Court Administration

AUG 2 4 2016

Hfx. No. 🛛 🗸

454744

Halifax, N.S. Supreme Court of Nova Scotia

Application by Victory Farms Incorporated and Jonathan Mullen Mink Ranch Limited (the "Applicants") for relief under the *Companies' Creditors Arrangement Act*

AFFIDAVIT OF TIM HILL Q.C.

- 1. I am Tim Hill, Q.C., and I am counsel for Victory Farms Incorporated ("VFI") and Jonathan Mullen Mink Ranch Limited ("JMMR").
- 2. I have personal knowledge of the evidence sworn to in this affidavit except where otherwise stated to be based on information and belief.
- 3. I state, in this affidavit, the source of any information that is not based on my own personal knowledge, and I state my belief of the source.
- 4. Attached to this my affidavit as Exhibits "A" and "B" respectively are Personal Property Security Act searches for VFI and JMMR.
- 5. Attached to this my affidavit as Exhibits "C" and "D" respectively are Property OnLine print outs for VFI and JMMR.
- 6. Based upon my review of Exhibits A, B, C and D, and upon information given to me by Jonathan Mullen, president of both of VFI and JMMR, I verily believe that:
 - (a) VFI owns one real property parcel which is mortgaged in favour of Nova Scotia Farm Loan Board ("NSFLB");
 - (b) JMMR owns eight real property parcels, three of which are mortgaged in favour of Farm Credit Canada ("FCC");
 - (c) VFI has registered against its personal property charges in favour of American Legend Cooperative ("ALC"), NSFLB, FCC, the Bank of Nova Scotia, CNH Industrial Capital Canada Ltd. and North American Fur Auctions Limited ("NAFA");
 - (d) JMMR has registered against its personal property charges in favour of ALC, FCC, and NAFA;

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(e) There is one judgment in favour of the Workers' Compensation Board registered against the personal property of VFI.

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Sworn to before me on the 23rd day of August, 2016, at Dartmouth, Province of Nova Scotia,

A Barrister of the Supreme Court Of Nova Scotia

RILLA BANKS A Barrister of the Supreme Court of Nova Scotia

Fim Hill Q.C.



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Exhibit Stamp

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No.

This is Exhibit "A" referred to in the affidavit of Tim Hill, Q.C., sworn to before me on August 23, 2016

Signature

RILLA BANKS A Barrister of the Supreme Court of Nova Scotia

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PPRS Search Result Report

14014671

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic)	Expiry Date	File Number
Original	26029520	2016-05-31 14:28	2019-05-31	18208617

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.

Court Information

Registration Number	Amount	Judgment Date	Court File Number	Court
26029520	11192.25	2016-05-27	451832	Supreme Court of Nova Scotla

Judgment Debtors

Type: Enterprise Victory Farms Inc 241 Riverdale Rd Weymouth NS B0W 3T0 Canada

Judgment Creditors

Type: Enterprise WORKERS' COMPENSATION BOARD OF NOVA SCOTIA Organ, Marg SENIOR COLLECTIONS OFFICER P.O. BOX 1150 5668 SOUTH ST Halifax NS B3J 2Y2 Canada Phone #: 902-491-8318 Fax #: 902-491-8325

General Collateral

All present and after acquired personal property. / Tous les biens personnels actuels ou acquis ultérieurement.

Registration Details for Registration Number: 14959589

Province or Territory: Nova Scotia Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic)	Expiry Date	File Number
Original	14959589	2009-02-24 09:58	2014-02-24	SM001041.35
Amendment	16950461	2010-07-22 12:28	2014-02-24	SM001041.35
Renewal	21813316	2013-09-20 09:26	2019-02-24	

PPRS Search Result Report

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EQUIPMENT NOW OR IN THE FUTURE AFFIXED TO OR USED IN CONNECTION WITH THAT PROPERTY, AND ALL ATTACHMENTS AND REPLACEMENTS THEREOF.

3. ALL INVENTORY, ACCOUNTS, EQUIPMENT, GENERAL INTANGIBLES, CHATTEL PAPER, AND INSTRUMENTS OWNED OR HEREAFTER ACQUIRED BY THE DEBTORS, INCLUDING ALL ADDITIONS AND REPLACEMENTS THEREOF AND INCLUDING BUT NOT LIMITED TO ALL OF THE DEBTORS' PRESENT AND FUTURE STOCK, BOOK CREDITS, CAPITAL FUNDS OR OTHER ALLOCATED RESERVES IN AMERICAN LEGEND COOPERATIVE, A COOPERATIVE CORPORATION, AND ALL DIVIDENDS AND DISTRIBUTIONS ON OR OTHER RIGHTS IN CONNECTION WITH SUCH PROPERTY (INCLUDING THE CASH PORTION OF ANY PATRONAGE DIVIDEND) TOGETHER WITH THE PROCEEDS THEREOF; AND THE DEBTORS' RIGHT TO PAYMENT ARISING UNDER ANY CONSIGNMENT CONTRACT BETWEEN ANY OF THE DEBTORS AND THE SECURED PARTY.

4. ALL CONTRACT RIGHTS RELATING TO ANY OF THE FOREGOING.

5. ALL CASH AND NON-CASH PROCEEDS OF THE COLLATERAL IN ANY FORM, INCLUDING GOODS, DOCUMENTS OF TITLE, CHATTEL PAPER, SECURITIES, INSTRUMENTS, MONEY AND INTANGIBLES AND ALL PROCEEDS THEREOF.

Registration Details for Registration Number: 17885872

Province or Territory: Nova Scotia Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic)	Expiry Date	File Number
Original	17885872	2011-04-04 15:32	2026-04-04	11168
Renewal	19352442	2012-04-02 14:50	2027-04-04	

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 Victory Farms Incorporated Mullen, Jonathan President RR#4 Weymouth NS B0W 3T0 Canada

Secured Parties

Type: Enterprise Nova Scotia Farm Loan Board Flemming, Colleen A. Loan Assistant MacRae Library Building FLOOR 1st SUITE 1

WEYMOUTH NS B0W3T0 Canada

Secured Parties

Type: Enterprise Farm Credit Canada Lacenaire, Donna M Loan Administration Officer 1133 St. George BOUL Moncton NB E1E4E1 Canada Phone #: 506-851-6595 Fax #: 506-851-6613

Serial Numbered Collateral

Serial Number	Collateral Type	Description	Added By	Deleted By
1GCJK34618E144377	Motor Vehicle	2008 CHEVROLET SILVERADO	18319921	

Registration Details for Registration Number: 19950286

Province or Territory: Nova Scotia Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic)	Expiry Date	File Number
Original	19950286	2012-08-13 19:28	2018-08-13	1021.448943D

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 VICTORY FARMS INCORPORATED PO BOX 40 WEYMOUTH NS B0W3T0 Canada

Secured Parties

Type: Enterprise Farm Credit Canada Lacenaire, Donna M Loan Administration Officer 1133 St. George BOUL Moncton NB E1E4E1 Canada Phone #: 506-851-6595 Fax #: 506-851-6613

PPRS Search Result Report

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General Collateral

Mink Feed cart - 660 - Norcar - 2012

AND ALL PROCEEDS ARISING FROM THE COLLATERAL INCLUDING, WITHOUT LIMITATION, INSURANCE PROCEEDS, CASH PROCEEDS AND ALL PERSONAL PROPERTY IN ANY FORM OR FIXTURES DERIVED DIRECTLY OR INDIRECTLY FROM ANY DEALING WITH THE COLLATERAL OR THAT INDEMNIFIES OR COMPENSATES FOR COLLATERAL DESTROYED OR DAMAGED AND INCLUDING ALL GOODS AND CHATTELS OF A CLASS OR KIND SIMILAR TO, ADDED TO OR SUBSTITUTED FOR THE ABOVE.

Registration Details for Registration Number: 20638359

Province or Territory: Nova Scotia Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time	Expiry Date	File Number
	_	(Atlantic)		
Original	20638359	2012-12-19 12:13	2018-12-19	1021.524625D

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 Victory Farms Incorporated PO BOX 40 Weymouth NS B0W 3T0 Canada

Secured Parties

Type: Enterprise Farm Credit Canada Lacenaire, Donna M Loan Administration Officer 1133 St. George BOUL Moncton NB E1E4E1 Canada Phone #: 506-851-6595 Fax #: 506-851-6613

General Collateral

2012 Norcar M601300 Mink Feed Cart s/n: M600027

TOGETHER WITH ALL PRESENT AND AFTER-ACQUIRED ATTACHMENTS, ACCESSORIES AND

Page: 7

PPRS Search Result Report

ACCESSIONS THERETO. PROCEEDS: ALL PRESENT AND AFTER-ACQUIRED PERSONAL PROPERTY OF THE DEBTOR.

Registration Details for Registration Number: 21653928

Province or Territory: Nova Scotia Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time	Expiry Date	File Number
		(Atlantic)		
Original	21653928	2013-08-13 17:06	2018-08-13	6258440

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 MULLEN, JONATHAN LUKE 241 RIVERDALE RD RR4 Weymouth NS B0W3T0 Canada Date of Birth: 1976-03-30

Type: Enterprise VICTORY FARMS INCORPORATED 241 RIVERDALE RD RR4 Weymouth NS B0W3T0 Canada

Secured Parties

Type: Enterprise Bank of Nova Scotia - Atlantic CAU 1465 Brenton Street, 4th Floor Halifax NS B3J3T4 Canada

Serial Numbered Collateral

Serial Number	Collateral Type	Description	Added By	Deleted By
1GCRKTE71DZ140701	Motor Vehicle	2013 Chevrolet Silverado 1500	21653928	

Registration Details for Registration Number: 23159643

Province or Territory: Nova Scotia Registration Type: PPSA Financing Statement PPRS Search Result Report

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Registration History

Registration Activity	Registration Number	Date/Time (Atlantic)	Expiry Date	File Number
Original	23159650	2014-08-08 11:26	2019-08-08	1489485-NH1
Amendment	23218399	2014-08-20 15:19	2019-08-08	1492234

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.

<u>Debtors</u>

The Debtor below was deleted by registration number 23218399

Type: Individual MULLEN, JONATHAN L 241 RIVERDALE RD WEYMOUTH NS BOW 3TO CANADA

The Debtor below was added by registration number 23218399

Type: Individual MULLEN, JONATHAN LUKE 241 RIVERDALE RD WEYMOUTH NS BOW 3T0 CANADA

Type: Enterprise VICTORY FARMS INCORPORATED 241 RIVERDALE RD PO BOX 4 WEYMOUTH NS B0W 3T0 CANADA

Secured Parties

Type: Enterprise CNH Industrial Capital Canada Ltd. 4475 North Service Road Burlington ON L7L 4X7 Canada Fax #: 773-289-5256

Serial Numbered Collateral

Serial Number	Collateral Type	Description	Added By	Deleted By
ZEJT50939	Motor Vehicle	2014 NEWHOL T4.95A	23159650	

Registration Details for Registration Number: 25043886

PPRS Search Result Report

65 SKYWAY AVENUE TORONTO ON M9W 6C7 Canada Fax #: 416-213-2162

General Collateral

All of the Debtors' present and after-acquired personal property and all proceeds thereof and therefrom, including, without limitation all live mink, the progeny thereof and the pelts and all proceeds arising therefrom.

Registration Details for Registration Number: 26327759

Province or Territory: Nova Scotia Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time	Expiry Date	File Number
-		(Atlantic)		
Original	26327759	2016-07-22 12:08	2022-07-22	134909

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 MULLEN, JASON LEONARD 1002 LANGFORD ROAD PO BOX 309 WEYMOUTH NS B0W 3T0 Canada

Type: Enterprise 2351604 NOVA SCOTIA LIMITED 972 LANGFORD ROAD PO BOX 309 WEYMOUTH NS BOW 3T0 Canada

Type: Enterprise 3191612 NOVA SCOTIA LIMITED 972 LANGFORD ROAD PO BOX 309 WEYMOUTH NS BOW 3T0 Canada

Type: Enterprise 3191613 NOVA SCOTIA LIMITED

13 LENT ROAD **PO BOX 309** WEYMOUTH NS BOW 3TO Canada

Type: Enterprise VICTORY FARMS INCORPORATED 24 WEBSTER COURT **KENTVILLE NS B4N 1H2** Canada

Type: Enterprise MULLEN/SMITH FISHERIES LIMITED 24 WEBSTER COURT KENTVILLE NS B4N 1H2 Canada

Type: Enterprise ORGANIC MANAGEMENT SOLUTIONS LTD. 24 WEBSTER COURT **KENTVILLE NS B4N 1H2** Canada

Type: Enterprise FUNDY FIRST FISHERIES LIMITED 24 WEBSTER COURT **KENTVILLE NS B4N 1H2** Canada

Type: Enterprise FOUR BOYS FISHERIES LIMITED 24 WEBSTER COURT **KENTVILLE NS B4N 1H2** Canada

Type: Enterprise **RIVERDALE ENTERPRISES LIMITED** 315 RIVERDALE ROAD **PO BOX 309** WEYMOUTH NS BOW 3TO Canada

Secured Parties

Type: Enterprise NORTH AMERICAN FUR AUCTIONS INC. LAWSON, DOUGLAS SR, VICE PRESIDENT 65 SKYVIEW AVENUE

PPRS Search Result Report

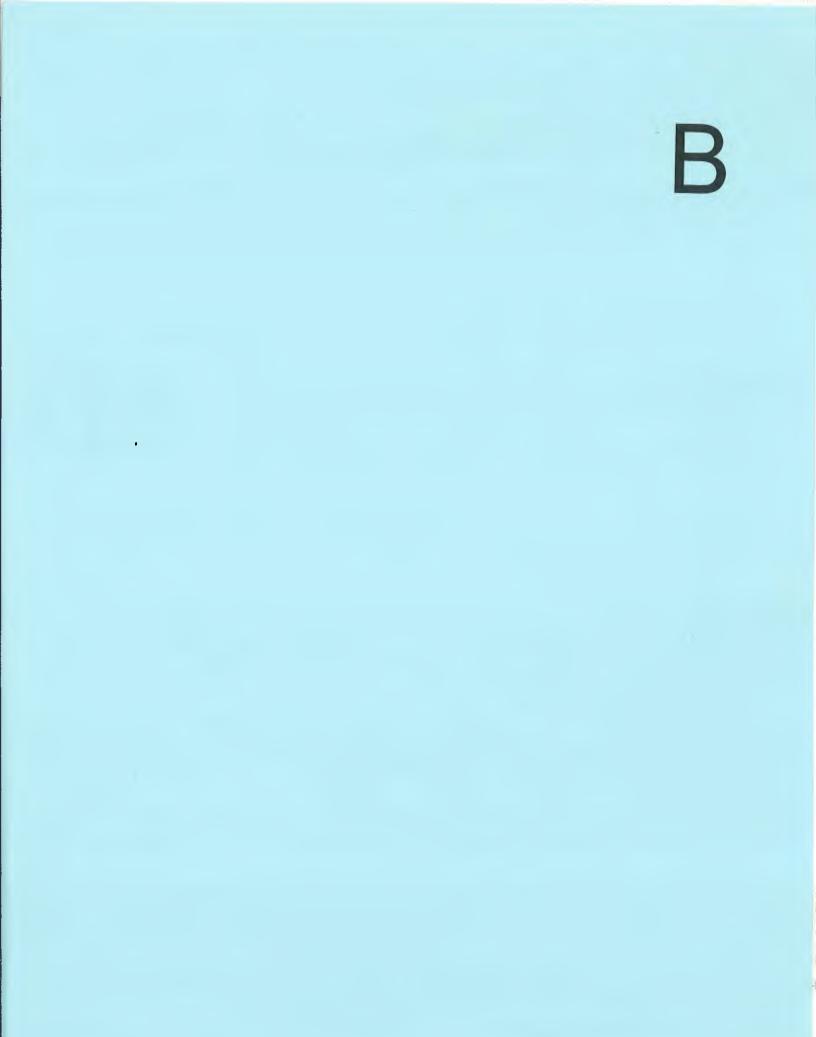
Nova Scotia

TORONTO ON M9W 6C7 Canada Phone #: 416-213-2162 Fax #: 416-675-6865

General Collateral

All present and future indebtedness, accounts, debts and liabilities owed or owing to the Debtors from Jason Mullen Mink Ranch Limited and all proceeds thereof and therefrom (collectively, the "Assigned Obligations") are hereby assigned to the Secured Party and postponed to the obligations of Jason Mullen Mink Ranch Limited to the Secured Party and all money received by any party in respect of the Assigned Obligations shall be held in trust for the Secured Party and forthwith upon receipt shall be paid over to the Secured Party.

END OF REPORT



Form 39.09

Exhibit Stamp

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This is Exhibit "B" referred to in the affidavit of Tim Hill, Q.C., sworn to before me on August 22 2016

Signature

RILLA BANKS 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:	Jonathan Mullen Mink Ranch
Date and Time of Search:	2016-08-22 11:55 (Atlantic)
Transaction Number:	14014665
Searched By:	A180098

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

Exact	Included	OrigInal Registration Number	Enterprise Name	Place
	*	14959589	JONATHAN MULLEN MINK RANCH LIMITED	DIGBY
	*	19081413	JONATHAN MULLEN MINK RANCH LIMITED	WEYMOUTH
	*	25043886	JONATHAN MULLEN MINK RANCH LIMITED	KENTVILLE

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

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

Registration Counts

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

- 3 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: 14959589

Province or Territory: Nova Scotia Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time	Expiry Date	File Number
5		(Atlantic)		
Original	14959589	2009-02-24 09:58		SM001041.35
Amendment	16950461	2010-07-22 12:28		SM001041.35
Renewal	21813316	2013-09-20 09:26	2019-02-24	

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: Individual MULLEN, JONATHAN L 241 RIVERDALE ROAD RR #4 DIGBY NS B0W 3T0 Canada

Type: Enterprise VICTORY FARMS INCORPORATED 241 RIVERDALE ROAD RR #4 DIGBY NS B0W 3T0 Canada

The Debtor below was added by registration number 16950461 Type: Enterprise JONATHAN MULLEN MINK RANCH LIMITED 241 RIVERDALE ROAD RR #4 DIGBY NS B0W 3T0 Canada

Secured Parties

Type: Enterprise AMERICAN LEGEND COOPERATIVE 200 S.W. 34TH STREET RENTON WA 98055 USA

General Collateral

A SECURITY INTEREST IS TAKEN IN ALL OF THE DEBTORS' RIGHT, TITLE AND INTEREST TO THE FOLLOWING PROPERTY:

1. ALL MINK LIVESTOCK OWNED OR HEREAFTER ACQUIRED BY THE DEBTORS TOGETHER WITH ALL REPLACEMENTS AND INCREASES THERETO AND PRODUCTS AND PRODUCE THEREOF.

2. ALL FARM PRODUCTS AND FARM EQUIPMENT, OWNED OR HEREAFTER ACQUIRED BY THE DEBTORS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: ALL FEED GROWN OR OTHERWISE ACQUIRED BY THE DEBTORS AND USED OR INTENDED TO BE USED FOR THE MAINTENANCE OF THE LIVESTOCK AND OTHER SUPPLIES NOW OWNED OR HEREAFTER ACQUIRED BY THE DEBTORS IN CONNECTION WITH DEBTORS' MINK OPERATIONS AND ALL FARM IMPLEMENTS AND EQUIPMENT OF THE DEBTORS AND ALL ACCESSORIES, PARTS AND EQUIPMENT NOW OR IN THE FUTURE AFFIXED TO OR USED IN CONNECTION WITH THAT PROPERTY, AND ALL ATTACHMENTS AND REPLACEMENTS THEREOF.

3. ALL INVENTORY, ACCOUNTS, EQUIPMENT, GENERAL INTANGIBLES, CHATTEL PAPER, AND

Page: 2

INSTRUMENTS OWNED OR HEREAFTER ACQUIRED BY THE DEBTORS, INCLUDING ALL ADDITIONS AND REPLACEMENTS THEREOF AND INCLUDING BUT NOT LIMITED TO ALL OF THE DEBTORS' PRESENT AND FUTURE STOCK, BOOK CREDITS, CAPITAL FUNDS OR OTHER ALLOCATED RESERVES IN AMERICAN LEGEND COOPERATIVE, A COOPERATIVE CORPORATION, AND ALL DIVIDENDS AND DISTRIBUTIONS ON OR OTHER RIGHTS IN CONNECTION WITH SUCH PROPERTY (INCLUDING THE CASH PORTION OF ANY PATRONAGE DIVIDEND) TOGETHER WITH THE PROCEEDS THEREOF; AND THE DEBTORS' RIGHT TO PAYMENT ARISING UNDER ANY CONSIGNMENT CONTRACT BETWEEN ANY OF THE DEBTORS AND THE SECURED PARTY.

4. ALL CONTRACT RIGHTS RELATING TO ANY OF THE FOREGOING.

5. ALL CASH AND NON-CASH PROCEEDS OF THE COLLATERAL IN ANY FORM, INCLUDING GOODS, DOCUMENTS OF TITLE, CHATTEL PAPER, SECURITIES, INSTRUMENTS, MONEY AND INTANGIBLES AND ALL PROCEEDS THEREOF.

Registration Details for Registration Number: 19081413

Province or Territory: Nova Scotia Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	(Atlantic)		File Number
Original	19081413	2012-01-23 13:04	2018-01-23	0991.434323D

This registration has **not** been the **s**ubject of an Amendment or Global Change. The following registration information was added by the original registration and has not been deleted.

<u>Debtors</u>

Type: Individual MULLEN, JONATHAN LUKE 241 RIVERDALE RD Weymouth NS B0W3T0 Canada Date of Birth: 1976-03-30

Type: Enterprise JONATHAN MULLEN MINK RANCH LIMITED 241 RIVERDALE RD WEYMOUTH NS B0W3T0 Canada

Secured Parties

Type: Enterprise Farm Credit Canada Lacenaire, Donna M Loan Administration Officer 1133 St. George BOUL Moncton NB E1E4E1

Canada Phone #: 506-851-6595 Fax #: 506-851-6613

General Collateral

2011 Norcar 11000 Feed Silo, s/n# 915030 2011 Norcar 670 Feed Cart, s/n# 2089 AND ALL PROCEEDS ARISING FROM THE COLLATERAL INCLUDING, WITHOUT LIMITATION, INSURANCE PROCEEDS, CASH PROCEEDS AND ALL PERSONAL PROPERTY IN ANY FORM OR FIXTURES DERIVED DIRECTLY OR INDIRECTLY FROM ANY DEALING WITH THE COLLATERAL OR THAT INDEMNIFIES OR COMPENSATES FOR COLLATERAL DESTROYED OR DAMAGED AND INCLUDING ALL GOODS AND CHATTELS OF A CLASS OR KIND SIMILAR TO, ADDED TO OR SUBSTITUTED FOR THE ABOVE.

Registration Details for Registration Number: 25043886

Province or Territory: Nova Scotia Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic)	Expiry Date	File Number
Original	25043886	2015-10-14 16:35	2019-10-14	132400.006

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 VICTORY FARMS INCORPORATED MULLEN, JONATHAN PRESIDENT 24 WEBSTER COURT KENTVILLE NS B4N 1H2 Canada

Type: Enterprise TRINITY FARMS INC. MULLEN, JONATHAN PRESIDENT 24 WEBSTER COURT KENTVILLE NS B4N 1H2 Canada

Type: Enterprise ABOVE & BEYOND FARMS INC.

MULLEN, JONATHAN PRESIDENT 24 WEBSTER COURT KENTVILLE NS B4N 1H2 Canada

Type: Enterprise JONATHAN MULLEN MINK RANCH LIMITED MULLEN, JONATHAN PRESIDENT 24 WEBSTER COURT KENTVILLE NS B4N 1H2 Canada

Secured Parties

Type: Enterprise NORTH AMERICAN FUR AUCTIONS INC. LAWSON, DOUGLAS SENIOR VICE PRESIDENT 65 SKYWAY AVENUE TORONTO ON M9W 6C7 Canada Fax #: 416-213-2162

General Collateral

All of the Debtors' present and after-acquired personal property and all proceeds thereof and therefrom, including, without limitation all live mink, the progeny thereof and the pelts and all proceeds arising therefrom.

END OF REPORT

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Form 39.09

Exhibit Stamp

2016

No.

This is Exhibit "C" referred to in the affidavit of Tim Hill, Q.C., sworn to before me on August 22, 2016

Signature

RILLA BANKS A Barrister of the Supreme Court of Nova Scotia

caris powered]:(0]] and we Help Provincial Map **Bulletin Board** Search Land Registration View * Indicates interests inherited on subdivision or re-configuration of parcel Parcel Type STANOARO PARCEL Status ΑCTIVE PID 30344576 MU9914 Manag, Unit Parcel Access 19.0 ACRE(S) Area LOT 1 Created Jan 11, 2005 03:33:00PM Lot Municipal Unit MUNICIPALITY OF THE OISTRICT OF DIGBY NOT APPLICABLE Manner of Tenure APPROVED **PDCA Status** Jan 11, 2005 03:33:00PM LAND REGISTRATION LR Date LR Status Source Location County **Primary Location** DIGBY COUNTY Yes Assigned by Municipality RIVERDALE ROAD RIVERDALE DIGBY COUNTY No Assigned by Municipality 241 RIVERDALE ROAD RIVERDALE DIGBY COUNTY No Assigned by Municipality 243 RIVERDALE ROAD RIVERDALE Comments Lot 1 595/230 MAP:1044300065800 MAP:1044350065800 Tax District Tax Ward Tax Sub Value Assessment Account \$134,900 (2016 RESIDENTIAL TAXABLE) \$3,400 (2016 RESOURCE FOREST) \$378,800 (2016 RESOURCE TAXABLE) 050 000 01756168 SALE HOUSE (Batzao Real) 😫 🥵 🖓 🖓 🖓 🖓 CALL COLLARS HERE **Registered Interests** Interest Holder **Registration Date** NS Non-Res? Book/Page/Plan Interest Holder Type Mailing Address Type Year Doc# (Qualifier) 81197577 POST OFFICE BOX 40 FEE SIMPLE WEYMOUTH NS CA BOW 3TO DEED 2005 View Doc Jan 11, 2005 No VICTORY FARMS INCORPORATED Farm Loan Board - Occupants & Mailing Addresses Mailing Address Interest Holder Type Name No Records Found Benefits to the Registered Interests Book/Page/Plan **Registration Date** Туре Year Doc # **Benefit Details** Interest Holder Type No Records Found **Burdens on the Registered Interests** Interest Holder Book/Page/Plan Registration Date Mailing Address Туре Year Doc # Interest Holder Type (Qualifier) 81221724 EASEMENT/RIGHT OF WAY Jan 14, 2005 EASEMENT / RIGHT OF WAY HOLDER (BURDEN) 2005 🖸 View Doc NSPI **Textual Qualifications on Title** Qualifications Text Tenants in Common not registered pursuant to the Land Registration Act Interest Holder Registration Date Book/Page/Plan Mailing Address Year Doc # Interest Holder Type Type (Qualifier) No Records Found **Recorded Interests** Interest Holder Year Doc# Book/Page/Plan **Registration Date** Interest Holder Type Mailing Address Type (Qualifier) 98076855 POST OFFICE BOX 550 TRURO NS CA B2N 5E3 U View Form Apr 05, 2011 MORTGAGE MORTGAGEE 2011 NOVA SCOTIA FARM LOAN BOARD D View Doc 100292441 POST OFFICE BOX 550 TRURO NS CA B2N 5E3 View Form MORTGAGE Mar 16, 2012 MORTGAGEE 2012 NOVA SCOTIA FARM LOAN BOARD D View Doc

Parcel Description

ALL those certain lot, piece or parcel of land situate, lying and being at Riverdale, in the county of Digby and lying on the Northerly side of the Riverdale Road and being

Page 1 of 2

more particularly bounded and described as follows:

BEGINNING at the point where the east line of lands of Lewis Larry Sabine and Lorraine Ida Sabine intersects the north road limit of the Riverdale Road, aforesaid;

THENCE travelling in a northerly direction a distance of one thousand one hundred (1100) feet, more or less, along the east line of lands of Lewis Larry Sabine and Lorraine Ida Sabine to the south boundary of the lands of Jason Mullen Mink Ranch Limited;

THENCE turning and running in a generally easterly direction a distance of six hundred eighty (680) feet along the southern limit of the lands of Jason Mullen Mink Ranch Limited to the western boundary of a private roadway travelling generally on a north-south axis from Riverdale Road to and beyond the southern limits of the lands of Jason Mullen Mink Ranch Limited , aforesaid;

THENCE following the various courses of the private roadway in a generally southerly direction a distance of one thousand one hundred fifty (1,150) feet to the north road limit of Riverdale Road;

THENCE turning and running in a generally westerly direction along the North limits of Riverdale Road to the east line of lands of Lewis Larry Sabine and Lorraine Ida Sabine at the POINT OF BEGINNING.

CONTAINING nineteen (19) acres, more or less.

BEING AND INTENDED TO BE a portion of lands conveyed to Jason Mullen Mink Ranch Limited by Vernon S. and Irma Goudey by Deed dated August 30, 2001 and recorded at the Registry of Deeds Office at Weymouth, Nova Scotia on August 31, 2001 in Book 595 at Page 230 as Document No. 1766.

RESERVING, HOWEVER, unto the Grantor a right of way, for all purposes, over an existing roadway leading from the Riverdale Road to lands reserved to Jason Mullen Mink Ranch Limited, which roadway passes over the most Easterly portion of the lands herein conveyed.

*** 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: 2015 Plan or Document Number: 107653074

Non-Enabling Documents

Inst Type	Inst No	Year	Туре	Book/Page	Registration System	Registration Date
Document	107653074	2015	INSTRUMENT OF SUBDIVISION		LAND REGISTRATION	Aug 24, 2015
Document	103740636 D View Doc	2013	CHANGE OF ADDRESS RE LR PARCEL		LAND REGISTRATION	Sep 09, 2013

Non-Enabling Plans

Inst Type Inst No Year Type Plan Name

Year

Type

Inst No

No Non Enabling Plans Found

Filina Reference

AFR Bundles

Inst Type

No AFR Bundles Found

Instrument Date

Registration Date

Parcel Relationships Related PID 30217723 30217723

Type of Relationship PARENT PARCEL NUMBER CONSOLIDATED - NOT RELATED TO

Drawer Number

CHARLES CONTRACTOR CONTRACTOR STATES

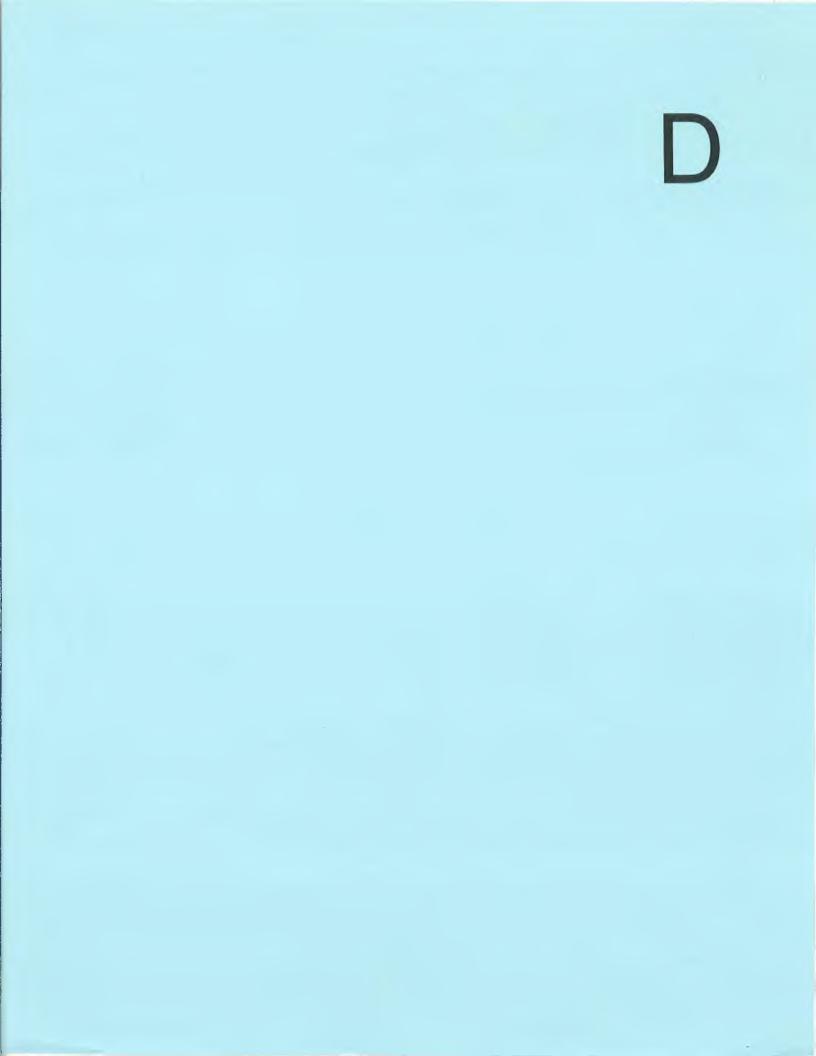
This parcel IS REGISTERED PURSUANT TO THE Land Registration Act. The registered owner of the registered Interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to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

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

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https://linns.gov.ns.ca/property-online/secure/property/land-title/view.do?pid=30344576 8/22/2016



Form 39.09

Exhibit Stamp

2016

No.

This is Exhibit "D" referred to in the affidavit of Tim Hill Q.C., sworn to before me on August 22, 2016

Signature

RILLA BANKS A Barrister of the Supreme Court of Nova Scotia

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Page 1 of 2

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ALL that certain lot, piece or parcel of land situate, lying and being at Marshalltown at the head of Saint Marys Bay and being more particularly bounded and described as follows:

Southwesterly by the Northeastern side of Morehouse Island, so-cailed;

Northwestwardly by lands owned by John Hendersons heirs;

Northwestwardly by lands formerly owned by John Small; and

Southeastwardly by lands formerly owned by James Mansfield.

Containing by estimation 50 acres more or less.

Being the same lands and premises are were conveyed to Benjamin Seeley by Indenture dated April 21st, 1932 and by Indenture dated October 28th, 1920 and recorded at the Registry of Deeds office in Weymouth on April 20, 1932. Said property being conveyed by C. F. Dunn.

Save and Except that portion of the iot on north of the Middle Cross Road.

Further Saving and Excepting the Middle Cross Road.

SUBJECT TO an Easement/Right of Way in favour of Nova Scotia Power Inc. as conveyed in a document registered at the Digby County Land Registration Office on July 9, 2010 as Document No. 96318176.

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-Enabli Inst Type	ng Documents Inst No	Year	Туре		Book/Page	Registration System	Registration Date
Oocument	103740545	2013	CHANGE OF ADDRE	SS RE LR PARCEL		LAND REGISTRATION	Sep 09, 2013
Non-Enabl Inst Type	ng Plans Inst No	,	Year Type	Plan Nam		er Registra	tion Date
				No N	Ion Enabling Plans Found		
AFR Bund Inst Type	es Inst l	No	Year	Туре	Filing Reference	Instrument D	Jate

Parcel Relationships

Related PID

Type of Relationship

No Related PIDs Found

No AFR Bundles Found

FERENCE IN A DESCRIPTION OF PROPERTY AND A DESCRIPTION

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

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



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Page 1 of 2

	Provincial Map	Bulletin Board	Help					
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dicates interests in	nherited on subdivision	or re-configuration of par						
	30145973	Parcel Type	STANDARD PARCEL			Status	ACTIVE MU0602	
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Lot PDCA Status	APPROVED	Created Municipal Uni	t MUNICIPALITY OF T		F DIGBY	Manner of Ter	NOT APPL	ICABLE
,	LAND REGISTRATION	LR Date	Dec 31, 2008 01:07					
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0122122		\$5,600 (2016 RESO	URCE FOREST)					
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Bound on the North and West by lands of the late Charles Dugas;

Being a piece of land out of the Estate of the late Benjamin Abbott.

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Containing seventy-five acres more or less.

Being the same lands and premises as were conveyed to Benjamin Seeley by Indenture dated September 19th, 1939 from Mrs. Daisy Bell Marshali and James Robert Marshall.

Save and Except that portion of the lot on north of the Middle Cross Road.

Further Saving and Excepting the Middle Cross Road.

SUBJECT TO an Easement/Right of Way in favour of Nova Scotia Power Inc. as conveyed in a document registered at the Digby County Land Registration Office on July 9, 2010 as Document No. 96318176.

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 Book/Page **Registration Date Registration System** Year Type Inst Type Inst No 103740545 LAND REGISTRATION Sep 09, 2013 CHANGE OF ADDRESS RE LR PARCEL Document D View Doc 2013 Non-Enabling Plans Plan Name Drawer Number **Registration Date** Inst Type Inst No Year Type No Non Enabling Plans Found AFR Bundles Instrument Date Inst No Year Туре **Filing Reference** inst Type No AFR Bundles Found Parcel Relationships Type of Relationship Related PID No Related PIDs Found

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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)].

Enumerary/Artes Foot end to Constant's Manager of Subdivision Courses

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Subject to a Right of Way in favor of various marsh land owners more particularly described in a Deed from the heirs of Annie and Whitfield Holmes to Benjamin Seeley dated the 12th day of September, 1935 and recorded in the Registry of Deeds for Digby County on April 12, 1966 in book 220 at Page 211 as Document number 314.

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

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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)].

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Property Online - Property - Land Registration View

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.

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

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Westerly by the Morehouse Island, so called.

Reserving thereout the cross-road connecting the Digby Nect Highway and the main Halifax-Yarmouth highway and containing forty (40) acres more or less.

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Being the same lands and premises as were conveyed to Benjamin Seeley by Indenture dated August 21st, 1961 from Lillian Joseph.

Save and Except that portion of the lot on north of the Middle Cross Road.

Further Saving and Excepting the Middle Cross Road.

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 Book/Page **Registration System Registration Date** Year Type Inst Type Inst No 103740545 LAND REGISTRATION Sep 09, 2013 CHANGE DF ADDRESS RE LR PARCEL 2013 Document D View Doc Non-Enabling Plans Plan Name Drawer Number **Registration Date** Inst No Year Туре Inst Type No Non Enabling Plans Found **AFR Bundles** Instrument Date Year Туре **Filing Reference** Inst No inst Type No AFR Bundles Found Parcel Relationships Type of Relationship Related PID No Related PIDs Found TRACTOR STALLAR

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

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

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Property Online - Property - Land Registration View

Being the same lands and premises are were conveyed to Benjamin Seeley by Indenture dated April 21st, 1932 and by Indenture dated October 28th, 1920 and recorded at the Registry of Deeds office in Weymouth on April 20, 1932. Said property being conveyed by C. F. Dunn.

Save and Except that portion of the lot on south of the Middle Cross Road.

Further Saving and Excepting the Middle Cross Road.

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-Enablii Inst Type	ng Documents Inst No	Year 7	уре		Book/P	age	Registration System	Registration Date
Document	103740545	2013 C	HANGE OF ADDRE	SS RE LR PARCEI			LAND REGISTRATION	Sep 09, 2013
Non-Enabli				Pian Na		r Number	Pagistra	tion Date
Inst Type	Inst No	Yea	nr Type				reyistia	tion Date
				No	Non Enabling Plans Four	nd		
AFR Bundle				_				
Inst Type	Inst N	lo	Year	Туре	Filing Reference		Instrument E	Jate
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Parcel Rela	tionships							
Related PID	·				Type of Re	lationship		
					No Related PIDs Found			

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

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

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Page 1 of 2

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nd Registrati		or re-configuration of par	cel				
	0358402	Parcel Type	STANDARD PARCE	L		Status	ACTIVE
	6 ACRE(S)	Parcel Access Created	PUBLIC Nov 28, 2008 09:	56.47AM		Manag, Unit	MU0602
,	PPROVED AND REGISTRATION		t MUNICIPALITY OF Dec 29, 2008 01:	THE DISTRIC	T OF DIGBY	Manner of Tenure	NOT APPLICABLE
Location MIDDLE CROSS RO ROXVILLE	DAD	County DIGBY COUNTY	Primary Yes	Location		Source Not Assigned by Muni	icipality
Comments 0544575065800 1044550065800							
Assessment Acc 10185416	ount	Value \$100 (2016 RESOU	RCE FOREST)		Tax D 020	istrict Tax 000	Ward Tax Sub
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JONATHAN MULLEN M	INK RANCH LIMITED	FEE SIMPLE	POST OFFICE BOX 40 WEYMOUTH NS CA BOW 3T0	DEED 2009	View Form View Doc	Si	ep 11, 2009 No
Farm Loan Boa Name	ard - Occupants & Interest Hold	& Mailing Addresses er Type		uda Faura d	Mallin	g Address	
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https://linns.gov.ns.ca/property-online/secure/property/land-title/view.do?pid=30358402 8/22/2016

Property Online - Property - Land Registration View

Save and Except that portion of the lot on south of the Middle Cross Road.

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-Enablir Inst Type	ng Documents Inst No 103740545	Year				Book/Pag	-	tration System	Registration Date
Document	View Doc	2013	CHANGE O	F ADDRES	S RE LR PARCEL		LAND R	EGISTRATION	Sep 09, 2013
Non-Enablir Inst Type	ng Plans Inst No		Year	Туре	Plan Name No No	Drawer N	lumber	Registrat	ion Date
AFR Bundle Inst Type	e s Inst f	٩	Ye	ar	Туре	Filing Reference		Instrument D	ate
					N	o AFR Bundles Found			
Parcel Rela Related PID	tionships				N	Type of Relati D Related PIDs Found	onship		

Cerement Results and Market Strand Included

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5.0 ACRE(S)

PDCA Status No Description

MIDDLE CROSS ROAD ROXVILLE Comments 0544575065800 0544575065850 1044550065800

Assessment Account

10185483

er. . . NOVA Stat 1012 14

Help

Provincial Map **Bulletin Board**

Property Details

Search

PID

Area

Lot

Location

ACTIVE Status STANDARD PARCEL Parcel Type Manag. Unit MU0602 Parcel Access Created Nov 28, 2008 11:34:23AM Municipal Unit MUNICIPALITY OF THE DISTRICT OF DIGBY NOT APPLICABLE Manner of Tenure County **Primary Location** Source Not Assigned by Municipality DIGBY COUNTY Yes Tax Sub Tax Ward Value **Tax District** \$1,600 (2016 RESOURCE FARM) 020 000 FARMER MERIDIAN PRESSOR

					R. M. L.		nin (hornen er en
Owner Name Jonathan Mullen Mink Ranch Limited		Interest Holder Type FEE SIMPLE		Qualifier	Provin	IC0	Country
Inst Type	Inst No	Year	Туре		Book/Page	Registration System	Registration Date
Document	93374594 1 View Form 1 View Doc	2009	DEED			REGISTRY OF DEEDS	May 19, 2009
Document	1 D View Doc	1988	DEED		Book 435 Page 370	REGISTRY OF DEEDS	Jan 04, 1988
Document	4982 D View Doc	1987	WILL/GRANT OF PROBATE	Ē	Book 429 Page 734	REGISTRY DF DEEDS	Aug D1, 1987
Document	939 D View Doc	1974	DEED		Book 281 Page 242	REGISTRY OF DEEDS	Jan 01, 1974
Inst Type	Inst No	Year	Туре	No Plan.	Plan Name s Found	Drawer Number	Registration Date
Inst Type Non-Registered	inst No 226784	Year 2008	Type REQUEST FOR PID ASSIG	SNMENT	Plan Name	Filing Reference	Instrument Date Nov 28, 2008

Parcel Relationships

Related PID

Type of Relationship

No Related PIDs Found

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Non-Land Registration parcels ARE NOT REGISTERED PURSUANT TO THE Land Registration Act. As such, ownership and ali information in this report is believed to be an accurate reflection of registered documents affecting the parcel of land to which it relates, however, it is not intended to be relied upon by the reader as advice on the current state of any title to land. A search of the records at the appropriate Registry of Deeds office may be required to determine the current owner(s) of the parcel of land under consideration. THESE ARE NOT OFFICIAL RECORDS.

Land Registration parcels ARE 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)].

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