

APR 05 2024

Halifax, N.S.

2024

Hfx No. 532179

**SUPREME COURT OF NOVA SCOTIA
IN BANKRUPTCY**

IN THE MATTER OF: **The Receivership of Atlantic Oriental Wholesale (AOW) Inc.**

BETWEEN: **Business Development Bank of Canada**

Applicant

- and -

Atlantic Oriental Wholesale (AOW) Inc.

Respondent

AFFIDAVIT OF STEPHEN KINGSTON

I, Stephen Kingston, make oath and say as follows:

1. I am counsel to the Applicant Business Development Bank of Canada (the "Bank").
2. I have personal knowledge of the evidence sworn to in this Affidavit, except where otherwise stated to be based on information or 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.

Personal Property Security Registry

4. I have cause for a search to be conducted of the Personal Property Registry ("PPR") maintained pursuant to the *Personal Property Security Act* (the "PPSA") as regards the Respondent Atlantic Oriental Wholesale (AOW) Inc. ("AOW") and attached hereto as **Exhibit "A"** is a true copy of the PPR Search Result Report dated April 3, 2024.
5. The PPSA search disclosed the following registered interest, details of which are more particularly set out in the said Report:

Secured Party	Registration	Expiry Date	Collateral
Royal Bank of Canada	Nov. 10, 2017 as Reg. No. 28545689	Nov. 10, 2027	All present and after-acquired personal property

Secured Party	Registration	Expiry Date	Collateral
Royal Bank of Canada	Dec. 20, 2018 as Reg. No. 30526057	Dec. 20, 2028	Monies or amounts from time to time on deposit in the name of the Debtor
De Lage Landen Financial Services Canada Inc.	Oct. 15, 2020 as Reg. No. 33521501	Oct. 15, 2027	2020 Hyundai 25L-7A vehicle (s/n HHKHHF08VL0005501); 2020 Hyundai 25L-7A vehicle (s/n HHKHHF08LL0005596)
CBW National Leasing Inc.	Dec. 10, 2020 as Reg. No. 33782913	Dec. 10, 2026	Industrial equipment and Cummins C150 diesel generator
Business Development Bank of Canada	April 25, 2022 as Reg. No. 36126654	April 25, 2043	All present and after-acquired personal property

PID 82540097, 119-127 Seal Point Road, Upper Port La Tour, Shelburne County

6. I have caused for a search to be conducted at the Shelburne County Land Registration Office (the "LRO") for registrations for the property identified as PID 82540097, located at 119-127 Seal Point Road, Upper Port La Tour, Shelburne County.
7. The property is registered in the name of AOW, and attached hereto as **Exhibit "B"** is a true copy of the Parcel Register for the property, current to April 3, 2024.
8. The search revealed the following Recorded Interests in respect of the property that constitutes a mortgage, security interest, lien or encumbrance:
 - (i) A Mortgage dated March 2, 2022 between AOW as Mortgagor and the Bank as Mortgagee in amount of \$1,700,000, recorded on April 26, 2022 as Doc. No. 120485090.

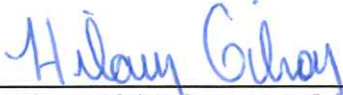
PID 80058449, 70 Seal Point Road, Upper Port La Tour, Shelburne County

9. I have caused for a search to be conducted at the LRO for registrations against the property identified as PID 80058449, located at 70 Seal Point Road, Upper Port La Tour, Shelburne County.
10. The property is registered in the name of AOW, and attached hereto as **Exhibit "C"** is a true copy of the Parcel Register for the property, current to April 3, 2024.
11. The search did not reveal any recorded interest against the property.

Judgments

12. Attached hereto and marked as **Exhibit "D"** is a true copy of a Nova Scotia Property Online Judgment Index Search for AOW for Shelburne County and Halifax County.

13. The searches revealed no judgments respecting AOW, current to April 4, 2024.

SWORN TO at Halifax,)
in the Province of Nova Scotia)
this 4 day of April, 2024.)
)
)
_____)
A Barrister of the Supreme Court)
of Nova Scotia)

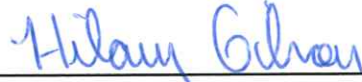

_____)
STEPHEN KINGSTON)

HILARY GILROY
A Barrister of the Supreme
Court of Nova Scotia

2024

Hfx No. _____

This is Exhibit "A" referred to in the
Affidavit of **STEPHEN KINGSON** sworn
before me this 4 day of April, 2024.



A Barrister of the Supreme Court
of Nova Scotia

HILARY GILROY
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:	Atlantic Oriental Wholesale (AOW) Inc.
Date and Time of Search (YYYY-MM-DD hh:mm):	2024-04-03 12:40 (Atlantic)
Transaction Number:	25449524
Searched By:	G190290

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

Exact	Included	Original Registration Number	Enterprise Name	Place
	*	28545689	ATLANTIC ORIENTAL WHOLESALE (AOW) INCORPORATED	HALIFAX
	*	30526057	ATLANTIC ORIENTAL WHOLESALE (AOW) INCORPORATED	HALIFAX
	*	33521501	ATLANTIC ORIENTAL WHOLESALE (AOW) INCORPORATED	LA TOUR
	*	33782913	ATLANTIC ORIENTAL WHOLESALE (AOW) INCORPORATED	Halifax
	*	36126654	Atlantic Oriental Wholesale (AOW) Incorporated	Halifax

An "*" in the 'Exact' column indicates that the Debtor (Enterprise) exactly matches the search criteria.

Included Column Legend

- An asterisk (*) in the 'Included' column indicates that the registration's details are included within the Search Result Report.

Registration Counts

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

- 5 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: 28545689

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	28545689	2017-11-10 13:07	2022-11-10	1720098-RB2
Renewal	36955128	2022-10-14 09:04	2027-11-10	

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
 ATLANTIC ORIENTAL WHOLESALE (AOW) INCORPORATED
 5889 INGLIS STREET
 HALIFAX NS B3H 1K7
 Canada

Secured Parties

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

General Collateral

ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY

Registration Details for Registration Number: 30526057

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	30526057	2018-12-20 10:53	2023-12-20	1783748-RB10
Renewal	38773321	2023-11-24 09:13	2028-12-20	

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
 ATLANTIC ORIENTAL WHOLESALE (AOW) INCORPORATED
 5889 INGLIS STREET
 HALIFAX NS B3H 1K7
 Canada

Secured Parties

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

Canada

General Collateral

Moneys or amounts that may from time to time be on deposit in the name of the Debtor with or owed to the Debtor by the secured party, Royal Bank Mortgage Corporation, The Royal Trust Company or Royal Trust Corporation of Canada or any two or more of them, and in Debtors rights in those moneys or those amounts, all proceeds of those moneys or those amounts, including, without limitation, goods (including inventory, equipment (equipment includes without limitation, machinery, tools, apparatus, plant, furniture, fixtures, aircraft and vehicles of whatsoever nature and kind) and consumer goods), instruments, intangibles, securities, chattel paper, and documents of title.

Registration Details for Registration Number: 33521501

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	33521501	2020-10-15 10:54	2027-10-15	1869285-DL1

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
 ATLANTIC ORIENTAL WHOLESALE (AOW) INCORPORATED
 127 SEAL POINT RD
 LA TOUR NS B0W 3N0
 Canada

Secured Parties

Type: Enterprise
 De Lage Landen Financial Services Canada Inc.
 3450 SUPERIOR COURT, UNIT 1
 OAKVILLE ON L6L 0C4
 Canada

General Collateral

All personal property of the debtor described herein by vehicle identification number or serial number, as applicable, wherever situated, together with all parts and accessories relating thereto, all attachments, accessories and accessions thereto or thereon, all replacements, substitutions, additions and improvements of all or any part of the foregoing and all proceeds in any form derived therefrom. Proceeds: all of the debtor's present and after acquired identifiable or traceable personal property that is derived, directly or indirectly, from any dealing with or disposition of the above-described collateral or proceeds of the above described collateral and in which

the debtor acquires an interest, including without limitation, all insurance and other payments that represent indemnity or compensation for loss or damage to the above described collateral or proceeds of the above described collateral, or a right to such payments, accounts, rents or other payments arising from the lease or rental of the above described collateral or proceeds of the above described collateral, a payment made in total or partial discharge or redemption of chattel paper, investment property, an instrument or an intangible, rights arising out of, or property collected on, or distributed on account of, collateral that is investment property, and goods, documents of title, chattel paper, investment property, instruments, money or intangibles.

Serial Numbered Collateral

Serial Number	Collateral Type	Description	Added By	Deleted By
HHKHHF08VL0005501	Motor Vehicle	2020 HYUNDAI 25L-7A	33521501	
HHKHHF08LL0005596	Motor Vehicle	2020 HYUNDAI 25L-7A	33521501	

Registration Details for Registration Number: 33782913

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	33782913	2020-12-10 11:48	2026-12-10	3031771

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
 Choi, Kyong Mi
 5889 Inglis Street
 Halifax NS B3H 1K7
 Canada
 Date of Birth (YYYY-MM-DD): 1964-12-11

Type: Individual
 Kim, Jun Tak
 5889 Inglis Street
 Halifax NS B3H 1K7
 Canada
 Date of Birth (YYYY-MM-DD): 1961-11-28

Type: Enterprise
 ATLANTIC ORIENTAL WHOLESALE (AOW) INCORPORATED
 5889 Inglis Street
 Halifax NS B3H 1K7
 Canada

Type: Enterprise
 Atlantic Oriental Wholesale

5889 Inglis Street
Halifax NS B3H 1K7
Canada

Secured Parties

Type: Enterprise
CWB NATIONAL LEASING INC.
1525 BUFFALO PLACE
WINNIPEG MB R3T 1L9
Canada
Phone #: 204-954-9000
Fax #: 866-814-4752

General Collateral

ALL INDUSTRIAL EQUIPMENT-200 AMP AUTO TRANSFER SWITCH AND CUMMINS C150 DIESEL GENERATOR D6D OF EVERY NATURE OR KIND DESCRIBED IN AGREEMENT NUMBER 3031771, BETWEEN CANLEASE INC., AS ORIGINAL SECURED PARTY AND THE DEBTOR, WHICH AGREEMENT WAS ASSIGNED BY THE ORIGINAL SECURED PARTY TO THE SECURED PARTY, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ALL ATTACHMENTS, ACCESSORIES, SUBSTITUTIONS AND PROCEEDS OF ANY KIND DERIVED DIRECTLY OR INDIRECTLY THEREFROM.

Registration Details for Registration Number: 36126654

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	36126654	2022-04-25 15:29	2043-04-25	115800.279

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
Atlantic Oriental Wholesale (AOW) Incorporated
Kim, Jun Tak
President
5889 Inglis Street
Halifax NS B3H 1K7
Canada

Secured Parties

Type: Enterprise
Business Development Bank of Canada
Scotia Square, Cogswell Tower
P.O. Box 1656
Halifax NS B3J 2Z7
Canada

General Collateral

All of the Debtor's present and after-acquired personal property.

END OF REPORT

2024

Hfx No. _____

This is Exhibit "B" referred to in the
Affidavit of **STEPHEN KINGSON** sworn
before me this 4 day of April, 2024.

Hilary Gilroy

A Barrister of the Supreme Court
of Nova Scotia

HILARY GILROY
A Barrister of the Supreme
Court of Nova Scotia

Land Registration View

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

PID	82540097	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	2.71 ACRE(S) (PLAN)	Parcel Access	PUBLIC	Manag. Unit	MU1603
Lot	LOT 6	Created	May 29, 2002 12:00:00AM		
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF THE DISTRICT OF BARRINGTON	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Sep 11, 2009 10:09:33AM		
Location		County	Primary Location	Source	
<u>119 SEAL POINT ROAD</u> <u>UPPER PORT LA TOUR</u>		SHELBURNE COUNTY	No	Assigned by Municipality	
<u>121 SEAL POINT ROAD</u> <u>UPPER PORT LA TOUR</u>		SHELBURNE COUNTY	No	Assigned by Municipality	
<u>123 SEAL POINT ROAD</u> <u>UPPER PORT LA TOUR</u>		SHELBURNE COUNTY	No	Assigned by Municipality	
<u>125 SEAL POINT ROAD</u> <u>UPPER PORT LA TOUR</u>		SHELBURNE COUNTY	No	Assigned by Municipality	
<u>127 SEAL POINT ROAD</u> <u>UPPER PORT LA TOUR</u>		SHELBURNE COUNTY	No	Assigned by Municipality	
<u>SEAL POINT ROAD</u> <u>UPPER PORT LA TOUR</u>		SHELBURNE COUNTY	Yes	Assigned by Municipality	
Comments					
MAP:0243500065460					
Assessment Account	Value	Tax District	Tax Ward	Tax Sub	
<u>04208447</u>	\$1,588,000.00 (2024 COMMERCIAL TAXABLE)	050	000		

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
ATLANTIC ORIENTAL WHOLESALE (AOW) INCORPORATED	FEE SIMPLE	5889 INGLIS STREET HAFLIAX NS CA B3H 1K7	DEED	2020	117147356 View Form View Doc		Oct 02, 2020	No

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
<i>No Records Found</i>		

Benefits to the Registered Interests

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

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
THE NOVA SCOTIA POWER COMMISSION	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	POST OFFICE BOX 910 HALIFAX NS CA B3J 2W5	EASEMENT/RIGHT OF WAY	1951	BAR48 View Doc	Book T Page 609	Apr 18, 1951

Textual Qualifications on Title

Qualifications Text
<i>No Records Found</i>

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
<i>No Records Found</i>							

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
--------------------------------	----------------------	-----------------	------	------	------	----------------	-------------------

Recorded Interests

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

BUSINESS DEVELOPMENT BANK OF CANADA	MORTGAGEE	2000 BARRINGTON STREET SUITE 1400 HALIFAX NS CA B3J 3K1	MORTGAGE	2022	120485090 View Form View Doc		Apr 26, 2022
----------------------------------------	-----------	------------------------------------------------------------------	----------	------	------------------------------------------------------------------------------------	--	--------------

Parcel Description

ALL that certain parcel of land situated on the east side of Seal Point Road No. 552, at Upper Port LaTour, County of Shelburne, Province of Nova Scotia, being shown as Lot No. 6 on Plan No. S7796-02, "Final Plan of Subdivision (Consolidation) showing Lot No. 1, Lot No. 2 and Lot No. 3 and Parcel 94-1 and Parcel 94-2 Lands of Atlantic Pride Fisheries Limited consolidated to create new Lot No. 6 at Seal Point Road No. 552, Upper Port LaTour, County of Shelburne, Province of Nova Scotia", dated May 15, 2002, as prepared by Everett B. Hall, Nova Scotia Land Surveyor, and being more particularly bounded and described as follows:

BEGINNING at found survey marker located on the easterly side line of Seal Point Road No. 552, on a grid bearing of South 42 degrees 19' 31" East a distance of 2,722.61 feet from Nova Scotia Coordinate

Monument No. 25146, said survey marker located approximately 100 feet north of the existing ordinary high water mark of the westerly shore line of Port LaTour Harbour, and marking the northwesterly corner of a portion of former lands of Blanche Mabel Nickerson, now lands of H. M. In right of Canada, and marking the southwestly corner of the herein described lands, and marking the POINT OF BEGINNING;

THENCE, in a northeasterly direction along the easterly side line of Seal Point Road No. 552, on a grid bearing of North 11 degrees 19' 05" East a distance of 161.31 feet to a placed survey marker, said survey marker marking a kink in the westerly side line of the herein described lands;

THENCE, continuing in a northeasterly direction along the easterly sideline of Seal Point Road No. 552, along a curve to the left having a radius of 914.13 feet, an arc distance of 212.79 feet to a calculated point located a distance of 0.58 feet west of a found survey marker, the straight line grid bearing being North 4 degrees 38' 58" East a distance of 212.31 feet, said calculated point marking the southwestly corner of a portion of former lands of Blanchard Smith, now lands of Dianne Carol Davis and Gary Neil Davis, and marking the northwesterly corner of the herein described lands;

THENCE, in a southeasterly direction along an old stone wall marking the southerly side line of a portion of former lands of Blanchard Smith, now lands of Dianne Carol Davis and Gary Neil Davis, on a grid bearing of South 84 degrees 26' 28" East a distance of 130.61 feet to a found survey marker, said survey marker marking the southeasterly corner of a portion of former lands of Blanchard Smith, now lands of Dianne Carol Davis and Gary Neil Davis, and marking the southwestly corner of a portion of former lands of Eugene and Nora Blades, now lands of Whale's Back Fisheries Limited, and marking a kink in the northerly side line of the herein described lands;

THENCE, continuing in a southeasterly direction along an old stone wall marking the southerly side line of a portion of former lands of Eugene and Nora Blades, now lands of Whales's Back Fisheries Limited, on a grid bearing of South 84 degrees 30' 15" East a distance of 101.39 feet to a found survey marker located on the westerly side line of a portion of former lands of David Flemming, now lands of Dianne Carol Davis and Gary Neil Davis, said survey marker marking the southeasterly corner of a portion of former lands of Eugene and Nora Blades, now lands of Whale's Back Fisheries Limited, and marking the northeasterly corner of the herein described lands;

THENCE, in a southeasterly direction along and old wire fence marking the westerly side line of a portion of former lands of David Flemming, now lands of Dianne Carol Davis and Gary Neil Davis, on a grid bearing of South 13 degrees 05' 27" East a distance of 94.62 feet to a placed survey marker, said survey marker marking a kink in the easterly side line of the herein described lands;

THENCE, continuing in a southeasterly direction partly along an old wire fence marking the westerly side line of a portion of former lands of David Flemming, now lands of Dianne Carol Davis and Gary Neil Davis, on a grid bearing of South 15 degrees 41' 25" East a distance of 185.94 feet to a placed survey marker located on the former ordinary high water mark of the westerly shore line of Port LaTour Harbour, said survey marker marking the southwestly corner of a portion of former lands of David Flemming, now lands of Dianne Carol Davis and Gary

Parcel Description

Neil Davis, and marking the southeasterly corner of the herein described lands;

THENCE, in a southwesterly direction along the various courses of the ordinary high water mark prior to infilling of the westerly shore line of Port LaTour Harbour a distance of 32 feet more or less to a calculated point, the straight line grid bearing being South 58 degrees 54' 30" West a distance of 30.27 feet;

THENCE, continuing in a southwesterly direction along the various courses of the ordinary high water mark prior to infilling of the westerly shore line of Port LaTour Harbour a distance of 35 feet more or less to a calculated point, the straight line grid bearing being South 44 degrees 24' 23" West a distance of 33.69 feet;

THENCE, continuing in a southwesterly direction along the various courses of the ordinary high water mark prior to infilling of the westerly shore line of Port LaTour Harbour a distance of 41 feet more or less to a calculated point, the straight line grid bearing being South 37 degrees 41' 55" West a distance of 40.35 feet;

THENCE, continuing in a southwesterly direction along the various courses of the ordinary high water mark prior to infilling of the westerly shore line of Port LaTour Harbour a distance of 51 feet more or less to a calculated point, the straight line grid bearing being South 46 degrees 40' 42" West a distance of 50.86 feet;

THENCE, continuing in a southwesterly direction along the various courses of the ordinary high water mark prior to infilling of the westerly shore line of Port LaTour Harbour a distance of 38 feet more or less to a calculated point, the straight line grid bearing being South 47 degrees 53' 53" West a distance of 37.83 feet;

THENCE, continuing in a southwesterly direction along the various courses of the ordinary high water mark prior to infilling of the westerly shore line of Port LaTour Harbour a distance of 36 feet more or less to a calculated point, the straight line grid bearing being South 39 degrees 43' 28" West a distance of 34.80 feet;

THENCE, in a northwesterly direction along the various courses of the ordinary high water mark prior to infilling of the westerly shore line of Port LaTour Harbour a distance of 22 feet more or less to a calculated point, the straight line grid bearing being North 89 degrees 50' 44" West a distance of 20.18 feet;

THENCE, continuing in a northwesterly direction along the various courses of the ordinary high water mark prior to infilling of the westerly shore line of Port LaTour Harbour a distance of 31 feet more or less to a calculated point, the straight line grid bearing being North 71 degrees 26' 15" West a distance of 30.23 feet;

THENCE, in a southeasterly direction, crossing the infilled area, on a grid bearing of South 62 degrees 55' 18" East a distance of 59.18 feet to a calculated point located on the existing ordinary high water mark of the westerly shore line of Port LaTour Harbour;

THENCE, in a southwesterly direction along the various courses of the existing ordinary high water mark of the westerly shore line of Port LaTour Harbour a distance of 70 feet more or less to a calculated point, the straight line grid bearing being South 60 degrees 26' 16" West a distance of 68.08 feet, said calculated point marking the most southerly corner of the herein described lands;

THENCE, in a northwesterly direction along the northerly side line of a portion of former lands of Blanche Mabel Nickerson, now lands of H. M. In right of Canada, on a grid bearing of North 43 degree 20' 04" West a distance of 65.75 feet to a found survey marker;

THENCE, continuing in a northwesterly direction along the northerly side line of a portion of former lands of Blanche Mabel Nickerson, now lands of H. M. In right of Canada, on a grid bearing of North 18 degrees 13' 56" West a distance of 19.84 feet to a found survey marker;

THENCE, continuing in a northwesterly direction along the northerly side line of a portion of former lands of Blanche Mabel Nickerson, now lands of H. M. In right of Canada, on a grid

Parcel Description

bearing of North 51

degrees 36' 59" West a distance of 106.43 feet to a found survey marker, said survey marker marking the northwesterly corner of a portion of former lands of Blanche Mabel Nickerson, now lands of H. M. In right of Canada, and marking the southwesterly corner of the herein described lands, and marking the POINT OF BEGINNING

SUBJECT TO a Nova Scotia Power Commission Easement dated October 30th 1948 and recorded at the Registry of Deeds office in Shelburne on April 18th, 1951 in Book T and Page 609 as Document Number BAR48

The parcel complies with the provisions of Part IX of the MGA.

Non-Enabling Documents

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

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
<i>No Non Enabling Plans Found</i>						

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
<i>No AFR Bundles Found</i>					

Parcel Relationships

Related PID	Type of Relationship
<u>80058555</u>	ADDITION PARCEL
<u>80160310</u>	ADDITION PARCEL
<u>82540063</u>	ADDITION PARCEL
<u>82540071</u>	ADDITION PARCEL
<u>82540089</u>	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)].

Property Online Version 1.0

This page and all contents are copyright © 1999-2024, [Government of Nova Scotia](#), all rights reserved.

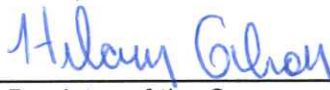
If you have comments regarding our site please direct them to: propertyonline@novascotia.ca

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

2024

Hfx No. _____

This is Exhibit "C" referred to in the
Affidavit of **STEPHEN KINGSON** sworn
before me this 4 day of April, 2024.



A Barrister of the Supreme Court
of Nova Scotia

HILARY GILROY
A Barrister of the Supreme
Court of Nova Scotia

Land Registration View

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

PID	80058449	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	2.50 ACRE(S) (PLAN)	Parcel Access	PUBLIC	Manag. Unit	MU1603
Lot		Created	Mar 01, 1996 12:00:00AM		
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF THE DISTRICT OF BARRINGTON	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Nov 17, 2005 11:03:59AM		

Location	County	Primary Location	Source
<u>70 SEAL POINT ROAD</u> <u>UNIT 1</u> <u>UPPER PORT LA TOUR</u>	SHELBURNE COUNTY	No	Assigned by Municipality
<u>70 SEAL POINT ROAD</u> <u>UNIT 2</u> <u>UPPER PORT LA TOUR</u>	SHELBURNE COUNTY	No	Assigned by Municipality
<u>SEAL POINT ROAD</u> <u>UPPER PORT LA TOUR</u>	SHELBURNE COUNTY	Yes	Assigned by Municipality

Comments
MAP:0243500065460

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
04963458	\$219,200.00 (2024 RESIDENTIAL TAXABLE)	050	000	

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
ATLANTIC ORIENTAL WHOLESALE (AOW) INCORPORATED	FEE SIMPLE	260 WYSE ROAD SUITE 316 FLOOR 3 DARTMOUTH NS CA B3A 1N3	DEED	2020	117571639 View Form View Doc		Dec 03, 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
-----------------------------	----------------------	-----------------	------	------	------	----------------	-------------------

*No Records Found***Parcel Description**

ALL AND SINGULAR that certain lot, piece or parcel of land situate, lying, and being at Upper Port LaTour in the County of Shelburne and Province of Nova Scotia and being more particularly bounded and described as follows:

BEGINNING at a placed survey marker located on a bearing of South Forty-one Degrees Twenty-six Minutes Fifty-five Seconds West a distance of One Thousand Seventy-one Decimal One Four Feet from Nova Scotia Control Monument Number 25144;

Check ----- THENCE proceeding along the western sideline of the Seal Point Road in a southerly direction to another placed survey marker;

THENCE proceeding North Eighty-six Degrees Twenty Minutes Fifty-nine Seconds West a distance of Three Hundred Twenty-five Decimal Six Seven Feet to another placed survey marker;

THENCE proceeding along a stone wall North Fourteen Degrees Seventeen Minutes Zero Two Seconds West a distance of Two Hundred Seventy-six Decimal Three Eight Feet to a found survey marker;

THENCE proceeding along another stone wall North Eighty-two Degrees Fifty-six Minutes Twenty-one Seconds East a distance of One Hundred Thirteen Decimal Four Three Feet to another found survey marker;

THENCE proceeding South Eighty-six Degrees Eleven Minutes Zero Seven Seconds East a distance of Three Hundred Five Decimal Three Seven Feet to the survey marker marking the PLACE OF BEGINNING.

The plan of survey showing lands of Kim Crook by R.L. Hunt, NSLS, dated June 28, 1984, and bearing Plan No. B-208. All bearings are magnetic and the bearings and distances are unadjusted.

BEING AND INTENDED to be the same lands conveyed by Nema L. Willis and Clyde Willis to Kim K. Crook and Cynthia Elizabeth Perry (as she then was) by deed dated July 31, 1984, and recorded in Book 37 at Page 81 of the Registry of Deeds in Barrington.

FURTHER BEING AND INTENDED to be the last parcel described in the Quitclaim Deed from Cynthia Elizabeth Crook (formerly Cynthia Elizabeth Perry) to Kim Kerry Crook dated September 15, 1997, and recorded in Book 239 at Page 66 of the Registry of Deeds Office in Shelburne.

MGA STATEMENT: The parcel was created by a subdivision that predates subdivision control or planning legislation or by-laws in the municipality and therefore no subdivision approval was required for creation of this parcel.

Non-Enabling Documents

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

*No Non Enabling Documents Found***Non-Enabling Plans**

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

*No Non Enabling Plans Found***AFR Bundles**

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

*No AFR Bundles Found***Parcel Relationships**

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

No Related PIDs Found

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

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

Property Online Version 1.0

This page and all contents are copyright © 1999-2024, [Government of Nova Scotia](#), all rights reserved.

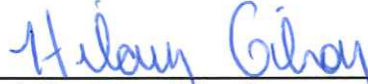
If you have comments regarding our site please direct them to: propertyonline@novascotia.ca

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

2024

Hfx No. _____

This is Exhibit "D" referred to in the
Affidavit of **STEPHEN KINGSON** sworn
before me this 4 day of April, 2024.



A Barrister of the Supreme Court
of Nova Scotia

HILARY GILROY
A Barrister of the Supreme
Court of Nova Scotia

[Back to Results](#)

Document Query - Printer Friendly Version

Names

Last Name:
 First Name:
 Middle Name:
 Query exact? NO
 Enterprise Name: ATLANTIC ORIENTAL WHOLESALE (AOW) INC
 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: HALIFAX COUNTY
 Date Range: 1749-01-01 to 2024-04-04
 Mode: Replace

Document Search Results (for HALIFAX COUNTY - Data current from 1749 to Doc. 123915481 registered on 2024/04/02 15:11)
 (for GRANTORS searched as of 2024/04/04 09:12)

0 Records, 0 Selected, Query Type - Replace

Self 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:

- Spaces and Apostrophes in last names are ignored.
- Searches for either Mc or Mac will return either variation.

Company Names:

- All spaces and other non-alpha or non-numeric characters (#, (,), &, -etc.) are ignored.

[Back to Results](#)

Document Query - Printer Friendly Version

Names

Last Name:
 First Name:
 Middle Name:
 Query exact? NO
 Enterprise Name: ATLANTIC ORIENTAL WHOLESALE (AOW) INC
 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: SHELBURNE COUNTY
 Date Range: 1783-01-01 to 2024-04-04
 Mode: Replace

Document Search Results (for SHELBURNE COUNTY - Data current from 1783 to Doc. 123915747 registered on 2024/04/02 15:48)
 (for GRANTORS searched as of 2024/04/04 09:12)

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:

- Spaces and Apostrophes in last names are ignored.
- Searches for either Mc or Mac will return either variation.

Company Names:

- All spaces and other non-alpha or non-numeric characters (#, (,), &, -etc.) are ignored.