

2025

Hfx No. 547515

Supreme Court of Nova Scotia  
In Bankruptcy and Insolvency

IN THE MATTER OF:       The Receivership of 4499127 Nova Scotia Limited

BETWEEN:

Express Mortgage Corporation Limited

Applicant

and

4499127 Nova Scotia Limited

Respondent

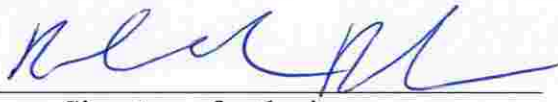
**Affidavit of Joshua J. Santimaw**

I make oath and give evidence as follows:

1. I am Joshua J. Santimaw, the lawyer for BDO Canada Limited in its capacity as the court-appointed receiver.
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 hereto as **Exhibit "A"** is a true copy of the Property Online printout for the house land and premises of 4499127 Nova Scotia Limited located at 4 Roseway Lane, Upper Onslow, Nova Scotia, more particularly described as PID 20498671.
5. Attached hereto as **Exhibit "B"** is a true copy of the Property Online printout for the house land and premises of 4499127 Nova Scotia Limited located at 19 Summer Hill Place, Upper Onslow, Nova Scotia more particularly described as PID 20501300.
6. Attached hereto as **Exhibit "C"** is a true copy of the Property Online printout for the house land and premises of 4499127 Nova Scotia Limited located at 21 Summer Hill Place, Upper Onslow, Nova Scotia, more particularly described as PID and 20501318.

7. Attached hereto as **Exhibit "D"** is a true copy of the Property Online printout for the house land and premises of 4499127 Nova Scotia Limited located at 2 Roseway Lane, Upper Onslow, Nova Scotia, more particularly described as PID 20498515.
8. I make this affidavit in support of the motion and for no other purpose.

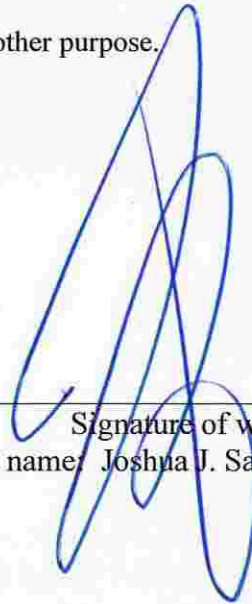
Sworn to before me  
On December 15, 2025  
at Dartmouth, Nova Scotia



Signature of authority

Print name:

Official capacity: KAISLA A. RICHARDSON  
A Barrister of the Supreme  
Court of Nova Scotia



Signature of witness

Print name: Joshua J. Santimaw

Exhibit Stamp

2025

Hfx No. 547515

This is Exhibit "A" referred to in the affidavit of Joshua J. Santimaw, sworn to before me on December 15, 2025.



Signature

KAISLA A. RICHARDSON  
A Barrister of the Supreme  
Court of Nova Scotia

## Land Registration View

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

PID	<b>20498671</b>	Parcel Type	STANDARD PARCEL	Status	ACTIVE			
Area	1132.80 SQUARE METERS (PLAN)	Parcel Access	PUBLIC	Manag. Unit	MU0407			
Lot	LOT 38	Created	Oct 30, 2023 10:33:33AM					
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF THE COUNTY OF COLCHESTER	Manner of Tenure	NOT APPLICABLE			
LR Status	LAND REGISTRATION	LR Date	Oct 30, 2023 10:33:33AM					
<b>Location</b>	<b>County</b>	<b>Primary Location</b>	<b>Source</b>					
<u>ROSEWAY LANE</u> <u>ONSLOW</u>	COLCHESTER COUNTY	Yes	Not Assigned by Municipality					
<b>Comments</b>								
<b>Assessment Account</b>	<b>Value</b>	<b>Tax District</b>	<b>Tax Ward</b>	<b>Tax Sub</b>				
<u>11070957</u>	\$20,000.00 (2025 RESIDENTIAL TAXABLE)	080	000					
<b>Registered Interests</b>								
<b>Interest Holder (Qualifier)</b>	<b>Interest Holder Type</b>	<b>Mailing Address</b>	<b>Type</b>	<b>Year</b>	<b>Doc#</b>	<b>Book/Page/Plan</b>	<b>Registration Date</b>	<b>NS Non-Res?</b>
4499127 NOVA SCOTIA LIMITED	FEE SIMPLE	SHOPPERS DRUG MART 21 MIC MAC BLVD POST OFFICE BOX 24109 DARTMOUTH NS CA B3A 4T4	DEED	2023	<u>123380165</u> <a href="#">View Doc</a>		Nov 21, 2023	No
<b>Manner of Tenure</b>								
<b>Tenure Type</b>			<b>Tenure Description</b>					
NOT APPLICABLE			NO DESCRIPTION FOUND					
<b>Farm Loan Board - Occupants &amp; Mailing Addresses</b>								
<b>Name</b>	<b>Interest Holder Type</b>		<b>Mailing Address</b>					
			No Records Found					
<b>Benefits to the Registered Interests</b>								
<b>Benefit Details</b>	<b>Interest Holder Type</b>	<b>Type</b>	<b>Year</b>	<b>Doc#</b>	<b>Book/Page/Plan</b>	<b>Registration Date</b>		
						No Records Found		
<b>Burdens on the Registered Interests</b>								
<b>Interest Holder (Qualifier)</b>	<b>Interest Holder Type</b>	<b>Mailing Address</b>	<b>Type</b>	<b>Year</b>	<b>Doc#</b>	<b>Book/Page/Plan</b>	<b>Registration Date</b>	
NOVA SCOTIA POWER INCORPORATED	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	POST OFFICE BOX 910 HALIFAX NS CA B3J 2W5	EASEMENT/RIGHT OF WAY	2023	<u>123312242</u> <a href="#">View Doc</a>		Nov 06, 2023	
<b>Textual Qualifications on Title</b>								
<b>Qualifications Text</b>								
No Records Found								

Textual Qualifications on Title

Qualifications Text

Tenants in Common not registered pursuant to the Land Registration Act

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

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
EXPRESS MORTGAGE CORPORATION LIMITED	MORTGAGEE	222 WATERFRONT DRIVE SUITE 101 BEDFORD NS CA B4A 0H3	MORTGAGE	2023	<a href="#">123380199</a> <a href="#">View Doc</a>		Nov 21, 2023
EXPRESS MORTGAGE CORPORATION LIMITED	ASSIGNEE	6134 PEPPERELL STREET HALIFAX NS CA B3H 2N9	ASSIGNMENT OF LEASES AND/OR RENTS	2023	<a href="#">123380223</a> <a href="#">View Doc</a>		Nov 21, 2023
EXPRESS MORTGAGE CORPORATION LIMITED	MORTGAGEE	222 WATERFRONT DRIVE SUITE 101 BEDFORD NS CA B4A 0H3	AMENDMENT (NOT CONDOMINIUM)	2023	<a href="#">123458789</a> <a href="#">View Doc</a>		Dec 07, 2023
EXPRESS MORTGAGE CORPORATION LIMITED	MORTGAGEE	6134 PEPPERELL STREET HALIFAX NS CA B3H 2N9	AMENDMENT (NOT CONDOMINIUM)	2024	<a href="#">124163859</a> <a href="#">View Doc</a>		May 27, 2024
BDJ CONCRETE SERVICES INCORPORATED	CLAIMANT / PLAINTIFF	72 PLEASANT BROOK ROAD PLEASANT VALLEY NS CA B0N 1C0	BUILDERS' / MECHANICS' LIEN	2025	<a href="#">125488107</a> <a href="#">View Form</a> <a href="#">View Doc</a>		Mar 03, 2025
DON GROVES & SON CONSTRUCTION LIMITED	CLAIMANT / PLAINTIFF	334 ONSLOW ROAD UPPER ONSLOW NS CA B6L 5K9	BUILDERS' / MECHANICS' LIEN	2025	<a href="#">125542150</a> <a href="#">View Form</a> <a href="#">View Doc</a>		Mar 13, 2025
TRURO HEATING & VENTILATION LIMITED	CLAIMANT / PLAINTIFF	71 BRUNSWICK STREET TRURO NS CA B2N 2G8	BUILDERS' / MECHANICS' LIEN	2025	<a href="#">125560467</a> <a href="#">View Doc</a>		Mar 18, 2025
HUB WELL DRILLING LIMITED	CLAIMANT / PLAINTIFF	1023 SALMON RIVER ROAD SALMON RIVER NS CA B6L 4C5	BUILDERS' / MECHANICS' LIEN	2025	<a href="#">125582669</a> <a href="#">View Doc</a>		Mar 21, 2025
TRURO HEATING & VENTILATION LIMITED	CLAIMANT / PLAINTIFF	1023 SALMON RIVER ROAD SALMON RIVER NS CA B6L 4C5	CERTIFICATE OF LIS PENDENS	2025	<a href="#">125792003</a> <a href="#">View Doc</a>		May 07, 2025
HUB WELL DRILLING LIMITED	CLAIMANT / PLAINTIFF	1023 SALMON RIVER ROAD SALMON RIVER NS CA B6L 4C5	CERTIFICATE OF LIS PENDENS	2025	<a href="#">125792003</a> <a href="#">View Doc</a>		May 07, 2025
BDO CANADA LIMITED	TRUSTEE	10 CHURCH STREET TRURO NS CA B2N 3Z6	ORDER (NON-TRANSFERRING /NOT JUDGMENT)	2025	<a href="#">126631283</a> <a href="#">View Form</a> <a href="#">View Doc</a>		Oct 24, 2025

## Parcel Description

Registration County: COLCHESTER COUNTY

Street/Place Name: ROSEWAY LANE /ONSLow

Title of Plan: "THE WILLOWS" - PHASE 1 PLAN OF SURVEY OF LOTS 1, 2, 24 THROUGH 39 INCLUSIVE, PARCELS S-1, SH-1 AND RL-1 AND SHOWING PARCEL R-1; BEING A S/D AND CONSOLIDATION OF LOT 14, PARCEL 1B AND PARCEL 2, LANDS CONVEYED TO EXIT 14A PROPERTIES LIMITED, MATLYN DRIVE AND ONSLOW ROAD, UPPER ONSLOW

Designation of Parcel on Plan: LOT 38

Registration Number of Plan: 123264187

Registration Date of Plan: 2023-10-26 15:54:53

Subject to an Easement/Right of Way in favour of Nova Scotia Power as found in Document No. 123312242.

\*\*\* 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: COLCHESTER COUNTY

Registration Year: 2023

Plan or Document Number: 123264187

## Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	<a href="#">125850363</a> <a href="#">View Doc</a>	2025	CHANGE OF ADDRESS RE LR PARCEL		LAND REGISTRATION	5/21/2025
Document	<a href="#">125850330</a> <a href="#">View Doc</a>	2025	CHANGE OF ADDRESS RE LR PARCEL		LAND REGISTRATION	5/21/2025
Document	<a href="#">123280126</a> <a href="#">View Form</a>	2023	ADDITION OF PARCEL ACCESS/REMOVAL OF INTERESTS ON S/D		LAND REGISTRATION	10/30/2023

## Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
Plan	<a href="#">123264187</a> <a href="#">View Plan</a>	2023	SUBDIVISION & AMALGAMATIONS	"THE WILLOWS" - PHASE 1 PLAN OF SURVEY OF LOTS 1, 2, 24 THROUGH 39 INCLUSIVE, PARCELS S-1, SH-1 AND RL-1 AND SHOWING PARCEL R-1; BEING A S/D AND CONSOLIDATION OF LOT 14, PARCEL 1B AND PARCEL 2, LANDS CONVEYED TO EXIT 14A PROPERTIES LIMITED, MATLYN DRIVE AND ONSLOW ROAD, UPPER ONSLOW		10/26/2023

## AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
No AFR Bundles Found					

## Parcel Relationships

Related PID	Type of Relationship
<a href="#">20219879</a>	PARENT PARCEL NUMBER

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

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

## Property Online Version 1.0

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

Exhibit Stamp

2025

Hfx No. 547515

This is Exhibit "B" referred to in the affidavit of Joshua J. Santimaw, sworn to before me on December 15, 2025.



Signature

KAISLA A. RICHARDSON  
A Barrister of the Supreme  
Court of Nova Scotia

## Land Registration View

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

PID	<b>20501300</b>	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	732.20 SQUARE METERS (PLAN)	Parcel Access	PUBLIC	Manag. Unit	MU0407
Lot	LOT 36-A	Created	Jul 25, 2024 03:14:40PM		
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF THE COUNTY OF COLCHESTER	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Jul 25, 2024 03:14:40PM		

<b>Location</b>	<b>County</b>	<b>Primary Location</b>	<b>Source</b>
<u>19 SUMMER HILL PLACE</u> <u>UPPER ONSLOW</u>	COLCHESTER COUNTY	Yes	Assigned by Municipality

**Comments**  
See Plan 124426769

<b>Assessment Account</b>	<b>Value</b>	<b>Tax District</b>	<b>Tax Ward</b>	<b>Tax Sub</b>
<u>11070973</u>	\$99,800.00 (2025 RESIDENTIAL TAXABLE)	080	000	

**Registered Interests**

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
4499127 NOVA SCOTIA LIMITED	FEE SIMPLE	SHOPPERS DRUG MART 21 MIC MAC BLVD POST OFFICE BOX 24109 DARTMOUTH NS CA B3A 4T4	DEED	2023	<u>123380165</u> <a href="#">View Doc</a>		Nov 21, 2023	No

**Manner of Tenure**

<b>Tenure Type</b>	<b>Tenure Description</b>
NOT APPLICABLE	NO DESCRIPTION FOUND

**Farm Loan Board - Occupants & Mailing Addresses**

Name	Interest Holder Type	Mailing Address
No Records Found		

**Benefits to the Registered Interests**

Benefit Details	Interest Holder Type	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found						

**Burdens on the Registered Interests**

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
NOVA SCOTIA POWER INCORPORATED	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	POST OFFICE BOX 910 HALIFAX NS CA B3J 2W5	EASEMENT/RIGHT OF WAY	2023	<u>123312242</u> <a href="#">View Doc</a>		Nov 06, 2023

**Textual Qualifications on Title**

**Qualifications Text**

*No Records Found*

**Tenants in Common not registered pursuant to the Land Registration Act**

**Interest Holder  
(Qualifier)**

**Interest Holder Type**

**Mailing Address**

**Type**

**Year**

**Doc#**

**Book/Page/Plan**

**Registration Date**

*No Records Found*

**Recorded Interests**

**Interest Holder  
(Qualifier)**

**Interest  
Holder Type**

**Mailing Address**

**Type**

**Year Doc#**

**Book/Page/Plan**

**Registration  
Date**

EXPRESS MORTGAGE CORPORATION LIMITED	MORTGAGEE	222 WATERFRONT DRIVE SUITE 101 BEDFORD NS CA B4A 0H3	MORTGAGE	2023	<a href="#">123380199</a> <a href="#">View Doc</a>	Nov 21, 2023
EXPRESS MORTGAGE CORPORATION LIMITED	ASSIGNEE	222 WATERFRONT DRIVE SUITE 101 BEDFORD NS CA B4A 0H3	ASSIGNMENT OF LEASES AND/OR RENTS	2023	<a href="#">123380223</a> <a href="#">View Doc</a>	Nov 21, 2023
EXPRESS MORTGAGE CORPORATION LIMITED	MORTGAGEE	222 WATERFRONT DRIVE SUITE 101 BEDFORD NS CA B4A 0H3	AMENDMENT (NOT CONDOMINIUM)	2023	<a href="#">123458789</a> <a href="#">View Doc</a>	Dec 07, 2023
EXPRESS MORTGAGE CORPORATION LIMITED	MORTGAGEE	6134 PEPPERELL STREET HALIFAX NS CA B3H 2N9	AMENDMENT (NOT CONDOMINIUM)	2024	<a href="#">124163859</a> <a href="#">View Doc</a>	May 27, 2024
GRAYSBROOK CAPITAL LTD.	MORTGAGEE	7105 CHEBUCTO ROAD SUITE 350 HALIFAX NS CA B3L 4W8	MORTGAGE	2024	<a href="#">125161084</a> <a href="#">View Form</a> <a href="#">View Doc</a>	Dec 13, 2024
GRAYSBROOK CAPITAL LTD.	ASSIGNEE	7105 CHEBUCTO ROAD SUITE 350 HALIFAX NS CA B3L 4W8	ASSIGNMENT OF LEASES AND/OR RENTS	2024	<a href="#">125161126</a> <a href="#">View Form</a> <a href="#">View Doc</a>	Dec 13, 2024
BDJ CONCRETE SERVICES INCORPORATED	CLAIMANT / PLAINTIFF	72 PLEASANT BROOK ROAD PLEASANT VALLEY NS CA B0N 1C0	BUILDERS' / MECHANICS' LIEN	2025	<a href="#">125488107</a> <a href="#">View Form</a> <a href="#">View Doc</a>	Mar 03, 2025
DON GROVES & SON CONSTRUCTION LIMITED	CLAIMANT / PLAINTIFF	334 ONSLOW ROAD UPPER ONSLOW NS CA B6L 5K9	BUILDERS' / MECHANICS' LIEN	2025	<a href="#">125542150</a> <a href="#">View Form</a> <a href="#">View Doc</a>	Mar 13, 2025
TRURO HEATING & VENTILATION LIMITED	CLAIMANT / PLAINTIFF	71 BRUNSWICK STREET TRURO NS CA B2N 2G8	BUILDERS' / MECHANICS' LIEN	2025	<a href="#">125560483</a> <a href="#">View Doc</a>	Mar 18, 2025
S. SORENSEN ELECTRIC COMPANY LIMITED	CLAIMANT / PLAINTIFF	C/O NATHAN SUTHERLAND, PINK LARKIN 1463 SOUTH PARK STREET SUITE 201 HALIFAX NS CA B3J 3S9	BUILDERS' / MECHANICS' LIEN	2025	<a href="#">125575937</a> <a href="#">View Form</a> <a href="#">View Doc</a>	Mar 20, 2025
HUB WELL DRILLING LTD	CLAIMANT / PLAINTIFF	1023 SALMON RIVER ROAD SALMON RIVER NS CA B6L 4C5	BUILDERS' / MECHANICS' LIEN	2025	<a href="#">125582594</a> <a href="#">View Doc</a>	Mar 21, 2025
S. SORENSEN ELECTRIC COMPANY LIMITED	CLAIMANT / PLAINTIFF	C/O NATHAN SUTHERLAND, PINK LARKIN 1463 SOUTH PARK STREET SUITE 201 POST OFFICE BOX 36036 HALIFAX NS CA B3J 3S9	CERTIFICATE OF LIS PENDENS	2025	<a href="#">125784844</a> <a href="#">View Form</a> <a href="#">View Doc</a>	May 06, 2025
TRURO HEATING & VENTILATION LIMITED	CLAIMANT / PLAINTIFF	1023 SALMON RIVER ROAD SALMON RIVER NS CA B6L 4C5	CERTIFICATE OF LIS PENDENS	2025	<a href="#">125791971</a> <a href="#">View Doc</a>	May 07, 2025
HUB WELL DRILLING LIMITED	CLAIMANT / PLAINTIFF	1023 SALMON RIVER ROAD SALMON RIVER NS CA B6L 4C5	CERTIFICATE OF LIS PENDENS	2025	<a href="#">125791971</a> <a href="#">View Doc</a>	May 07, 2025

**Recorded Interests**

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
BDO CANADA LIMITED	TRUSTEE	10 CHURCH STREET TRURO NS CA B2N 3Z6	ORDER (NON-TRANSFERRING /NOT JUDGMENT)	2025	<a href="#">126631259</a> <a href="#">View Form</a> <a href="#">View Doc</a>		Oct 24, 2025

**Parcel Description**

Registration County: COLCHESTER COUNTY  
 Street/Place Name: SUMMER HILL PLACE /UPPER ONSLOW  
 Title of Plan: PLAN OF SURVEY OF LOTS 34-A, 34-B, 35-A, 35-B, 36-A, 36-B, 37-A, AND 37-B; BEING A SUBDIVISION OF LOTS 34, 35, 36 AND 37, LANDS CONVEYED TO 4499127 NOVA SCOTIA LIMITED, SUMMER HILL PLACE, ONSLOW  
 Designation of Parcel on Plan: LOT 36-A  
 Registration Number of Plan: 124426769  
 Registration Date of Plan: 2024-07-18 10:54:45

Subject to an easement/right of way as described in Document Number 123312242.

\*\*\* 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: COLCHESTER COUNTY  
 Registration Year: 2024  
 Plan or Document Number: 124426769

**Non-Enabling Documents**

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	<a href="#">125850363</a> <a href="#">View Doc</a>	2025	CHANGE OF ADDRESS RE LR PARCEL		LAND REGISTRATION	5/21/2025
Document	<a href="#">125850330</a> <a href="#">View Doc</a>	2025	CHANGE OF ADDRESS RE LR PARCEL		LAND REGISTRATION	5/21/2025
Document	<a href="#">124534638</a> <a href="#">View Form</a>	2024	ADDITION OF PARCEL ACCESS/REMOVAL OF INTERESTS ON S/D		LAND REGISTRATION	8/9/2024

**Non-Enabling Plans**

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
Plan	<a href="#">124426769</a> <a href="#">View Plan</a>	2024	SUBDIVISION & AMALGAMATIONS	PLAN OF SURVEY OF LOTS 34-A, 34-B, 35-A, 35-B, 36-A, 36-B, 37-A, AND 37-B; BEING A SUBDIVISION OF LOTS 34, 35, 36 AND 37, LANDS CONVEYED TO 4499127 NOVA SCOTIA LIMITED, SUMMER HILL PLACE, ONSLOW		7/18/2024

**AFR Bundles**

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
No AFR Bundles Found					

**Parcel Relationships**

Related PID	Type of Relationship
<a href="#">20498655</a>	PARENT PARCEL NUMBER

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

Exhibit Stamp

2025

Hfx No. 547515

This is Exhibit "C" referred to in the affidavit of Joshua J. Santimaw, sworn to before me on December 15, 2025.



Signature

KAISLA A. RICHARDSON  
A Barrister of the Supreme  
Court of Nova Scotia

## Land Registration View

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

PID	<b>20501318</b>	Parcel Type	STANDARD PARCEL	Status	ACTIVE			
Area	759.30 SQUARE METERS (PLAN)	Parcel Access	PUBLIC	Manag. Unit	MU0407			
Lot	LOT 36-B	Created	Jul 25, 2024 03:14:40PM					
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF THE COUNTY OF COLCHESTER	Manner of Tenure	NOT APPLICABLE			
LR Status	LAND REGISTRATION	LR Date	Jul 25, 2024 03:14:40PM					
<b>Location</b>	<b>County</b>	<b>Primary Location</b>	<b>Source</b>					
<u>21 SUMMER HILL PLACE</u> <u>UPPER ONSLOW</u>	COLCHESTER COUNTY	Yes	Assigned by Municipality					
<b>Comments</b>								
See Plan 124426769								
<b>Assessment Account</b>	<b>Value</b>	<b>Tax District</b>	<b>Tax Ward</b>	<b>Tax Sub</b>				
<u>11107982</u>	\$99,800.00 (2025 RESIDENTIAL TAXABLE)	080	000					
<b>Registered Interests</b>								
<b>Interest Holder (Qualifier)</b>	<b>Interest Holder Type</b>	<b>Mailing Address</b>	<b>Type</b>	<b>Year</b>	<b>Doc#</b>	<b>Book/Page/Plan</b>	<b>Registration Date</b>	<b>NS Non-Res?</b>
4499127 NOVA SCOTIA LIMITED	FEE SIMPLE	SHOPPERS DRUG MART 21 MIC MAC BLVD POST OFFICE BOX 24109 DARTMOUTH NS CA B3A 4T4	DEED	2023	<u>123380165</u> <a href="#">View Doc</a>		Nov 21, 2023	No
<b>Manner of Tenure</b>								
<b>Tenure Type</b>			<b>Tenure Description</b>					
NOT APPLICABLE			NO DESCRIPTION FOUND					
<b>Farm Loan Board - Occupants &amp; Mailing Addresses</b>								
<b>Name</b>	<b>Interest Holder Type</b>	<b>Mailing Address</b>						
		No Records Found						
<b>Benefits to the Registered Interests</b>								
<b>Benefit Details</b>	<b>Interest Holder Type</b>	<b>Type</b>	<b>Year</b>	<b>Doc#</b>	<b>Book/Page/Plan</b>	<b>Registration Date</b>		
						No Records Found		
<b>Burdens on the Registered Interests</b>								
<b>Interest Holder (Qualifier)</b>	<b>Interest Holder Type</b>	<b>Mailing Address</b>	<b>Type</b>	<b>Year</b>	<b>Doc#</b>	<b>Book/Page/Plan</b>	<b>Registration Date</b>	
NOVA SCOTIA POWER INCORPORATED	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	POST OFFICE BOX 910 HALIFAX NS CA B3J 2W5	EASEMENT/RIGHT OF WAY	2023	<u>123312242</u> <a href="#">View Doc</a>		Nov 06, 2023	

**Textual Qualifications on Title**

**Qualifications Text**

*No Records Found*

**Tenants in Common not registered pursuant to the Land Registration Act**

**Interest Holder  
(Qualifier)**

**Interest Holder Type**

**Mailing Address**

**Type Year Doc#**

**Book/Page/Plan**

**Registration Date**

*No Records Found*

**Recorded Interests**

<b>Interest Holder (Qualifier)</b>	<b>Interest Holder Type</b>	<b>Mailing Address</b>	<b>Type</b>	<b>Year Doc#</b>	<b>Book/Page/Plan</b>	<b>Registration Date</b>
EXPRESS MORTGAGE CORPORATION LIMITED	MORTGAGEE	222 WATERFRONT DRIVE SUITE 101 BEDFORD NS CA B4A 0H3	MORTGAGE	2023	<a href="#">123380199</a> <a href="#">View Doc</a>	Nov 21, 2023
EXPRESS MORTGAGE CORPORATION LIMITED	ASSIGNEE	222 WATERFRONT DRIVE SUITE 101 BEDFORD NS CA B4A 0H3	ASSIGNMENT OF LEASES AND/OR RENTS	2023	<a href="#">123380223</a> <a href="#">View Doc</a>	Nov 21, 2023
EXPRESS MORTGAGE CORPORATION LIMITED	MORTGAGEE	222 WATERFRONT DRIVE SUITE 101 BEDFORD NS CA B4A 0H3	AMENDMENT (NOT CONDOMINIUM)	2023	<a href="#">123458789</a> <a href="#">View Doc</a>	Dec 07, 2023
EXPRESS MORTGAGE CORPORATION LIMITED	MORTGAGEE	6134 PEPPERELL STREET HALIFAX NS CA B3H 2N9	AMENDMENT (NOT CONDOMINIUM)	2024	<a href="#">124163859</a> <a href="#">View Doc</a>	May 27, 2024
GRAYSBROOK CAPITAL LTD.	MORTGAGEE	7105 CHEBUCTO ROAD SUITE 350 HALIFAX NS CA B3L 4W8	MORTGAGE	2024	<a href="#">125161100</a> <a href="#">View Form</a> <a href="#">View Doc</a>	Dec 13, 2024
GRAYSBROOK CAPITAL LTD.	ASSIGNEE	7105 CHEBUCTO ROAD SUITE 350 HALIFAX NS CA B3L 4W8	ASSIGNMENT OF LEASES AND/OR RENTS	2024	<a href="#">125161134</a> <a href="#">View Form</a> <a href="#">View Doc</a>	Dec 13, 2024
BDJ CONCRETE SERVICES INCORPORATED	CLAIMANT / PLAINTIFF	72 PLEASANT BROOK ROAD PLEASANT VALLEY NS CA B0N 1C0	BUILDERS' / MECHANICS' LIEN	2025	<a href="#">125488107</a> <a href="#">View Form</a> <a href="#">View Doc</a>	Mar 03, 2025
DON GROVES & SON CONSTRUCTION LIMITED	CLAIMANT / PLAINTIFF	334 ONSLOW ROAD UPPER ONSLOW NS CA B6L 5K9	BUILDERS' / MECHANICS' LIEN	2025	<a href="#">125542150</a> <a href="#">View Form</a> <a href="#">View Doc</a>	Mar 13, 2025
TRURO HEATING & VENTILATION LIMITED	CLAIMANT / PLAINTIFF	71 BRUNSWICK STREET TRURO NS CA B2N 2G8	BUILDERS' / MECHANICS' LIEN	2025	<a href="#">125560483</a> <a href="#">View Doc</a>	Mar 18, 2025
HUB WELL DRILLING LIMITED	CLAIMANT / PLAINTIFF	1023 SALMON RIVER ROAD SALMON RIVER NS CA B6L 4C5	BUILDERS' / MECHANICS' LIEN	2025	<a href="#">125582669</a> <a href="#">View Doc</a>	Mar 21, 2025
HUB WELL DRILLING LIMITED	CLAIMANT / PLAINTIFF	1023 SALMON RIVER ROAD SALMON RIVER NS CA B6L 4C5	CERTIFICATE OF LIS PENDENS	2025	<a href="#">125792003</a> <a href="#">View Doc</a>	May 07, 2025
TRURO HEATING & VENTILATION LIMITED	CLAIMANT / PLAINTIFF	1023 SALMON RIVER ROAD SALMON RIVER NS CA B6L 4C5	CERTIFICATE OF LIS PENDENS	2025	<a href="#">125792003</a> <a href="#">View Doc</a>	May 07, 2025
BDO CANADA LIMITED	TRUSTEE	10 CHURCH STREET TRURO NS CA B2N 3Z6	ORDER (NON-TRANSFERRING /NOT JUDGMENT)	2025	<a href="#">126631259</a> <a href="#">View Form</a> <a href="#">View Doc</a>	Oct 24, 2025

## Parcel Description

Registration County: COLCHESTER COUNTY

Street/Place Name: SUMMER HILL PLACE /UPPER ONSLOW

Title of Plan: PLAN OF SURVEY OF LOTS 34-A, 34-B, 35-A, 35-B, 36-A, 36-B, 37-A, AND 37-B; BEING A SUBDIVISION OF LOTS 34, 35, 36 AND 37, LANDS CONVEYED TO 4499127 NOVA SCOTIA LIMITED, SUMMER HILL PLACE, ONSLOW

Designation of Parcel on Plan: LOT 36-B

Registration Number of Plan: 124426769

Registration Date of Plan: 2024-07-18 10:54:45

Subject to an easement/right of way as described in Document Number 123312242.

\*\*\* 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: COLCHESTER COUNTY

Registration Year: 2024

Plan or Document Number: 124426769

## Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	<a href="#">125850363</a> <a href="#">View Doc</a>	2025	CHANGE OF ADDRESS RE LR PARCEL		LAND REGISTRATION	5/21/2025
Document	<a href="#">125850330</a> <a href="#">View Doc</a>	2025	CHANGE OF ADDRESS RE LR PARCEL		LAND REGISTRATION	5/21/2025
Document	<a href="#">124534646</a> <a href="#">View Form</a>	2024	ADDITION OF PARCEL ACCESS/REMOVAL OF INTERESTS ON S/D		LAND REGISTRATION	8/9/2024

## Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
Plan	<a href="#">124426769</a> <a href="#">View Plan</a>	2024	SUBDIVISION & AMALGAMATIONS	PLAN OF SURVEY OF LOTS 34-A, 34-B, 35-A, 35-B, 36-A, 36-B, 37-A, AND 37-B; BEING A SUBDIVISION OF LOTS 34, 35, 36 AND 37, LANDS CONVEYED TO 4499127 NOVA SCOTIA LIMITED, SUMMER HILL PLACE, ONSLOW		7/18/2024

## AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
No AFR Bundles Found					

## Parcel Relationships

Related PID	Type of Relationship
<a href="#">20498655</a>	PARENT PARCEL NUMBER

*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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Exhibit Stamp

2025

Hfx No. 547515

This is Exhibit "D" referred to in the affidavit of Joshua J. Santimaw, sworn to before me on December 15, 2025.



Signature

KAISLA A. RICHARDSON  
A Barrister of the Supreme  
Court of Nova Scotia

## Land Registration View

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

PID	<b>20498515</b>	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	1207.90 SQUARE METERS (PLAN)	Parcel Access	PUBLIC	Manag. Unit	MU0407
Lot	LOT 2	Created	Oct 30, 2023 10:33:33AM		
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF THE COUNTY OF COLCHESTER	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Oct 30, 2023 10:33:33AM		

<b>Location</b>	<b>County</b>	<b>Primary Location</b>	<b>Source</b>
<u>ROSEWAY LANE</u> <u>ONSLow</u>	COLCHESTER COUNTY	Yes	Not Assigned by Municipality

### Comments

<b>Assessment Account</b>	<b>Value</b>	<b>Tax District</b>	<b>Tax Ward</b>	<b>Tax Sub</b>
<u>11071082</u>	\$20,000.00 (2025 RESIDENTIAL TAXABLE)	080	000	

### Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
4499127 NOVA SCOTIA LIMITED	FEE SIMPLE	SHOPPERS DRUG MART 21 MIC MAC BLVD POST OFFICE BOX 24109 DARTMOUTH NS CA B3A 4T4	DEED	2023	<u>123380116</u> <a href="#">View Doc</a>		Nov 21, 2023	No

### Manner of Tenure

<b>Tenure Type</b>	<b>Tenure Description</b>
NOT APPLICABLE	NO DESCRIPTION FOUND

### Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
No Records Found		

### Benefits to the Registered Interests

Benefit Details	Interest Holder Type	Type	Year	Doc#	Book/Page/Plan	Registration Date
TOGETHER WITH AN EASEMENT / ROW	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	EASEMENT/RIGHT OF WAY	2023	<u>123312028</u> <a href="#">View Doc</a>		Nov 06, 2023
20429833	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	2023	<u>123312028</u> <a href="#">View Doc</a>		Nov 06, 2023

### Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
NOVA SCOTIA POWER INCORPORATED	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	POST OFFICE BOX 910 HALIFAX NS CA B3J 2W5	EASEMENT/RIGHT OF WAY	2023	<u>123312168</u> <a href="#">View Doc</a>		Nov 06, 2023

## Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
20498507	EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID		EASEMENT/RIGHT OF WAY	2023	<a href="#">123312028</a> <a href="#">View Doc</a>		Nov 06, 2023
20466793	EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID		EASEMENT/RIGHT OF WAY	2023	<a href="#">123312028</a> <a href="#">View Doc</a>		Nov 06, 2023

## Textual Qualifications on Title

### Qualifications Text

No Records Found

## Tenants in Common not registered pursuant to the Land Registration Act

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

## Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
EXPRESS MORTGAGE CORPORATION LIMITED	MORTGAGEE	222 WATERFRONT DRIVE SUITE 101 BEDFORD NS CA B4A 0H3	MORTGAGE	2023	<a href="#">123380173</a> <a href="#">View Doc</a>		Nov 21, 2023
EXPRESS MORTGAGE CORPORATION LIMITED	ASSIGNEE	222 WATERFRONT DRIVE SUITE 101 BEDFORD NS CA B4A 0H3	ASSIGNMENT OF LEASES AND/OR RENTS	2023	<a href="#">123380215</a> <a href="#">View Doc</a>		Nov 21, 2023
EXPRESS MORTGAGE CORPORATION LIMITED	MORTGAGEE	222 WATERFRONT DRIVE SUITE 101 BEDFORD NS CA B4A 0H3	AMENDMENT (NOT CONDOMINIUM)	2023	<a href="#">123458722</a> <a href="#">View Doc</a>		Dec 07, 2023
EXPRESS MORTGAGE CORPORATION LIMITED	MORTGAGEE	6134 PEPPERELL STREET HALIFAX NS CA B3H 2N9	AMENDMENT (NOT CONDOMINIUM)	2024	<a href="#">124163826</a> <a href="#">View Doc</a>		May 27, 2024
BDJ CONCRETE SERVICES INCORPORATED	CLAIMANT / PLAINTIFF	72 PLEASANT BROOK ROAD PLEASANT VALLEY NS CA B0N 1C0	BUILDERS' / MECHANICS' LIEN	2025	<a href="#">125488099</a> <a href="#">View Form</a> <a href="#">View Doc</a>		Mar 03, 2025
DON GROVES & SON CONSTRUCTION LIMITED	CLAIMANT / PLAINTIFF	334 ONSLOW ROAD UPPER ONSLOW NS CA B6L 5K9	BUILDERS' / MECHANICS' LIEN	2025	<a href="#">125542143</a> <a href="#">View Form</a> <a href="#">View Doc</a>		Mar 13, 2025
TRURO HEATING & VENTILATION LIMITED	CLAIMANT / PLAINTIFF	71 BRUNSWICK STREET TRURO NS CA B2N 2G8	BUILDERS' / MECHANICS' LIEN	2025	<a href="#">125560392</a> <a href="#">View Doc</a>		Mar 18, 2025
HUB WELL DRILLING LTD	CLAIMANT / PLAINTIFF	1023 SALMON RIVER ROAD SALMON RIVER NS CA B6L 4C5	BUILDERS' / MECHANICS' LIEN	2025	<a href="#">125582594</a> <a href="#">View Doc</a>		Mar 21, 2025
HUB WELL DRILLING LIMITED	CLAIMANT / PLAINTIFF	1023 SALMON RIVER ROAD SALMON RIVER NS CA B6L 4C5	CERTIFICATE OF LIS PENDENS	2025	<a href="#">125791971</a> <a href="#">View Doc</a>		May 07, 2025
TRURO HEATING & VENTILATION LIMITED	CLAIMANT / PLAINTIFF	1023 SALMON RIVER ROAD SALMON RIVER NS CA B6L 4C5	CERTIFICATE OF LIS PENDENS	2025	<a href="#">125791971</a> <a href="#">View Doc</a>		May 07, 2025
BDO CANADA LIMITED	TRUSTEE	10 CHURCH STREET TRURO NS CA B2N 3Z6	ORDER (NON-TRANSFERRING /NOT JUDGMENT)	2025	<a href="#">126631283</a> <a href="#">View Form</a> <a href="#">View Doc</a>		Oct 24, 2025

## Parcel Description

Registration County: COLCHESTER COUNTY

Street/Place Name: ROSEWAY LANE /ONSLOW

Title of Plan: "THE WILLOWS" - PHASE 1 PLAN OF SURVEY OF LOTS 1, 2, 24 THROUGH 39 INCLUSIVE, PARCELS S-1, SH-1 AND RL-1 AND SHOWING PARCEL R-1; BEING A S/D AND CONSOLIDATION OF LOT 14, PARCEL 1B AND PARCEL 2, LANDS CONVEYED TO EXIT 14A PROPERTIES LIMITED, MATLYN DRIVE AND ONSLOW ROAD, UPPER ONSLOW

Designation of Parcel on Plan: LOT 2

Registration Number of Plan: 123264187

Registration Date of Plan: 2023-10-26 15:54:53

Together with an Easement/Right of Way as found in Document No. 123312028.

Subject to an Easement/Right of Way as found in Document No. 123312028.

Subject to an Easement/Right of Way in favour of Nova Scotia Power as found in Document No. 123312168.

\*\*\* 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: COLCHESTER COUNTY

Registration Year: 2023

Plan or Document Number: 123264187

## Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	<a href="#">125850355</a> <a href="#">View Doc</a>	2025	CHANGE OF ADDRESS RE LR PARCEL		LAND REGISTRATION	5/21/2025
Document	<a href="#">125850314</a> <a href="#">View Doc</a>	2025	CHANGE OF ADDRESS RE LR PARCEL		LAND REGISTRATION	5/21/2025
Document	<a href="#">123279508</a> <a href="#">View Form</a>	2023	ADDITION OF PARCEL ACCESS/REMOVAL OF INTERESTS ON S/D		LAND REGISTRATION	10/30/2023

## Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
Plan	<a href="#">123264187</a> <a href="#">View Plan</a>	2023	SUBDIVISION & AMALGAMATIONS	"THE WILLOWS" - PHASE 1 PLAN OF SURVEY OF LOTS 1, 2, 24 THROUGH 39 INCLUSIVE, PARCELS S-1, SH-1 AND RL-1 AND SHOWING PARCEL R-1; BEING A S/D AND CONSOLIDATION OF LOT 14, PARCEL 1B AND PARCEL 2, LANDS CONVEYED TO EXIT 14A PROPERTIES LIMITED, MATLYN DRIVE AND ONSLOW ROAD, UPPER ONSLOW		10/26/2023

## AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
<i>No AFR Bundles Found</i>					

## Parcel Relationships

Related PID	Type of Relationship
<a href="#">20219879</a>	PARENT PARCEL NUMBER

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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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