

Court File No.: SJM/125/2023

IN THE COURT OF KING'S BENCH OF NEW BRUNSWICK
TRIAL DIVISION
JUDICIAL DISTRICT OF SAINT JOHN

**IN THE MATTER OF THE COMPANIES' CREDITORS
ARRANGEMENT ACT, R.S.C. 1985, c.C-36, AS
AMENDED**

**AND IN THE MATTER OF A PLAN OF COMPROMISE OR
ARRANGEMENT OF SOUTH SHORE SEAFOODS LTD.,
CAPTAIN COOKE'S SEAFOOD INC., BY THE WATER
SHELLFISH (2012) INC., CAN-AM LOBSTER &
SHELLFISH LTD., SOUTH SHORE SEAFOODS
INTERNATIONAL LTD., BRIDGE LOBSTERS LIMITED,
ARSENAULT'S FISH MART INC. (each a "Company"
and collectively the "Companies")**

B E T W E E N :

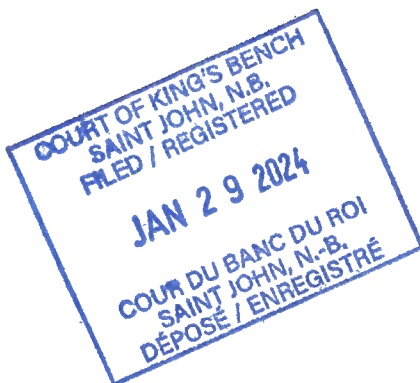
THE TORONTO-DOMINION BANK

APPLICANT

- and -

**SOUTH SHORE SEAFOODS LTD., CAPTAIN COOKE'S
SEAFOOD INC., BY THE WATER SHELLFISH (2012)
INC., CAN-AM LOBSTER & SHELLFISH LTD., SOUTH
SHORE SEAFOODS INTERNATIONAL LTD., BRIDGE
LOBSTERS LIMITED, ARSENAULT'S FISH MART INC.**

RESPONDENTS



APPROVAL AND VESTING ORDER

THIS MOTION, made by Deloitte Restructuring Inc. ("**Deloitte**"), in its capacity as the court-appointed Monitor (the "**Monitor**") of South Shore Seafoods Ltd., Captain Cooke's Seafood Inc., By the Water Shellfish (2012) Inc., Can-Am Lobster & Shellfish Ltd., South Shore Seafoods International Ltd., Bridge Lobsters Limited, Arsenault's Fish Mart Inc. (collectively, the "**Debtors**"), for an order, among other things, approving the sale (the "**Transaction**") of substantially all of the property, assets and undertakings of the Debtors, by the Monitor (collectively, the "**Vendors**"), as more specifically set out in an asset purchase agreement which is included and described in the Sixth Report of the Monitor (the "**Sale Agreement**") by and among the Vendors and Phillips Bridge Seafood ULC (the "**Purchaser**" or "**Phillips**") executed on January 24, 2024 and vesting

absolutely in the Purchaser all of the Debtors' rights, title and interest in the Purchased Assets (as defined in the Sale Agreement) free and clear of all Claims (as defined below), was heard on the 29th day of January, 2024,

UPON reading the Notice of Motion of Deloitte and upon reading the Sixth Report of the Monitor dated January 24, 2024 (the "**Sixth Report**"),

AND UPON hearing the submissions of counsel for the Applicant, the Monitor, and those other parties present, and no one appearing on the Service List, although duly served as appears from the Affidavit of Service of Simon-Pierre Godbout dated January 25, 2024 and the Affidavit of Service of Janice Barrieau dated January 25, 2024.

AND UPON reading the material as filed by counsel,

IT IS HEREBY ORDERED AS FOLLOWS:

SERVICE

1. The time for service of the Notice of Motion and the Motion Record is hereby abridged and validated so that this motion is properly returnable today and further service thereof is hereby dispensed.

APPROVAL OF SALE

2. The Transaction contemplated by the Sale Agreement is hereby approved, and the execution of the Sale Agreement by the Monitor is hereby authorized and approved with such minor modifications as the Monitor may deem necessary and as may be agreed by the Monitor and the Purchaser.
3. The Sale Agreement be and is hereby approved.
4. The Monitor is hereby authorized, empowered and directed to take such additional steps and execute and deliver all such documents as may be necessary in order to

complete the Transaction or for the conveyance of the Purchased Assets to the Purchaser, subject to the terms and conditions of the Sale Agreement and this Order.

VESTING OF ASSETS

5. Effective immediately upon the delivery by the Monitor to the Purchaser of a Monitor's Certificate substantially in the form attached hereto as **Schedule 1** (the "**Monitor's Certificate**"), signed by the Monitor confirming that all terms and conditions under the Sale Agreement have been either satisfied or waived and that the transaction contemplated by the Sale Agreement has been completed to the satisfaction of the Monitor, all right, title and interest in and to all of the Purchased Assets shall vest and are hereby vested in and to the Purchaser, absolutely and forever, without limitation, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise, including, without limiting the generality of the foregoing: (i) any encumbrances or charges created by the Order of the Honourable Justice Stephenson pursuant to the Charging Order dated September 21, 2023 (as amended); (ii) all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* (Prince Edward Island), the *Personal Property Security Act* (Nova Scotia) and the *Personal Property Security Act* (New Brunswick) or any other personal property registry system (all of which are collectively referred to as the "**Claims**", which term shall not include the permitted encumbrances (the "**Permitted Encumbrances**") identified on Schedule "B" in the Sale Agreement and listed on Schedule 2 hereto) and, for greater certainty, this Court orders that all of the Claims affecting or relating to the Purchased Assets are hereby expunged and discharged as against the Purchased Assets provided however that from and after the filing of the Monitor's Certificate with this Court, any and all Claims of or by any persons in or to the Purchased Assets shall attach to the proceeds derived from the completion of the transaction contemplated by the Sale Agreement with the same priority as they had with respect to the Purchased Assets immediately prior to the completion of the transaction contemplated by the Sale Agreement.

REAL PROPERTY IN THE PROVINCE OF NOVA SCOTIA

6. Upon the registration in the Land Registration Office for the Registration District of Yarmouth (the “**Nova Scotia Land Registration Office**”) of a deed without covenants duly executed by the Monitor, which shall attach a copy of this Order, of those properties listed on **Schedule “3”** hereto (collectively, the “**Nova Scotia Property**”), all of the interest and equity of redemption of the Debtors and of all persons claiming through the Debtors in the Nova Scotia Property are forever barred and foreclosed, including the Claims. The Registrar of the Nova Scotia Land Registration Office be and is hereby directed to record the Purchaser as sole registered owner in fee simple of the Nova Scotia Property following filing of the deed without covenants together with any applicable registration fees pursuant to the *Land Registration Act* (Nova Scotia)

REAL PROPERTY IN THE PROVINCE OF PRINCE EDWARD ISLAND

7. The Monitor shall register a certified copy of this Order at the Prince County Registry Office as notice that upon registration of a deed of conveyance in a form satisfactory to the Vendors and the Purchaser, as executed by the Monitor, the Purchaser shall be the owner of the PEI Real Property (as defined in **Schedule 3** hereto) in fee simple, and neither the Purchaser nor the PEI Real Property shall be subject to the Claims.
8. Upon delivery of the Monitor’s Certificate, and upon the filing of the certified copy of this Order together with any applicable registration fees, the Registrar of the Prince County Registry Office, pursuant to the *Registry Act* (Prince Edward Island) and all other applicable government ministries and authorities in Prince Edward Island, exercising jurisdiction with respect to or over the PEI Real Property (collectively, the “**Governmental Authorities**”), as applicable, are hereby authorized and requested to (in each case as applicable):
 - (a) enter the Purchaser as the owner of the PEI Real Property;
 - (b) register such transfers, discharge statements, or conveyances, as may be required to convey clear title to the PEI Real Property to the Purchaser subject only to the Permitted Encumbrances.
9. This Order shall be registered, and the steps set out in paragraphs 6 and 8 shall be carried out by the applicable Registrar and/or Governmental Authorities notwithstanding that the appeal period in respect of this Order has not elapsed.

MISCELLANEOUS

10. The Monitor is directed to file with the Court, a copy of the Monitor's Certificate forthwith after delivery thereof.
11. Pursuant to clause 7(3)(c) of the *Canada Personal Information Protection and Electronic Documents Act*, the Vendors are authorized and permitted to disclose and transfer to the Purchaser all human resources and payroll information in the Debtors' records pertaining to the Debtors' past and current employees, including personal information of those employees. The Purchaser shall maintain and protect the privacy of such information and shall be entitled to use the personal information provided to it in a manner which is in all material respects identical to the prior use of such information by the Debtors.
12. Notwithstanding:
 - (a) the pendency of these proceedings;
 - (b) any application for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act*, RSC 1985 c. B-3, as amended (the "BIA") in respect of the Debtors;
 - (c) any bankruptcy order made in respect of the Debtors; and
 - (d) any assignment in bankruptcy made in respect of the Debtors,

the vesting of the Purchased Assets in the Purchaser pursuant to this Order shall be binding on any trustee in bankruptcy and shall not be void or voidable by creditors of the Debtors, nor shall it constitute nor be deemed to be a fraudulent preference, assignment, fraudulent conveyance, transfer at undervalue or other reviewable transaction under the *Bankruptcy and Insolvency Act*, RSC 1985 c. B-3, as amended or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.
13. The transaction contemplated by the Sale Agreement is exempt from the application of any bulk sales legislation, whether federal or provincial.

14. Following the filing of the Monitor's Certificate, the title of these proceedings is hereby changed to:

IN THE MATTER OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*, R.S.C. 1985, c.C-36, AS AMENDED

AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF 709280 NB LTD., 103231 P.E.I. INC., 103232 P.E.I. INC., 103232 P.E.I. INC., 103233 P.E.I. INC., 103234 P.E.I. INC., 3249640 N.S. LIMITED, 12588129 CANADA INC. (each a "Company" and collectively the "Companies")

B E T W E E N : THE TORONTO-DOMINION BANK

APPLICANT

- and -

709280 NB LTD., 103231 P.E.I. INC., 103232 P.E.I. INC., 103232 P.E.I. INC., 103233 P.E.I. INC., 103234 P.E.I. INC., 3249640 N.S. LIMITED, 12588129 CANADA INC.

RESPONDENTS

15. This Order shall have full force and effect in all provinces and territories in Canada.
16. The Monitor and the Purchaser shall be authorized to apply as they may consider necessary or desirable, with or without notice, to any other court, tribunal or administrative body whether in Canada, the United States, or elsewhere, for orders which aid and complement this Order. All courts, tribunals and administrative bodies of all such jurisdictions are hereby respectfully requested to make such orders and to provide such assistance to the Purchaser and/or the Monitor as may be deemed necessary or appropriate for that purpose.

17. This Court hereby requests the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States in connection with the authority granted hereunder to proceed with and conclude the transaction contemplated by the Sale Agreement.
18. This Order is effective as of 12:01 a.m. Atlantic Standard Time on the date hereof that it is made and is enforceable without any need for entry and filing.

DATED at the City of Saint John, New Brunswick this 29th day of January, 2024.



**Justice of the Court of King's
Bench of New Brunswick**

SCHEDULE 1

MONITOR'S CERTIFICATE

Deloitte Restructuring Inc., in its capacity as monitor (the "**Monitor**") of South Shore Seafoods Ltd., Captain Cooke's Seafood Inc., By the Water Shellfish (2012) Inc., Can-Am Lobster & Shellfish Ltd., South Shore Seafoods International Ltd., Bridge Lobsters Limited, Arsenault's Fish Mart Inc. (collectively, the "**Companies**"), appointed pursuant to an order of this Court dated September 21st, 2023, as amended and restated, hereby confirms that all terms and conditions under the asset purchase agreement dated as of January ___, 2024 by and among the Debtors, by the Monitor and Phillips Bridge Seafood ULC, (the "**Sale Agreement**") have been either satisfied or waived, and that the transaction contemplated by the Sale Agreement has been completed to the satisfaction of the Monitor.

DATED the _____ day of January, 2024 at Saint John, New Brunswick.

DELOITTE RESTRUCTURING INC., in its capacity as Monitor of South Shore Seafoods Ltd., Captain Cooke's Seafood Inc., By the Water Shellfish (2012) Inc., Can-Am Lobster & Shellfish Ltd., South Shore Seafoods International Ltd., Bridge Lobsters Limited, Arsenault's Fish Mart Inc., and not in its personal capacity.

Per: _____
Name:
Title:

SCHEDULE 2

Permitted Encumbrances

- Charge/Mortgages in the amount of \$863,000 in favour of Business Development Bank of Canada (“**BDC**”) on title to the properties municipally known, collectively, as (i) 181 Milton Avenue, Summerside, PEI (legally described as PID 316810); and (ii) 1368 Route 112, Searletown Road, PEI (legally described as PID 490045) pursuant to the mortgage loan extended to Captain Cooke’s Seafoods Inc. and By The Water Seafood (2012) Inc. by BDC pursuant to a loan arrangement substantially on the terms and conditions of that certain letter of offer dated May 19, 2022 and related security documents.
- statutory liens in favor of carriers, warehousemen, mechanics and materialmen, to secure claims for labor, materials or supplies and other like liens arising or accrued as a matter of Applicable Law in the ordinary course of business, provided that the obligations secured by such liens are not delinquent or material; (b) the rights of counterparties under the Assumed Contracts; (c) any subsisting reservations or exceptions contained in the original grants from the Crown of any land or interest therein; (d) all encroachments, overlaps, overhangs, unrecorded servitudes and easements, variations in area or measurement, rights of parties in possession, lack of access or any other matters not of record which would be disclosed by an accurate survey or physical inspection of the Real Properties listed on Schedule 3 (collectively, the “**Owned Property**”) and which do not materially interfere with or affect the value or operation of the Business as currently carried on at such Owned Property; (e) minor discrepancies in the legal description of the Owned Property or any adjoining real property which would be disclosed in a current survey and which do not materially interfere with or affect the value or operation of the Business as currently carried on at such Owned Property; (f) all servitudes and easements (including conservation easements and public trust easements, rights-of-way, road use agreements, covenants, conditions, restrictions, reservations, licenses, agreements and other matters of record) and zoning by-laws, ordinances and other restrictions as to the use of real property; provided that they are not of such a nature as to have a material adverse effect on the value or use of the Owned Property subject thereto or the operation of the Business as currently carried on at such Owned Property; and (g), in the case of Owned Property in the Province of Nova Scotia, any overriding interests as described in section 73(1) of the *Land Registration Act* (Nova Scotia).

SCHEDULE 3 – REAL PROPERTY

PEI Real Property

1. 6 & 24 Foy Road and 39072 Western Road Route 2, Rosebank, PEI (see Exhibit 1 for legal description)
2. 75 Griffin Drive, Bloomfield, PEI, (see Exhibit 2 for legal description)
3. 23675 Trans Canada Highway, Borden Carleton, PEI, (see Exhibit 3 for legal description)
4. 4 Borden Avenue, Borden Carleton, PEI, (see Exhibit 4 for legal description)
5. 181 Milton Avenue, Summerside, PEI, (see Exhibit 5 for legal description)
6. 1368 Route 112, Searletown, PEI, (see Exhibit 6 for legal description)
7. 2941 Barclay Rd., Mount Royal Prince Co., PEI, (see Exhibit 7 for legal description)
8. 1028 Buchanan Rd., Mount Royal, PEI, (see Exhibit 8 for legal description)
9. 1230 Buchanan Rd., Mount Royal, PEI, (see Exhibit 9 for legal description)
- 10.1231 Buchanan Rd., Mount Royal, PEI, (see Exhibit 10 for legal description)
- 11.1242 Buchanan Rd., Mount Royal, PEI, (see Exhibit 11 for legal description)
- 12.1258 Buchanan Rd., Mount Royal, PEI, (see Exhibit 12 for legal description)
- 13.42 Foy Road Rosebank, PEI, (see Exhibit 13 for legal description)
- 14.23693 Trans Canada Highway, Borden Carleton, PEI, (see Exhibit 14 for legal description)
- 15.169 Borden Ave., PEI, (see Exhibit 15 for legal description)
- 16.Borden-Carleton, PEI, (see Exhibit 16 for legal description)
- 17.612 River Rd – Rte 117, Augustine Cove, PEI, (see Exhibit 17 for legal description)
- 18.Borden-Carleton, PEI (PID 381707), PEI, (see Exhibit 18 for legal description)

NS Real Property

- 19.1788 Highway 308 Sluice Point, Yarmouth County, Nova Scotia, (see Exhibit 19 for legal description)

SCHEDULE "A"

ALL THAT PARCEL situate, lying and being in Lot 5, Prince County, Province of Prince Edward Island, bounded and described as follows, that is to say:

COMMENCING at a legal survey marker situate at the intersection of the eastern boundary of the Western Road with the southern boundary of the Foy Road, which said legal survey marker being designated as number 3021 on a plan entitled "Plan of Survey Showing Lot 19-1 being the Consolidation of Lands of South Shore Seafoods Ltd." prepared by Locus Surveys Ltd. dated February 27, 2019 as Drawing No. 19019-C01, and approved by the Department of Communities, Land and Environment on the 11th day of March, 2019 as Number 43842A, which said legal survey marker having co-ordinates east 208999.333 feet and north 533762.420 feet.

THENCE 76° 04' 44" for the distance of 445.43 feet, to a legal survey marker designated as number 1343, on the said plan;

THENCE 173° 11' 26" for the distance of 260.04 feet, to a legal survey marker designated as number 1342 on the said Plan;

THENCE 255° 57' 43" for the distance of 128.09 feet to a legal survey marker designated as number 5129 on the said Plan;

THENCE 166° 04' 44" for the distance of 421.74 feet, to a legal survey marker designated as number 5128 on the said Plan;

THENCE 255° 36' 36" for the distance of 193.01 feet to a legal survey marker designated as number 3023 on the said Plan;

THENCE 256° 10' 24" for the distance of 679.10 feet, to a legal survey marker designated as number 3022 on the said Plan;

THENCE 26° 51' 35" for the distance of 898.68 feet, to a legal survey marker designated as number 3021 on the said Plan, being the point at the place of commencement.

SAID PARCEL OF LAND being and intended to be Lot 19-1 as shown on the said Plan, comprising 9.9 acres of land, a little more or less, and being a consolidation of PIDs 690420 and 650002 as shown on the said Plan.

SCHEDULE "A"

PID No. 933127

ALL THAT TRACT, PIECE, AND PARCEL OF LAND situate lying and being at Bloomfield Corner, Lot or Township No. 5, in Prince County, Province of Prince Edward Island bounded and described as follows, that is to say:

COMMENCING at a Calculated Point set in the western side of Griffin Drive shown on a plan of survey entitled "Plan of Survey Showing a Lot 2019-1 and Lot 2019-2, Property of South Shore Seafoods Ltd. and Finance PEI prepared by Mantha Land Surveys Inc. as Drawing No. M-19-34, certified by Jean J. Mantha, PEILS, dated March 15, 2019, approved April 15, 2019 by Department of Communities, Land and Environment, as Case No. 43846A, said plan registered in the Prince County Registry Office as Plan No. 41223, which point is designated as Calculated Point No. 1 having co-ordinates Easting 310572.667 m., Northing 747384.322 m. as shown on said plan;

THENCE in a northwesterly direction following the arc of a curve having a radius of 89.358 m. for the arc distance of 22.696 m. or to a point designated as Calculated Point No. 31, as shown on said plan;

THENCE on an azimuth 334° 47' 24" for a distance of 139.728 m. or to a point designated as Legal Survey Marker Placed No. 30, as shown on said plan;

THENCE on an azimuth 76° 10' 11" for a distance of 29.781 m. or to a point designated as Legal Survey Marker Found No. 3491, as shown on said plan;

THENCE on an azimuth 76° 10' 03" for a distance of 59.000 m. or to a point designated as Legal Survey Marker Found 4166, as shown on said plan;

THENCE on an azimuth 141° 37' 32" for a distance of 114.952 m. or to a point designated as Legal Survey Marker Found 4167, as shown on said plan;

THENCE following the arc of a curve having a radius of 7.500 m. for the arc distance of 2.263 m. or to a point designated as Calculated Point Number 4031, as shown on said plan;

THENCE on an azimuth of 232° 28' 50" for a distance of 61.167 m. or to a calculated point designated as Calculated Point No. 3515, as shown on said plan;

THENCE following the arc of a curve having a radius of 160.717 for the arc distance of 23.154 m. or to a point designated as Legal Survey Marker Found No. 3500, as shown on said plan;

THENCE following the arc of a curve having a radius of 160.717 m. for the arc distance of 28.198 m. or to a point designated as Calculated Point No. 1, being the point and place of commencement as shown on said plan;

Being and intending to be those lands comprising Parcel 2019-2 being a consolidation of Lot 01-2 and Parcel 2019-A containing an area of 1.35 Hec, a little more or less, as shown on said plan.

Said Parcel 2019-2 being together with a right of way shown as 2019-C as shown on said plan, being a right of way for Lot 2019-2 across Lot 2019-1, being further described as follows:

ALL THAT TRACT, PIECE, AND PARCEL OF LAND situate lying and being at Bloomfield Corner, Lot or Township No. 5, in Prince County, Province of Prince Edward Island bounded and described as follows, that is to say:

COMMENCING at a Calculated Point set in the western side of Griffin Drive shown on a plan of survey entitled "Plan of Survey Showing a Lot 2019-1 and Lot 2019-2, Property of South Shore Seafoods Ltd. and Finance PEI prepared by Mantha Land Surveys Inc. as Drawing No. M-19-34, certified by Jean J. Mantha, PEILS, dated March 15, 2019, approved April 15, 2019 by Department of Communities, Land and Environment, as Case No. 43846A, said plan registered in the Prince County Registry Office as Plan No. 41223, which point is designated as Calculated Point No. 1 having co-ordinates Easting 310572.667 m., Northing 747384.322 m. as shown on said plan;

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JD

SCHEDULE "A" CONT'D
PAGE 2

THENCE in a southerly direction following the arc of a curve having a radius of 160.717 m. for an arc distance of 3.622 m, or to a point designated as Calculated Point No. 7, as shown on said plan;

THENCE in a northwesterly direction following the arc of a curve having a radius of 92.998 m. for the arc distance of 24.578 m. or to a point designated as Calculated Point No. 8, as shown on said plan;

THENCE on an azimuth $334^{\circ} 47' 46''$ for a distance of 140.585 m. or to a point designated as Calculated Point No. 10, as shown on said plan;

THENCE on an azimuth $76^{\circ} 10' 11''$ for a distance of 3.695 m. or to a point designated as Legal Survey Marker Placed No. 30, as shown on said plan;

THENCE on an azimuth $154^{\circ} 47' 24''$ for a distance of 139.728 m. or to a point designated as calculated point no. 31, as shown on said plan;

THENCE following the arc of a curve having a radius 89.358 m. for the arc distance of 22.696 m. or to a point designated as calculated point no. 1, being the point and place of commencement.

BEING AND INTENDING TO BE those lands comprising Parcel 2019-C being the right of way for use by Lot 2019-2, as aforesaid and shown on said plan.

Said Lot 2019-2 also being subject to a right of way shown as 2019-B being a right of way reserved for Lot 2019-1 across Lot 2019-2, as shown on said plan.

AD
J.M.

SCHEDULE "A"

ALL that certain lot, piece or parcel of land situate at Carleton Lot 28, in Prince County, Province of Prince Edward Island, being shown and delineated on a plan of survey of lands of Shirley Lord to be conveyed to Borden Gift & Souvenir Shop Limited, as prepared by Delta Surveys Incorporated, dated November 16th, 1977, as Drawing #S-77-348, and being more particularly bounded and described as follows, that is to say:-

COMMENCING at a survey marker set in the southerly margin of the Trans Canada Highway, said marker being Twenty point Five Four Feet (20.54') westerly along the south margin of the said Highway from the northwest corner of lands now or formerly of Lloyd Nuttall, and also being One Thousand Four Hundred and Fifty-Five point Six Three feet (1,455.63') on an azimuth bearing $260^{\circ} 15' 43.6''$ from P. E. I. Monument #977, said marker also having co-ordinates E 330299.80 and N 337524.75;

THENCE in a southeasterly direction on an azimuth bearing $161^{\circ} 51' 15.4''$ a distance of One Hundred and Fifty point Zero Two feet (150.02') to a survey marker (2), having co-ordinates E 330346.53 and N 337382.19;

THENCE westerly on an azimuth bearing $265^{\circ} 00' 33.3''$ a distance of Two Hundred and Forty-Nine point Eight Nine feet (249.89') to a survey marker (3), said marker having co-ordinates E 330097.58 and N 337360.45;

THENCE northwesterly on an azimuth bearing $341^{\circ} 49' 59.6''$ a distance of One Hundred and Fifty point Zero Two feet (150.02') to a survey marker (4) set in the south margin of the said highway, said marker having co-ordinates E 330050.81 and N 337502.99

THENCE easterly along the south margin of the said highway on an azimuth bearing $85^{\circ} 00' 18.4''$ a distance of Two Hundred and Forty-Nine point Nine Five feet (249.95') to the survey marker at the point or place of commencement.

CONTAINING 0.84 ACRES OF LAND, a little more or less.

BEING AND INTENDED TO BE the lands conveyed by Hazen Lowther and Oswald Lowther to Charles W. Doull, by Deed of Conveyance dated June 4th, 1958 and registered in the Prince County Registry Office on July 14th, 1958 in Liber 122, Folio 127, and subsequently conveyed by Charles W. Doull to Shirley Lord by Deed of Conveyance dated July 15, 1971 and registered in the Prince County Registry Office on September 14, 1972, in Liber 150, Folio 51, wherein the said lands were improperly described.

SCHEDULE "A"

Part of PID # 878280

ALL that parcel of land situate, lying and being at Borden-Carleton, Lot 28, in Prince County, Province of Prince Edward Island, being delineated on a plan of survey entitled "Plan of Survey Showing Parcel A, Being a Subdivision of Lands of Confederation Cove Mussel Co. Ltd." as prepared by WSP, dated May 21, 2015, as Drawing No. 151-04648-S01, revised on June 4, 2015 and being Approved by the Town of Borden-Carleton on June 8, 2015 as Case # 15-03 and being more particularly bounded and described as follows, that is to say:

COMMENCING at a point marked as calculated point 6623 and being situate where the northeasterly margin of a Maritime Electric Easement intersects the northwesterly margin of Parcel A, as shown on the aforesaid plan of survey, having co-ordinates E. 345825.762 and N. 688793.504;

THENCE on an azimuth of 53° 19' 04" for a distance of 77.418 Metres to the ordinary high water mark of Port Borden Harbour;

THENCE running in southeasterly and southwesterly directions following along the various courses of the ordinary high water mark of Port Borden Harbour for a distance of 132.8 Metres, a little more or less, to calculated point 6631, having co-ordinates E. 345948.711 and N. 688749.117;

THENCE on an azimuth of 233° 19' 08" for a distance of 16.356 Metres to calculated point 6630, having co-ordinates E. 345935.494 and N. 688739.272;

THENCE on an arc of a curve having a radius of 65.010 Metres for an arc distance of 10.063 Metres to calculated point 4942, having co-ordinates E. 345930.690 and N. 688748.103;

THENCE on an azimuth of 240° 36' 12" for a distance of 0.955 Metres to calculated point 4943, having co-ordinates E. 345929.858 and N. 688747.634;

THENCE on an azimuth of 326° 00' 36" for a distance of 4.504 Metres to calculated point 4944, having co-ordinates E. 345927.340 and N. 688751.369;

THENCE on an azimuth of 235° 37' 43" for a distance of 0.772 Metres to calculated point 4945, having co-ordinates E. 345926.702 and N. 688750.933;

THENCE on an azimuth of 315° 30' 24" for a distance of 0.805 Metres to calculated point 4946, having co-ordinates E. 345926.138 and N. 688751.506;

THENCE on an azimuth of 45° 31' 24" for a distance of 2.091 Metres to calculated point 4947, having co-ordinates E. 345927.630 and N. 688752.972;

THENCE on an azimuth of 315° 08' 39" for a distance of 25.103 Metres to calculated point 4916, having co-ordinates E. 345909.924 and N. 688770.767;

THENCE on an azimuth of 225° 14' 41" for a distance of 51.128 Metres to calculated point 4955, having co-ordinates E. 345873.617 and N. 688734.769;

THENCE on an azimuth of 225° 14' 37" for a distance of 3.923 Metres to calculated point 4917, having co-ordinates E. 345870.832 and N. 688732.007;

THENCE on an azimuth of 140° 49' 45" for a distance of 75.554 Metres to calculated point 4949, having co-ordinates E. 345918.555 and N. 688673.432;

THENCE on an azimuth of 136° 40' 10" for a distance of 11.806 Metres to calculated point 4918, having co-ordinates E. 345926.656 and N. 688664.844;

THENCE on an azimuth of 45° 08' 04" for a distance of 15.315 Metres to calculated point 4919, having co-ordinates E. 345937.509 and N. 688675.647;

THENCE on an azimuth of 135° 08' 29" for a distance of 35.483 Metres to calculated point 4920, having co-ordinates E. 345962.539 and N. 688650.495;

THENCE on an azimuth of 89° 13' 15" for a distance of 1.614 Metres to calculated point 4921, having co-ordinates E. 345964.153 and N. 688650.517;

THENCE on an azimuth of 190° 02' 12" for a distance of 0.875 Metres to calculated point 4922, having co-ordinates E. 345964.000 and N. 688649.655;

THENCE on an azimuth of 209° 38' 33" for a distance of 11.257 Metres to calculated point 6632, having co-ordinates E. 345958.433 and N. 688639.871;

THENCE running in a southeasterly direction following along the various courses of the ordinary high water mark of Port Borden Harbour for a distance of 150.2 Metres, a little more or less, to calculated point 6633, having co-ordinates E. 346070.275 and N. 688542.382;

THENCE on an azimuth of 143° 19' 08" for a distance of 12.2 Metres, a little more or less, to calculated point 6635, having co-ordinates E. 346077.566 and N. 688532.593;

THENCE on an azimuth of 233° 19' 04" for a distance of 138.1 Metres, a little more or less, to calculated point 6626, having co-ordinates E. 345966.848 and N. 688450.123;

THENCE on an azimuth of 318° 43' 01" for a distance of 32.5 Metres, a little more or less, to calculated point 6636, having co-ordinates E. 345945.375 and N. 688474.580;

THENCE on an azimuth of 53° 19' 04" for a distance of 115.9 Metres, a little more or less, to calculated point 6634, having co-ordinates E. 346038.287 and N. 688543.787;

THENCE running in a northwesterly direction following along the various courses of the ordinary high water mark of Northumberland Strait for a distance of 333.7 Metres, a little more or less, to a point located 6.2 Metres, a little more or less, west of calculated point 6622, having co-ordinates E. 345817.734 and N. 688787.524;

THENCE on an azimuth of 53° 19' 04" for a distance of 16.21 Metres, a little more or less, to calculated point 6623, being the point at the place of commencement.

BEING AND INTENDED TO BE Parcel A as shown on the aforesaid plan of survey and containing an area of 1.75 Hectares of land a little more or less. Said Parcel A to be appended to PID # 914184.

SUBJECT TO an Easement granted from Confederation Cove Mussel Co. Ltd. to Maritime Electric Company, Limited dated April 25, 2003 and registered in the Prince County Registry Office on May 28, 2003 in Book 3, Page 50 as Doc. # 2094.

SUBJECT TO a salt water line extending along the Northwest side of the property for the purpose of providing salt water to the mussel process plant of the Grantor.

Azimuths are Grid. Azimuths and co-ordinates shown are based on the PEI Double Stereographic Projection with NAD83 (CSRS) Reference System.

All dimensions are given in Metres, unless noted.

SCHEDULE "A"

ALL that parcel of land situate, lying and being in Lot 28, at Borden-Carleton, in Prince County, Province of Prince Edward Island, more particularly delineated on a plan of survey prepared by Locus Surveys Ltd., entitled "Plan of Survey Showing Lot 03-1, Being a Subdivision of Lands of Confederation Cove Mussei Co. Ltd." dated February 28, 2003 and having Drawing No. 03067. Said lands being more particularly bounded and described as follows, that is to say:

COMMENCING at calculated point number 4916 having co-ordinates Easting 245859.459 and Northing 188764.438;

THENCE on an azimuth of 225° 14' 37" for a distance of 55.052 metres to placed survey marker number 4917 having co-ordinates Easting 245820.366 and Northing 188725.676;

THENCE on an azimuth of 140° 49' 45" for a distance of 75.554 metres to placed survey marker number 4949 having co-ordinates Easting 245868.089 and Northing 188667.102;

THENCE on an azimuth of 136° 40' 10" for a distance of 11.806 metres to placed survey number 4918 having co-ordinates Easting 245876.190 and Northing 188658.514;

THENCE on an azimuth of 45° 08' 04" for a distance of 15.315 metres to calculated point number 4919 having co-ordinates Easting 245887.045 and Northing 188669.318;

THENCE on an azimuth of 135° 08' 29" for a distance of 35.483 metres to calculated point number 4920 having co-ordinates Easting 245912.073 and Northing 188644.165;

THENCE on an azimuth of 89° 13' 15" for a distance of 1.614 metres to calculated point number 4921 having co-ordinates Easting 245913.687 and Northing 188644.187;

THENCE on an azimuth of 190° 02' 12" for a distance of 0.875 metres to calculated point number 4922 having co-ordinates Easting 245913.535 and Northing 188643.326;

THENCE on an azimuth of 111° 35' 30" for a distance of 3.127 metres to calculated point number 4923 having co-ordinates Easting 245916.443 and Northing 188642.175;

THENCE on an azimuth of 163° 02' 06" for a distance of 0.729 metres to calculated point number 4924 having co-ordinates Easting 245916.655 and Northing 188641.478;

THENCE on an azimuth of 114° 08' 12" for a distance of 1.790 metres to calculated point number 4925 having co-ordinates Easting 245918.289 and Northing 188640.746;

THENCE on an azimuth of 64° 52' 24" for a distance of 0.471 metres to calculated point number 4926 having co-ordinates Easting 245918.715 and Northing 188640.946;

THENCE on an azimuth of 120° 18' 50" for a distance of 5.714 metres to calculated point number 4927 having co-ordinates Easting 245923.648 and Northing 188638.062;

THENCE on an azimuth of 92° 46' 56" for a distance of 0.341 metres to calculated point number 4928 having co-ordinates Easting 245923.989 and Northing 188638.045;

THENCE on an azimuth of 124° 59' 03" for a distance of 7.769 metres to calculated point number 4929 having co-ordinates Easting 245930.370 and Northing 188633.580;

THENCE on an azimuth of 93° 08' 46" for a distance of 2.404 metres to calculated point number 4930 having co-ordinates Easting 245932.771 and Northing 188633.448;

THENCE on an azimuth of 46° 51' 07" for a distance of 9.572 metres to calculated point number 4931 having co-ordinates Easting 245939.755 and Northing 188639.994;

THENCE on an azimuth of 315° 00' 15" for a distance of 10.034 metres to calculated point number 4932 having co-ordinates Easting 245932.660 and Northing 188647.090;

THENCE on an azimuth of 42° 52' 48" for a distance of 12.842 metres to calculated point number 4933 having co-ordinates Easting 245941.399 and Northing 188656.501;

THENCE on an azimuth of 132° 13' 20" for a distance of 0.248 metres to calculated point number 4934 having co-ordinates Easting 245941.582 and Northing 188656.334;

THENCE on an azimuth of 45° 54' 44" for a distance of 2.214 metres to calculated point number 4935 having co-ordinates Easting 245943.172 and Northing 188657.875;

THENCE on an azimuth of 135° 37' 48" for a distance of 0.432 metres to calculated point number 4936 having co-ordinates Easting 245943.475 and Northing 188657.566;

THENCE on an azimuth of 45° 09' 56" for a distance of 7.539 metres to calculated point number 4937 having co-ordinates Easting 245948.821 and Northing 188662.881;

THENCE on an azimuth of 116° 45' 24" for a distance of 0.280 metres to calculated point number 4938 having co-ordinates Easting 245949.071 and Northing 188662.755;

THENCE on an azimuth of 47° 16' 23" for a distance of 1.472 metres to calculated point number 4939 having co-ordinates Easting 245950.153 and Northing 188663.754;

THENCE on an azimuth of 315° 14' 29" for a distance of 65.628 metres to calculated point number 4940 having co-ordinates Easting 245903.942 and Northing 188710.355;

THENCE on an azimuth of 318° 49' 07" for a distance of 18.304 metres to the point of curvature number 4941 having co-ordinates Easting 245891.891 and Northing 188724.131;

THENCE along the arc of a curve having a radius of 65.010 metres for the arc distance of 21.245 metres to calculated point number 4942 having co-ordinates Easting 245880.224 and Northing 188741.773;

THENCE on an azimuth of 240° 36' 12" for a distance of 0.955 metres to calculated point number 4943 having co-ordinates Easting 245879.392 and Northing 188741.304;

THENCE on an azimuth of 326° 00' 36" for a distance of 4.504 metres to calculated point number 4944 having co-ordinates Easting 245876.874 and Northing 188745.039;

THENCE on an azimuth of 235° 37' 43" for a distance of 0.772 metres to calculated point number 4945 having co-ordinates Easting 245876.237 and Northing 188744.603;

THENCE on an azimuth of 315° 30' 24" for a distance of 0.805 metres to calculated point number 4946 having co-ordinates Easting 245875.672 and Northing 188745.178;

THENCE on an azimuth of 45° 31' 24" for a distance of 2.091 metres to calculated point number 4947 having co-ordinates Easting 245877.164 and Northing 188746.643;

THENCE on an azimuth of 315° 08' 39" for a distance of 25.103 metres to calculated point number 4916, said point being the point at the place of commencement.

CONTAINING an area of 1.70 ACRES OF LAND, a little more or less, and being and intended to be Lot 03 -1 on the above noted survey plan.

SAID PARCEL of land having received approval for subdivision by the Community of Borden-Carleton by resolution of the 19th day of March, 2003.

TOGETHER with a right-of-way for the purpose of ingress and egress to and from the within described parcel across the lands of the grantor to the public roadway.]

ALL grid azimuths and co-ordinates are referenced to the Prince Edward Island Stereographic Projection, prior to July 1, 1979. All dimensions are given in metres, unless noted.

SCHEDULE "A"

(Parcel #316810)

ALL THAT PARCEL OF LAND situate, lying and being in the Town of Summerside in Lot Seventeen in Prince County, Prince Edward Island, bounded and described as follows, that is to say:

COMMENCING at a point on the North side of Milton Avenue where same is intersected by the East boundary line of land of William Mortimer Day;

THENCE Northerly following along said East boundary line of William Mortimer Day for the distance of Ninety feet until it strikes the South boundary line of land formerly owned by Lidstone Realties Ltd., or Donald Lidstone;

THENCE Easterly following along Lidstone's South boundary line for the distance of Sixty-two feet until it strikes the West boundary line of land presently owned by the Grantee;

THENCE South following along same for the distance of Ninety feet until it strikes the North side of Milton Avenue;

THENCE in a Westerly direction following along same for the distance of Sixty-two feet to the point or place of commencement.

W. A. B.
JB

Exhibit 6 - PID 490045 - 1368 Route 112, Searletown, PEI

SCHEDULE "A"

ALL THAT PARCEL of land situate, lying and being on Lot or Township Number 27 in Prince County, Province of Prince Edward Island, bounded and described as follows, that is to say:

COMMENCING at a steel stake set in the north side of Searletown Road, said stake being Four Hundred and Four (404) feet distant eastwardly from where the easterly boundary line of property owned or in possession of Loren Noonan meets the north side of the Searletown Road, aforesaid;

THENCE at right angles to the said Road in a northerly direction for the distance of One Hundred and Eighty-eight (188) feet to a steel stake;

THENCE at right angles in an easterly direction for the distance of Ninety-two (92) feet to a steel stake;

THENCE at right angles in a southerly direction for the distance of Seventy (70) feet to a steel stake;

THENCE in an easterly direction for the distance of One Hundred and Twenty-eight (128) feet to a steel stake;

THENCE in a southerly direction for the distance of One Hundred and Thirty (130) feet or to the north side of the Searletown Road;

THENCE in a westerly direction along the north side of the Searletown Road aforesaid, for the distance of Two Hundred and Twenty-five (225) feet to the point or place of commencement.

BEING AND INTENDED to be a part of the parcel of land conveyed by one Leslie Waugh to Campbell and Borne Ltd.

AND ALSO BEING the lands described in a Deed of Conveyance from Campbell & Borne Ltd. to John C. Folland and Rosalie Folland dated January 23rd, 1974, and registered in the Prince County Registry Office on January 30th, 1974 as Document Number 242, in Liber 168, Folio 156.

AND ALSO BEING the lands described in a Deed of Conveyance from Canada Mortgage and Housing Corporation to Marilyn A. McGuire dated January 3, 1986 and registered February 10th, 1986 in the Office of the Registrar of Deeds in Summerside, Prince County, in Liber 367, Folio 80, as Document No. 358.

Exhibit 7 - PID 730333 - 2941 Barclay Road, Mount Royal Prince Co., PEI

SCHEDULE "A"

Parcel Number 730333

ALL THAT PARCEL of land situate, lying and being in O'Leary, in Lot 6, in the County of Prince, Province of Prince Edward Island, and being more particularly described as follows:

BEGINNING at a point (706) being on the East side of the Barclay Road and having co-ordinates E. 192043.206 and N. 497943.024;

THENCE 347° 00' 40" for a distance of 150.00 feet to a point (707) having co-ordinates E. 192009.492 and N. 498089.186;

THENCE 76° 40' 42" for a distance of 350.00 feet to a point (704) having co-ordinates E. 192350.074 and N. 498169.833;

THENCE 167° 00' 40" for a distance of 150.00 feet to a point (705) having co-ordinates E. 192383.788 and N. 498023.671;

THENCE 256° 40' 42" for a distance of 350.00 feet to the place of beginning.

Said parcel contains 1.21 acres, a little more or less.

All azimuths are North grid azimuths. All grid azimuths and co-ordinates are reference the P.E.I. Stereographic Projection prior July 1, 1979. All co-ordinates are expressed in feet.

McLellan Surveys Ltd. Plan No. 873352.

Exhibit 8 - PID 619809 - 1028 Buchanan Road, Mount Royal, PEI

Province Tax #619809

SCHEDULE "A"

ALL that certain lot, piece or parcel of land situate, lying and being at O'Leary, Lot 6, in Price County, Province of Prince Edward Island, being more particularly bounded and described as follows, that is to say:

COMMENCING at a point on the north margin of the Buchanan Road, said point being distant 618 feet westerly along the north margin of the said Buchanan Road from its point of intersection with the westerly margin of the Barclay Road;

THENCE westerly and along the north margin of the Buchanan Road a distance of 189 feet;

THENCE northerly and at right angles to the said Buchanan Road a distance of 390 feet;

THENCE easterly and parallel to the Buchanan Road a distance of 189 feet;

THENCE southerly a distance of 390 feet to the point or place of commencement.

Provincial Tax #584458

SCHEDULE "A"

ALL THAT PARCEL situate, lying and being in Mount Royal, Lot 6, in Prince County, Province of Prince Edward Island, bounded and described as follows, that is to say:

COMMENCING at a legal survey marker designated as Number 30 on a plan entitled "Plan Showing Proposed Lot 2015-3A and Lot 2015-3B A Proposed Subdivision Of Lot 2013-3 A Portion of Property of Warren Ellis", prepared by Mantha Land Surveys Inc. dated April 29, 2015 as Drawing Number M-15-38, approved by the Department of Environment, Labour and Justice on May 29, 2015 as Plan Number 43469A, which said legal survey marker having co-ordinates East 188202.796 feet and North 469415.460 feet;

THENCE 256° 27' 54" for the distance of 186.05 feet, to a legal survey marker designated as number 27, on the said plan;

THENCE 345° 21' 45" for the distance of 257.33 feet, to a legal survey marker designated as number 24, on the said plan;

THENCE continuing 345° 21' 45" for the distance of 74.20 feet to a legal survey marker designated as number 25, on the said plan;

THENCE 77° 48' 21" for the distance of 191.67 feet, to a legal survey marker designated as number 29, on the said plan;

THENCE 166° 19' 23" for the distance of 326.99 feet, to a legal survey marker designated as number 30, on the said plan, being the point at the place of commencement.

SAID PARCEL OF LAND being and intended to be Lot 2015-3A, comprising 1.43 acres of land, a little more or less, and designated as PEI PID Number 584458.

Exhibit 10 - PID 58388 - 1231 Buchanan Road, Mount Royal, PEI

Province Tax #58388

SCHEDULE

PARCEL ONE

ALL THAT parcel of land, situate lying and being on Lot 9 in Prince County, Province of Prince Edward Island, bounded and described as follows, that is to say:

BOUNDED: on the north by the Buchanan Road;

ON the West by land in possession of Grace MacDonald;

ON the south by land of William Gorrill formerly in possession of Archibald Beaton and

ON the east by land in possession of Scott Buchanan,

CONTAINING: 50 ACRES of land a little more or less.

PARCEL TWO

ALL THAT parcel of land situate, lying and being on Lot 9 in Prince County, Province of Prince Edward Island, bounded and described as follows, that is to say:

BOUNDED: on the north by the Mount Royal Road;

ON the west by land now or formerly in possession of Bernard Phillips;

ON the south by land now or formerly in possession of William Gorrill; and

ON the east by land now or formerly in possession of Martin Buchanan;

CONTAINING: 50 ACRES of land, a little more or less.

EXCEPTING THEREOUT AND THEREFROM a parcel of land conveyed to Donnie MacDonald, in November of 1976 containing 1.05 acres of land.

Exhibit 11 - PID 58925 - 1242 Buchanan Road, Mount Royal, PEI

Provincial Tax #58925

SCHEDULE "A"

ALL that parcel of land situate, lying and being in Mount Royal, Lot 6, Prince County, Prince Edward Island, bounded and described as follows that is to say:

COMMENCING at a legal survey marker situate in the northern boundary of a public road known as the Buchanan Road, which said legal survey marker being designated as number 27 on a plan entitled "Plan Showing Proposed Lot 2013-1 to Lot 2013-3 a Re-Subdivision and Consolidation of a Portion of Property Warren Ellis" prepared by Mantha Land Surveys Inc. dated June 11, 2013, being drawing number M-13-89, approved by the Department of Environment, Labour and Justice on June 24, 2013 as case number 43271, which said legal survey marker having coordinates east 188021.918 feet and north 496371.923 feet;

THENCE 256° 27' 56" a distance of 232.94 feet to a legal survey marker designated as number 28 on the said Plan;

THENCE 346° 25' 25" a distance of 249.89 feet to a point;

THENCE 346° 57' 41" a distance of 8.42 feet to a legal survey marker designated as number 23 on the said Plan;

THENCE 76° 43' 32" a distance of 228.10 feet to a legal survey marker designated as number 24 on the said Plan;

THENCE 165° 21' 45" a distance of 257.33 feet to a legal survey marker designated as number 27 on the said Plan, being the point at the place of commencement.

SAID parcel of land comprising Lot 2013-2 and Parcel 2013-B as shown on the said Plan.

SCHEDULE

Provincial Tax #58248

ALL that parcel of land situate, lying and being in Mount Royal, Lot 6, Prince County, Prince Edward Island, bounded and described as follows that is to say:

COMMENCING at a legal survey marker situate in the northern boundary of a public road known as the Buchanan Road, which said legal survey marker being designated as number 28 on a plan entitled "Plan Showing Proposed Lot 2013-1 to Lot 2013-3 a Re-Subdivision and Consolidation of a Portion of Property Warren Ellis" prepared by Mantha Land Surveys Inc. dated June 11, 2013, being drawing number M-13-89, approved by the Department of Environment, Labour and Justice on June 24, 2013 as case number 43271, which said legal survey marker having coordinates east 187795.447 feet and north 496317.408 feet;

THENCE 256° 27' 56" a distance of 164.10 feet to a legal survey marker designated as number 21 on the said Plan;

THENCE 346° 28' 06" a distance of 252.00 feet to a legal survey marker designated as number 22 on the said Plan;

THENCE 74° 15' 35" a distance of 164.10 feet to a legal survey marker designated as number 23 on the said Plan;

THENCE 166° 57' 41" a distance of 8.42 feet to a point;

THENCE 166° 25' 25" a distance of 249.89 feet to a legal survey marker designated as number 28 on the said Plan, being the point at the place of commencement.

Said parcel of land being and intended to be Lot 2013-1 and Parcel 2013-A as shown on the said Plan.

SCHEDULE "A"

Property Tax #629519

ALL THIS CERTAIN PARCEL OF LAND SITUATE, lying and being at Foy Road in Lot Number Five, in the County of Prince, Province of Prince Edward Island, and being more particularly described as follows:
COMMENCING at a point (114) on the south margin of a sixty-six foot (66') wide Provincial Highway Right-of-way (Foy Road), said point also being the northeast corner of other land of the Prince Edward Island Land Development Corporation, said point marked by a steel survey marker having co-ordinates of E-209,431.679 ft and N-533,869.584 feet.
THENCE eastwardly along the south margin of the aforesaid Provincial Highway Right-of-way on an azimuth $75^{\circ}59'17''$, two hundred and fifty and forty-nine hundredths feet, (250.49') to a point (115) having co-ordinates of E. 209,674.698 feet and N. 533,930.305 feet;
THENCE southwardly along the west margin of other property of the Land Development Corporation, $173^{\circ}11'59''$, (260.00') two hundred and sixty feet, to a point (116) marked by a steel survey marker having co-ordinates of E. 209,705.484 feet and N. 533,672.134 feet;
THENCE westwardly $255^{\circ}57'43''$, two hundred and fifty and forty-five hundredths feet (250.45') along the north margin of other property of Land Development Corporation to a point (113) marked by a steel survey marker having co-ordinates of E. 209,462.511 feet and N. 533,611.383 feet;
THENCE northwardly along the east margin of other property of Land Development Corporation $353^{\circ}11'26''$, two hundred and sixty and four hundredths feet (260.04') or to the point at the place of commencement.
SAID PARCEL OF LAND contains 1.48 acres, a little more or less.
SAID PARCEL OF LAND is more generally described as follows:
Bounded on the east, south and west by property of the Prince Edward Island Land Development Corporation, bounded on the north by the Provincial Highway Right-of-way (Foy Road).
All directions are grid azimuths, all grid azimuths and co-ordinates are reference the P. E. I. Stereographic Projection, prior July 1, 1979.
All co-ordinates are expressed in feet.
Windsor Enterprises Inc. Plan No. 791876

JD

[Handwritten signature]

SCHEDULE

ALL that parcel of land situate, lying and being in Lot 28, in Prince County, Province of Prince Edward Island, bounded and described as follows, that is to say:

COMMENCING at a point on the south side of the Trans-Canada Highway leading from Carleton to Borden where same is intersected by the northwest angle of land now or formerly owned by Charles Doull;

THENCE in a southerly direction along the said Charles Doull's western boundary a distance of one hundred fifty feet (150');

THENCE in a westerly direction and parallel with the south side of the Trans-Canada Highway along land now or formerly owned by Hazen Lowther a distance of two hundred forty-four feet (244');

THENCE in a northwesterly direction along the land owned by the said Hazen Lowther a distance of one hundred fifty feet (150') to the south side of the Trans-Canada Highway;

THENCE in an easterly direction along the south side of the Trans-Canada Highway a distance of two hundred sixty-five feet (265') to the point or place of commencement.

BEING AND INTENDED TO BE lands conveyed from Thelma Cairns to Allison Sherren and Margaret Sherren by Deed of Conveyance dated June 8, 1978 and registered in the Prince County Registry Office on June 9, 1978 in liber 220, folio 15.

1

SCHEDULE "A"

PARCEL #1 (Property No. 381699)

ALL THAT PARCEL of land situate, lying and being on Lot or Township Number Twenty Eight in Prince County, Province of Prince Edward Island, bounded and described as follows:

COMMENCING at a point of intersection of the west boundary line of Miller Street with the north side line of Borden Avenue;

THENCE west along the north side line of Borden Avenue one hundred (100) feet or to a point where the rear line of lots fronting on the east side of Kirkpatrick Street intersects the north side line of Borden Avenue;

THENCE north along the said rear line of lots fronting on the east side of Kirkpatrick Street sixty-eight (68) feet or to the south boundary of lot numbered eight;

THENCE east along the said south boundary line of lot numbered eight, one hundred (100) feet or to the west side line of Miller Street;

THENCE south along the said west side line of Miller Street sixty-eight (68) feet to the point at the place of commencement;

PARCEL # 2 (Property No. 381707)

ALL THAT TRACT, PIECE OR PARCEL of land situate, lying and being in Borden, on Lot or Township Number Twenty Eight in Prince County, Province of Prince Edward Island, being more particularly delineated on a Plan of Survey of McLeish Surveys Ltd., entitled "Plan of Property of Borden Non Profit Housing Corporation", said Plan drawn on the 3rd day of September, 1967 and having Drawing Number 873301, and said lot of land being more particularly bounded and described as follows, that is to say:

COMMENCING at Survey Marker 4497 having coordinates E. 322759.497 feet and N. 337304.262 feet;

THENCE on an azimuth of 167° 17' 37" for a distance of 130.98 feet to Survey Marker 4496, having coordinates E. 322788.307 feet and N. 337176.428 feet;

THENCE on an azimuth of 255° 47' 25" for a distance of 98.71 feet to Survey Marker 4501, having coordinates E. 322692.669 feet and N. 337152.194 feet;

THENCE on an azimuth of 347° 17' 37" for a distance of 139.73 feet to Survey Marker 4506, having coordinates E. 322661.369 feet and N. 337288.500 feet;

THENCE on an azimuth of 080° 51' 46" for a distance of 98.88 feet to Survey Marker 4497, being the point at the place of commencement.

BEING AND INTENDED TO BE Lot Number One (#1) as shown on the said Plan and containing an acreage of Zero Point Three One (0.31) Acres, a little more or less.

ALL AZIMUTHS are grid azimuths. All grid azimuths and coordinates are reference the P.E.I. Stereographic Projection, prior July 1, 1979. All dimensions are given in feet.

91

SCHEDULE

PID# 860395

ALL that certain lot, piece or parcel of land situate, lying and being at Borden-Carleton, Lot or Township No. 28, in Prince County, Province of Prince Edward Island, being shown and delineated as Parcel A on a Plan of Survey of lands of Keith Lowther, as prepared by Locus Surveys Ltd., dated February 19, 1998, as Drawing No. 98025, and being more particularly bounded and described as follows, that is to say:

COMMENCING at a survey marker (3620) set in the southerly margin of the Trans Canada Highway, said marker having coordinates Easting 329432.838 and Northing 337448.809;

THENCE easterly along the southerly margin of the said Highway on an azimuth of $85^{\circ} 00' 55''$ a distance of 259.01 feet to a point (3618), having coordinates Easting 329690.867 and Northing 337471.314;

THENCE continuing easterly along the southerly margin of the said Highway on an azimuth of $85^{\circ} 04' 27''$ a distance of 96.33 feet to a point (3621), having coordinates Easting 329786.846 and Northing 337479.586, said point also being the northwest corner of other lands of the grantee;

THENCE southeasterly and along the westerly boundary of the said lands on an azimuth of $153^{\circ} 23' 13''$ a distance of 150.00 feet to a point (3622) at the southwest corner of the said lands, said point having coordinates Easting 329854.040 and Northing 337345.478;

THENCE easterly and along the southerly boundary of the said lands on an azimuth of $86^{\circ} 28' 55''$ a distance of 244.00 feet to a point (3615), being the southwest corner of lands now or formerly of M. F. Schurman Co. Ltd., said point having coordinates Easting 330097.580 and Northing 337360.450;

THENCE continuing easterly along the southerly boundary of the Schurman lands on an azimuth of $85^{\circ} 00' 33''$ a distance of 249.89 feet to a survey marker (3614), having coordinates Easting 330346.530 and Northing 337382.190;

THENCE southeasterly on an azimuth of $161^{\circ} 51' 15''$ a distance of 150.00 feet to a survey marker (3624), having coordinates Easting 330393.246 and Northing 337239.650;

THENCE westerly on an azimuth of $264^{\circ} 34' 29''$ a distance of 882.39 feet to a survey marker (3619), having coordinates Easting 329514.808 and Northing 337156.223;

THENCE northwesterly on an azimuth of $344^{\circ} 20' 58''$ a distance of 303.85 feet to the marker at the point or place of commencement.

CONTAINING four point two eight (4.28) acres of land, a little more or less.

All grid azimuths and coordinates are referenced to the Prince Edward Island Stereographic Projection, prior to July 1, 1978.

All dimensions are given in feet, unless noted.

Read By RM
Checked By CR

ALL THAT PARCEL OF LAND shown and delineated as Lot 2007-1 on a plan of survey prepared by G.I.S. Innovations Ltd. entitled "Plan Showing Lot 2007-1, a Portion of Property of Bertram Thompson," dated December 17, 2007 as Drawing Number G-07-109 and approved by the Department of Community and Cultural Affairs on February 19, 2008 for single family dwelling use only as Case Number 23245A and being more particularly bounded and described as follows:

COMMENCING on the easterly side of the Augustine Cove Road, also known as the River Road, at a point marked by a legal survey marker denoted number 34 and having co-ordinates Easting 346662.69 feet and Northing 336110.61 feet;

THENCE northerly along the easterly side of the Augustine Cove Road on an azimuth of $343^{\circ} 34' 40''$ for the distance of 308.50 feet to a point marked by a legal survey marker denoted number 30;

THENCE easterly on an azimuth of $79^{\circ} 25' 00''$ for the distance of 223.20 feet to a point marked by a legal survey marker denoted number 31;

THENCE southerly on an azimuth of $176^{\circ} 58' 40''$ for the distance of 101.10 feet to a point marked by a legal survey marker denoted number 32;

THENCE southerly on an azimuth of $209^{\circ} 41' 13''$ for the distance of 98.00 feet to a point marked by a legal survey marker denoted number 33;

THENCE continuing southerly on an azimuth of $211^{\circ} 01' 00''$ for the distance of 176.10 feet to the point at the place of commencement.

CONTAINING by estimation 9.97 acres of land.

SCHEDULE "A"

PARCEL #1 (Property No. 881689)

ALL THAT PARCEL of land situate, lying and being on Lot or Township Number Twenty Eight in Prince County, Province of Prince Edward Island, bounded and described as follows:

COMMENCING at a point of intersection of the west boundary line of Miller Street with the north side line of Borden Avenue;

THENCE west along the north side line of Borden Avenue one hundred (100) feet or to a point where the rear line of lots fronting on the east side of Kirkpatrick Street intersects the north side line of Borden Avenue;

THENCE north along the said rear line of lots fronting on the east side of Kirkpatrick Street sixty-eight (68) feet or to the south boundary of lot numbered eight;

THENCE east along the said south boundary line of lot numbered eight, one hundred (100) feet or to the west side line of Miller Street;

THENCE south along the said west side line of Miller Street sixty-eight (68) feet to the point at the place of commencement;

PARCEL # 2 (Property No. 881707)

ALL THAT TRACT, PIECE OR PARCEL of land situate, lying and being in Borden, on Lot or Township Number Twenty Eight in Prince County, Province of Prince Edward Island, being more particularly delineated on a Plan of Survey of McLellan Surveys Ltd., entitled "Plan of Property of Borden Non Profit Housing Corporation", said Plan drawn on the 3rd day of September, 1967 and having Drawing Number 873301, and said lot of land being more particularly bounded and described as follows, that is to say:

COMMENCING at Survey Marker 4497 having coordinates E. 322759.497 feet and N. 337304.202 feet;

THENCE on an azimuth of 167° 17' 37" for a distance of 130.98 feet to Survey Marker 4498, having coordinates E. 322788.207 feet and N. 337176.428 feet;

THENCE on an azimuth of 255° 47' 25" for a distance of 98.71 feet to Survey Marker 4501, having coordinates E. 322692.603 feet and N. 337152.194 feet;

THENCE on an azimuth of 347° 17' 37" for a distance of 139.79 feet to Survey Marker 4506, having coordinates E. 322661.869 feet and N. 337288.500 feet;

THENCE on an azimuth of 080° 51' 46" for a distance of 98.88 feet to Survey Marker 4497, being the point at the place of commencement.

BEING AND INTENDED TO BE Lot Number One (#1) as shown on the said Plan and containing an acreage of Zero Point Three One (0.31) Acres, a little more or less.

ALL AZIMUTHS are grid azimuths. All grid azimuths and coordinates are reference the P.E.I. Stereographic Projection, prior July 1, 1979. All dimensions are given in feet.

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PID 90034406

Highway 308 Sluice Point, Yarmouth Co, NS

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being at Sluice Point, in the County of Yarmouth and Province of Nova Scotia, near the Sluice so-called, and on the Eastern side of Highway 308, bounded and described as follows:

BEGINNING at a point on the Eastern side of Highway 308 where the Eastern side of the Old Road, so-called;

THENCE running Southeasterly along the Northeastern side of said Old Road to the shore;

THENCE following said shore in a Northeasterly direction to land now or formerly of Leo Babine, now believed to be of Louis Babin;

THENCE running in a Northwesterly and Westerly direction following said Babin land to the Eastern side of Highway 308;

THENCE running Southerly along the Eastern side of Highway 308 to the Northeastern side of the Old Road and the place of beginning.

SUBJECT to a power line easement in favour of Nova Scotia Power Inc. and recorded at the Registry of Deeds Office at Yarmouth, Nova Scotia, on December 7, 1994, in Book 527, Page 92 and as Document Number 3908.

SAVING & EXCEPTING a wedge shape parcel known as PARCEL C on a easement or right-of-way plan number #106353684, registered on December 16, 2014 at the Land Registration Office in Yarmouth County containing an area of 0.003 hectares, more or less, and BEING a portion of the same lands as were conveyed to Bridge Lobsters Limited from Cheryl & Lynn fisheries Limited by Deed dated November 5, 2010 and registered November 12, 2010 as document # 97199351 at the land Registration Office.

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

Exemption:

The parcel is exempted from subdivision approval under the Municipal Government Act because the parcel was created by a subdivision

Reason for exemption:

Clause 268(2)(b) resulting from an expropriation.

RESULTING FROM AN EXPROPRIATION

Exhibit 19 - PID 90034513 - 1788 Highway 308, Sluice Point, Yarmouth Co, NS

PID 90034513

1788 Highway 308, Sluice Point, Yarmouth Co, NS

ALL THAT CERTAIN triangular lot, piece or parcel of land and premises situate, lying and being on the Eastern side of the Main Paved Highway at Sluice Point, in the County of Yarmouth and Province of Nova Scotia, and bounded and described as follows:

BEGINNING at a point on the Eastern side of the said Main Highway, said point being the Northeastern corner bound of the Bridge leading from Sluice Point to Surettes Island;

THENCE running Northwardly by the Eastern side of said Main Paved Highway Six Hundred Feet (600), more or less, or to the Southern side of a road leading from said Main Highway in a Southeasterly direction to the shores of Indian Sluice, so-called, said road being known as the Old Post Road;

THENCE running Southeasterly along the Southern side of said Old Post road to the shores of Indian Sluice, so-called;

THENCE running westwardly along the shores of said Indian Sluice to the Eastern side of the Main Paved Highway and the place of beginning.

THE description for this parcel originates with a deed dated 1968-09-13 registered in the registration district of Yarmouth in Book GZ at Page 274 and the subdivision is validated by Section 291 of the Municipal Government Act.

SAVING AND EXCEPTING an an area of 0.159 hectares more or less known as PARCEL D on a easement or right-of-way plan number #106353684, registered on December 16, 2014 at the Land Registration Office in Yarmouth County and BEING a portion of the same lands as were conveyed to Bridge Lobsters Limited from Cheryl & Lynn fisheries Limited by Deed dated November 5, 2010 and registered November 12, 2010 as document # 97199351 at the land Registration Office.

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

Exemption:

The parcel is exempted from subdivision approval under the Municipal Government Act because the parcel was created by a subdivision
Reason for exemption:

Clause 268(2)(b) resulting from an expropriation.

EXPROPRIATION