Form 39.08

2023 Hfx No.

Supreme Court of Nova Scotia
In Bankruptcy and Insolvency

IN THE MATTER OF: THE RECEIVERSHIP OF MERIDIEN ATLANTIC FISHING LTD. AND ROCKY COAST SEAFOODS LTD.

Between:

THE TORONTO-DOMINION BANK

Applicant

and

MERIDIEN ATLANTIC FISHING LTD. and
ROCKY COAST SEAFOODS LTD.

Respondents

AFFIDAVIT OF GAVIN MACDONALD

I, Gavin MacDonald, make oath and give evidence as follows:

1. I am the solicitor of the Applicant.

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.

4. Attached hereto and marked as Exhibit "A" is a copy of the parcel register for PID 30034789, located at 1431 Highway 1, Church Point, NS which contains a list of all recorded or registered instruments affecting that parcel as of February 21, 2023 and Exhibit "B" is the Certificate of Gavin MacDonald, a lawyer, dated February 21, 2023, containing the particulars of all instruments shown on Exhibit "A".

5. Attached hereto and marked as Exhibit "C" is a copy of the parcel register for PID 30043871, located at Highway 1, Comeauville, NS which contains a list of all recorded or registered instruments affecting that parcel as of February 21, 2023 and Exhibit "D" is the Certificate of Gavin MacDonald, a lawyer, dated February 21, 2023, containing the particulars of all instruments shown on Exhibit "C".

6. Attached hereto and marked as Exhibit "E" is a copy of the parcel register for PID 30043939, located at 735 Highway 1, Comeauville, NS which contains a list of all recorded or registered instruments affecting that parcel as of February 21, 2023 and Exhibit "F" is the Certificate of Gavin MacDonald, a lawyer, dated February 21, 2023, containing the particulars of all instruments shown on Exhibit "E".

7. Attached hereto and marked as Exhibit "G" is a copy of the parcel register for PID 30206874, located at 739 Highway 1, Comeauville, NS which contains a list of all recorded or registered instruments affecting that parcel as of February 21 and Exhibit "H" is the Certificate of Gavin MacDonald, a lawyer, dated February 21, 2023, containing the particulars of all instruments shown on Exhibit "G".

8. Attached hereto and marked as Exhibit "I" is a copy of the parcel register for PID 30274658, located at No. 1 Highway, Church Point, NS which contains a list of all recorded or registered instruments affecting that parcel as of February 21, 2023 and Exhibit "J" is the Certificate of Gavin MacDonald, a lawyer, dated February 21, 2023, containing the particulars of all instruments shown on Exhibit "I".

9. Attached hereto and marked as Exhibit "K" is a search of the Personal Property Security Registry (Nova Scotia) in respect of registrations in the name of Meridien Atlantic Fishing Ltd. as of February 21, 2023.

10. Attached hereto and marked as Exhibit "L" is a search of the Personal Property Security Registry (Nova Scotia) in respect of registrations in the name of Rocky Coast Seafoods Ltd. as of February 21, 2023.

Form 39.08

SWORN TO before me on February 22, 2023 at Halifax, Nova Scotia.

)
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)
)

Name:
Title:

Gavin MacDonald

DEVON E. CASSIDY
A Barrister of the Supreme
Court of Nova Scotia

A

Form 39.08

2023 *Hfx No.* _____

This is Exhibit "A" referred to in the Affidavit of Gavin MacDonald *sworn before me on the* 22 *day of February, 2023.*

_____
Signature

DEVON E. CASSIDY
A Barrister of the Supreme
Court of Nova Scotia

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Land Registration View

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

PID	**30034789**	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	19.13 ACRE(S)	Parcel Access	RIGHT OF WAY/DRIVEWAY	Manag. Unit	MU0606
Lot		Created	Oct 11, 2006 03:07:39PM		
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF THE DISTRICT OF CLARE	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Aug 28, 2006 01:31:56PM		

Location	County	Primary Location	Source
1431 HIGHWAY 1 CHURCH POINT	DIGBY COUNTY	Yes	Assigned by Municipality

Comments

MAP:0244320066100
MAP:1044300066100

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
04575458	$88,800 (2023 RESOURCE TAXABLE)	030	000	

Back to Results | Details View | Parcel Archive View | Map View

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date	NS Non-Res?
ROCKY COAST SEAFOODS LTD.	FEE SIMPLE	POST OFFICE BOX 217 SAULNIERVILLE NS CA B0W 2Z0	DEED	2019	**115637606** View Form View Doc		Dec 16, 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
30034516	SERVIENT TENEMENT PID	DEED	1999	**280** View Doc	Book 566 Page 163	Feb 16, 1999
30034755	SERVIENT TENEMENT PID	DEED	1999	**280** View Doc	Book 566 Page 163	Feb 16, 1999
TOGETHER WITH AN EASEMENT / RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	DEED	1999	**280** View Doc	Book 566 Page 163	Feb 16, 1999

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

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 that certain lot, piece or parcel of land and premises situate, lying and being at Church Point, in the County of Digby and Province of Nova Scotia, and more particularly bounded and described as follows:

Northwesterly by St. Mary's Bay;

Northeasterly by land formerly owned by the late Alphonse LeBlanc, at an iron post there set;

Southeasterly by the Seraphin Lake, so-called, and

Southwesterly by land formerly owned by the late Jean M. Doucet.

Including a right-of-way on both ends to have access to the above described lot.

The Grantors also convey and release to the Grantee, their heirs, successors and assigns, any and all proprietary and possessory interest they may have in a certain causeway leading from the Main Post Road and Lot #1 to Lot #2 above described, and crossing Lac a Seraphin or Lac a Isaac, so-called.

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
Plan	**95307006** View Plan	2010	RETRACEMENT PLAN	PLAN OF SURVEY OF CERTAIN LANDS LYING LANDWARD FROM THE MEAN HIGH WATER MARK OF CHURCH POINT BEACH DIGBY COUNTY, NOVA SCOTIA		Feb 12, 2010

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

Back to Results | Details View | Parcel Archive View | Map View

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)].

Boundary/Area Problem | General Problem | Municipal Tax Query

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Land Registration View

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

PID	**30043871**	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	0.84 ACRE(S)	Parcel Access	PUBLIC	Manag. Unit	MU0607
Lot		Created	Dec 24, 2007 09:14:16AM		
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF THE DISTRICT OF CLARE	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Jul 24, 2008 02:41:27PM		

Location	County	Primary Location	Source
HIGHWAY 1 COMEAUVILLE	DIGBY COUNTY	Yes	Assigned by Municipality
747 HIGHWAY 1 UNIT 4 COMEAUVILLE	DIGBY COUNTY	No	Assigned by Municipality
747 HIGHWAY 1 UNIT 2 COMEAUVILLE	DIGBY COUNTY	No	Assigned by Municipality
747 HIGHWAY 1 UNIT 1 COMEAUVILLE	DIGBY COUNTY	No	Assigned by Municipality
747 HIGHWAY 1 UNIT 3 COMEAUVILLE	DIGBY COUNTY	No	Assigned by Municipality

Comments

MAP:0244290066120

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
00870137	$231,800 (2023 RESIDENTIAL TAXABLE)	040	000	

Back to Results | Details View | Parcel Archive View | Map View

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date	NS Non-Res?
ROCKY COAST SEAFOODS LTD.	FEE SIMPLE	POST OFFICE BOX 217 SAULNIERVILLE NS CA B0W 2Z0	DEED	2019	**115637598** View Form View Doc		Dec 16, 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
TOGETHER WITH AN EASEMENT/RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	EASEMENT/RIGHT OF WAY	2008	**92127258** View Doc		Nov 13, 2008
30206874	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	2008	**92127258** View Doc		Nov 13, 2008
30043939	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	2008	**92127258** View Doc		Nov 13, 2008

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
30206874	EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID	UNKNOWN	EASEMENT/RIGHT OF WAY	1978	**3734** View Doc	Book 325 Page 188	Sep 12, 1978

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

No Records Found

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
THE TORONTO-DOMINION BANK	MORTGAGEE	2220 BOUL LAPINIERE SUITE 100 BROSSARD QC CA J4W 1M2	MORTGAGE	2019	**115661606** View Form View Doc		Dec 19, 2019
THE TORONTO-DOMINION BANK	ASSIGNEE	2220 BOUL LAPINIERE SUITE 100 BROSSARD QC CA J4W 1M2	ASSIGNMENT OF LEASES AND/OR RENTS	2019	**115661622** View Form View Doc		Dec 19, 2019

Parcel Description

ALL that certain lot, piece or parcel of land situate, lying and being at Comeauville, in the County of Digby and Province of Nova Scotia and shown as Lot No. 1 on a Plan of Survey dated October 27, 1982 prepared by Everett B. Hall, NSLS, and more particularly bounded and described as follows:

Beginning at the Eastern corner bound of lands of Louis J. Comeau Mink Ranch Limited and the Northern corner bound of land described herein;

Thence South thirty-nine degrees fifty-nine minutes zero zero seconds West (S 39 59 00 W) a distance of two hundred fifty (250) feet to a survey marker;

Thence South thirty-seven degrees thirty-five minutes zero zero seconds East (S 37 35 00 E) a distance of one hundred fifty (150) feet to a survey marker at the Northwestern boundary of Highway No. 1;

Thence North thirty-nine degrees fifty-nine minutes zero zero seconds East (N 39 59 00 E) a distance of two hundred fifty (250) feet to a survey marker;

Thence North thirty-seven degrees thirty-five minutes zero zero seconds West (N 37 35 00 W) a distance of one hundred fifty (150) feet to the point of beginning.

Subject to a well easement as described in a Easement dated August 7, 1978 and recorded at the Registry of Deeds for the County of Digby on September 12, 1978 in Book 325 at Page 188 as Document 3734.

Together with an easement as described in an Easement made July 24, 2008 and registered at the Registry of Deeds for the County of Digby on November 13, 2008 as Document 92127258.

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

Back to Results | Details View | Parcel Archive View | Map View

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)].

Boundary/Area Problem | General Problem | Municipal Tax Query

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B

Form 39.08

2023 *Hfx No.* _____

This is Exhibit "B" referred to in the Affidavit of Gavin MacDonald *sworn before me on the* 22 *day of February, 2023.*



Signature

DEVON E. CASSIDY
A Barrister of the Supreme
Court of Nova Scotia

Form 39.08

CERTIFICATE RE *LAND REGISTRATION ACT*

I certify that listed below are the particulars of all recorded or registered instruments shown on the parcel register attached to my accompanying Affidavit as Exhibit "B".

Signed: February 21, 2023

Gavin MacDonald

PARTICULARS

PID 30034789

Warranty Deed
Dated: December 12, 2019
Recorded: December 16, 2019
Document # 115637606

3326403 Canada Inc.
And
Rocky Coast Seafoods Ltd.

(C)

Form 39.08

2023 *Hfx No.* _____

This is Exhibit "C" referred to in the Affidavit of Gavin MacDonald *sworn before me on the* 22 *day of February, 2023.*

_____

Signature

DEVON E. CASSIDY
A Barrister of the Supreme
Court of Nova Scotia

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Land Registration View

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

PID	**30043871**	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	0.84 ACRE(S)	Parcel Access	PUBLIC	Manag. Unit	MU0607
Lot		Created	Dec 24, 2007 09:14:16AM		
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF THE DISTRICT OF CLARE	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Jul 24, 2008 02:41:27PM		

Location	County	Primary Location	Source
HIGHWAY 1 COMEAUVILLE	DIGBY COUNTY	Yes	Assigned by Municipality
747 HIGHWAY 1 UNIT 4 COMEAUVILLE	DIGBY COUNTY	No	Assigned by Municipality
747 HIGHWAY 1 UNIT 2 COMEAUVILLE	DIGBY COUNTY	No	Assigned by Municipality
747 HIGHWAY 1 UNIT 1 COMEAUVILLE	DIGBY COUNTY	No	Assigned by Municipality
747 HIGHWAY 1 UNIT 3 COMEAUVILLE	DIGBY COUNTY	No	Assigned by Municipality

Comments

MAP:0244290066120

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
00870137	$231,800 (2023 RESIDENTIAL TAXABLE)	040	000	

Back to Results | Details View | Parcel Archive View | Map View

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date	NS Non-Res?
ROCKY COAST SEAFOODS LTD.	FEE SIMPLE	POST OFFICE BOX 217 SAULNIERVILLE NS CA B0W 2Z0	DEED	2019	**115637598** View Form View Doc		Dec 16, 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
TOGETHER WITH AN EASEMENT/RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	EASEMENT/RIGHT OF WAY	2008	**92127258** View Doc		Nov 13, 2008
30206874	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	2008	**92127258** View Doc		Nov 13, 2008
30043939	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	2008	**92127258** View Doc		Nov 13, 2008

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
30206874	EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID	UNKNOWN	EASEMENT/RIGHT OF WAY	1978	**3734** View Doc	Book 325 Page 188	Sep 12, 1978

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

No Records Found

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
THE TORONTO-DOMINION BANK	MORTGAGEE	2220 BOUL LAPINIERE SUITE 100 BROSSARD QC CA J4W 1M2	MORTGAGE	2019	**115661606** View Form View Doc		Dec 19, 2019
THE TORONTO-DOMINION BANK	ASSIGNEE	2220 BOUL LAPINIERE SUITE 100 BROSSARD QC CA J4W 1M2	ASSIGNMENT OF LEASES AND/OR RENTS	2019	**115661622** View Form View Doc		Dec 19, 2019

Parcel Description

ALL that certain lot, piece or parcel of land situate, lying and being at Comeauville, in the County of Digby and Province of Nova Scotia and shown as Lot No. 1 on a Plan of Survey dated October 27, 1982 prepared by Everett B. Hall, NSLS, and more particularly bounded and described as follows:

Beginning at the Eastern corner bound of lands of Louis J. Comeau Mink Ranch Limited and the Northern corner bound of land described herein;

Thence South thirty-nine degrees fifty-nine minutes zero zero seconds West (S 39 59 00 W) a distance of two hundred fifty (250) feet to a survey marker;

Thence South thirty-seven degrees thirty-five minutes zero zero seconds East (S 37 35 00 E) a distance of one hundred fifty (150) feet to a survey marker at the Northwestern boundary of Highway No. 1;

Thence North thirty-nine degrees fifty-nine minutes zero zero seconds East (N 39 59 00 E) a distance of two hundred fifty (250) feet to a survey marker;

Thence North thirty-seven degrees thirty-five minutes zero zero seconds West (N 37 35 00 W) a distance of one hundred fifty (150) feet to the point of beginning.

Subject to a well easement as described in a Easement dated August 7, 1978 and recorded at the Registry of Deeds for the County of Digby on September 12, 1978 in Book 325 at Page 188 as Document 3734.

Together with an easement as described in an Easement made July 24, 2008 and registered at the Registry of Deeds for the County of Digby on November 13, 2008 as Document 92127258.

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

Back to Results | Details View | Parcel Archive View | Map View

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)].

Boundary/Area Problem | General Problem | Municipal Tax Query

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1

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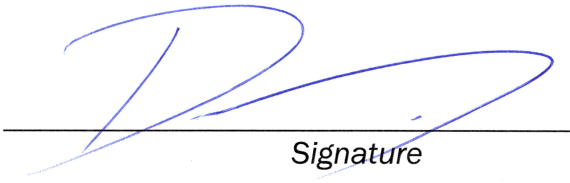
2023 *Hfx No.* _____

This is Exhibit "D" referred to in the Affidavit of Gavin MacDonald *sworn before me on the* 22 *day of February, 2023.*



Signature

DEVON E. CASSIDY
A Barrister of the Supreme
Court of Nova Scotia

Form 39.08

CERTIFICATE RE *LAND REGISTRATION ACT*

I certify that listed below are the particulars of all recorded or registered instruments shown on the parcel register attached to my accompanying Affidavit as Exhibit "D".

Signed: February 21, 2023

Gavin MacDonald

PARTICULARS

PID 30043871

Warranty Deed Dated: December 12, 2019 Recorded: December 16, 2019 Document # 115637598	3326403 Canada Inc. And Rocky Coast Seafoods Ltd.
Mortgage Dated: December 12, 2019 Recorded: December 19, 2019 Document # 115661606 $2,095,000.00	Rocky Coast Seafoods Ltd. And The Toronto-Dominion Bank
General Assignment of Rents and Leases Dated: December 12, 2019 Recorded: December 19, 2019 Document # 115661622	Rocky Coast Seafoods Ltd. And The Toronto-Dominion Bank

E

Form 39.08

2023 *Hfx No.* _____

This is Exhibit "E" referred to in the Affidavit of Gavin MacDonald *sworn before me on the* 22 *day of February, 2023.*



Signature

DEVON E. CASSIDY
A Barrister of the Supreme
Court of Nova Scotia

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Land Registration View

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

PID	30043939	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	2.47 ACRE(S)	Parcel Access	PUBLIC	Manag. Unit	MU0607
Lot	LOT 1	Created	Nov 28, 2006 08:27:33AM		
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF THE DISTRICT OF CLARE	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Oct 22, 2015 03:26:39PM		

Location	County	Primary Location	Source
735 HIGHWAY 1 COMEAUVILLE	DIGBY COUNTY	Yes	Assigned by Municipality

Comments
MAP:0244290066120

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
00880604	$6,000 (2023 RESIDENTIAL TAXABLE) $45,000 (2023 COMMERCIAL TAXABLE)	040	000	

Back to Results | Details View | Parcel Archive View | Map View

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date	NS Non-Res?
ROCKY COAST SEAFOODS LTD	FEE SIMPLE	POST OFFICE BOX 217 SAULNIERVILLE NS CA B0W 2Z0	DEED	2019	115528664 View Form View Doc		Nov 27, 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
TOGETHER WITH AN EASEMENT/RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	EASEMENT/RIGHT OF WAY	2019	115682776 View Doc		Dec 23, 2019
30322655	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	2019	115682776 View Doc		Dec 23, 2019
TOGETHER WITH AN EASEMENT / RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	DEED	1964	300 View Doc	Book 216 Page 89	Apr 01, 1964
30206874	SERVIENT TENEMENT PID	DEED	1964	300 View Doc	Book 216 Page 89	Apr 01, 1964
30043871	SERVIENT TENEMENT PID	DEED	1964	300 View Doc	Book 216 Page 89	Apr 01, 1964
30043921	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	2019	115496821 View Doc		Nov 21, 2019
30043921	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	2019	115496706 View Doc		Nov 21, 2019
TOGETHER WITH AN EASEMENT/RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	EASEMENT/RIGHT OF WAY	2019	115496706 View Doc		Nov 21, 2019
30043897	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	2019	115496706 View Doc		Nov 21, 2019
TOGETHER WITH AN EASEMENT/ RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	EASEMENT/RIGHT OF WAY	2019	115496821 View Doc		Nov 21, 2019
30043897	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	2019	115496821 View Doc		Nov 21, 2019
TOGETHER WITH AN EASEMENT/ RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	EASEMENT/RIGHT OF WAY	2019	115496946 View Doc		Nov 21, 2019
30372718	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	2019	115496946 View Doc		Nov 21, 2019

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
30206874	EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID	UNKNOWN	EASEMENT/RIGHT OF WAY	2008	**92127100** View Doc		Nov 13, 2008
30043871	EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID	UNKNOWN	EASEMENT/RIGHT OF WAY	2008	**92127100** View Doc		Nov 13, 2008
30372718	EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID		EASEMENT/RIGHT OF WAY	2019	**115496904** View Doc		Nov 21, 2019
NOVA SCOTIA POWER INCORPORATED	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	POST OFFICE BOX 910 HALIFAX NS CA B3J 2W5	EASEMENT/RIGHT OF WAY	2018	**113246772** View Doc		Sep 13, 2018
30043897	EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID		EASEMENT/RIGHT OF WAY	2019	**115496904** View Doc		Nov 21, 2019

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

No Records Found

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
THE TORONTO-DOMINION BANK	MORTGAGEE	2220 BOUL LAPINIERE SUITE 100 BROSSARD QC CA J4W 1M2	MORTGAGE	2019	**115661606** View Form View Doc		Dec 19, 2019

Parcel Description

ALL that certain lot, piece or parcel of land situate, lying and being on the Western side of the Main Post Road at Comeauville in the County of Digby, Province of Nova Scotia, and bounded and described as follows:

BEGINNING on the Northeastern boundary of land of Remi Comeau where said land meets the Western sideline of Highway No. 1, the point of beginning;

THENCE turning and running in a Northerly direction along the Western sideline of the No. 1 Highway a distance of fifty-nine feet (59'), more or less, or until it meets the south boundary of land of Louise Comeau, Roland Comeau, David Wells, and Jacqueline Wells;

THENCE turning and following the southern boundary of the aforementioned lands of Comeau and Wells then lands of Louis J. Comeau Mink Ranch Limited a distance of two hundred and twenty feet (220'), more or less, to an unmonumented point;

THENCE turning and running in a Northeasterly direction along lands of Louis J. Comeau Mink Ranch Limited a distance of two hundred and fifty feet (250'), more or less, until it meets lands of Anne Marie Comeau and Denise Comeau;

THENCE turning and running in a Northwesterly direction along lands of Anne Marie Comeau and Denise Comeau a distance of three hundred and fourteen decimal one five feet (314.15'), to an unmonumented point;

THENCE turning and running in a Southerly direction along lands of Louis J. Comeau Mink Ranch Limited a distance of three hundred and seven feet (307'), more or less, until it strikes the Southwestern corner bound of land of said Remi Comeau;

THENCE turning and running along lands of Remi Comeau and then running along land of said Remi Comeau and Lorraine Comeau a distance of five hundred and fifteen decimal seven feet (515.7'), more or less, until it strikes a point on the Western sideline of Highway No. 1, and the place of beginning;

TOGETHER WITH the use of the well on the property of Gustave J. Comeau, for the said Grantees, their heirs and assigns forever and the right to lay a pipeline across the property of said Gustave J. Comeau leading to the above described lot of land and the right to enter upon the said land at all times when necessary to repair or lay new pipes.

ALSO TOGETHER WITH an easement/right-of-way as described in an Easement dated the 14th day of November, 2019, and recorded at the Land Registration Office for Digby County, Nova Scotia, as document number 115496706.

AND FURTHER TOGETHER WITH an easement/right-of-way as described in an Easement dated the 14th day of November, 2019, and recorded at the Land Registration Office for Digby County, Nova Scotia, as document number 115496821.

AND ALSO FURTHER TOGETHER WITH an easement/right-of-way as described in an Easement dated the 14th day of November, 2019, and recorded at the Land Registration Office for Digby County, Nova Scotia, as document number 115496946.

SUBJECT TO an easement/right-of-way as described in an easement agreement dated the 24th day of July, 2008 and recorded at the Land Registration Office for Digby County, Nova Scotia, as document number 92127100.

ALSO SUBJECT TO a twenty foot (20') Right-of-Way and Utility Easement for all purposes as referenced and shown on an Instrument of Subdivision dated the 2nd day of October, 2015 and recorded at the Land Registration Office for Digby County, Nova Scotia, as document number 108377269.

FURTHER SUBJECT TO an easement/right-of-way as described in an easement dated the 14th day of November, 2019, and recorded at the Land Registration Office for Digby County, Nova Scotia, as document number 115496904.

BEING AND INTENDED TO BE a portion of the same lands as conveyed to Louis J. Comeau Mink Ranch Limited by deed dated the 8th day of April, 1997 and recorded at the Land Registration Office for Digby County, Nova Scotia, in Book 546 at Page 934.

ALSO BEING AND INTENDED TO BE LOT 1 on an Instrument of Subdivision of lands of Louis J. Comeau Mink Ranch Limited dated the 2nd day of October, 2015, and recorded at the Land Registration Office for Digby County, Nova Scotia, as document number 108377269.

*** 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: DIGBY COUNTY
Registration Year: 2016
Plan or Document Number: 108377269

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	**109522152** View Doc	2016	ADDITION OF PARCEL ACCESS/REMOVAL OF INTERESTS ON S/D		LAND REGISTRATION	Sep 02, 2016
Document	**108377269** View Doc	2016	INSTRUMENT OF SUBDIVISION		LAND REGISTRATION	Jan 12, 2016

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
30372718	INFANT PARCEL

Back to Results | Details View | Parcel Archive View | Map View

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)].

Boundary/Area Problem | General Problem | Municipal Tax Query

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(F)

Form 39.08

2023 *Hfx No.* _____

This is Exhibit "F" referred to in the Affidavit of Gavin MacDonald *sworn before me on the* 22 *day of February, 2023.*

_____
Signature

DEVON E. CASSIDY
A Barrister of the Supreme
Court of Nova Scotia

Form 39.08

CERTIFICATE RE *LAND REGISTRATION ACT*

I certify that listed below are the particulars of all recorded or registered instruments shown on the parcel register attached to my accompanying Affidavit as Exhibit "F".

Signed: February 21, 2023

Gavin MacDonald

PARTICULARS

PID 30043939

Warranty Deed
Dated: November 14, 2019
Recorded: November 27, 2019
Document # 115528664

Louis J. Comeau Mink Ranch Limited
And
Rocky Coast Seafoods Ltd.

Mortgage
Dated: December 12, 2019
Recorded: December 19, 2019
Document # 115661606
$2,095,000.00

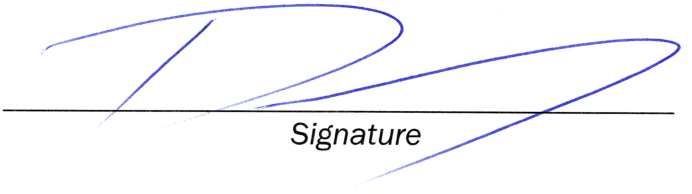
Rocky Coast Seafoods Ltd.
And
The Toronto-Dominion Bank

G

Form 39.08

2023 *Hfx No.* _____

This is Exhibit "G" referred to in the Affidavit of Gavin MacDonald *sworn before me on the* 22 *day of February, 2023.*



Signature

DEVON E. CASSIDY
A Barrister of the Supreme
Court of Nova Scotia

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Land Registration View

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

PID	**30206874**	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	17500.0 SQUARE FEET	Parcel Access	NO ACCESS	Manag. Unit	MU0607
Lot		Created	Jun 19, 1992 12:00:00AM		
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF THE DISTRICT OF CLARE	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Mar 04, 2016 11:27:53AM		

Location	County	Primary Location	Source
739 HIGHWAY 1 COMEAUVILLE	DIGBY COUNTY	Yes	Assigned by Municipality

Comments
LOC:WEST OF
MAP:0244290066120

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
00880531	$138,300 (2023 COMMERCIAL TAXABLE)	040	000	

Back to Results | Details View | Parcel Archive View | Map View

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date	NS Non-Res?
ROCKY COAST SEAFOODS LTD	FEE SIMPLE	POST OFFICE BOX 217 SAULNIERVILLE NS CA B0W 2Z0	DEED	2019	**115528664** View Form View Doc		Nov 27, 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
TOGETHER WITH AN EASEMENT/RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	EASEMENT/RIGHT OF WAY	2019	**115682776** View Doc		Dec 23, 2019
30322655	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	2019	**115682776** View Doc		Dec 23, 2019
30043871	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	1978	**3734** View Doc	Book 325 Page 188	Sep 12, 1978
TOGETHER WITH AN EASEMENT / RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	EASEMENT/RIGHT OF WAY	1978	**3734** View Doc	Book 325 Page 188	Sep 12, 1978
30043939	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	1978	**3734** View Doc	Book 325 Page 188	Sep 12, 1978
30043921	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	2019	**115496821** View Doc		Nov 21, 2019
30043921	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	2019	**115496821** View Doc		Nov 21, 2019
30043921	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	2019	**115496706** View Doc		Nov 21, 2019
TOGETHER WITH AN EASEMENT/RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	EASEMENT/RIGHT OF WAY	2019	**115496706** View Doc		Nov 21, 2019
30043897	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	2019	**115496706** View Doc		Nov 21, 2019
TOGETHER WITH AN EASEMENT/ RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	EASEMENT/RIGHT OF WAY	2019	**115496821** View Doc		Nov 21, 2019
30043897	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	2019	**115496821** View Doc		Nov 21, 2019
TOGETHER WITH AN EASEMENT/ RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	EASEMENT/RIGHT OF WAY	2019	**115496946** View Doc		Nov 21, 2019

30372718	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	2019	**115496946** View Doc	Nov 21, 2019

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
30043871	EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID	UNKNOWN	EASEMENT/RIGHT OF WAY	2008	**92127100** View Doc		Nov 13, 2008

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

No Records Found

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
THE TORONTO-DOMINION BANK	MORTGAGEE	2220 BOUL LAPINIERE SUITE 100 BROSSARD QC CA J4W 1M2	MORTGAGE	2019	**115661606** View Form View Doc		Dec 19, 2019
6318703 CANADA INC.	PARTY TO AGREEMENT	1460 RUE DE MATANE SUR MER MATANE QC CA G4W 3M6	NOTICE OF SECURITY INTEREST (FIXTURE OR CROP)	2019	**114101117** View Doc		Mar 01, 2019

Parcel Description

ALL that certain lot, piece, or parcel of land situate, lying, and being at Comeauville, in the County of Digby and Province of Nova Scotia, being located on the Northwestern side of the Main Post Road Route Number 1, and being more particularly bounded and described as follows:

NORTHWESTERLY by other lands now or formerly of Louis J. Comeau and Marie Rose Lorraine Comeau;

NORTHEASTERLY by lands now or formerly of Leo Comeau;

SOUTHEASTERLY by other lands now or formerly of Hector Comeau and Claudette Lorraine Comeau; and

SOUTHWESTERLY by other lands now or formerly of Louis J. Comeau and Marie Rose Lorraine Comeau.

The Northwestern and Southeastern boundaries being two hundred fifty (250) feet wide and the Northeastern and Southwestern boundaries being seventy (70) feet in depth.

BEING AND INTENDED TO BE the same lands as conveyed from Louis J. Comeau Mink Ranch Ltd. to The Nova Scotia Farm Loan Board by Deed dated August 14, 1978 and recorded in Weymouth, Nova Scotia, in Book No. 324, at Page 762 under date of August 25, 1978.

TOGETHER WITH an Easement dated August 7, 1978 and recorded at the Registry of Deeds for the County of Digby on September 12, 1978 in Book 325, at Page 188, as Document 3734.

ALSO TOGETHER WITH an easement/right-of-way as dated the 14th day of November, 2019 and recorded at the Land registration office for Digby County, Nova Scotia, as document number 115496706.

AND ALSO TOGETHER WITH an easement/right-of-way as dated the 14th day of November, 2019 and recorded at the Land registration office for Digby County, Nova Scotia, as document number 115496821.

ALSO FUTHER TOGETHER WITH an easement/right-of-way as dated the 14th day of November, 2019 and recorded at the Land registration office for Digby County, Nova Scotia, as document number 115496946.

SUBJECT TO an Easement dated July 24, 2008 and recorded at the Registry of Deeds for the County of Digby on November 13, 2008 as Document 92127100.

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

Not Subject To:

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

Back to Results | Details View | Parcel Archive View | Map View

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)].

Boundary/Area Problem | General Problem | Municipal Tax Query

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(H)

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2023 *Hfx No.* _____

This is Exhibit "H" referred to in the Affidavit of Gavin MacDonald *sworn before me on the* 22 *day of February, 2023.*

_____

Signature

DEVON E. CASSIDY
A Barrister of the Supreme
Court of Nova Scotia

Form 39.08

CERTIFICATE RE *LAND REGISTRATION ACT*

I certify that listed below are the particulars of all recorded or registered instruments shown on the parcel register attached to my accompanying Affidavit as Exhibit "H".

Signed: February 21, 2023

Gavin MacDonald

PARTICULARS

PID 30206874

Quit Claim Deed Dated: April 8, 1997 Recorded: April 17, 1997 Digby County Registry of Deeds Book 546, Page 934, Document # 1116	The Nova Scotia Farm Loan Board And Louis J Comeau Mink Ranch Limited
Notice of Security Interest (Fixtures or Crops) Dated: February 26, 2019 Recorded: March 1, 2019 Document # 114101117	Rocky Coast Seafoods Ltd. And 6318703 Canada Inc.
Warranty Deed Dated: November 14, 2019 Recorded: November 27, 2019 Document # 115528664	Louis J. Comeau Mink Ranch Limited And Rocky Coast Seafoods Ltd.
Mortgage Dated: December 12, 2019 Recorded: December 19, 2019 Document # 115661606 $2,095,000.00	Rocky Coast Seafoods Limited And The Toronto-Dominion Bank



I

Form 39.08

2023 *Hfx No.* _____

This is Exhibit "I" referred to in the Affidavit of Gavin MacDonald *sworn before me on the* 22 *day of February, 2023.*



Signature

DEVON E. CASSIDY
A Barrister of the Supreme
Court of Nova Scotia

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Land Registration View

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

PID	**30274658**	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	8866.29 SQUARE FEET	Parcel Access	PUBLIC	Manag. Unit	MU0606
Lot		Created	Mar 21, 1996 12:00:00AM		
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF THE DISTRICT OF CLARE	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Aug 28, 2006 01:33:19PM		

Location	County	Primary Location	Source
NO 1 HIGHWAY CHURCH POINT	DIGBY COUNTY	Yes	Not Assigned by Municipality

Comments
MAP:0244320066100

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
10517443	$600 (2023 RESOURCE TAXABLE)	030	000	

Back to Results | Details View | Parcel Archive View | Map View

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date	NS Non-Res?
ROCKY COAST SEAFOODS LTD.	FEE SIMPLE	POST OFFICE BOX 217 SAULNIERVILLE NS CA B0W 2Z0	DEED	2019	**115637630** View Form View Doc		Dec 16, 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
30034581	EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID	UNKNOWN	EASEMENT/RIGHT OF WAY	1998	**685** View Doc	Book 556 Page 1057	Apr 24, 1998

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

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 that certain lot, piece or parcel of land situate, lying and being at Church Point, in the County of Digby and Province of Nova Scotia, and being more particularly bounded and described as follows:

Northwesterly by the Lac a Seraphin or Lac a Issac, so-called;

Northeasterly by lands of Herman Gaudet and Louise Gaudet;

Southeasterly by the Main Post Road, Route No. 1, and;

Southwesterly by lands of Edmund LeBlanc.

The Southeastern boundary along the Main Post Road is 40 feet wide and the lot of land is 40 feet throughout from the Main Post Road to the Lake.

Subject to, however, a Right-of-Way Agreement between Toffee Trawling Limited and Rapure Acadienne Limited dated April 2, 1998 and recorded on April 24, 1998 as Document #685 in Book 556 at Page 1057, more particularly described as the Grantee, its successors and assigns, tenants and agents, shall be allowed to use the road crossing Lac a Isaie in order to gain access to its lands and septic sewer system. The parties agree that the right-of-way created herein allows the Grantee to use a portion of the road but not the portion that crosses the lake.

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
30034581	PARENT PARCEL NUMBER

Back to Results | Details View | Parcel Archive View | Map View

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)].

Boundary/Area Problem | General Problem | Municipal Tax Query

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J

Form 39.08

2023 *Hfx No. _____*

This is Exhibit "J" referred to in the Affidavit of Gavin MacDonald *sworn before me on the* 22 *day of February, 2023.*



Signature

DEVON E. CASSIDY
A Barrister of the Supreme
Court of Nova Scotia

Form 39.08

CERTIFICATE RE *LAND REGISTRATION ACT*

I certify that listed below are the particulars of all recorded or registered instruments shown on the parcel register attached to my accompanying Affidavit as Exhibit "J".

Signed: February 21, 2023

Gavin MacDonald

PARTICULARS

PID 30274658

Warranty Deed
Dated: December 12, 2019
Recorded: December 16, 2019
Document # 115637630

3326403 Canada Inc.
And
Rocky Coast Seafoods Ltd.

(K)

Form 39.08

2023 *Hfx No. _____*

This is Exhibit "K" referred to in the Affidavit of Gavin MacDonald *sworn before me on the* 22 *day of February, 2023.*



Signature

DEVON E. CASSIDY
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: MERIDIEN ATLANTIC FISHING LTD.

Date and Time of Search (YYYY-MM-DD hh:mm)**:** 2023-02-21 14:29 (Atlantic)
Transaction Number: 24067031
Searched By: M174776

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

Exact	Included	Original Registration Number	Enterprise Name	Place
*	*	32206971	MERIDIEN ATLANTIC FISHING LTD.	SAULNIERVILLE
*	*	32209959	MERIDIEN ATLANTIC FISHING LTD.	SAULNIERVILLE
*	*	32209983	MERIDIEN ATLANTIC FISHING LTD.	SAULNIERVILLE

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: 32206971

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	32206971	2019-12-17 12:27	2024-12-17	181612

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

MERIDIEN ATLANTIC FISHING LTD.
MARCOTTE, ANGELLO
PRESIDENT
P.O. BOX 217
SAULNIERVILLE NS B0W 2Z0
Canada

Secured Parties

Type: Enterprise
THE TORONTO-DOMINION BANK
2220 BOUL. LAPINIERE, SUITE 100
BROSSARD QC J4W 1M2
Canada

General Collateral

A SECURITY INTEREST IS TAKEN IN ALL THE DEBTOR'S PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY AND UNDERTAKING AND ALL ACCRETIONS AND ACCESSIONS THERETO, SUBSTITUTIONS THEREFOR AND PROCEEDS THEREOF

Registration Details for Registration Number: 32209959

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	32209959	2019-12-17 17:13	2024-12-17	181612

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
9514228 CANADA INC.
MARCOTTE, ANGELLO
PRESIDENT
1460 RUE DE MATANE-SUR-MER
MATANE QC G4W 3M6
Canada

Type: Enterprise
MERIDIEN ATLANTIC FISHING LTD.
MARCOTTE, ANGELLO
PRESIDENT
P.O. BOX 217

SAULNIERVILLE NS B0W 2Z0
Canada

Secured Parties

Type: Enterprise
THE TORONTO-DOMINION BANK
2220 BOUL. LAPINIERE, SUITE 100
BROSSARD QC J4W 1M2
Canada

General Collateral

ALL PRESENT AND FUTURE INDEBTEDNESS, ACCOUNTS, DEBTS AND LIABILITIES OF MERIDIEN ATLANTIC FISHING LTD. OWED OR OWING TO 9514228 CANADA INC. AND ALL SECURITY INTERESTS OF 9514228 CANADA INC. SECURING THE PROPERTY AND ASSETS OF MERIDIEN ATLANTIC FISHING LTD. ARE, PURSUANT TO A POSTPONEMENT AND ASSIGNMENT MADE BY 9514228 CANADA INC. IN FAVOUR OF THE SECURED PARTY, HEREBY ASSIGNED TO THE SECURED PARTY AND POSTPONED TO THE OBLIGATIONS OF MERIDIEN ATLANTIC FISHING LTD. TO THE SECURED PARTY AND POSTPONED AND SUBORDINATED TO THE SECURITY OF THE SECURED PARTY AND ALL MONEY RECEIVED BY ANY PARTY IN RESPECT THEREOF SHALL BE HELD IN TRUST FOR THE SECURED PARTY AND FORTHWITH UPON RECEIPT SHALL BE PAID OVER TO THE SECURED PARTY.

Additional Information

PPRS (NS) Registration No.29860707 is hereby postponed and assigned in favour of The Toronto-Dominion Bank.

Registration Details for Registration Number: 32209983

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	32209983	2019-12-17 17:18	2024-12-17	181612
Amendment	36249258	2022-05-17 14:12	2024-12-17	1084166

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 added by registration number 36249258
Type: Individual
D'Entremont, Frank Dennis

Highway 335
Lower West Pubnico NS B0W 2C0
Canada

Type: Enterprise
MERIDIEN ATLANTIC FISHING LTD.
MARCOTTE, ANGELLO
PRESIDENT
P.O. BOX 217
SAULNIERVILLE NS B0W 2Z0
Canada

The Debtor below was added by registration number 36249258
Type: Enterprise
Toffee Trawling Limited
83 Mark Melanson Road
Comeauville NS B0W 2Z0
Canada

The Debtor below was added by registration number 36249258
Type: Enterprise
Janet & Jamie Fisheries Limited
2144 Highway 335
Lower East Pubnico NS B0W 2C0
Canada

Secured Parties

Type: Enterprise
THE TORONTO-DOMINION BANK
2220 BOUL. LAPINIERE, SUITE 100
BROSSARD QC J4W 1M2
Canada

General Collateral

A security interest is taken in all of the Debtor's rights, title and interest of every kind in which the Debtor has in, to or under a fishing licence issued by the Department of Fisheries and Oceans, more particularly describes as Groundfish Licence No. 10255 (AGR000031), and associated quota including 431.374 mt of 4VWX Silver Hake and all replacements, re-issuances or substitutions of said licence or quota, all catches made under or pursuant to the said licence or quota, all revenue from said catches, all books, records or documents relating to said licence and/or quota, and all proceeds of any kind of said licence and quota and all proceeds of conveyance, rental or reissuance thereof.

A security interest is taken in all of the Debtor's rights, title and interest of every kind in which the Debtor has in, to or under a fishing licence issued by the Department of Fisheries and Oceans, more particularly describes as Squid Licence No. 357365 and all replacements, re-issuances or substitutions of said licence, all catches made under or pursuant to the said licence, all revenue from said catches, all books, records or documents relating to said licence, and all proceeds of any kind of said licence and all proceeds of conveyance, rental or reissuance thereof.

A security interest is taken in all of the Debtor's rights, title and interest of every kind in which the Debtor has in or to 431.372 mt of 4VWX Silver Hake Quota, now or hereafter attached to Groundfish Licence No. 100258 held in the name of Toffee Trawling Limited on behalf of and in trust for the Debtor, issued by the Department of Fisheries and Oceans, and all replacements, re-issuances or substitutions of said quota, all catches made under or pursuant to the said quota, all revenue from said catches, all books, records or documents relating to said

quota, and all proceeds of any kind of said quota and all proceeds of conveyance, rental or reissuance thereof.

A security interest is taken in all of the Debtor's rights, title and interest of every kind in which the Debtor has in or to 411.041 mt of 4VWX Silver Hake Quota, now or hereafter attached to Groundfish Licence No. 100711 held in the name of Janet & Jamie Fisheries Limited on behalf of and in trust for the Debtor, issued by the Department of Fisheries and Oceans, and all replacements, re-issuances or substitutions of said quota, all catches made under or pursuant to the said quota, all revenue from said catches, all books, records or documents relating to said quota, and all proceeds of any kind of said quota and all proceeds of conveyance, rental or reissuance thereof.

A security interest is taken in all of the Debtor's rights, title and interest of every kind in which the Debtor has in or to 177.709 mt of 4VWX Silver Hake Quota, now or hereafter attached to Groundfish Licence No. 100789 held in the name of Frank Denis D'Entremont on behalf of and in trust for the Debtor, issued by the Department of Fisheries and Oceans, and all replacements, re-issuances or substitutions of said quota, all catches made under or pursuant to the said quota, all revenue from said catches, all books, records or documents relating to said quota, and all proceeds of any kind of said quota and all proceeds of conveyance, rental or reissuance thereof.

END OF REPORT

(L)

Form 39.08

2023 *Hfx No. _____*

This is Exhibit "L" referred to in the Affidavit of Gavin MacDonald *sworn before me on the* 22 *day of February, 2023.*



Signature

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: ROCKY COAST SEAFOODS LTD.

Date and Time of Search (YYYY-MM-DD hh:mm)**:** 2023-02-21 14:30 (Atlantic)
Transaction Number: 24067035
Searched By: M174776

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

Exact	Included	Original Registration Number	Enterprise Name	Place
*	*	29860673	ROCKY COAST SEAFOODS LTD.	COMEAUVILLE
*	*	32207060	ROCKY COAST SEAFOODS LTD.	SAULNIERVILLE
*	*	32208167	ROCKY COAST SEAFOODS LTD.	SAULNIERVILLE
*	*	32209900	ROCKY COAST SEAFOODS LTD.	SAULNIERVILLE
	*	30768832	ROCKY COAST SEAFOOD LIMITED	COMEAUVILLE

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
- 4 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: 29860673

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	29860673	2018-07-27 17:51	Infinity	SM054370.1

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
ROCKY COAST SEAFOODS LTD.
83 MARK MELANSON ROAD
COMEAUVILLE NS B0W 2Z0
Canada

Secured Parties

Type: Enterprise
9514228 CANADA INC.
1460, RUE MATANE-SUR-MER
MATANE QC G4W 3M6
Canada

General Collateral

A SECURITY INTEREST IS TAKEN IN ALL OF THE DEBTOR'S PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY.

Registration Details for Registration Number: 32207060

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	32207060	2019-12-17 12:36	2024-12-17	181612

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
ROCKY COAST SEAFOODS LTD.
MARCOTTE, ANGELLO
PRESIDENT
P.O. BOX 217
SAULNIERVILLE NS B0W 2Z0
Canada

Secured Parties

Type: Enterprise
THE TORONTO-DOMINION BANK
2220 BOUL. LAPINIERE, SUITE 100

BROSSARD QC J4W 1M2
Canada

General Collateral

A SECURITY INTEREST IS TAKEN IN ALL THE DEBTOR'S PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY AND UNDERTAKING AND ALL ACCRETIONS AND ACCESSIONS THERETO, SUBSTITUTIONS THEREFOR AND PROCEEDS THEREOF

Registration Details for Registration Number: 32208167

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	32208167	2019-12-17 14:04	2024-12-17	181612

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
ROCKY COAST SEAFOODS LTD.
MARCOTTE, ANGELLO
PRESIDENT
P.O. BOX 217
SAULNIERVILLE NS B0W 2Z0
Canada

Secured Parties

Type: Enterprise
THE TORONTO-DOMINION BANK
2220 BOUL. LAPINIERE, SUITE 100
BROSSARD QC J4W 1M2
Canada

General Collateral

sA SECURITY INTEREST IS TAKEN IN THE FOLLOWING ITEMS OF EQUIPMENT AND ALL ACCRETIONS AND ACCESSIONS THERETO, SUBSTITUTIONS THEREFOR AND PROCEEDS THEREOF:

1 - Dewatering infeed Hopper conveyor SS/TFB interlink 135" x 60" x 56"

1 - Inspection belt conveyor SS/TFB interlink 108" x 30" x 38"

1 - Incline conveyor to tunnel infeed belt SS/TFB interlink 112" x 74" x 25.5"

1 - Infeed (2) belt to Freezer SS/TFB interlink 124" x 77" x 60"

1 - Discharge conveyor from tunnel Freezer SS/TFB interlink

1 - Glazing Hopper conveyor to grading lines SS/TFB interlink 240" x 34" x 88"

1 - water chiller for glazing water

1 - Infeed sway tilt station to 2 lines SS 96" x 52" x 63"

2 - Infeed belt and weigh deck belt system SS/TFB Solid 52" x 24" x 74" - Technik Instrument - Model: 400-820-6979

2 - Gate graders discharge system SS/TFB interlink 146" x 36" x 55"

1 - Infeed conveyor to second 1 grading line SS/TFB interlink 137" x 22" x 52"

1 - Strapping machine SS top/coated metal - Model: Mercury - Serial #17062247

1 - Metal detector SS/TFB interlink - Fortress - Model: Stealth

1 - Pallet stretch wrapping unit Steel - Iantech - Model: Q300-Q400

1 - Electronic pallet jack - Heli - Model: DC15

1 - Scale 300 lb. - Model: ITLAC - Serial #1812987

14 - Wall racks for hoses SS

1 - Water filtration/cleaning systems - Sani Marc

1 - Air compressor - Garder/Denver - Model: HHSHVB - Serial #185069

1 - Air dryer - compare - Model: CHT40-UP - Serial #17R021002

1 - Forklift

1 - Floor scale

2 - Heat pumps - Dalkin

4 - Cooling for plant during production - Keep Rite - Model: Keza03

1 - Freon Screw Frick Compressor System - Model: Keza030h8-ht5c-28463

3 - Refrigeration systems

3 - Coil fan units in cold storage

2 - Aluminum sinks on wheels 37"x32"x36"

300 - Grey plastic treys

100 - Wharf tote pans

1 - Sink SS

1 - Pallet jack

1 - Scale 300 lbs

Misc parts tools

Registration Details for Registration Number: 32209900

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	32209900	2019-12-17 17:05	2024-12-17	181612

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
9514228 CANADA INC.
MARCOTTE, ANGELLO
PRESIDENT
1460 RUE DE MATANE-SUR-MER
MATANE QC G4W 3M6
Canada

Type: Enterprise
ROCKY COAST SEAFOODS LTD.
MARCOTTE, ANGELLO
PRESIDENT
P.O. BOX 217
SAULNIERVILLE NS B0W 2Z0
Canada

Secured Parties

Type: Enterprise
THE TORONTO-DOMINION BANK
2220 BOUL. LAPINIERE, SUITE 100

BROSSARD QC J4W 1M2
Canada

General Collateral

ALL PRESENT AND FUTURE INDEBTEDNESS, ACCOUNTS, DEBTS AND LIABILITIES OF ROCKY COAST SEAFOODS LTD. OWED OR OWING TO 9514228 CANADA INC. AND ALL SECURITY INTERESTS OF 9514228 CANADA INC. SECURING THE PROPERTY AND ASSETS OF ROCKY COAST SEAFOODS LTD. ARE, PURSUANT TO A POSTPONEMENT AND ASSIGNMENT MADE BY 9514228 CANADA INC. IN FAVOUR OF THE SECURED PARTY, HEREBY ASSIGNED TO THE SECURED PARTY AND POSTPONED TO THE OBLIGATIONS OF ROCKY COAST SEAFOODS LTD. TO THE SECURED PARTY AND POSTPONED AND SUBORDINATED TO THE SECURITY OF THE SECURED PARTY AND ALL MONEY RECEIVED BY ANY PARTY IN RESPECT THEREOF SHALL BE HELD IN TRUST FOR THE SECURED PARTY AND FORTHWITH UPON RECEIPT SHALL BE PAID OVER TO THE SECURED PARTY.

Additional Information

PPRS (NS) Registration No. 29860673 is hereby postponed and assigned in favour of The Toronto-Dominion Bank.

Registration Details for Registration Number: 30768832

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	30768832	2019-02-26 11:46	2030-02-26	10041639-1

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
ROCKY COAST SEAFOOD LIMITED
83 MARK MELANSON ROAD
COMEAUVILLE NS B0W 2Z0
Canada

Secured Parties

Type: Enterprise
6318703 CANADA INC.
1460 RUE DE MATANE SUR MER
MATANE QC G4W 3M6
Canada

General Collateral

Infed Individually Quick Frozen Technique Table (116" x 76" x 44" (w x l x h))
Freezing Tunnel (162" x 429.8" x 102" (w x l x h)) with a capacity of 910kg from +8° Celsius to -20° Celsius
Glazing Machine (34" x 162" x 60.5" (w x l x h))

Together with all parts, attachments, accessories, additions, repair parts and other equipment placed on or forming part of the goods described herein and any proceeds thereof and therefrom including, without limitation, all goods, investment property, documents of title, chattel paper and intangibles (as defined in the Personal Property Security Act).

END OF REPORT