

Supreme Court of Nova Scotia
In Bankruptcy and Insolvency

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 Joshua J. Santimaw

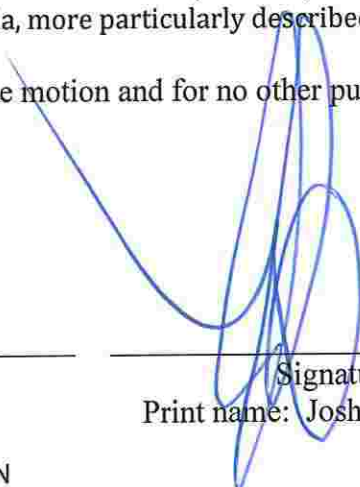
I make oath and give evidence as follows:

1. I am Joshua J. Santimaw, the lawyer for Deloitte Restructuring Inc. in its capacity as the court-appointed receiver.
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.
4. Attached hereto as **Exhibit "A"** is a true copy of the property online printout for the house, land and premises of Atlantic Oriental Wholesale ("AOW") Inc. located at 70 Seal Point Road, Upper Port La Tour, Nova Scotia, more particularly described as PID No. 80058449.
5. I make this affidavit in support of the motion and for no other purpose.

Sworn to before me
On December 12, 2024
at Dartmouth, NS



Signature of authority



Signature of witness
Print name: Joshua J. Santimaw

EMMA R. VOSSEN
A Barrister of the Supreme
Court of Nova Scotia

Exhibit Stamp

Hfx No. 532179

This is Exhibit "A" referred to in the
affidavit of Joshua J. Santimaw, sworn to
before me on December 12, 2024



Signature

EMMA R. VOSSEN
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
70 SEAL POINT ROAD UNIT 1 UPPER PORT LA TOUR	SHELBURNE COUNTY	No	Assigned by Municipality
70 SEAL POINT ROAD UNIT 2 UPPER PORT LA TOUR	SHELBURNE COUNTY	No	Assigned by Municipality
SEAL POINT ROAD UPPER PORT LA TOUR	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

PID No. 80058449

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;

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

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