

Supreme Court of Nova Scotia
In Bankruptcy and Insolvency

IN THE MATTER OF: The Receivership of Rockville Carriers Limited

BETWEEN: Bank of Montreal

Applicant

– and –

Rockville Carriers Limited

Respondent

AFFIDAVIT OF STEPHEN KINGSTON

I make oath and say as follows:

1. I am counsel to the Applicant Bank of Montreal (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 caused 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 Rockville Carriers Limited (“**Rockville**”), and attached hereto as **Exhibit “A”** is a true copy of the PPR Search Result Report dated January 15, 2026.
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
Bank of Montreal	Mar 24, 1999 as Reg. No. 1477896	Mar 24, 2029	All present and after-acquired personal property. Also: Unicarriere 40 Prop Forklift (s/n PIP29H20020); 2013 Freightliner M2 106 (s/n 1FVACYBS7DFG1623); 2015 Freightliner M2 106 (s/n 1FVACYCY4FHGH3527); 2014 Ford F150XLT Crew Cab (s/n 1FTFW1EF1EFA20905); 2021 Chevrolet High Country 3500 Diesel (S/N 1GC4YVEY6LF295418);

Secured Party	Registration	Expiry Date	Collateral
Bank of Montreal	Dec 29, 1999 as Reg. No. 2498639	Dec 29, 2027	All present and after-acquired personal property.
Bank of Montreal	Feb 2, 2007 as Reg. No. 12031654	Feb 2, 2027	Cash collateral account U.S. funds 4603-453
Bank of Montreal	May 30, 2011 as Reg. No. 18124818	May 30, 2026	Notice and Direction – BMO HBB Mutual Funds account # 865-15400
Bank of Montreal	Nov 1, 2017 as Reg. No. 28500635	Nov 1, 2027	All present and after-acquired personal property.
Daimler Truck Financial Services Canada Corporation	Apr 28, 2025 as Reg. No. 41273350	Apr 28, 2032	2025 Freightliner MM 106042S (s/n 3ALACXFC2SDWB9506); 2024 Vanguard AF26 (s/n RT13D26CA02915005)

PID 90177890, 88 Town Point Road, Rockville, Yarmouth Co.

6. I have caused a search to be conducted at the Yarmouth County Land Registration Office (the "LRO") for registrations for the property identified as PID 90177890, located at 88 Town Point Road, Rockville, Yarmouth County.
7. The property is registered in the name of Rockville, and attached hereto as **Exhibit "B"** is a true copy of the Parcel Register for the property, current to January 15, 2026.
8. The search revealed the following Recorded Interest in respect of the property that constitutes a mortgage, security interest, lien or encumbrance:
 - (a) A Mortgage dated October, 2017 between Rockville as mortgagor and the Bank as mortgagee in amount of \$1,230,000.00, recorded on November 1, 2017 as Doc. No. 111665650.
 - (b) A Mortgage Amending Agreement dated November 25, 2022 between Rockville and the Bank, recorded on March 31, 2023 as Doc. No. 122253884 and on October 30, 2023 as Doc No. 123280696.

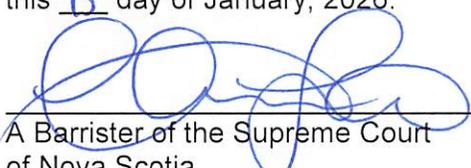
PID 90177908, 116 Town Point Road, Rockville, Yarmouth Co.

9. I have caused a search to be conducted at the LRO for registrations for the property identified as PID 90177908, located at 116 Town Point Road, Rockville, Yarmouth County.
10. The property is registered in the name of Rockville, and attached hereto as **Exhibit "C"** is a true copy of the Parcel Register for the property, current to January 15, 2026.

- 11. The search revealed the following Recorded Interest in respect of the property that constitutes a mortgage, security interest, lien or encumbrance:
 - (a) A Mortgage dated October, 2017 between Rockville as mortgagor and the Bank as mortgagee in amount of \$1,230,000.00, recorded on November 1, 2017 as Doc. No. 111665650.
 - (b) A Mortgage Amending Agreement dated November 25, 2022 between Rockville and the Bank, recorded on March 31, 2023 as Doc. No. 122253884 and on October 30, 2023 as Doc No. 123280696.

Judgments

- 12. Attached hereto and marked as **Exhibit "D"** is a true copy of a Nova Scotia Property On-line Judgment Index Search for Rockville for Yarmouth County.
- 13. The searches revealed no judgments respecting Rockville, current to January 15, 2026.

SWORN TO at Halifax,)
 in the Province of Nova Scotia)
 this 15 day of January, 2026.)
)
)
 A Barrister of the Supreme Court)
 of Nova Scotia)



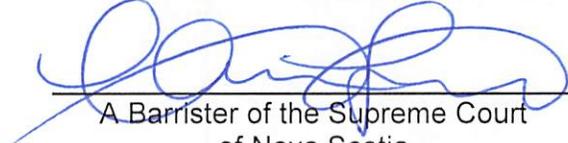
STEPHEN KINGSTON

ELIANNA SAIKALI
 A Barrister of the Supreme
 Court of Nova Scotia

2026

Hfx No. _____

This is Exhibit "A" referred to in the
Affidavit of **STEPHEN KINGSON** sworn
before me this 15th day of January, 2026.



A Barrister of the Supreme Court
of Nova Scotia

ELIANNA SAIKALI
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:	Rockville Carriers Limited
Date and Time of Search (YYYY-MM-DD hh:mm):	2026-01-15 08:39 (Atlantic)
Transaction Number:	27996860
Searched By:	M193737

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

Exact	Included	Original Registration Number	Enterprise Name	Place
*	*	1477896	Rockville Carriers Limited	Yarmouth
*	*	2498639	Rockville Carriers Limited	Yarmouth
*	*	12031654	ROCKVILLE CARRIERS LIMITED	Yarmouth
*	*	18124818	ROCKVILLE CARRIERS LIMITED	YARMOUTH
*	*	28500635	ROCKVILLE CARRIERS LIMITED	YARMOUTH
*	*	41273350	ROCKVILLE CARRIERS LIMITED	Rockville

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

- 6 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: 1477896

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	1477896	1999-03-24 14:39	2004-03-24	88510-BM1
Renewal	7709134	2004-01-06 19:01	2009-03-24	
Renewal	15030885	2009-03-16 14:49	2014-03-24	
Renewal	22410468	2014-02-27 17:49	2019-03-24	
Renewal	30767347	2019-02-25 19:34	2024-03-24	
Amendment	37085495	2022-11-14 13:32	2024-03-24	223672

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Renewal	39092911	2024-02-12 17:48	2029-03-24	

As listed in the Registration History section above, this registration has been the subject of an Amendment or Global Change to add or delete information. The following registration details provide the registration number for the Amendment that added or deleted information. If no "added by" or "deleted by" registration number is provided, the information was added by the original registration and has not been deleted.

Debtors

Type: Enterprise
 Rockville Carriers Limited
 Rockville
 Yarmouth NS B5A 4A6
 Canada

Secured Parties

Type: Enterprise
 Bank of Montreal
 354 MAIN STREET
 Yarmouth NS B5A 4B2
 Canada

General Collateral

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

Serial Numbered Collateral

Serial Number	Collateral Type	Description	Added By	Deleted By
P1P29H20020	Motor Vehicle	Unicarriere 40 Prop Forklift #MP1F2A20DV	37085495	
1FVACYBS7DHFG1623	Motor Vehicle	2013 Freightliner M2 106	37085495	
1FVACYCY4FHGH3527	Motor Vehicle	2015 Freightliner M2 106	37085495	
1FTFW1EF1EFA20905	Motor Vehicle	2014 Ford F150XLT Crew Cab 4x4	37085495	
1GC4YVEY6LF295418	Motor Vehicle	2021 Chev High Country 3500 Diesel	37085495	

Registration Details for Registration Number: 2498639

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	2498639	1999-12-29 14:05	2004-12-29	149061-BM1

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Renewal	9087864	2004-12-23 15:47	2009-12-29	
Renewal	16065237	2009-12-07 17:00	2014-12-29	
Renewal	23639768	2014-11-27 15:18	2019-12-29	
Renewal	32065377	2019-11-14 18:40	2024-12-29	
Renewal	40633703	2024-12-16 09:13	2025-12-29	
Renewal	42464222	2025-12-09 11:52	2027-12-29	

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
 Rockville Carriers Limited
 RR#2 Rockville
 Yarmouth NS B5A 4B2
 Canada

Secured Parties

Type: Enterprise
 BANK OF MONTREAL
 CONCONI, ROBERT
 5151 GEORGE ST., PO BOX 100
 HALIFAX NS B3J 1M5
 Canada

General Collateral

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

Pre PPSA Information

PrePPSA Act	PrePPSA Number	County/Venue	PrePPSA Date	Added By	Deleted By
Corporations Securities Registration Act	20699A	Yarmouth County Registry (Yarmouth)	1986-11-24 00:00	2498639	

Registration Details for Registration Number: 12031654

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	12031654	2007-02-02 20:52	2012-02-02	828032-BM44
Amendment	13239058	2007-11-23 18:10	2012-02-02	914789-BM44
Re-registration	19171636	2012-02-16 14:41	2012-02-02	
Renewal	19172337	2012-02-16 15:59	2017-02-02	
Renewal	27163476	2017-02-01 20:33	2022-02-02	
Renewal	35574466	2021-12-15 16:37	2027-02-02	

As listed in the Registration History section above, this registration has been the subject of an Amendment or Global Change to add or delete information. The following registration details provide the registration number for the Amendment that added or deleted information. If no "added by" or "deleted by" registration number is provided, the information was added by the original registration and has not been deleted.

Debtors

Type: Enterprise
 ROCKVILLE CARRIERS LIMITED
 RR 2 ROCKVILLE
 Yarmouth NS B5A 4B2
 Canada

Secured Parties

Type: Enterprise
 BANK OF MONTREAL
 5151 GEORGE ST
 Halifax NS B3J 2M3
 Canada

General Collateral

CASH COLLATERAL ACCOUNT U.S. FUNDS 4500-972 BETWEEN THE DEBTOR AND THE SECURED PARTY, ALL AMOUNTS NOW OR AT ANY TIME HEREAFTER HELD ON DEPOSIT IN THE SAID ACCOUNT, AND ALL MONIES RECEIVED, TAKEN OR WITHDRAWN AT ANY TIME AND FROM TIME TO TIME BY THE SECURED PARTY FROM THE SAID ACCOUNT; AND ALL PROCEEDS AND OTHER PERSONAL PROPERTY OF THE DEBTOR THAT ARISE THROUGH DEALINGS WITH, REPLACEMENTS OF, ADDITIONS TO, OR SUBSTITUTIONS FOR, THE ABOVE MENTIONED COLLATERAL, WHETHER IN THE FORM OF COLLATERAL OF THE SAME KIND AS ABOVE COLLATERAL, GOODS, CHATTEL PAPER, INSTRUMENTS, DOCUMENTS OF TITLE, SECURITIES, INTANGIBLES OR MONEY.

Added by registration number 13239058

DELETE-

CASH COLLATERAL ACCOUNT U.S. FUNDS 4500-972 BETWEEN THE DEBTOR AND THE SECURED PARTY, ALL AMOUNTS NOW OR AT ANY TIME HEREAFTER HELD ON DEPOSIT IN THE SAID ACCOUNT, AND ALL MONIES RECEIVED, TAKEN OR WITHDRAWN AT ANY TIME AND FROM TIME TO TIME BY THE SECURED PARTY FROM THE SAID ACCOUNT; AND ALL PROCEEDS AND OTHER PERSONAL PROPERTY OF THE DEBTOR THAT ARISE THROUGH DEALINGS WITH, REPLACEMENTS OF, ADDITIONS TO, OR SUBSTITUTIONS FOR, THE ABOVE MENTIONED COLLATERAL, WHETHER IN THE FORM OF COLLATERAL OF THE SAME KIND AS ABOVE COLLATERAL, GOODS, CHATTEL PAPER, INSTRUMENTS, DOCUMENTS OF TITLE, SECURITIES,

INTANGIBLES OR MONEY.

ADD-

CASH COLLATERAL ACCOUNT U.S. FUNDS 4603-453 BETWEEN THE DEBTOR AND THE SECURED PARTY, ALL AMOUNTS NOW OR AT ANY TIME HEREAFTER HELD ON DEPOSIT IN THE SAID ACCOUNT, AND ALL MONIES RECEIVED, TAKEN OR WITHDRAWN AT ANY TIME AND FROM TIME TO TIME BY THE SECURED PARTY FROM THE SAID ACCOUNT; AND ALL PROCEEDS AND OTHER PERSONAL PROPERTY OF THE DEBTOR THAT ARISE THROUGH DEALINGS WITH, REPLACEMENTS OF, ADDITIONS TO, OR SUBSTITUTIONS FOR, THE ABOVE MENTIONED COLLATERAL, WHETHER IN THE FORM OF COLLATERAL OF THE SAME KIND AS ABOVE COLLATERAL, GOODS, CHATTEL PAPER, INSTRUMENTS, DOCUMENTS OF TITLE, SECURITIES, INTANGIBLES OR MONEY.

Registration Details for Registration Number: 18124818

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	18124818	2011-05-30 15:57	2016-05-30	1245611-BM44
Renewal	25791369	2016-04-12 19:32	2021-05-30	
Renewal	34207241	2021-03-22 15:55	2026-05-30	

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
 PORTER, ROBERT
 1389 ROCKVILLE RTE 2, BOX 2600
 YARMOUTH NS B5A 4A6
 Canada
 Date of Birth (YYYY-MM-DD): 1953-04-25

Type: Enterprise
 ROCKVILLE CARRIERS LIMITED
 RR2 ROCKVILLE
 YARMOUTH NS B5A 4B2
 Canada

Secured Parties

Type: Enterprise
 BANK OF MONTREAL
 5151 GEORGE ST

Halifax NS B3J 2M3
Canada

General Collateral

NOTICE AND DIRECTION - BMO HPB MUTUAL FUNDS ACCOUNT # 865-15400

Registration Details for Registration Number: 28500635

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	28500635	2017-11-01 11:24	2022-11-01	17S1401
Renewal	37010568	2022-10-26 18:42	2027-11-01	

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
ROCKVILLE CARRIERS LIMITED
PORTER, ROBERT
PRESIDENT
1389 ROCKVILLE RTE 2
BOX 2600
YARMOUTH NS B5A 4A6
Canada

Secured Parties

Type: Enterprise
BANK OF MONTREAL
354 MAIN STREET
BOX 189
YARMOUTH NS B5A 4B2
Canada

General Collateral

A SECURITY INTEREST IN, ALL THE DEBTORS RIGHT, TITLE AND INTEREST IN AND TO ALL PRESENTLY OWNED OR HELD AND AFTER ACQUIRED OR HELD PERSONAL PROPERTY, ASSETS AND UNDERTAKINGS OF THE DEBTOR (OTHER THAN REAL PROPERTY) OF WHATEVER NATURE OR KIND AND WHERESOEVER SITUATE TOGETHER WITH ALL REPLACEMENTS, ACCESSORIES, PARTS PROCEEDS INCLUDING INSURANCE PROCEEDS, BANK ACCOUNTS AND PROCEEDS OF PROCEEDS (ALL OF WHICH IS COLLECTIVELY CALLED THE "COLLATERAL").

Registration Details for Registration Number: 41273350

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	41273350	2025-04-28 13:26	2032-04-28	67779026

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
 ROCKVILLE CARRIERS LIMITED
 88 TOWN POINT RD
 Rockville NS B5A5G2
 Canada

Secured Parties

Type: Enterprise
 DAIMLER TRUCK FINANCIAL SERVICES CANADA CORPORATION
 2680 Matheson Blvd. E. Ste 202
 Mississauga ON L4W 0A5
 Canada

General Collateral

All attachments, accessories, additions, alterations, replacements & repairs (whether present or future) to the vehicle collateral. Proceeds: All cash and non-cash proceeds of the vehicle collateral including without limitation proceeds derived directly or indirectly from any dealing with the vehicle collateral or that indemnifies or compensates the debtor(s) for the destruction or damage to or loss of the vehicle collateral. The proceeds may take the form of any one or more of the following: Goods, documents of title, chattel paper, instruments, money, securities or intangibles. Accordingly, any of the debtor(s)' after-acquired personal property may be proceeds and therefore subject to the secured party's security interest. 2025 MAXON GPT-3
 40607711572024 VANGUARD AF26 RT13D26CA02915005

Serial Numbered Collateral

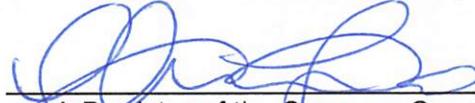
Serial Number	Collateral Type	Description	Added By	Deleted By
3ALACXFC2SDWB9506	Motor Vehicle	2025 FREIGHTLINER MM106042S	41273350	
RT13D26CA02915005	Trailer	2024 VANGUARD AF26	41273350	

END OF REPORT

2026

Hfx No. _____

This is Exhibit "B" referred to in the
Affidavit of **STEPHEN KINGSON** sworn
before me this 15th day of January, 2026.



A Barrister of the Supreme Court
of Nova Scotia

ELIANNA SAIKALI
A Barrister of the Supreme
Court of Nova Scotia

Land Registration View

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

PID	90177890	Parcel Type	STANDARD PARCEL	Status	ACTIVE			
Area	12 ACRE(S) (SCALED)	Parcel Access	PUBLIC	Manag. Unit	MU1806			
Lot		Created	Mar 01, 1996 12:00:00AM					
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF THE DISTRICT OF YARMOUTH	Manner of Tenure	NOT APPLICABLE			
LR Status	LAND REGISTRATION	LR Date	Oct 06, 2015 10:02:00AM					
Location	County	Primary Location	Source					
<u>88 TOWN POINT ROAD</u> <u>ROCKVILLE</u>	YARMOUTH COUNTY	Yes	Assigned by Municipality					
Comments								
SEE SKETCH ATTACHED TO BOOK ND / PAGE 102 AND BOOK GP / PAGE 466 MAP:1043750066000								
Assessment Account	Value	Tax District	Tax Ward	Tax Sub				
<u>00191795</u>	\$1,077,700.00 (2026 COMMERCIAL TAXABLE)	070	000					
Registered Interests								
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
ROCKVILLE CARRIERS LIMITED	FEE SIMPLE	1389 CHEBOGUE ROAD ROCKVILLE NS CA B5A 5G6	DEED	2015	<u>107920481</u> View Form View Doc		Oct 13, 2015	No
Manner of Tenure								
Tenure Type			Tenure Description					
NOT APPLICABLE			NO DESCRIPTION FOUND					
Farm Loan Board - Occupants & Mailing Addresses								
Name	Interest Holder Type		Mailing Address					
			No Records Found					
Benefits to the Registered Interests								
Benefit Details	Interest Holder Type	Type	Year	Doc#	Book/Page/Plan	Registration Date		
						No Records Found		
Burdens on the Registered Interests								
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	
NOVA SCOTIA POWER INCORPORATED	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	POST OFFICE BOX 910 HALIFAX NS CA B3J 2W5	EASEMENT/RIGHT OF WAY	2020	<u>117066846</u> View Doc		Sep 23, 2020	
NOVA SCOTIA POWER INCORPORATED	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	POST OFFICE BOX 910 HALIFAX NS CA B3J 2W5	EASEMENT/RIGHT OF WAY	2016	<u>109125527</u> View Doc		Jun 20, 2016	

Textual Qualifications on Title

Qualifications Text

No Records Found

Tenants in Common not registered pursuant to the Land Registration Act

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

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
BANK OF MONTREAL	MORTGAGEE	354 MAIN STREET POST OFFICE BOX 189 YARMOUTH NS CA B5A 4B2	MORTGAGE	2017	111665650 View Form View Doc		Nov 01, 2017
BANK OF MONTREAL	MORTGAGEE	354 MAIN STREET YARMOUTH NS CA B5A 4B2	AMENDMENT (NOT CONDOMINIUM)	2023	122253884 View Form View Doc		Mar 31, 2023
BANK OF MONTREAL	MORTGAGEE	354 MAIN STREET YARMOUTH NS CA B5A 4B2	AMENDMENT (NOT CONDOMINIUM)	2023	123280696 View Form View Doc		Oct 30, 2023

Parcel Description

ALL THAT CERTAIN lot, piece or parcel of upland and marshland situate at Chebogue, in the County of Yarmouth and Province of Nova Scotia, more particularly described as follows:

Bounded on the North by the Old Webster Road, so called;

Bounded on the East by a wall, and the Town Point Road;

Bounded on the South by lands of Rockville Carriers Limited, a wall and a creek; and

Bounded on the West by a creek and a wall.

The above described lands containing by estimation 12 to 15 acres.

The above described lands being and intended to be the lands conveyed to Victor F. Baker by William Haley and Phyllis Haley by Warranty Deed dated the 13th day of October, A.D., 1965 and recorded the 25th day of October, A.D., 1965 in Book GP at Page 466, as Document 913 at the Registry of Deeds Office at Yarmouth, Nova Scotia.

And further being and intended to be the lands conveyed to Brenda C. Dunbar by Victor Farish Baker by Warranty Deed recorded on October 9th, 1981 in Book ND at Page 102, as Document 4980, at Yarmouth aforesaid and more particularly shown in a sketch prepared by Peter L. Boutilier PLS, which sketch is dated October 1st, 1965 and is attached to said Deed in Book ND at Page 104.

*** 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
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No Non Enabling Documents Found

Non-Enabling Plans

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

AFR Bundles

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

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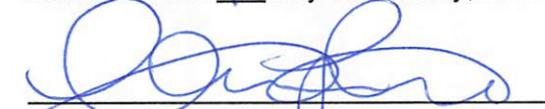
If you have comments regarding our site please direct them to: propertyonline@novascotia.ca

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

2026

Hfx No. _____

This is Exhibit "C" referred to in the
Affidavit of **STEPHEN KINGSON** sworn
before me this 15th day of January, 2026.



A Barrister of the Supreme Court
of Nova Scotia

ELIANNA SAIKALI
A Barrister of the Supreme
Court of Nova Scotia

Land Registration View

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

PID	90177908	Parcel Type	STANDARD PARCEL	Status	ACTIVE			
Area	25700 SQUARE FEET (GIS CALCULATION)	Parcel Access	PUBLIC	Manag. Unit	MU1806			
Lot		Created	Mar 01, 1996 12:00:00AM					
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF THE DISTRICT OF YARMOUTH	Manner of Tenure	NOT APPLICABLE			
LR Status	LAND REGISTRATION	LR Date	Mar 31, 2023 03:14:09PM					
Location	County	Primary Location	Source					
<u>116 TOWN POINT ROAD</u> <u>ROCKVILLE</u>	YARMOUTH COUNTY	Yes	Assigned by Municipality					
Comments								
Assessment Account	Value	Tax District	Tax Ward	Tax Sub				
<u>04016939</u>	\$16,700.00 (2026 COMMERCIAL TAXABLE)	070	000					
Registered Interests								
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
ROCKVILLE CARRIERS LIMITED	FEE SIMPLE	88 TOWN POINT ROAD ROCKVILLE NS CA B5A 5G2	DEED	1978	<u>1159</u> View Doc	Book LH Page 633	Mar 06, 1978	No
Manner of Tenure								
Tenure Type			Tenure Description					
NOT APPLICABLE			NO DESCRIPTION FOUND					
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	
NOVA SCOTIA POWER INCORPORATED	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	1223 LOWER WATER STREET HALIFAX NS CA B3J 3S8	EASEMENT/RIGHT OF WAY	2020	<u>117066820</u> View Doc		Sep 23, 2020	
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
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No Records Found

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
BANK OF MONTREAL	MORTGAGEE	354 MAIN STREET YARMOUTH NS CA B5A 4B2	MORTGAGE	2017	111665650 View Form View Doc		Nov 01, 2017
BANK OF MONTREAL	MORTGAGEE	354 MAIN STREET YARMOUTH NS CA B5A 4B2	AMENDMENT (NOT CONDOMINIUM)	2023	122253884 View Form View Doc		Mar 31, 2023
BANK OF MONTREAL	MORTGAGEE	354 MAIN STREET YARMOUTH NS CA B5A 4B2	AMENDMENT (NOT CONDOMINIUM)	2023	123280696 View Form View Doc		Oct 30, 2023

Parcel Description

ALL that certain piece and parcel of land situate, lying and being on the Southern side of the Highway leading to Town Point, in the County of Yarmouth, Province of Nova Scotia, and being more particularly bounded and described as follows:

BOUNDED on the Northeast by the Town Point Road, so-called;

BOUNDED on the Northwest by an old stone wall and lands now or formerly of Victor F. Baker, formerly of William Haley, which said lands were conveyed by the said William Haley to the said Victor Baker, in a deed dated the 13th day of October, 1965, and recorded at the Registry Office at Yarmouth, in Book G.P., Page 466, on the 25th day of October, 1965;

BOUNDED on the East by mean high water mark of the Chebogue River;

BOUNDED on the South by mean high water mark of the Chebogue River;

SUBJECT TO AN EASEMENT in favour of Nova Scotia Power Incorporated registered on September 23, 2020, as instrument number 117066820.

BEING a portion of the lands and premises conveyed by Tax Deed, made by the warden and clerk of the Municipality of Yarmouth to the said William Haley, which said deed was dated the 3rd day of August, 1959, and recorded at the Registry of Deeds Office for the District of Yarmouth, on the 25th day of October 1965, in Book G.L., at Page 268.

THE AFORE DESCRIBED LANDS AND PREMISES being the Eastern remaining portion of lands and premises conveyed to the said William Haley as aforesaid, and previously described in a deed between Edward W. Crosby and Clement E. Crosby, dated the 27th day of September 1946, and recorded at the Registry of Deeds Office for the District of Yarmouth on the 11th day of July 1947.

*** 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
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No Non Enabling Documents Found

Non-Enabling Plans

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

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
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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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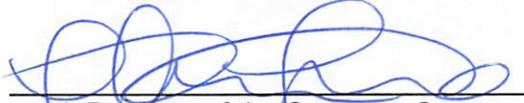
If you have comments regarding our site please direct them to: propertyonline@novascotia.ca

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

2026

Hfx No. _____

This is Exhibit "D" referred to in the
Affidavit of **STEPHEN KINGSON** sworn
before me this 15th day of January, 2026.



A Barrister of the Supreme Court
of Nova Scotia

ELIANNA SAIKALI
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: ROCKVILLE CARRIERS LIMITED
 Query exact? NO
 Search for: GRANTORS (AGAINST)
 Registration System: REGISTRY OF DEEDS
Select Search Category(s)
 Grantor/Grantee Index: YES
 General Powers of Attorney: YES
 Judgments: YES
 Code:
 Include Name Changes: YES

Documents Document #:
 Prefix:
 Suffix:
 Book:
 Page:

Search Options County: YARMOUTH COUNTY
 Date Range: 1774-01-01 to 2026-01-15
 Mode: Replace

Document Search Results (for YARMOUTH COUNTY - Data current from 1774 to Doc. 126995191 registered on 2026/01/14 12:16)
 (for GRANTORS searched as of 2026/01/15 13:44)

1 Records, 1 Selected, Query Type - Replace

Sel	Grantor (Against)	Grantee (ATS)	Reg Date	Book/Page	Document #	Instr Type	Exp Date	Location
YES	ROCKVILLE CARRIERS LIMITED	LAND REGISTRATION	2023-03-31	714/14	122253058	SECT 43 - NOTICE OF REGISTRATION		90177908
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.
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