

COURT FILE NO. 2203 05851

COURT Court of Queen's Bench of Alberta

JUDICIAL CENTRE Edmonton

PLAINTIFF BANK OF MONTREAL

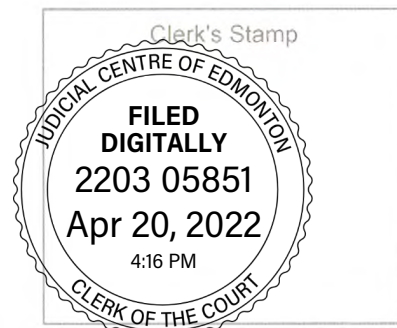
DEFENDANTS TERRA NOVA VENTURES LTD., TERRA NOVA MECHANICAL LTD.,
JOHN MUNRO, and RACHAEL MUNRO

DOCUMENT **AFFIDAVIT**

ADDRESS FOR
SERVICE AND
CONTACT
INFORMATION OF
PARTY FILING THIS
DOCUMENT

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Barrister & Solicitor
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File # 204- -211836

DUNCAN CRAIG LLP
LAWYERS MEDIATORS
2800 Scotia Place
10060 Jasper Avenue
Edmonton, Alberta Canada T5J 3V9



AFFIDAVIT OF KARLA SOOKDEO-BECK


Sworn on April 20, 2022

I, Karla Sookdeo-Beck, of the City of Edmonton, in the Province of Alberta, SWEAR AND SAY THAT:

1. I am a legal assistant, employed with Duncan Craig LLP ("DCLLP"), counsel to the Defendants in this matter, and as such I have personal knowledge of the matters set out in this Affidavit except where stated to be based on information and belief, in which case I do verily believe the same to be true.
2. Attached hereto and marked as **Exhibit "A"** is a copy of a Bill of Sale received by our client this afternoon pertaining to a proposed sale to Norther Diesel Ltd. of equipment. The total purchase price for the equipment is \$1,341,000.00.

3. Our client has an appraisal of the equipment which is marked as **Exhibit "B"** but is not attached in order to maintain confidentiality in relation to the values stipulated therein.

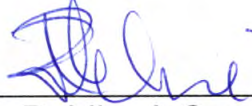
SWORN BEFORE ME at Edmonton, Alberta,)
this 20th day of April, 2022.)


_____)
(Commissioner for Oaths in and for the)
Province of Alberta))

Melissa M. Milne
A Commissioner for Oaths
in and for Alberta
My Commission Expires Feb. 5, 2023)


_____)
KARLA SOOKDEO-BECK)

This is Exhibit "A" referred to in the
Affidavit of Karla Sookdeo-Beck
Sworn before me this 20th day of April, 2022



A Notary Public, A Commissioner for Oaths
in and for the Province of Alberta

Melissa M. Milne
A Commissioner for Oaths
in and for Alberta
My Commission Expires Feb. 5, 2023

TERRA NOVA VENTURES LTD.

41 Liberty Road
Sherwood Park, AB
T8H 2V2

Ph: 780-467-3294



April 20, 2022

BILL OF SALE

Sold to: Northern Diesel Ltd. 140 MacLennan Cresnet, Fort McMurray, AB T9H 4E8

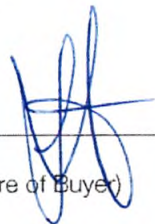
One package of used equipment for the total sum of: One million three hundred forty one thousand (\$1,341,000.00).

Please see attached list for make, model, year and VIN# of each piece of equipment. Totalling twenty three pieces.

Subject to the buyers final inspection of the equipment on or before May 5, 2022.
Payment in full by May 18, 2022.

FALON ANNETTS

(Buyer)



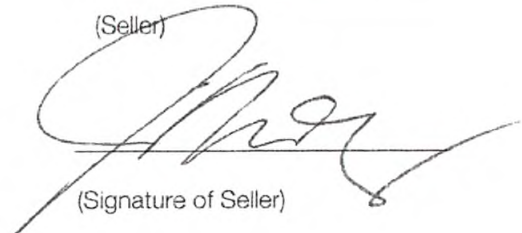
(Signature of Buyer)

Apr 20/22

(Date)

John Murro.

(Seller)



(Signature of Seller)

April 20/22.

(Date)

Equipment sold to Northern Diesel

Unit #	Year	Make	Model	Type	VIN#	FMV	Sale value
TNV-987	2014	Peterbilt		389 Tandem Tractor	1XPXD49X9ED242987	\$ 85,000.00	\$ 63,750.00
TNV-988	2014	Peterbilt		389 Tandem Tractor	1XPXD49X0ED242988	\$ 92,000.00	\$ 69,000.00
TNV-018	2014	Peterbilt		389 Tandem Tractor	1XPXD49XXED240018	\$ 85,000.00	\$ 63,750.00
TNV-370	2014	Peterbilt		389 Tandem Tractor	1XPXD49X3ED216370	\$ 110,000.00	\$ 82,500.00
TNV-373	2014	Peterbilt		388 Tandem Tractor	1XPWD40X8ED216373	\$ 90,000.00	\$ 67,500.00
TNV-372	2014	Peterbilt		388 Tandem Tractor	1XPWD40X6ED216372	\$ 50,000.00	\$ 37,500.00
TNV-6571	2014	Kenworth		T800 Tandem Tractor	1XKDD40X5EJ966571	\$ 160,000.00	\$ 120,000.00
TNV-572	2014	Kenworth		T800 Tandem Tractor	1XKDD40X7EJ966572	\$ 120,000.00	\$ 90,000.00
TNV-6573	2014	Kenworth		T800 Tandem Tractor	1XKDD40X9EJ966573	\$ 100,000.00	\$ 75,000.00
TNV-478	2013	Peterbilt		388 Tandem Tractor	1XPWD40XXDD185478	\$ 66,000.00	\$ 49,500.00
TNV-552	2012	Peterbilt		389 Tandem Tractor	1XPXD49X6CD160552	\$ 70,000.00	\$ 54,000.00
TNV-2352	2010	Kenworth		T800 Tandem Tractor	1XKDD49X9AJ942352	\$ 72,000.00	\$ 54,000.00
TNV-2353	2010	Kenworth		T800 Tandem Tractor	1XKDD49X0AJ942353	\$ 85,000.00	\$ 63,750.00
FT-001A	2013	Polar	32,476L	Tridem Super B Lead Tank Trailer	1PMA23934D5012170	\$ 140,000.00	\$ 105,000.00
FT-001B	2013	Polar	28,978L	Tandem Super B Pup Tank Trailer	1PMA22926D5012172	Incl	
FT-002A	2013	Polar	32,476L	Tridem Super B Lead Tank Trailer	1PMA23936D5012171	\$ 140,000.00	\$ 105,000.00
FT-002B	2013	Polar	28,978L	Tandem Super B Pup Tank Trailer	1PMA22928D5012173	Incl	
FT-003A	2013	Polar		Tridem Super B Lead Tank Trailer	1PMA23932D5011194	\$ 140,000.00	\$ 105,000.00
FT-003B	2013	Polar		Tandem Super B Pup Tank Trailer	1PMA23022D5011197	Incl	
FT-008A	2008	Advance		Tridem Super B Lead Tank Trailer	2AEABSAH28R000359	\$ 110,000.00	\$ 82,500.00
FT-008B	2008	Advance		Tandem Super B Pup Tank Trailer	2AEARPAE28R000361	Incl	
FT-006A	2005	Polar	8,400 gal	Tridem Super B Lead Tank Trailer	1PMA2363755004649	\$ 71,000.00	\$ 53,250.00
FT-006B	2005	Polar	8,400 gal	Tandem Super B Pup Tank Trailer	1PMA2302355004650	Incl	

Total FMV Total sale
 \$ 1,786,000.00 \$ 1,341,000.00

This is Exhibit "B" referred to in the
Affidavit of Karla Sookdeo-Beck
Sworn before me this 20th day of April, 2022



A Notary Public, A Commissioner for Oaths
in and for the Province of Alberta

Note: this document is not attached to the Affidavit due to confidentiality.

Melissa M. Milne
A Commissioner for Oaths
in and for Alberta
My Commission Expires Feb. 5, 2023