

REPORT ON TITLE

We confirm that we have acted on behalf of Imperial Oil Limited in connection with the migration of certain real property located at Brighton Road, Lockeport, Nova Scotia (the "Parcel"). We confirm that the Parcel is registered pursuant and subject to the *Land Registration Act*, S.N.S. 2001 c.6, as amended ("LRA"). We have reviewed the parcel register for the Parcel maintained by the Registrar General of Land Registration and as of October 5, 2021 the parcel register sets out the following:

1. The Parcel Identification Number (PID) assigned to the parcel is 80074560;
2. The legal description of the Parcel pursuant to the LRA is attached as Schedule "A";
3. Imperial Oil Limited is the Registered Owner of the fee simple interest in respect of the Parcel.

The Registered Owner's ownership of the fee simple interest in respect of the Parcel is guaranteed, by virtue of Section 20 of the LRA, subject to the following:

1. Any discrepancy in the location, boundaries or extent of the Parcel. The description of the Parcel and the Provincial Mapping of the Parcel are not conclusive as to the location, boundaries or extent of the Parcel.
2. The limitations, additions, burdens/qualifications, textual qualifications, recorded interests and instruments set out in the Statement of Registered and Recorded Interests attached hereto as Schedule "B".
3. The following over-riding interests as set out in Section 73(1) of the LRA:
 - (a) an interest of Her Majesty in right of the Province that was reserved in or excepted from the original grant of the fee simple absolute from Her Majesty, or that has been vested in Her Majesty pursuant to an enactment;
 - (b) a lien in favour of a municipality pursuant to an enactment;
 - (c) a leasehold for a term of three years or less if there is actual possession under the lease that could be discovered through reasonable investigation;
 - (d) a utility interest;
 - (e) an easement or right of way that is being used and enjoyed;
 - (f) any right granted by or pursuant to an enactment of Canada or the Province:

- (i) to enter, cross or do things on land for the purpose expressed in the enactment;
- (ii) to recover municipal taxes, duties, charges, rates or assessments by proceedings in respect of land;
- (iii) to control, regulate or restrict the use of land; or
- (iv) to control, regulate or restrict the subdivision of land;
- (g) a lien for assessments pursuant to the *Workers' Compensation Act*;
- (h) an interest created by or pursuant to a statute that expressly refers to the LRA and expressly provides that the interest is enforceable with priority other than as provided in the LRA.

An interest in the Parcel may be acquired by adverse possession or prescription where the required period of adverse possession was completed before the Parcel was first registered under the LRA. Such an interest will become absolutely void as against the registered owner of the Parcel unless one of the following is registered or recorded before the expiration of ten years after the Parcel is first registered under the LRA:

- a. a court order confirming the interest;
- b. a certificate of lis pendens certifying that an action has been commenced to confirm the interest;
- c. an affidavit confirming that the interest has been claimed pursuant to Section 37 of the *Crown Lands Act* ; or
- d. the agreement of the registered owner confirming the interest.

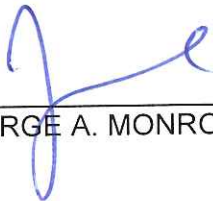
Notwithstanding the registration of the Parcel under the LRA, the owner of a parcel adjacent to the Parcel may acquire an interest in part of the Parcel by adverse possession or prescription if that part does not exceed 20% of the area of the Parcel; and, the whole interest in the Parcel may be acquired by adverse possession or prescription by the owner by an undivided interest in the Parcel.

Attached hereto as Schedule "C" is a copy of the Property On-line mapping.

Dated at Halifax, Nova Scotia, this 6th day of October, 2021.

Yours truly,
MCINNES COOPER

Per:



GEORGE A. MONROE

SCHEDULE "A"

PID 80074560

All that certain lot, piece or parcel of land situate lying and being in the Town of Lockeport, in the County of Shelburne, Province of Nova Scotia, more particularly shown and delineated on a plan prepared by Errol B. Hebb, Provincial Land Surveyor dated the 25th of January, 1956 and known as Plan No. 33756.

Commencing at a bolt on the Eastern side of the Public Highway as shown on said plan and marking the division line between the lands under description and property of Chelsey MacKenzie lying to the North;

Thence South 62 degrees 20 minutes 30 seconds East a distance of 309.53 feet to a bolt as shown on said plan, and being the division line of the lands under description and the property of the said Chelsey MacKenzie;

Thence South 18 degrees 53 minutes 30 second West 244.73 feet to a bolt as shown on the said plan and which said boundary line divides the property under description and property of Annie Beatrice Bangay;

Thence North 68 degrees 33 minutes West 266.1feet or to the Eastern side of the said paved highway, the said last mentioned boundary line being the division line of the lands under description and property of Ivan Henry Goodwin;

Thence North 10 degrees 45 minutes East along the said paved public highway 182.83 feet to the place of beginning.

Subject, however to a road or right of way in favour of Charles McKenzie, the owner of the lands and premises to the North of the lands and premises herein, which said road or right of way extends the full length of the said property, such road or right of way having varying dimensions and being approximately 15 feet in width.

Together with the right of way 8 feet in width over the northern portion of lands of Annie Beatrice Bangay and the southern portion of the said Chelsey MacKenzie and various other persons as shown on the said plan leading from the lands and premises first hereinbefore described to the Harbour. The lands and premises hereinbefore described are intended to include all of the lands and rights of way conveyed by Willard Roache by deed dated the 19th of October, 1948 and registered the 23rd of December, 1955 in the Records at the Registry of Deeds at Shelburne in Book 74 at Page 285.

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

Not Subject To:

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

Schedule "B"

Statement of Registered and Recorded Interests

Effective Date\Time: 2021-10-05 14:11:28
Registration District: SHELburnE COUNTY
Registrant: MONROE, GEORGE
AFR Number: 119370030
User Supplied Reference: 199712 LW

PARCEL INFORMATION:

Parcel Identification Number (PID): 80074560
Civic Address and Lot Number: BRIGHTON ROAD LOCKEPORT
Condominium Corp. Number:
General Location of the Parcel: LOCKEPORT
Parcel Access Type: PUBLIC

REGISTERED OWNER'S INFORMATION:

Owner Name: IMPERIAL OIL LIMITED
Qualifier:
Interest Type: FEE SIMPLE
Document Reference: 4152 1956-03-22 00:00:00
74 - 331
Instrument Type: DEED
Address of Owner: POST OFFICE BOX 6384 STATION D
CALGARY AB CA
T2P 2C9
Non-resident of Nova Scotia? YES

MANNER OF TENURE: NOT APPLICABLE
Description of Tenure:

BENEFITS TO THE REGISTERED INTERESTS:

Benefit Description: TOGETHER WITH AN EASEMENT / RIGHT OF WAY
Interest Type: EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)
Document Reference: 3998 1955-12-23 00:00:00
74 - 285
Instrument Type: DEED

Benefit Description: 82574351
Interest Type: SERVIENT TENEMENT PID
Document Reference: 3998 1955-12-23 00:00:00
74 - 285
Instrument Type: DEED

Benefit Description: 80074545
Interest Type: SERVIENT TENEMENT PID
Document Reference: 3998 1955-12-23 00:00:00
74 - 285
Instrument Type: DEED

Benefit Description: 82572587
Interest Type: SERVIENT TENEMENT PID
Document Reference: 3998 1955-12-23 00:00:00
74 - 285
Instrument Type: DEED

BURDENS ON THE REGISTERED INTERESTS:

Interest Holder Name: 80074479
Qualifier:
Interest Type: EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID
Document Reference: 4152 1956-03-22 00:00:00
74 - 331
Instrument Type: DEED
Address of Interest Holder: UNKNOWN

Interest Holder Name: 82574351
Qualifier:
Interest Type: EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID
Document Reference: 4152 1956-03-22 00:00:00
74 - 331
Instrument Type: DEED
Address of Interest Holder: UNKNOWN

NON-ENABLING INSTRUMENTS:

QUALIFICATIONS:

- 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)].
- If there are names listed as tenant in common interest holders that are not registered under the *Land Registration Act*, these names have been obtained from Property Online and have not been searched for completeness or accuracy. No representations or opinions are made with respect to these tenants in common. The list of tenants in common not registered under the *Land Registration Act* cannot be relied upon as advice on the current state of title of those interests in this parcel. A search of the records at the appropriate land registration office is required to determine the current owner(s) of the tenants in common not registered under the *Land Registration Act*.

OPINION & CERTIFICATE OF TITLE:

I hereby certify to the Registrar General under clause 37(4)(b) of the *Land Registration Act* as follows:

1. The information contained in the Application for Registration for this parcel is a true and correct summary of the title information disclosed by the records on file in the Land Registration Office for the county where the parcel lies, and in the Owner's Declaration Regarding Occupation of Parcel and Residency Status in Form 5.
2. This opinion of title is based upon a title search and abstract of title that have been conducted or completed in accordance with the current Nova Scotia Barristers' Society Professional Standards: Real Property Transactions in Nova Scotia.
3. This opinion is subject to the accuracy of the indices at the office of the Registrar of Deeds.
4. The abstract of title shows a chain of ownership of the parcel to the standard required to demonstrate a marketable title under (select all the apply)
 - the *Marketable Titles Act*
5. The root of title to this parcel is found in a document that has the following particulars
 - Instrument Type: DEED
 - Execution Date: 1949-10-19 Registration Date: 1955-12-23
 - Book #: 74 Page #: 285 Doc #: 3998
6. This Application for Registration is a true and accurate summary of the registered interest, benefits, burdens, qualifications on title, recorded interests, and means of access that apply to this parcel.
7. There are no other encumbrances affecting the title to the land disclosed by the records on file in the land registration office for the county where the parcel lies except those specified herein.
8. The applicable statement respecting the subdivision provisions contained in Part IX of the *Municipal Government Act* is accurately set forth in the official parcel description for the parcel.
9. For the purposes of registration of the title of the above-noted PID(s) a policy of title insurance (*select one*)
 - was not issued with respect to this parcel.
10. Unless noted above, this opinion is subject to
 - (a) rights in respect of the lands, which may have been acquired by adverse possession or prescription; and
 - (b) overriding interests stipulated in Section 73 of the *Land Registration Act* that are not contained in registered instruments that appear within the period covered by the title search and abstract of title referenced in this certification and opinion.
11. I have obtained all affidavits and other documents required under Section 37 of the *Land Registration Act* and the *Land Registration Administration Regulations*, and these documents, and the Abstract of Title referenced in Certification Statement Number 2, will be retained and available for audit by the Nova Scotia Barristers' Society.

12. No opinion is expressed as to
 - (a) the actual boundaries of the lands, the location of any buildings or structures in relation to the actual boundaries of the lands, or the size of the lands;
 - (b) the validity, enforceability of, or compliance with, restrictive covenants if contained in the signed Statement of Registered and Recorded Interests attached hereto; or
 - (c) the validity or effect of the recorded interests listed in the signed Statement of Registered and Recorded Interests attached hereto

PARCEL DESCRIPTION INFORMATION:

All that certain lot, piece or parcel of land situate lying and being in the Town of Lockeport, in the County of Shelburne, Province of Nova Scotia, more particularly shown and delineated on a plan prepared by Errol B. Hebb, Provincial Land Surveyor dated the 25th of January, 1956 and known as Plan No. 33756.

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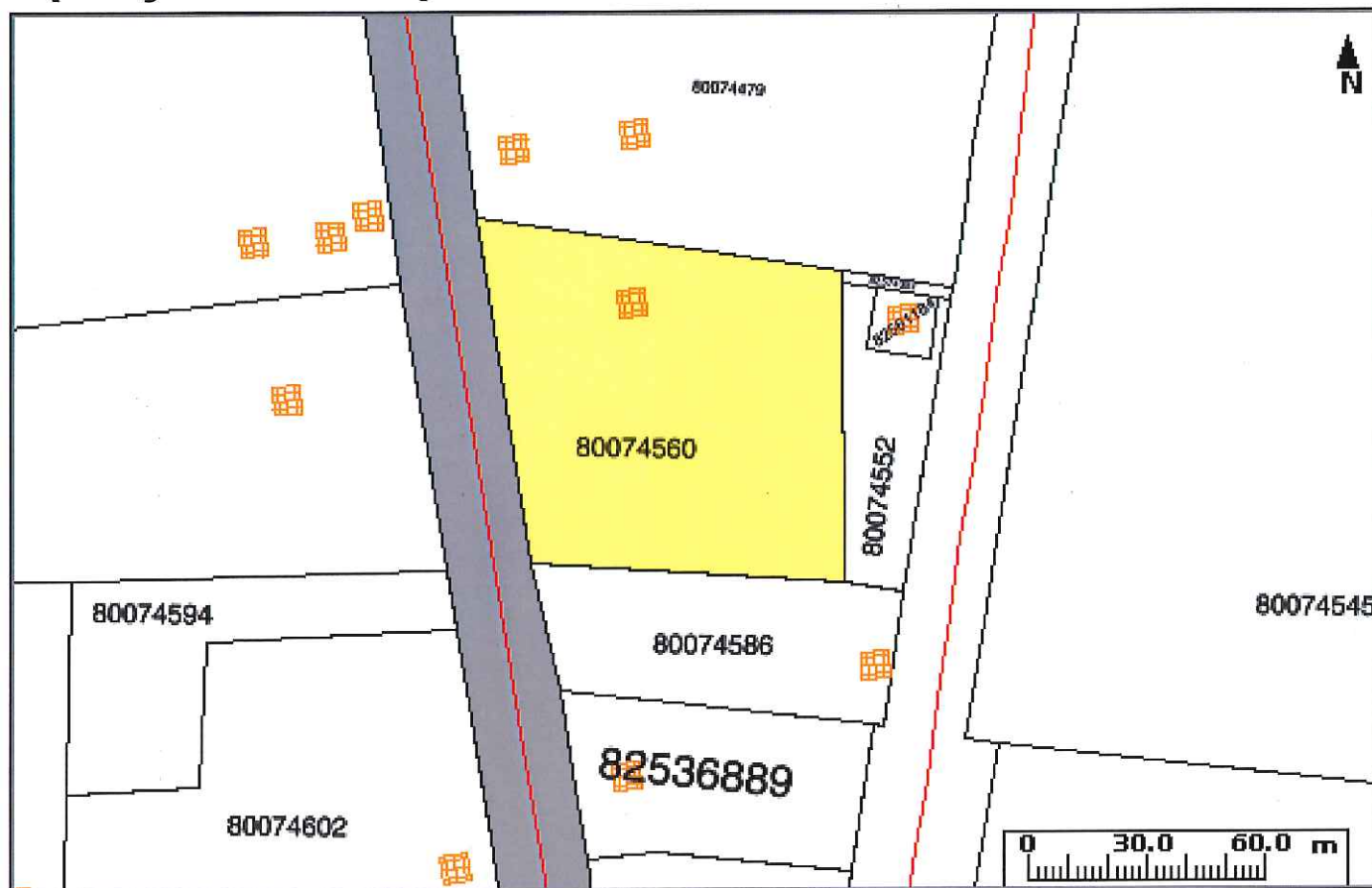
Not Subject To:

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Property Online Map

Schedule "C"

Date: Oct 6, 2021 10:28:53 AM



PID: 80074560 **Owner:** IMPERIAL OIL LIMITED **AAN:** 02136333
County: SHELBURNE COUNTY **Address:** BRIGHTON ROAD **Value:** \$45,000 (2021 COMMERCIAL TAXABLE)
LR Status: LAND REGISTRATION LOCKEPORT

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [*Land Registration Act* subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

Property Online version 2.0

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