. SUBJECT ALSO TO the covenants associated with the designation and registration as a Provincial Heritage Property, notice of which is recorded in book 5924 at page 340.
3. SUBJECT ALSO to Notice of Recommendation to Register as a Municipal Heritage Property recorded as document 84419614.
4. SUBJECT ALSO to the terms and conditions contained in the Halifax Regional Municipality Land Use By-Law as detailed in Book 6238 at Page 888.
5. SUBJECT ALSO to the Restrictive Covenants relating to Building Height as detailed in the Deed in Book 7451 at Page 537.
6. SUBJECT ALSO to the terms and conditions contained in the Municipal Development Plan Amendment as detailed in Book 6238 at Page 881.

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	89932330 View Doc	2008	ADDITION OF PARCEL ACCESS/REMOVAL OF INTERESTS ON S/D		LAND REGISTRATION	2/11/2008

Non-Enabling Documents

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

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
Plan	87099876 View Plan	2007	SUBDIVISION & AMALGAMATIONS	PLAN OF SURVEY OF LOT DZ1, LOT 1B-1A, LOT 2&LOT 3 S/D OF LOT DZ LANDS CONVEYED TO 3075228 NOVA SCOTIA LTD LOT 1B-1 LANDS CONVEYED TO JAMES K.&MIA NISHI RANKIN LANDS CONVEYED TO JEFF&DOROTHEE ROSEN &LANDS CONVEYED TO DEBORAH L. PATTERSON&STEPHEN A.CURRY		1/25/2007

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
Non-Registered	195947	2006	AFR BUNDLE	HC483-08-362360091	5/2/2006

Parcel Relationships

Related PID	Type of Relationship
41213125	CONSOLIDATED - RELATED TO

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

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

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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	Manag. Unit	MU1304
Lot		Created	May 18, 2007 03:24:29PM		
PDCA Status	APPROVED	Municipal Unit	TOWN OF STELLARTON	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	May 29, 2007 06:50:00AM		

Location	County	Primary Location	Source
14 ALLAN AVENUE STELLARTON	PICTOU COUNTY	Yes	Assigned by Municipality

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 (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
BLUE LOBSTER CAPITAL LIMITED	FEE SIMPLE	99 WYSE ROAD SUITE 600 POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5	DEED	2020	116001398 View Doc		Mar 05, 2020	No

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
No Records Found		

Benefits to the Registered Interests

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

Burdens on the Registered Interests

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

Textual Qualifications on Title

Qualifications Text

No Records Found

Tenants in Common not registered pursuant to the Land Registration Act

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

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
ROYAL BANK OF CANADA	MORTGAGEE	7101 PARK AVENUE FLOOR 5TH MONTREAL QC CA H3N 1X9	MORTGAGE	2018	112713640 View Form View Doc		Jun 07, 2018
ROYAL BANK OF CANADA	ASSIGNEE	7101 PARK AVENUE FLOOR 5TH MONTREAL QC CA H3N 1X9	ASSIGNMENT OF LEASES AND/OR RENTS	2018	112722435 View Form View Doc		Jun 08, 2018
ROYAL BANK OF CANADA	MORTGAGEE	7101 PARK AVENUE FLOOR 5 MONTREAL QC CA H3N 1X9	MORTGAGE	2020	116017170 View Form View Doc		Mar 09, 2020
ROYAL BANK OF CANADA	ASSIGNEE	7101 PARK AVENUE FLOOR 5 MONTREAL QC CA H3N 1X9	ASSIGNMENT OF LEASES AND/OR RENTS	2020	116031353 View Form View Doc		Mar 11, 2020
ROYAL BANK OF CANADA	MORTGAGEE	1871 HOLLIS STREET FLOOR 7 HALIFAX NS CA B3J 1M7	MORTGAGE	2024	123917313 View Form View Doc		Apr 03, 2024

Parcel Description

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being at Stellarton, in the County of Pictou, Province of Nova Scotia, bounded and described as follows:

BEGINNING at a point on the Northerly boundary of Allan Avenue distant sixty (60) feet from the point of intersection of the said Northerly boundary of Allan Avenue, with the Westerly boundary of Rundal Street

THENCE Westerly along the aforementioned Northerly boundary of Allan Avenue, fifty (50) feet, more or less

THENCE North twenty-nine (29) degrees East one hundred and fifty (150) feet, more or less, to the Southerly boundary of a lane

THENCE Easterly along the said Southerly boundary of said land fifty (50) feet, more or less

THENCE South twenty-nine (29) degrees West one hundred and fifty (150) feet, more or less to the place of beginning, and containing seven thousand five hundred (7,500) square feet, more or less, being numbered on the General Plan as Lot Number 10.

BEING the same lands and premises conveyed by Deed dated August 13, 1965 from William Fraser to Richard Hayman and his wife, Pauline Hayman, and recorded in the Registrar of Deeds office, Pictou, on August 24, 1965 in Book 486 at Page 99.

ALSO BEING AND INTENDED TO BE those lands as conveyed from Pauline Hayman, Widow, to Palmer Holbrook Fraser and his wife, Elva Helena Fraser by Deed dated the 28th day of May, 1987 and recorded in the Registry of Deeds for the County of Pictou in Book 944, Page 67.

The description for this parcel originates with a deed dated August 13, 1965, registered in the registration district of Pictou, Nova Scotia, in Book 486, at Page 99 and the subdivision is validated by Section 291 of the Municipal Government Act

Non-Enabling Documents

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

Non-Enabling Plans

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

AFR Bundles

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

Parcel Relationships

Related PID	Type of Relationship
No Related PIDs Found	

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

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

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Land Registration View

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

PID	00947580	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	5000 SQUARE FEET (PLAN)	Parcel Access	PUBLIC	Manag. Unit	MU1307
Lot	LOT 4A	Created	Nov 04, 2013 09:51:23AM		
PDCA Status	APPROVED	Municipal Unit	TOWN OF NEW GLASGOW	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Jan 13, 2014 10:07:24AM		
Location	County	Primary Location	Source		
<u>140 GEORGE STREET</u> <u>NEW GLASGOW</u>	PICTOU COUNTY	Yes	Assigned by Municipality		
Comments					
Assessment Account	Value	Tax District	Tax Ward	Tax Sub	
<u>00014788</u>	\$67,000.00 (2024 COMMERCIAL TAXABLE)	000	020		
Registered Interests					
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type Year Doc#	Book/Page/Plan	Registration Date
BLUE LOBSTER CAPITAL LIMITED	FEE SIMPLE	99 WYSE ROAD SUITE 600 DARTMOUTH NS CA B3A 4S5	DEED 2018 View Form View Doc	113643895	Nov 27, 2018
Farm Loan Board - Occupants & Mailing Addresses					
Name	Interest Holder Type	Mailing Address			
No Records Found					
Benefits to the Registered Interests					
Benefit Details	Interest Holder Type	Type Year Doc#	Book/Page/Plan	Registration Date	
TOGETHER WITH AN EASEMENT/RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	DEED 2014 View Doc	104668539	Feb 25, 2014	
65080962	SERVIENT TENEMENT PID	DEED 2014 View Doc	104668539	Feb 25, 2014	
Burdens on the Registered Interests					
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type Year Doc#	Book/Page/Plan	Registration Date
No Records Found					
Textual Qualifications on Title					
Qualifications Text					
No Records Found					
Tenants in Common not registered pursuant to the Land Registration Act					
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type Year Doc#	Book/Page/Plan	Registration Date
No Records Found					
Recorded Interests					

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
ROYAL BANK OF CANADA	MORTGAGEE	1871 HOLLIS STREET FLOOR 7 HALIFAX NS CA B3J 1M7	MORTGAGE	2024	123917313 View Form View Doc		Apr 03, 2024

Parcel Description

Registration County: PICTOU COUNTY

Street/Place Name: GEORGE STREET-NORTH PROVOST STREET /NEW GLASGOW

Title of Plan: PLAN OF SUBDIVISION SHOWING THE RESUBDIVISION OF LOT 1-2-3-A AND LOT 4, LANDS OF THE TRUSTEES OF ROYAL CANADIAN LEGION, BRANCH 34, TO FORM LOT 4A and LOT 1-2-3-A-4B

Designation of Parcel on Plan: LOT 4A

Registration Number of Plan: 104054367

Registration Date of Plan: 2013 10 30

FIRST BENEFIT:

Together with a right of way for vehicular ingress egress over the Proposed Right of Way as shown on a Plan of Subdivision prepared by John Sutherland, NSLS dated August 20, 2013 and recorded at the Pictou County Land Registration Office on October 30, 2013 as Document Number 104054367.

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

Compliance:

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

Registration District: PICTOU COUNTY

Registration Year: 2013

Plan or Document Number: 104054367

Non-Enabling Documents

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

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
Plan	104054367 View Plan	2013	SUBDIVISION & AMALGAMATIONS	PLAN OF S/D SHOWING THE RE-S/D OF LOT 1-2-3-A & LOT 4 LANDS OF THE TRUSTEES OF ROYAL CANADIAN LEGION, BRANCH 34 TO FORM LOT 4A & LOT 1-2-3-A-4B GEORGE ST, NORTH PROVOST ST, NEW GLASGOW, PICTOU COUNTY, NOVA SCOTIA		10/30/2013

AFR Bundles

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

Parcel Relationships

Related PID	Type of Relationship
65080962	INFANT PARCEL

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

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

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PROPERTY Online



Land Registration View

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

PID	00951459	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	3868 SQUARE FEET (DEED)	Parcel Access	PUBLIC	Manag. Unit	MU1307
Lot		Created	Jan 08, 2004 10:25:25AM		
PDCA Status	APPROVED	Municipal Unit	TOWN OF NEW GLASGOW	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Jan 10, 2005 10:01:16AM		

Location	County	Primary Location	Source
<u>61 PROVOST STREET</u> <u>NEW GLASGOW</u>	PICTOU COUNTY	No	Assigned by Municipality
<u>63 PROVOST STREET</u> <u>NEW GLASGOW</u>	PICTOU COUNTY	No	Assigned by Municipality
<u>PROVOST STREET</u> <u>NEW GLASGOW</u>	PICTOU COUNTY	Yes	Assigned by Municipality

Comments
MAP:04C1313NW

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
<u>04563972</u>	\$267,500.00 (2024 COMMERCIAL TAXABLE)	000	010	

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
BLUE LOBSTER CAPITAL LIMITED	FEE SIMPLE	POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5	DEED	2018	<u>112653028</u> View Form View Doc		May 28, 2018	No

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
No Records Found		

Benefits to the Registered Interests

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

Burdens on the Registered Interests

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

Textual Qualifications on Title

Qualifications Text

No Records Found

Tenants in Common not registered pursuant to the Land Registration Act

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

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
ROYAL BANK OF CANADA	MORTGAGEE	7101 PARK AVENUE FLOOR 5TH TORONTO ON CA H3N 1X9	MORTGAGE	2019	114632608 View Form View Doc		Jun 18, 2019
ROYAL BANK OF CANADA	ASSIGNEE	7101 PARK AVENUE FLOOR 5TH TORONTO ON CA H3N 1X9	ASSIGNMENT OF LEASES AND/OR RENTS	2019	114635619 View Form View Doc		Jun 18, 2019
ROYAL BANK OF CANADA	MORTGAGEE	1871 HOLLIS STREET FLOOR 7 HALIFAX NS CA B3J 1M7	MORTGAGE	2024	123917313 View Form View Doc		Apr 03, 2024

Parcel Description

Consolidated description of lands owned by Niki Management Services Limited, George and Provost Streets, New Glasgow, Nova Scotia. (PIDs 951442 & 951459)

ALL THAT PARCEL of land, situate at George and Provost Streets, New Glasgow, in the County of Pictou, Province of Nova Scotia, more fully described as follows:

BEGINNING at the point of intersection of the southern boundary of George Street and the western boundary of Provost Street;

THENCE South fourteen (14) degrees, thirty-three (33) minutes, zero two (02) seconds West, along the said western boundary of Provost Street, sixty-nine decimal three (69.3) feet to the point of intersection with the northern boundary of lands owned by Marshalls Hair Care Ltd. (Bk. 1346, Pg. 336);

THENCE North seventy-six (76) degrees, seventeen (17) minutes, fifty-eight (58) seconds West, along the said northern boundary of Marshalls Hair Care Ltd., fifty-six (56) feet to the point of intersection with an eastern boundary of lands owned by Cape Breton & Central Nova Scotia Railway Limited;

THENCE North fourteen (14) degrees, thirty-three (33) minutes, zero two (02) seconds East, along the said eastern boundary of Cape Breton and Central Nova Scotia Railway Limited, sixty-eight decimal eight five (68.85) feet to the point of intersection with the aforesaid southern boundary of George Street;

THENCE South seventy-six (76) degrees, forty-five (45) minutes, thirty-five (35) seconds East, along the said southern boundary of George Street, fifty-six decimal zero one (56.01) feet to the place of Beginning.

Containing three thousand eight hundred sixty-eight (3,868) square feet.

All bearings are referenced to (NAD-27) Grid North.

The above described lot intended to be a consolidation of the two (2) lots of land formerly conveyed from The Toronto Dominion Bank to Niki Management Services Limited by deed dated on the 26th day of July, 1994 and registered at the Office of the Registrar of Deeds, Pictou, N.S. on the 3rd day of August, 1994 in Book 1153 at Page 787.

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	81140544 View Doc	2004	DEFACTO CONSOLIDATION	Book 1497 Page 29	REGISTRY OF DEEDS	12/24/2004

Non-Enabling Plans

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

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
Non-Registered	125982	2005	AFR BUNDLE	HC483-06-313276920	1/20/2005

Parcel Relationships

Related PID	Type of Relationship
951442	ADDITION PARCEL

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

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

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Land Registration View

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

PID	00988246	Parcel Type	STANDARD PARCEL	Status	ACTIVE			
Area	12000 SQUARE FEET (DEED)	Parcel Access	PUBLIC	Manag. Unit	MU1304			
Lot		Created	Dec 10, 2004 01:32:44PM					
PDCA Status	APPROVED	Municipal Unit	TOWN OF STELLARTON	Manner of Tenure	NOT APPLICABLE			
LR Status	LAND REGISTRATION	LR Date	Dec 17, 2004 08:34:18AM					
Location		County	Primary Location	Source				
18 CLAREMONT AVENUE STELLARTON		PICTOU COUNTY	Yes	Not Assigned by Municipality				
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 (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
BLUE LOBSTER CAPITAL LIMITED	FEE SIMPLE	99 WYSE ROAD SUITE 600 POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5	DEED	2020	116001281		Mar 05, 2020	No
						View Doc		
Farm Loan Board - Occupants & Mailing Addresses								
Name	Interest Holder Type					Mailing Address		
No Records Found								
Benefits to the Registered Interests								
Benefit Details	Interest Holder Type		Type	Year	Doc#	Book/Page/Plan	Registration Date	
No Records Found								
Burdens on the Registered Interests								
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	
No Records Found								
Textual Qualifications on Title								
Qualifications Text								
No Records Found								
Tenants in Common not registered pursuant to the Land Registration Act								
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	
No Records Found								
Recorded Interests								

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
ROYAL BANK OF CANADA	MORTGAGEE	7101 PARK AVENUE FLOOR 5TH MONTREAL QC CA H3N 1X9	MORTGAGE	2018	112713665 View Form View Doc		Jun 07, 2018
ROYAL BANK OF CANADA	ASSIGNEE	7101 PARK AVENUE FLOOR 5TH MONTREAL QC CA H3N 1X9	ASSIGNMENT OF LEASES AND/OR RENTS	2018	112719365 View Form View Doc		Jun 08, 2018
ROYAL BANK OF CANADA	MORTGAGEE	7101 PARK AVENUE FLOOR 5 MONTREAL QC CA H3N 1X9	MORTGAGE	2020	116017162 View Form View Doc		Mar 09, 2020
ROYAL BANK OF CANADA	ASSIGNEE	7101 PARK AVENUE FLOOR 5 MONTREAL QC CA H3N 1X9	ASSIGNMENT OF LEASES AND/OR RENTS	2020	116031346 View Form View Doc		Mar 11, 2020
ROYAL BANK OF CANADA	MORTGAGEE	1871 HOLLIS STREET FLOOR 7 HALIFAX NS CA B3J 1M7	MORTGAGE	2024	123917313 View Form View Doc		Apr 03, 2024

Parcel Description**SCHEDULE A**

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Town of Stellarton, in the County of Pictou and Province of Nova Scotia, bounded and described as follows:

BEGINNING at the southeast corner of a lot of land deeded to George and Lilpha McDonald by Marion Cameron and C. H. Cameron, (now or formerly owned by Foster Willis Gordon, Elva Mary Gordon, and David Foster Gordon) and running north sixty-five (65) degrees west sixty (60) feet;

THENCE north fifty-eight (58) degrees and thirty (30) minutes west sixty (60) feet or until it reaches the western corner of lot owned by Thomas Urquhart, (now or formerly owned by Elma Marjory Rideout and Kenneth Harris Rideout),

THENCE south thirty-three (33) degrees west one hundred (100) feet, along lands now or formerly owned by Clarence E. Smith and Stella A. Smith,

THENCE south sixty-three (63) degrees east one hundred and twenty (120) feet, along Claremont Avenue,

THENCE north thirty-three (33) degrees east one hundred (100) feet, along Fairview Street, to place of beginning,

CONTAINING in all twelve thousand (12,000) square feet, more or less.

BEING AND INTENDED to be the same lot of land as registered at the Registry of Deeds in Pictou, Nova Scotia in Book 345 at Page 126, and also being and intended to be the same lot of land as registered at the Registry of Deeds in Pictou, Nova Scotia in Book 408 at Page 84.

Non-Enabling Documents

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

No Non Enabling Documents Found

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
-----------	---------	------	------	-----------	---------------	-------------------

No Non Enabling Plans Found

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
Non-Registered	124801	2005	AFR BUNDLE	HC483-06-313277246	1/5/2005

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

No Related PIDs Found

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

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

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Back to Results

Document Query - Printer Friendly Version

Names

Last Name:

First Name:

Middle Name:

Query exact?

Enterprise Name:

Query exact?

Search for:

Registration System:

Select Search Category(s)

Grantor/Grantee Index:

General Powers of Attorney:

Judgments:

Code:

Include Name Changes:

NO

BLUE LOBSTER CAPITAL LIMITED

NO

GRANTORS (AGAINST)

REGISTRY OF DEEDS

YES

YES

YES

YES

Documents

Document #:

Prefix:

Suffix:

Book:

Page:

Search Options

County:

Date Range:

Mode:

HALIFAX COUNTY

1749-01-01 to 2024-11-25

Replace

Document Search Results (for HALIFAX COUNTY - Data current from 1749 to Doc. 125054164 registered on 2024/11/22 16:16)

(for GRANTORS searched as of 2024/11/25 14:54)

0 Records, 0 Selected, Query Type - Replace

Sel	Grantor (Against)	Grantee (ATS)	Reg Date	Book/ Page	Document #	Instr Type	Exp Date	Location
<div><div>The following sort rules are used for Parcel and GGI Name Searches:</div><div><div>Person Names:</div><div>- Spaces and Apostrophes in last names are ignored.</div><div>- Searches for either Mc or Mac will return either variation.</div></div><div><div>Company Names:</div><div>- All spaces and other non-alpha or non-numeric characters (#, (,), &, -etc.) are ignored.</div></div></div>								



Back to Results

Document Query - Printer Friendly Version

Names

Last Name:
First Name:
Middle Name:
Query exact? NO
Enterprise Name: BLUE LOBSTER CAPITAL LIMITED
Query exact? NO
Search for: 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

Documents

Document #:
Prefix:
Suffix:
Book:
Page:

Search Options

County: PICTOU COUNTY
Date Range: 1771-01-01 to 2024-11-25
Mode: Replace

Document Search Results (for PICTOU COUNTY - Data current from 1771 to Doc. 125051210 registered on 2024/11/22 12:05)
(for GRANTORS searched as of 2024/11/25 14:55)

0 Records, 0 Selected, Query Type - Replace

Sel	Grantor (Against)	Grantee (ATS)	Reg Date	Book/ Page	Document #	Instr Type	Exp Date	Location
<div><div>The following sort rules are used for Parcel and GGI Name Searches:</div><div><div>Person Names: - Spaces and Apostrophes in last names are ignored. - Searches for either Mc or Mac will return either variation.</div><div>Company Names: - All spaces and other non-alpha or non-numeric characters (#, (,), &, -etc.) are ignored.</div></div></div>								

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

Show 10 ▼ entries

Showing 1 to 4 of 4 entries

Previous 1 Next

PID	Owner	Property Address	Assessment
PID <u>00942516</u> Type STANDARD PARCEL Status ACTIVE LR Status LAND REGISTRATION	Owner 3284906 NOVA SCOTIA LIMITED Mailing Address 99 WYSE ROAD SUITE 600 DARTMOUTH NS CA B3A 4S5	Civic Address <u>FOORD STREET</u> <u>STELLARTON</u> County PICTOU COUNTY Area 14400 SQUARE FEET (DEED)	AAN <u>04558812</u> Value \$29,500.00 (2024 COMMERCIAL T
PID <u>65044018</u> Type STANDARD PARCEL Status ACTIVE LR Status LAND REGISTRATION	Owner 3284906 NOVA SCOTIA LIMITED Mailing Address 99 WYSE ROAD SUITE 600 POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5	Civic Address <u>6264 STELLARTON TRAFALGAR ROAD</u> <u>RIVERTON</u> <u>LOT 2-B</u> County PICTOU COUNTY Area 29327 SQUARE FEET (PLAN)	AAN <u>00538353</u> Value \$232,000.00 (2024 COMMERCIAL
PID <u>65055550</u> Type STANDARD PARCEL Status ACTIVE LR Status LAND REGISTRATION	Owner 3284906 NOVA SCOTIA LIMITED Mailing Address 99 WYSE ROAD SUITE 600 DARTMOUTH NS CA B3A 4S5	Civic Address <u>4558 PICTOU LANDING ROAD</u> <u>HILLSIDE</u> County PICTOU COUNTY Area 12000 SQUARE FEET (VERIFIED)	AAN <u>03919609</u> Value \$38,400.00 (2024 COMMERCIAL T
PID <u>65065260</u> Type STANDARD PARCEL Status ACTIVE LR Status LAND REGISTRATION	Owner 3284906 NOVA SCOTIA LIMITED 3284906 NOVA SCOTIA LIMITED Mailing Address 99 WYSE ROAD SUITE 600 DARTMOUTH NS CA B3A 4S5	Civic Address <u>FOORD STREET</u> <u>STELLARTON</u> <u>LOT 1-2-3-4-5</u> County PICTOU COUNTY Area 39138 SQUARE FEET (PLAN)	AAN <u>04184173</u> Value \$916,700.00 (2024 COMMERCIAL
PID	Owner	Property Address	Assessment

Show 10 ▼ entries

Showing 1 to 4 of 4 entries

Previous 1 Next

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

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Land Registration View

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

PID	00942516	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	14400 SQUARE FEET (DEED)	Parcel Access	PUBLIC	Manag. Unit	MU1304
Lot		Created	Feb 14, 2013 10:15:18AM		
PDCA Status	APPROVED	Municipal Unit	TOWN OF STELLARTON	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Feb 25, 2013 05:00:06PM		

Location <u>FOORD STREET</u> <u>STELLARTON</u>	County PICTOU COUNTY	Primary Location Yes	Source Not Assigned by Municipality
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Comments
MAP:04C1301NW

Assessment Account <u>04558812</u>	Value \$29,500.00 (2024 COMMERCIAL TAXABLE)	Tax District 000	Tax Ward 020	Tax Sub
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Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
3284906 NOVA SCOTIA LIMITED	FEE SIMPLE	99 WYSE ROAD SUITE 600 DARTMOUTH NS CA B3A 4S5	DEED	2019	<u>114639199</u> View Form View Doc		Jun 19, 2019	No

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
No Records Found		

Benefits to the Registered Interests

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

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
SUBJECT TO RESTRICTIVE COVENANTS	COVENANT HOLDER (BURDEN)	99 WYSE ROAD SUITE 600 DARTMOUTH NS CA B3A 4S5	DEED	2019	<u>114639199</u> View Form View Doc		Jun 19, 2019

Textual Qualifications on Title

Qualifications Text

No Records Found

Tenants in Common not registered pursuant to the Land Registration Act

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

Recorded Interests

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

No Records Found

Parcel Description

BEGINNING at a point on the western boundary of Foord Street, said point being the southerly corner of a lot of land deeded by the Acadia Coal Company, Limited to the Executive Committee of Loyal Orange Lodge No. 42 and now owned by Muir Brothers, Limited;

Running thence north sixty-one degrees west a distance of two hundred and seventeen feet or to the eastern boundary of Rundell Street;

Thence southerly along the eastern boundary of Rundell Street a distance of one hundred and twenty feet or to the northern side of a twenty foot lane;

Thence south sixty-one degrees east along the northern side of said lane a distance of two hundred and seventeen feet or to the western boundary of Foord Street;

Thence northerly along the western boundary of Foord Street a distance of one hundred and twenty feet to place of beginning.

Containing in all 26,040 square feet more or less.

Saving and excepting all that property conveyed by Deed dated February 26, 1951 and recorded in Book 352 at Page 5.

Saving and excepting all that property conveyed by Deed dated June 22, 1976 and recorded in Book 696 at Page 40.

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

Compliance:

The parcel originates with an instrument (registration details below) and the subdivision is validated by Section 291 of the Municipal Government Act

Registration District: PICTOU COUNTY

Registration Year: 1938

Book: 267 Page: 80

Non-Enabling Documents

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

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
-----------	---------	------	------	-----------	---------------	-------------------

No Non Enabling Plans Found

AFR Bundles

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

No AFR Bundles Found

Parcel Relationships

Related PID	Type of Relationship
-------------	----------------------

No Related PIDs Found

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

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

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Land Registration View

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

PID	65044018	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	29327 SQUARE FEET (PLAN)	Parcel Access	PUBLIC	Manag. Unit	MU1304
Lot	LOT 2-B	Created	Mar 22, 1990 12:00:00AM		
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF THE COUNTY OF PICTOU	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Jan 31, 2014 09:52:38AM		

Location	County	Primary Location	Source
<u>6264 STELLARTON TRAFALGAR ROAD</u> <u>RIVERTON</u>	PICTOU COUNTY	Yes	Assigned by Municipality

Comments
MAP:04C1300NW

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
<u>00538353</u>	\$232,000.00 (2024 COMMERCIAL TAXABLE)	120	000	

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
3284906 NOVA SCOTIA LIMITED	FEE SIMPLE	99 WYSE ROAD SUITE 600 POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5	DEED	2019	<u>115247232</u> View Form View Doc		Oct 07, 2019	No

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
No Records Found		

Benefits to the Registered Interests

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

Burdens on the Registered Interests

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

Textual Qualifications on Title

Qualifications Text

No Records Found

Tenants in Common not registered pursuant to the Land Registration Act

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

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
ROYAL BANK OF CANADA	DEBENTURE HOLDER	254 FOORD STREET POST OFFICE BOX 2020 STELLARTON NS CA B0K 1S0	DEBENTURE	1989	<u>8425</u> View Doc	Book 1011 Page 636	Jul 05, 1989
SHELL CANADA PRODUCTS LIMITED	MORTGAGEE	758 SHERBROOKE STREET W MONTREAL QC CA H3A 1G1	MORTGAGE	1991	<u>2849</u> View Doc	Book 1068 Page 366	Apr 05, 1991
L. BURGE SERVICES LTD.	MORTGAGEE	6264 TRAFALGAR ROAD STELLARTON NS CA B0K 1S0	MORTGAGE	2014	<u>106335087</u> View Form View Doc		Dec 12, 2014
ROYAL BANK OF CANADA	MORTGAGEE	10 YORK MILLS ROAD FLOOR 3 TORONTO ON CA M2P 0A2	MORTGAGE	2024	<u>123641020</u> View Form View Doc		Jan 24, 2024
ROYAL BANK OF CANADA	ASSIGNEE	10 YORK MILLS ROAD FLOOR 3 TORONTO ON CA M2P 0A2	ASSIGNMENT OF LEASES AND/OR RENTS	2024	<u>123641178</u> View Form View Doc		Jan 24, 2024
ROYAL BANK OF CANADA	MORTGAGEE	1871 HOLLIS STREET FLOOR 7 HALIFAX NS CA B3J 1M7	MORTGAGE	2024	<u>123917073</u> View Form View Doc		Apr 03, 2024

Parcel Description

PID NO. 65044018

PLACE NAME: Stellarton, Trafalgar Road, Pictou County, Nova Scotia

MUNICIPALITY/COUNTY: Pictou County

DESIGNATION OF PARCEL ON PLAN: LOT 2-B

TITLE OF PLAN: Plan of Subdivision showing Lots 2, 3 & Parcel A lands owned by L. Burge Services Limited and Parcel B owned by Bernard R. MacDougall Riverton, Pictou County, Nova Scotia

REGISTRATION COUNTY: Pictou County

REGISTRATION NUMBER OF PLAN: 3286

REGISTRATION DATE OF PLAN: March 12, 1990

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

Compliance:

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

Registration District: PICTOU COUNTY

Registration Year: 1990

Plan or Document Number: 3286

Non-Enabling Documents

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

Non-Enabling Plans

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

AFR Bundles

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

Parcel Relationships

Related PID

906008

Type of Relationship

PARENT PARCEL NUMBER

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

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

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Land Registration View

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

PID	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	Municipal Unit	MUNICIPALITY OF THE COUNTY OF PICTOU	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Feb 06, 2006 09:29:16AM		

Location	County	Primary Location	Source
4558 PICTOU LANDING ROAD HILLSIDE	PICTOU COUNTY	Yes	Assigned by Municipality

Comments
MAP:04C1316NW

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
03919609	\$38,400.00 (2024 COMMERCIAL TAXABLE)	090	000	

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
3284906 NOVA SCOTIA LIMITED	FEE SIMPLE	99 WYSE ROAD SUITE 600 DARTMOUTH NS CA B3A 4S5	DEED	2017	110823268 View Form View Doc		May 29, 2017	No

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
No Records Found		

Benefits to the Registered Interests

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

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
VARIOUS OWNERS	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	RURAL ROUTE 2 TRENTON NS CA B0K 1X0	DEED	1998	2526 View Doc	Book 1276 Page 786	Jun 24, 1998
VARIOUS PIDS	EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID	UNKNOWN	DEED	1998	2526 View Doc	Book 1276 Page 786	Jun 24, 1998
SUBJECT TO RESTRICTIVE COVENANTS	COVENANT HOLDER (BURDEN)	RURAL ROUTE 2 TRENTON NS CA B0K 1X0	DEED	1998	2526 View Doc	Book 1276 Page 786	Jun 24, 1998

Textual Qualifications on Title

Qualifications Text

No Records Found

Tenants in Common not registered pursuant to the Land Registration Act

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

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
ROYAL BANK OF CANADA	MORTGAGEE	1871 HOLLIS STREET FLOOR 7 HALIFAX NS CA B3J 1M7	MORTGAGE	2024	<u>123917073</u> View Form View Doc		Apr 03, 2024

Parcel Description

ALL that certain lot, piece or parcel of land situate, lying and being at Hillside, in the County of Pictou and Province of Nova Scotia, bounded and described as follows:

BEGINNING at the iron pin on the Northern margin of the highway leading through Hillside to Pictou Landing, marking the southeastern angle of the lot of land now or formerly owned by Robert John Barr and Beverley Lambert;

THENCE Northwardly on the Eastern boundary line of the above mentioned lot a distance of one hundred twelve (112) feet;

THENCE Eastwardly until it meets the Western boundary line of lands formerly owned or occupied by James W. Reid;

THENCE Southwardly on last mentioned boundary line a distance of one hundred twelve (112) feet to the said highway margin;

THENCE Westwardly on said highway margin until it comes to the place of Beginning.

SUBJECT TO AND RESERVING TO the Grantor and his heirs and assigns a free and uninterrupted right-of-way at all times and for all purposes through, along and over the parcel of land twelve (12) feet wide extending along the whole length of the Western boundary line of the lands herein described, now used as a roadway;

SUBJECT TO RESTRICTIVE COVENANTS such that the property, unless the grantor consents in writing, shall not be used for the purposes of an auto body shop, auto repair shop and truck repair shop, recycling operation, or auto sales lot.

BEING AND INTENDED TO BE part and parcel of the lands described in the Quit Claim Deed from the Heirs of James S. Reid to Effie Ross Hoskins bearing date the 21st day of June, A.D., 1956 and registered in the Registry of Deeds Office for the registration district of the County of Pictou on the 7th day of August, A.D., 1956, under document number 860 in Book 388 at Page 125.

ALSO BEING AND INTENDED TO BE the same lot of land in Deed 7332, Book 652 Page 134 from John Carl Hoskins to John A. Hoskins and Ada J. Hoskins, dated the 11th day of July, A.D., 1974.

AND ALSO BEING AND INTENDED TO BE the same lot of land as conveyed in a Quit Claim Deed from John A. Hoskins to Ada J. Hoskins recorded in Book 696 at Page 253 on the 22nd day of September, 1976.

AND ALSO BEING AND INTENDED TO BE the same lands as conveyed from Ada J. Hoskins to John R. Reid by Deed dated the 19th day of October, 1976 and recorded at the Registry of Deeds, Pictou on the 25th day of October, 1976 in Book 698 at Page 218.

MGA Compliance Statement: The description for this parcel originates with a deed dated July 11, 1974, registered in the registration district of Pictou in Book 652 at Page 134 and the subdivision is validated by Section 291 of the Municipal Government Act.

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	<u>99342793</u> View Doc	2011	CROWN RELEASE - DNR		LAND REGISTRATION	10/18/2011

Non-Enabling Plans

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

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
Non-Registered	<u>186130</u>	2006	AFR BUNDLE	HC483-13-313297276	2/20/2006

Parcel Relationships

Related PID	Type of Relationship
<u>870246</u>	PARENT PARCEL NUMBER

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

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

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Land Registration View

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

PID	65065260	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	39138 SQUARE FEET (PLAN)	Parcel Access	PUBLIC	Manag. Unit	MU1304
Lot	LOT 1-2-3-4-5	Created	Sep 15, 1994 12:00:00AM		
PDCA Status	APPROVED	Municipal Unit	TOWN OF STELLARTON	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Apr 08, 2014 10:56:27AM		

Location	County	Primary Location	Source
228 FOORD STREET UNIT 1 STELLARTON	PICTOU COUNTY	No	Assigned by Municipality
228 FOORD STREET UNIT 2 STELLARTON	PICTOU COUNTY	No	Assigned by Municipality
230 FOORD STREET STELLARTON	PICTOU COUNTY	No	Assigned by Municipality
FOORD STREET STELLARTON	PICTOU COUNTY	Yes	Assigned by Municipality

Comments				
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Assessment Account	Value	Tax District	Tax Ward	Tax Sub
04184173	\$916,700.00 (2024 COMMERCIAL TAXABLE)	000	020	

Registered Interests						
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year Doc#	Book/Page/Plan	Registration Date NS Non-Res?
3284906 NOVA SCOTIA LIMITED	FEE SIMPLE	99 WYSE ROAD SUITE 600 DARTMOUTH NS CA B3A 4S5	DEED	2018 113347596 View Form View Doc		Oct 02, 2018 No
3284906 NOVA SCOTIA LIMITED	FEE SIMPLE	99 WYSE ROAD DARTMOUTH NS CA B3A 4S5	DEED	2016 110002152 View Form View Doc		Dec 05, 2016 No

Farm Loan Board - Occupants & Mailing Addresses		
Name	Interest Holder Type	Mailing Address
No Records Found		

Benefits to the Registered Interests						
Benefit Details	Interest Holder Type	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found						

Burdens on the Registered Interests						
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan Registration Date
NOVA SCOTIA POWER INC.	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	POST OFFICE BOX 910 HALIFAX NS CA B3J 2W5	EASEMENT/RIGHT OF WAY	2017	110440089 View Doc	Mar 09, 2017

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
TOWN OF STELLARTON	PARTY TO AGREEMENT (BURDEN)	250 FOORD STREET POST OFFICE BOX 2200 STELLARTON NS CA B0K 1S0	AGREEMENT RE USE OF LAND	2016	109911892 View Doc		Nov 18, 2016
50207646	COVENANT HOLDER (BURDEN)		RESTRICTIVE COVENANT	2014	104956819 View Doc		Apr 25, 2014
15563414	COVENANT HOLDER (BURDEN)		RESTRICTIVE COVENANT	2014	104956819 View Doc		Apr 25, 2014
60023165	COVENANT HOLDER (BURDEN)		RESTRICTIVE COVENANT	2014	104956819 View Doc		Apr 25, 2014
50058114	COVENANT HOLDER (BURDEN)		RESTRICTIVE COVENANT	2014	104956819 View Doc		Apr 25, 2014

Textual Qualifications on Title

Qualifications Text

No Records Found

Tenants in Common not registered pursuant to the Land Registration Act

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

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
THE TOWN OF STELLARTON	PARTY TO AGREEMENT	250 FOORD STREET POST OFFICE BOX 2200 STELLARTON NS CA B0K 1S0	AGREEMENT RE USE OF LAND	1994	5486 View Doc	Book 1157 Page 146	Sep 20, 1994
ROYAL BANK OF CANADA	MORTGAGEE	10 YORK MILLS ROAD FLOOR 3 TORONTO ON CA M2P 0A2	MORTGAGE	2024	123641004 View Form View Doc		Jan 24, 2024
ROYAL BANK OF CANADA	MORTGAGEE	1871 HOLLIS STREET FLOOR 7 HALIFAX NS CA B3J 1M7	MORTGAGE	2024	123917073 View Form View Doc		Apr 03, 2024

Parcel Description

Registration County: PICTOU COUNTY

Street/Place Name: FOORD STREET /STELLARTON

Title of Plan: PLAN OF SUBDIVISION SHOWING THE CONSOLIDATION OF LOT 1-2-3-4 AND LOT 5, LANDS OF 3284906 NOVA SCOTIA LIMITED TO FORM LOT 1-2-3-4-5, 230 FOORD STREET, STELLARTON

Designation of Parcel on Plan: LOT 1-2-3-4-5

Registration Number of Plan: 113863931

Registration Date of Plan: 2019-01-11 15:13:25

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

Compliance:

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

Registration District: PICTOU COUNTY

Registration Year: 2019

Plan or Document Number: 113863931

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	115598394 View Form	2019	ADDITION OF PARCEL ACCESS/REMOVAL OF INTERESTS ON S/D		LAND REGISTRATION	12/9/2019

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
Plan	113863931 View Plan	2019	SUBDIVISION & AMALGAMATIONS	PLAN OF SUBDIVISION SHOWING THE CONSOLIDATION OF LOT 1-2-3-4 AND LOT 5, LANDS OF 3284906 NOVA SCOTIA LIMITED TO FORM LOT 1-2-3-4-5, 230 FOORD STREET, STELLARTON		1/11/2019

AFR Bundles

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

Parcel Relationships

Related PID	Type of Relationship
942391	CONSOLIDATED - RELATED TO
942409	CONSOLIDATED PARCEL NUMBER
942417	CONSOLIDATED PARCEL NUMBER
942425	CONSOLIDATED PARCEL NUMBER

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

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

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NOVA SCOTIA
Service Nova Scotia and Municipal Relations



Back to Results

Document Query - Printer Friendly Version

Names

Last Name:

First Name:

Middle Name:

Query exact?

Enterprise Name:

Query exact?

Search for:

Registration System:

Select Search Category(s)

Grantor/Grantee Index:

General Powers of Attorney:

Judgments:

Code:

Include Name Changes:

NO

3284906 NOVA SCOTIA LIMITED

NO

GRANTORS (AGAINST)

REGISTRY OF DEEDS

YES

YES

YES

YES

Documents

Document #:

Prefix:

Suffix:

Book:

Page:

Search Options

County:

Date Range:

Mode:

PICTOU COUNTY

1771-01-01 to 2024-11-25

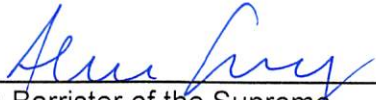
Replace

Document Search Results (for PICTOU COUNTY - Data current from 1771 to Doc. 125051210 registered on 2024/11/22 12:05)
(for GRANTORS searched as of 2024/11/25 13:49)

0 Records, 0 Selected, Query Type - Replace

Sel	Grantor (Against)	Grantee (ATS)	Reg Date	Book/ Page	Document #	Instr Type	Exp Date	Location
<div><div>The following sort rules are used for Parcel and GGI Name Searches:</div><div><div>Person Names:</div><div>- Spaces and Apostrophes in last names are ignored.</div><div>- Searches for either Mc or Mac will return either variation.</div></div><div><div>Company Names:</div><div>- All spaces and other non-alpha or non-numeric characters (#, (,), &, -etc.) are ignored.</div></div></div>								

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

Show 10 entries

Showing 1 to 3 of 3 entries

Previous 1 Next

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

Show 10 entries

Showing 1 to 3 of 3 entries

Previous 1 Next

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

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Land Registration View

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

PID	45035300	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	24.88 ACRE(S) (DEED)	Parcel Access	PUBLIC	Manag. Unit	MU9902
Lot		Created	Jun 20, 1979 12:00:00AM		
PDCA Status	APPROVED	Municipal Unit	WEST HANTS REGIONAL MUNICIPALITY	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Apr 28, 2006 04:17:35PM		

Location	County	Primary Location	Source
<u>61 DUDLEY PARK LANE</u> <u>UPPER FALMOUTH</u>	HANTS COUNTY	Yes	Assigned by Municipality

Comments

MAP:0244960064180
 MAP:0244960064200
 MAP:05L0928
 MAP:05L0938
 MAP:1044950064200

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
<u>03207463</u>	\$290,200.00 (2024 RESIDENTIAL TAXABLE) \$40,900.00 (2024 RESOURCE FARM)	080	000	

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
3343533 NOVA SCOTIA LIMITED	FEE SIMPLE	99 WYSE ROAD SUITE 600 POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5	DEED	2021	<u>118076950</u> View Form View Doc		Feb 25, 2021	No

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
No Records Found		

Benefits to the Registered Interests

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

Burdens on the Registered Interests

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

Textual Qualifications on Title

Qualifications Text

No Records Found

Tenants in Common not registered pursuant to the Land Registration Act

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

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
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SUZANNE CORKUM	MORTGAGEE	C/O ATLANTICA LAW GROUP 99 WATER STREET WINDSOR NS CA BON 2T0	MORTGAGE	2021	<u>118076984</u>  View Form  View Doc		Feb 25, 2021
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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.

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 Documents

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

Non-Enabling Plans

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

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
Non-Registered	<u>196791</u>	2006	AFR BUNDLE	HC483-09-340268763	5/5/2006

Parcel Relationships

Related PID	Type of Relationship
<u>45142072</u>	INFANT PARCEL
<u>45211844</u>	INFANT PARCEL
<u>45220357</u>	INFANT PARCEL
<u>45220365</u>	INFANT PARCEL
<u>45261922</u>	INFANT PARCEL
<u>45333945</u>	INFANT PARCEL

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

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

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Land Registration View

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

PID	45220357	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	12.70 ACRE(S) (VERIFIED)	Parcel Access	PUBLIC	Manag. Unit	MU9902
Lot	LOT SC-1	Created	Nov 20, 1989 12:00:00AM		
PDCA Status	APPROVED	Municipal Unit	WEST HANTS REGIONAL MUNICIPALITY	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Aug 17, 2011 09:21:04AM		

Location	County	Primary Location	Source
<u>11 DUDLEY PARK LANE</u> <u>UPPER FALMOUTH</u>	HANTS COUNTY	Yes	Assigned by Municipality

Comments

LOC:CORNER FALMOUTH DYKE ROAD
 MAP:0244960064180
 MAP:0244960064200
 MAP:05L0927
 MAP:05L0928
 MAP:05L0937
 MAP:05L0938
 MAP:1044950064200

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
<u>07842279</u>	\$498,800.00 (2024 COMMERCIAL TAXABLE) \$17,000.00 (2024 RESOURCE FARM)	080	000	

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
3343533 NOVA SCOTIA LIMITED	FEE SIMPLE	99 WYSE ROAD SUITE 600 POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5	DEED	2021	<u>118076877</u> View Form View Doc		Feb 25, 2021	No

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
No Records Found		

Benefits to the Registered Interests

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

Burdens on the Registered Interests

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

Textual Qualifications on Title

Qualifications Text

No Records Found

Textual Qualifications on Title

Qualifications Text

Tenants in Common not registered pursuant to the Land Registration Act

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

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
THE BANK OF NOVA SCOTIA	MORTGAGEE	80 WATER STREET POST OFFICE BOX 428 WINDSOR NS CA B0N 2T0	MORTGAGE	2011	98999841 View Form View Doc		Aug 26, 2011
ROYAL BANK OF CANADA	MORTGAGEE	7101 AVENUE PARC Etage 5TH MONTREAL QC CA H3N 1X9	MORTGAGE	2021	118076901 View Form View Doc		Feb 25, 2021
ROYAL BANK OF CANADA	ASSIGNEE	7101 AVENUE PARC Etage 5TH MONTREAL QC CA H3N 1X9	ASSIGNMENT OF LEASES AND/OR RENTS	2021	118088724 View Form View Doc		Feb 26, 2021
ROYAL BANK OF CANADA	MORTGAGEE	1871 HOLLIS STREET FLOOR 7 HALIFAX NS CA B3J 1M7	MORTGAGE	2024	123917180 View Form View Doc		Apr 03, 2024

Parcel Description

Place Name: DUDLEY PARK ROAD, UPPER FALMOUTH
Municipality/County: MUNICIPALITY OF THE DISTRICT OF HANTS WEST/HANTS COUNTY
Designation of Parcel on Plan: LOT SC-1
Title of Plan: PLAN OF SUBDIVISION LOT SC-1, LANDS CONVEYED TO SUZANNE CORKUM, UPPER FALMOUTH, HANTS COUNTY, NOVA SCOTIA
Registration County: COUNTY OF HANTS
Registration Number of Plan: 6155
Registration Date of Plan: 1989-10-26

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

Compliance:

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

Registration District: HANTS COUNTY
Registration Year: 1989
Plan or Document Number: 6155

Non-Enabling Documents

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

No Non Enabling Documents Found

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
-----------	---------	------	------	-----------	---------------	-------------------

No Non Enabling Plans Found

AFR Bundles

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

No AFR Bundles Found

Parcel Relationships

Related PID	Type of Relationship
45035300	PARENT PARCEL NUMBER

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

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

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Please feel free to Submit Problems you find with the Property Online web site.

Land Registration View

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

PID	55450050	Parcel Type	STANDARD PARCEL	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	MUNICIPALITY OF THE COUNTY OF KINGS	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Jul 21, 2005 02:05:02PM		

Location	County	Primary Location	Source
<u>BLACK RIVER ROAD</u> <u>GASPEREAU</u>	KINGS COUNTY	Yes	Not Assigned by Municipality
<u>WHITE ROCK ROAD</u> <u>GASPEREAU</u>	KINGS COUNTY	No	Not Assigned by Municipality

Comments
Corner White Rock Road
1045050064300

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
09427406	\$193,200.00 (2024 RESOURCE TAXABLE)	100	000	

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
3343533 NOVA SCOTIA LIMITED	FEE SIMPLE	99 WYSE ROAD SUITE 600 POST OFFICE BOX 876 DARTMOUTH NS CA B2Y 3Z5	DEED	2021	118112060 View Form View Doc		Mar 02, 2021	No

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
No Records Found		

Benefits to the Registered Interests

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

Burdens on the Registered Interests

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

Textual Qualifications on Title

Qualifications Text

No Records Found

Tenants in Common not registered pursuant to the Land Registration Act

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

No Records Found

Recorded Interests

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

No Records Found

Parcel Description

Municipality/County: Municipality of Kings County

Designation of Parcel: Lot MNZ-3

Registration County: Kings County

Registration No. of Plan: P-12192

Registration Date of Plan: September 9, 2002

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 Kings County as plan or document number P-12192.

The Boundary Line Agreement recorded in Book 1343 at Page 830 affects the parcel.

Non-Enabling Documents

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

No Non Enabling Documents Found

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
-----------	---------	------	------	-----------	---------------	-------------------

No Non Enabling Plans Found

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
Non-Registered	<u>152917</u>	2005	AFR BUNDLE	HC483-04-313276554	8/15/2005

Parcel Relationships

Related PID	Type of Relationship
-------------	----------------------

No Related PIDs Found

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

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

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Back to Results

Document Query - Printer Friendly Version

Names

Last Name:
First Name:
Middle Name:
Query exact? NO
Enterprise Name: 3343533 NOVA SCOTIA LIMITED
Query exact? NO
Search for: 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

Documents

Document #:
Prefix:
Suffix:
Book:
Page:

Search Options

County: HANTS COUNTY
Date Range: 1763-01-01 to 2024-11-25
Mode: Replace

Document Search Results (for HANTS COUNTY - Data current from 1763 to Doc. 125024043 registered on 2024/11/18 13:27)
(for GRANTORS searched as of 2024/11/25 15:07)

0 Records, 0 Selected, Query Type - Replace

Sel	Grantor (Against)	Grantee (ATS)	Reg Date	Book/ Page	Document #	Instr Type	Exp Date	Location
<div><div>The following sort rules are used for Parcel and GGI Name Searches:</div><div><div>Person Names: - Spaces and Apostrophes in last names are ignored. - Searches for either Mc or Mac will return either variation.</div><div>Company Names: - All spaces and other non-alpha or non-numeric characters (#, (,), &, -etc.) are ignored.</div></div></div>								

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powered

Back to Results

Document Query - Printer Friendly Version

Names

Last Name:

First Name:

Middle Name:

Query exact?

Enterprise Name:

Query exact?

Search for:

Registration System:

Select Search Category(s)

Grantor/Grantee Index:

General Powers of Attorney:

Judgments:

Code:

Include Name Changes:

NO

3343533 NOVA SCOTIA LIMITED

NO

GRANTORS (AGAINST)

REGISTRY OF DEEDS

YES

YES

YES

YES

Documents

Document #:

Prefix:

Suffix:

Book:

Page:

Search Options

County:

Date Range:

Mode:

KINGS COUNTY

1764-01-01 to 2024-11-25

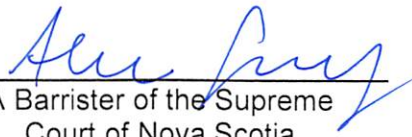
Replace

Document Search Results (for KINGS COUNTY - Data current from 1764 to Doc. 125045733 registered on 2024/11/21 15:32)
(for GRANTORS searched as of 2024/11/25 15:14)

0 Records, 0 Selected, Query Type - Replace

Sel	Grantor (Against)	Grantee (ATS)	Reg Date	Book/ Page	Document #	Instr Type	Exp Date	Location
The following sort rules are used for Parcel and GGI Name Searches:								
			Person Names:			Company Names:		
			- Spaces and Apostrophes in last names are ignored.			- All spaces and other non-alpha or non-numeric characters (#, (,), &, -etc.) 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

Showing 1 to 1 of 1 entries

Previous 1 Next

PID	Owner	Property Address	Assessment Info
PID <u>55022495</u> Type STANDARD PARCEL Status ACTIVE LR Status LAND REGISTRATION	Owner 4318682 NOVA SCOTIA LIMITED Mailing Address 19 HILLCREST AVENUE WOLFVILLE NS CA B4P 1T5	Civic Address <u>1161 PARKWAY DRIVE</u> <u>PORT WILLIAMS</u> <u>LOT 15</u> County KINGS COUNTY Area 1.53 ACRE(S) (PLAN)	AAN <u>00007854</u> Value \$216,800.00 (2024 COMMERCIAL TAXABLE)

PID	Owner	Property Address	Assessment Info
-----	-------	------------------	-----------------

Show 10 ▼ entries

Showing 1 to 1 of 1 entries

Previous 1 Next

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

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

Land Registration View

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

PID	55022495	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	1.53 ACRE(S) (PLAN)	Parcel Access	PUBLIC	Manag. Unit	MU1109
Lot	LOT 15	Created	Oct 15, 1993 12:00:00AM		
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF THE COUNTY OF KINGS	Manner of Tenure	TENANTS IN COMMON
LR Status	LAND REGISTRATION	LR Date	Jan 11, 2017 01:34:06PM		

Location	County	Primary Location	Source
<u>1161 PARKWAY DRIVE</u> <u>PORT WILLIAMS</u>	KINGS COUNTY	Yes	Assigned by Municipality

Comments

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
<u>00007854</u>	\$216,800.00 (2024 COMMERCIAL TAXABLE)	010	000	

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
4318682 NOVA SCOTIA LIMITED	FEE SIMPLE	19 HILLCREST AVENUE WOLFVILLE NS CA B4P 1T5	DEED	2017	<u>110479038</u> View Form View Doc		Mar 17, 2017	No

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
No Records Found		

Benefits to the Registered Interests

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

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
STARR'S POINT DEVELOPMENTS LIMITED	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	11168 NO. 1 HWY WOLFVILLE NS CA B4P 2R1	DEED	1988	<u>18674</u> View Doc	Book 761 Page 99	Dec 09, 1988

Textual Qualifications on Title

Qualifications Text

No Records Found

Tenants in Common not registered pursuant to the Land Registration Act

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

**Interest Holder
(Qualifier)**

Parcel Description

No Non Enabling Plans Found

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
-----------	---------	------	------	-----------	---------------	-------------------

AFR Bundles

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

No AFR Bundles Found

Parcel Relationships

Related PID	Type of Relationship
-------------	----------------------

No Related PIDs Found

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

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

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Back to Results

Document Query - Printer Friendly Version

Names

Last Name:

First Name:

Middle Name:

Query exact?

Enterprise Name:

Query exact?

Search for:

Registration System:

Select Search Category(s)

Grantor/Grantee Index:

General Powers of Attorney:

Judgments:

Code:

Include Name Changes:

NO

4318682 NOVA SCOTIA LIMITED

NO

GRANTORS (AGAINST)

REGISTRY OF DEEDS

YES

YES

YES

YES

Documents

Document #:

Prefix:

Suffix:

Book:

Page:

Search Options

County:

Date Range:

Mode:

KINGS COUNTY

1764-01-01 to 2024-11-25

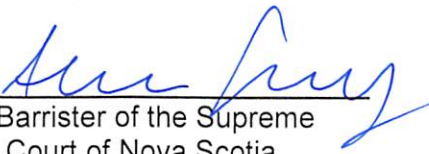
Replace

Document Search Results (for KINGS COUNTY - Data current from 1764 to Doc. 125045733 registered on 2024/11/21 15:32)
(for GRANTORS searched as of 2024/11/25 15:27)

0 Records, 0 Selected, Query Type - Replace

Sel	Grantor (Against)	Grantee (ATS)	Reg Date	Book/ Page	Document #	Instr Type	Exp Date	Location
<div><div>The following sort rules are used for Parcel and GGI Name Searches:</div><div><div>Person Names:</div><div>- Spaces and Apostrophes in last names are ignored.</div><div>- Searches for either Mc or Mac will return either variation.</div></div><div><div>Company Names:</div><div>- All spaces and other non-alpha or non-numeric characters (#, (,), &, -etc.) are ignored.</div></div></div>								

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	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
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.

Debtors

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	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
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	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	31244130	2019-05-31 13:02	2024-05-31	1805605-RB10

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
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 GLASGOW 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.

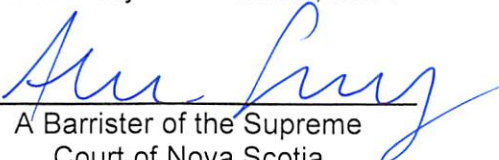
Additional Information

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	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
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 (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
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	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
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 (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
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	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	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	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	34030833	2021-02-11 13:28	2025-02-11	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	Deleted 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	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	36737658	2022-08-24 15:54	2029-08-24	683996-20220824-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 (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
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

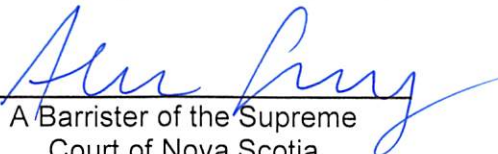
Type: Enterprise
TOYOTA CREDIT CANADA
80 MICRO CRT
MARKHAM ON L3R 9Z1
Canada

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 (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
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

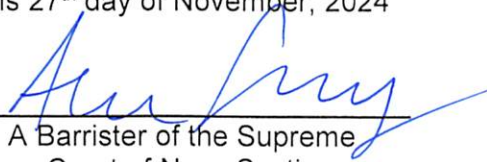
Type: Enterprise
Royal Bank Of Canada
7101 PARC AVENUE, 5TH FLOOR
MONTREAL QC H3N 1X9
Canada

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


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	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (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 (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
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 (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
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.

Debtors

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

Confirmation Letter/ Lettre de confirmation

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

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

Dear Robert Duncan

Bonjour, Robert Duncan

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

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

Your search for:

Votre recherche pour :

Debtor Type / Type de débiteur: Company/ Société
Company Name/ Nom de l'entreprise: 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



For Registrar / Pour le Registraire

Confirmation Letter/ Lettre de confirmation

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

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

Dear Robert Duncan

Bonjour, Robert Duncan

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

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

Your search for:

Votre recherche pour :

Debtor Type / Type de débiteur: Company/ Société
Company Name/ Nom de l'entreprise: 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



For Registrar / Pour le Registraire

Confirmation Letter/ Lettre de confirmation

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

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

Dear Robert Duncan

Bonjour, Robert Duncan

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

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

Your search for:

Votre recherche pour :

Debtor Type / Type de débiteur: Company/ Société
Company Name/ Nom de l'entreprise: 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



For Registrar / Pour le Registraire

Confirmation Letter/ Lettre de confirmation

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

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

Dear Robert Duncan

Bonjour, Robert Duncan

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

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

Your search for:

Votre recherche pour :

Debtor Type / Type de débiteur: Company/ Société
Company Name/ Nom de l'entreprise: 4318682 NOVA SCOTIA LIMITED
Province of Registration / Province d'enregistrement: NS

Returns the following results:

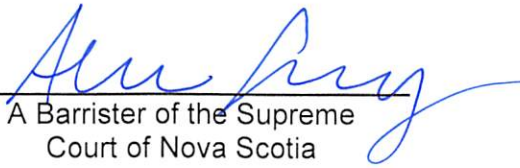
Renvoie les résultats suivants :

No matches were found / Aucune donnée correspondante au registre



For Registrar / Pour le Registraire

This is Exhibit "J" 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



Bankruptcy and Insolvency Records Search (BIA) search results |

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

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.





Bankruptcy and Insolvency Records Search (BIA) search results |

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

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.





Bankruptcy and Insolvency Records Search (BIA) search results |

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

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.





Government
of Canada

Gouvernement
du Canada

Bankruptcy and Insolvency Records Search (BIA) search results |

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

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.

