EXHIBIT 27

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NSARB 2023-001

## NOVA SCOTIA AQUACULTURE REVIEW BOARD

Applications by KELLY COVE SALMON LTD. for a BOUNDARY AMENDMENT and TWO NEW MARINE FINFISH AQUACULTURE LICENSES and LEASES for the cultivation of ATLANTIC SALMON (Salmo salar) - AQ#1205x, AQ#1432, AQ#1433 in LIVERPOOL BAY, QUEENS COUNTY.

### Affidavit of Josh Morash

I, Joshua Cody Morash, of Beach Meadows, Nova Scotia, affirm as follows:

- 1. I live at the second second
- 2. I am a member of the intervenor Protect Liverpool Bay Association.
- 3. I am a certified CRA (Canadian Residential Appraiser), designated by the Appraisal Institute of Canada. I have held this designation since 2010. I am the owner and president of Kempton Appraisals. My office is located in Bridgewater, Nova Scotia and I appraise properties throughout Nova Scotia's South Shore.
- 4. My paternal grandfather, where the second sec
- 5. My parents are Dr. (sometimes their first names are spelled as and and the previous and the previous of the parents purchased and built the house and moved there in 1980, the same year I was born. My father is a General Practitioner and practicing physician. He has practiced medicine in Liverpool for almost his entire career.

6. My partner grew up in Liverpool. Her father was a mason at the Bowater paper mill and still lives in Liverpool. teaches middle school and high school English in Lockport NS.

#### My family home at

- 7. I grew up at the beach, or boating, swimming and fishing in and on the waters around the property.
- 8. In 2014, and I bought the property from my parents, who moved next door to the adjoining property at
- 9. Our home property consists of 18 acres, including extensive water frontage. My family spends much of their time on the water off our property (in the same area where AQ#1432 is proposed to be built) and on the beach on our shorefront. My children use the beaches and waters for swimming, boating, fishing, crab hunting and exploring. When my brothers and their families, and other family members and friends, come to visit us, they also spend time on the beaches and the waters off our property. My family and I also use the beaches to walk back and forth to my parents' home on their neighbouring property. My family and I often fish recreationally for mackerel and pollock by boat in the waters immediately off of our beach in the same location as that proposed for AQ#1432.
- 10. The extent of our home property at a second second
- 11. Soon after purchasing our home, from 2014 to 2016, we renovated our house and grounds, at a cost of over \$600,000. The renovations were designed to take full advantage of the amazing view. Our house plan now maximizes the spectacular views of Liverpool Bay. From our windows and outside our home we can see far out into the Bay. I attach as Exhibit F a photograph of the view from our deck.

## Impacts of AQ#1432 and the other fish farm developments

12. The pristine beauty and wonderful year-round views of the Bay, the beaches and surrounding lands are of central importance to my and my family's lives, and to those who visit us. I attach as Exhibit G three photographs I took of the view from our beach. I also attach as Exhibit H a photograph of our house from behind, looking toward the Bay.

- 13. All of this makes the property very special to us, but I would not have bought or renovated my home property if I had known that AQ#1432 would be built and operated just off our beach directly in front of my home, ruining our wonderful view and occupying the area of the Bay we most often use for beach and water recreation. As an experienced real estate appraiser and as someone very familiar with the shore and waters close to my home, I would never have imagined that a company would try to build an industrial fish farm right in front of my residential property.
- 14. During storms, and other times when strong winds are blowing and waves are heavy, the waters just off our property, including at AQ#1432's proposed location, are often very rough, and the winds are frequently very strong. At times, ocean debris is thrown from there by the wind and waves far up on to our property, as far as 75 metres from the shore, and only about 25 metres from our house. Attached as Exhibit I is another copy of the Viewpoint site printout the red line drawn on the printout is the approximate highpoint of where ocean debris was thrown during the last storm, Hurricane Lee, on September 16, 2023. A photograph I took on September 16, 2023 shows how close the water pushed floating debris in relation to our house (Exhibit J). During that storm, as during other instances of severe weather, the waves from the Bay pass completely over the beach and enter the pond on our property as shown in my photograph taken that day (Exhibit K).
- 15. The proposed site of AQ#1432 is located just off our beach and will stretch along most of our waterfront in front of our home. If it is built, it will be directly visible from my home. It will be subject to the very heavy waves and winds that I have often seen occur in that location. Exhibit L is a photograph taken on September 16, 2023, during Hurricane Lee, of the rough seas just off our beach. I am concerned that it will be very difficult to maintain the fish farm in this area, and that it will likely be damaged by the wind and water at this location.
- 16. My house is between 400 and 500 m from the proposed site for application AQ#1432. At its nearest point, the shorefront portion of my property is located approximately 150 metres from the lease boundary line for AQ#1432, and roughly 350 metres or less from the site of the nearest open net pen within the AQ#1432 site.
- 17. I have reviewed the Fisheries and Oceans report entitled DFO Maritimes Region Science Review of the Proposed Marine Finfish Aquaculture Boundary Amendment and New Sites, Liverpool Bay, Queens County, Nova Scotia (Science Response 2022/039). The beaches in front of my home, used by my children and other family members for recreation, and our home itself, fall within all the Predicted Exposure Zones for AQ#1432 set out in that report (see pages 13 and 16 of the report – excerpts from that report showing these figures are attached as Exhibit M). In some cases, my house and other parts of my property also fall within the Predicted Exposure Zones for AQ#1433, and even within overlapping Predicted Exposure Zones for all three of the proposed sites (AQ#1432, AQ#1433 and AQ#1205). It is of great concern to me that my property and the beaches and waters used by my family

would be within the predicted exposure zones for fish feces from 660,000 fish or more, and for chemicals that are used, or might be used, in the fish farming process immediately offshore from my property.

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- 18. I am very concerned that Kelly Cove will be approved to build and operate AQ#1432 and the other proposed sites. I am worried that the operation will detract significantly from the beauty and aesthetic appeal of my property and Liverpool Bay and our ability to enjoy it as we have done until now. As well, I am concerned that the waters just offshore from our property, our beach and our own property will become polluted with fish feces, waste food, chemicals and debris from the fish farm infrastructure at AQ#1432 and the other sites. We will experience unwelcome noise, lights, exhaust and smell emanating very close by from AQ#1432, and also from the other proposed fish farm developments, and these will interfere with our ability to use and enjoy our property as we have done.
- 19. For the same reasons I am concerned that the value of our property will be adversely affected by these farms operating so close to our home. The significant amounts of money my family and I have spent to renovate our home will be wasted if our views become dominated by the fish farm and feeder barge.
- 20. I am also concerned that navigation into Fralic Cove would be obstructed or restricted if AQ#1432 is built and operated as proposed. Fralic Cove is used by our family and many others for recreation and access to our property from the sea.

## Additional property holdings

- 21. I also own other properties in the immediate vicinity of my home and Beach Meadows, including ocean front and woodland properties. In 2017 and 2019 I bought several adjoining parcels of land (including PID 701000656 I attach a property online printout of those parcels as Exhibit N) which together amount to more than 10 acres of land. The view from that property looks toward Coffin Island and the existing aquaculture site, which Kelly Cove seeks to expand as AQ#1205x.
- 22. After buying those lots, I began the process of subdividing that property into smaller lots. I have now put that on hold as I am very concerned that all those properties will be impacted directly and aesthetically by the proposed industrial fish farms. My brother was planning to buy one of those lots from me to build a vacation home, but that is also on hold at present because Kelly Cove is pushing forward with these developments close by. I am very concerned that the properties will lose value due to the visibility of these industrial developments, and the other problems outlined above. I would not have continued acquiring land in the area, despite my strong connections to the region, if it had been made clear to me that industrial fish farms would be operated in the waters directly off the beaches of my property and other shorelines along Liverpool Bay.

## No contact from KCS or Province

- 23. Kelly Cove has never contacted me directly at any time, and has never informed me directly of their plans to build and operate an industrial open net pen fish farm, including operating a feeder barge with associated lights and noise, in the waters directly in front of my home. They have never told me that my home is within the Predicted Exposure Zones for their operation and what they will do to ensure my property is not affected. Likewise, the Province of Nova Scotia has never contacted me to advise that they are considering approving this project or how my property will be affected.
- 24. I affirm this affidavit in support of PLBA's intervention before the Aquaculture Review Board and for no other or improper purpose.

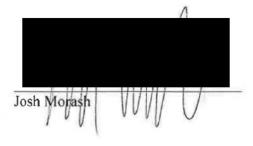
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Affirmed before me on this 18<sup>th</sup> day of January, 2024 at Regional Municipality of Queens, Nova <u>Scotia</u>

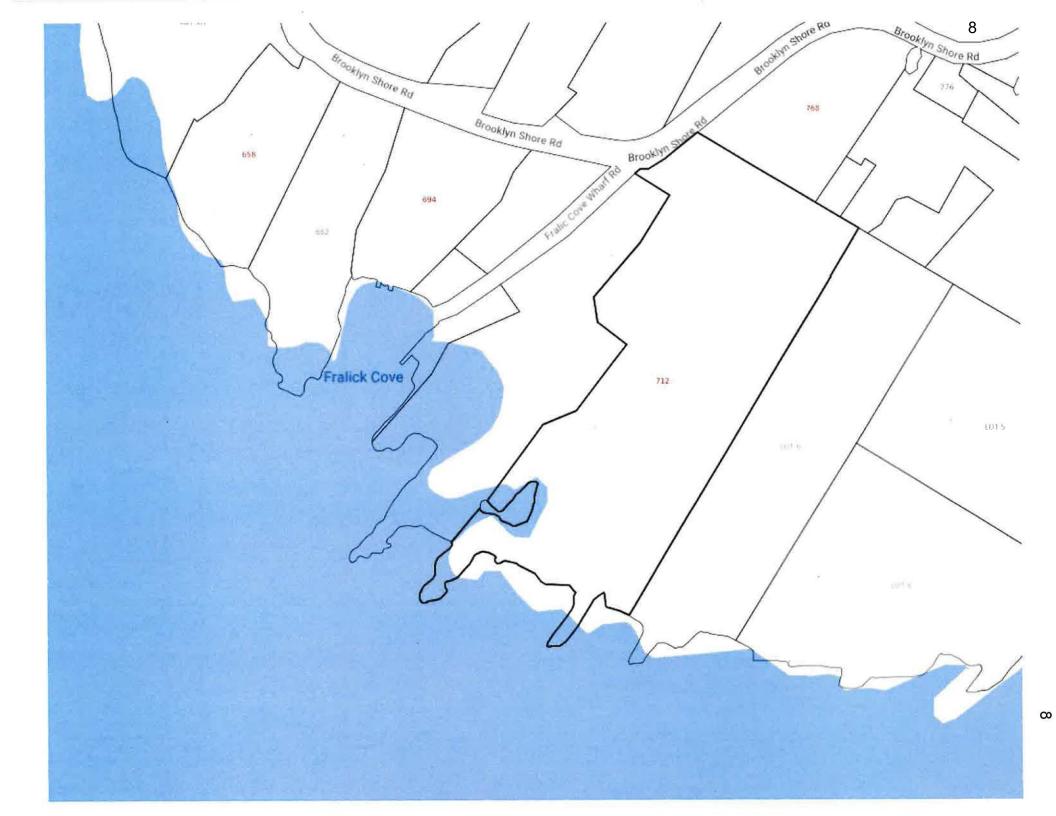
Commissioner of Oaths in and for the Province of Nova Scotia

James Gunvaldsen Klaassen A Barrister of the Supreme Court of Nova Scotia



This is **Exhibit "A"** referred to in the affidavit of Josh Morash, affirmed before me this 18th day of Japanet 2024 6





This is **Exhibit "B"** referred to in the affidavit of **Josh Morash**, affirmed before me this 18th dayof January, 2024.

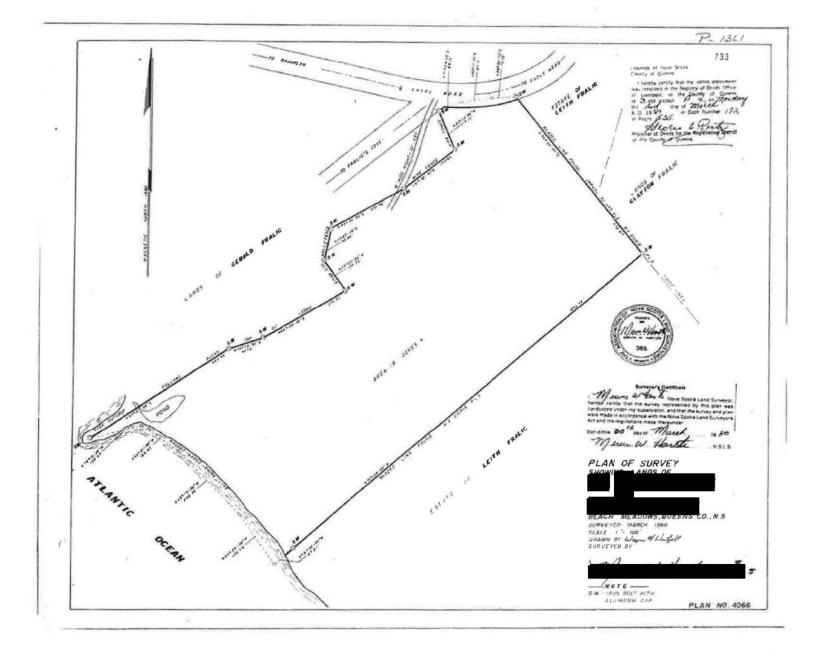
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This is **Exhibit "C"** referred to in the affidavit of **Josh Morash**, affirmed before me this 18th day of January, 2024.

A commissioner of the Supreme Court of Nova Scotia



This is **Exhibit "D**" referred to in the affidavit of **Josh Morash**, affirmed before me this 18th day of January, 2024.

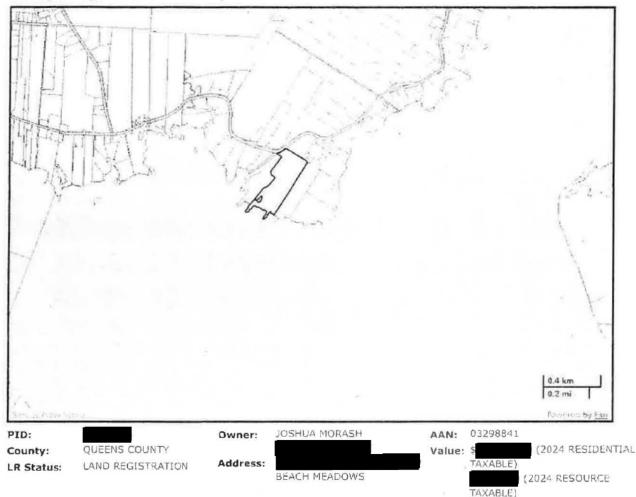
> James Gunvaldsen Klaassen A commissioner of the Supreme Court of Nova Scotia

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## **Property Online Map**

Date: January 12, 2024 14:16:38 PM



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.

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# PROPERTY Online

## Land Registration View

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

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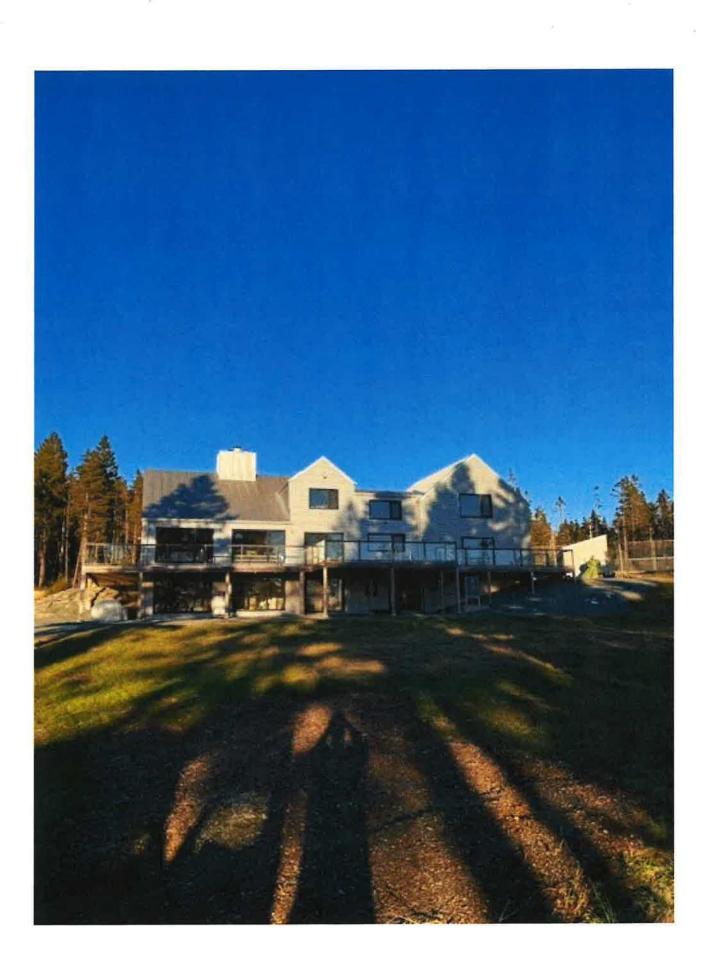
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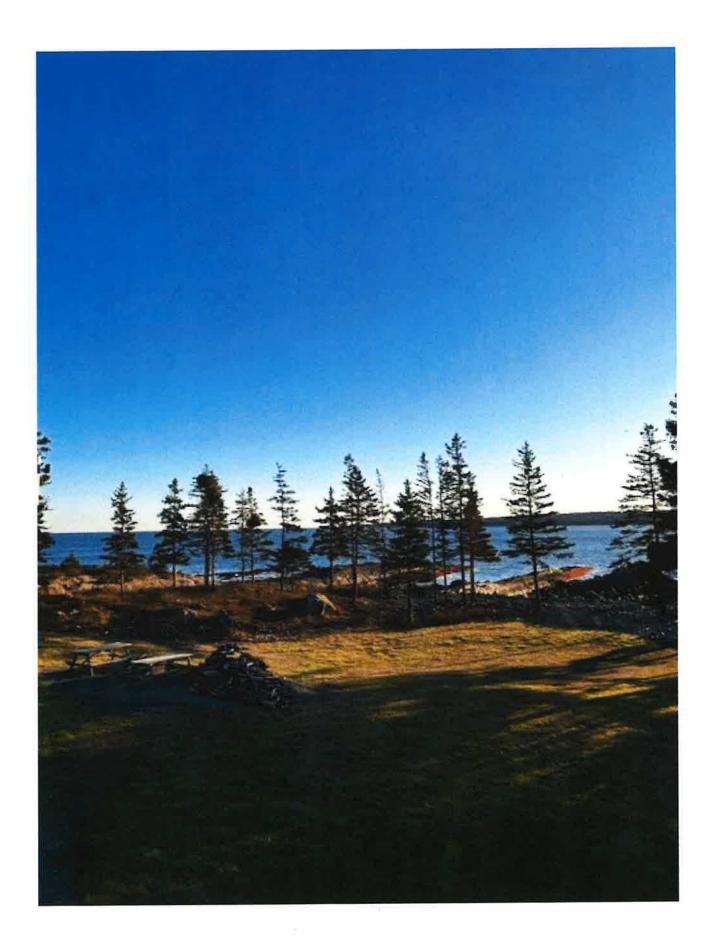
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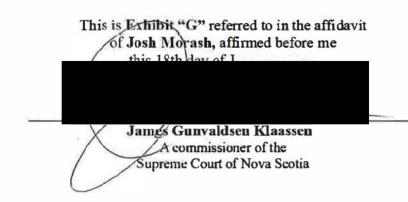
## Property Online Version 1.0

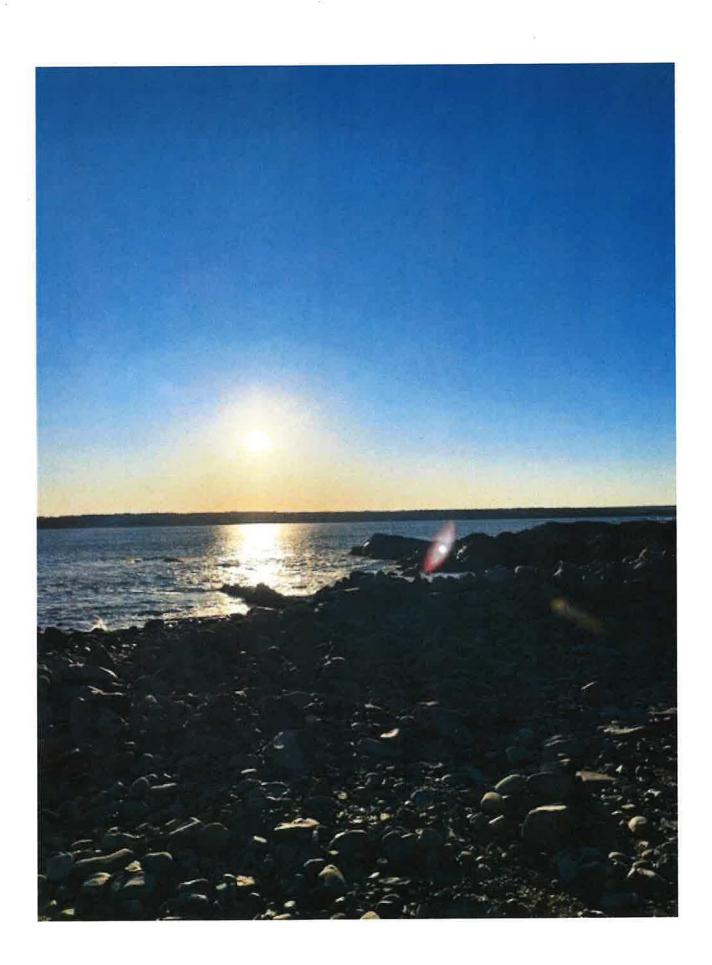
This page and all contents are copyright © 1999-2024, <u>Government of Nova Scotia</u>, all rights reserved if you have comments regarding our site please direct them to: <u>n-opertyonline@novascota.ca</u> Please feel free to <u>Submit Problems</u> you find with the Property Omine web site This is **Exhibit "E**" referred to in the affidavit of **Josh Morash**, affirmed before me this 18th day of January 2024.

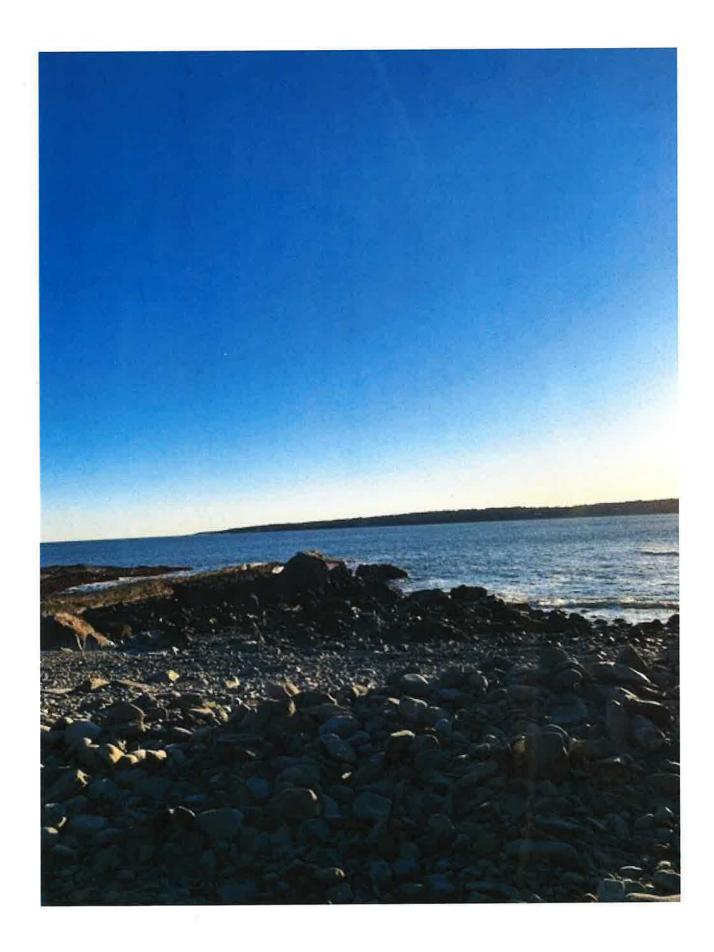


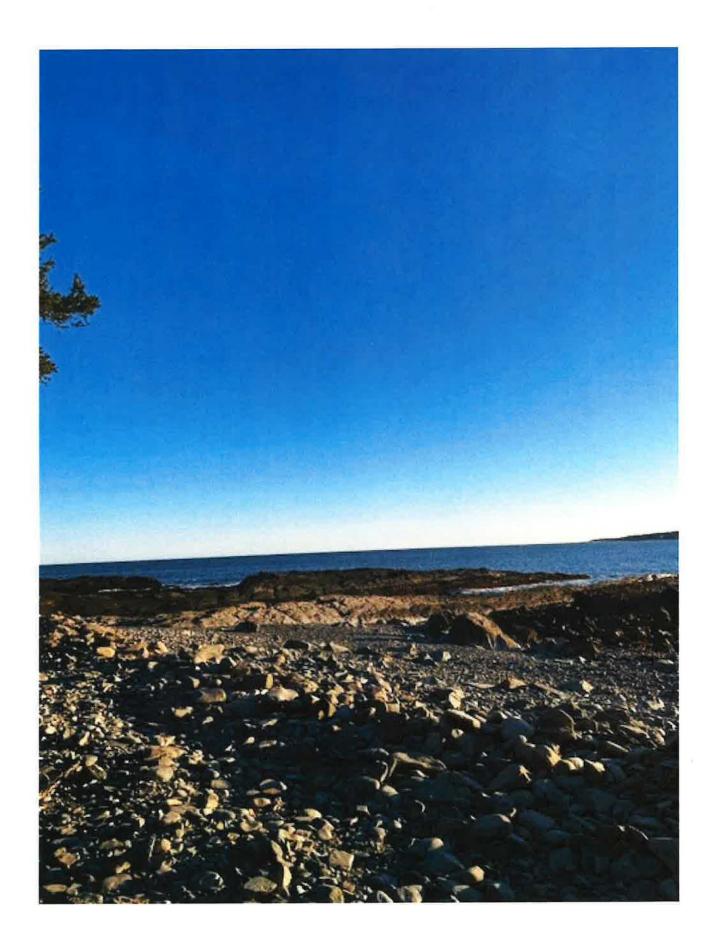
This is **Exhibit** "F" referred to in the affidavit of Josh Morash, affirmed before me this 18th day of January 2024.



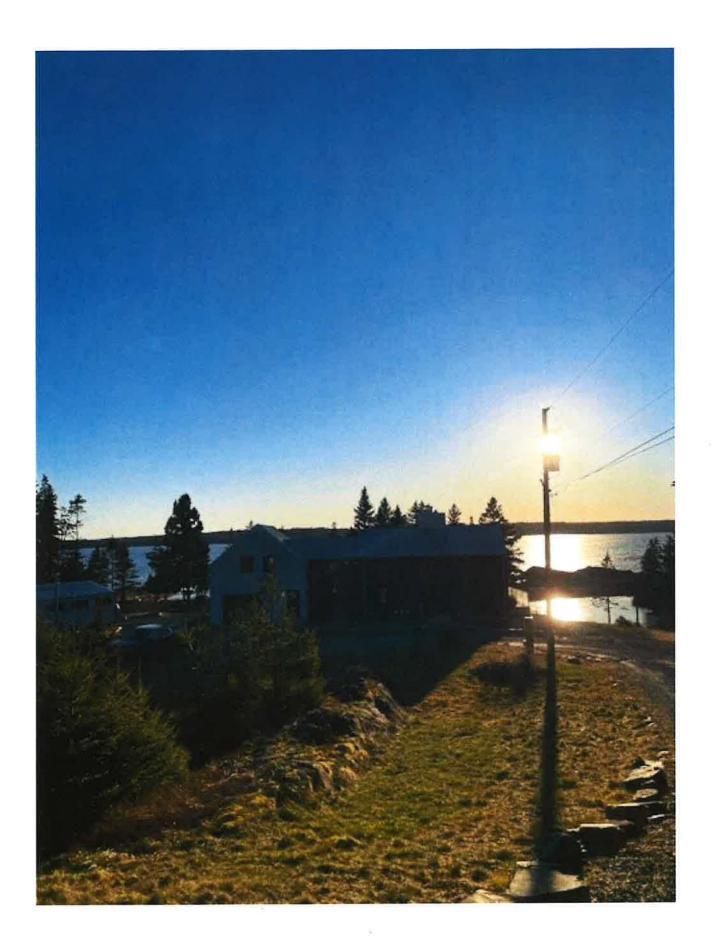




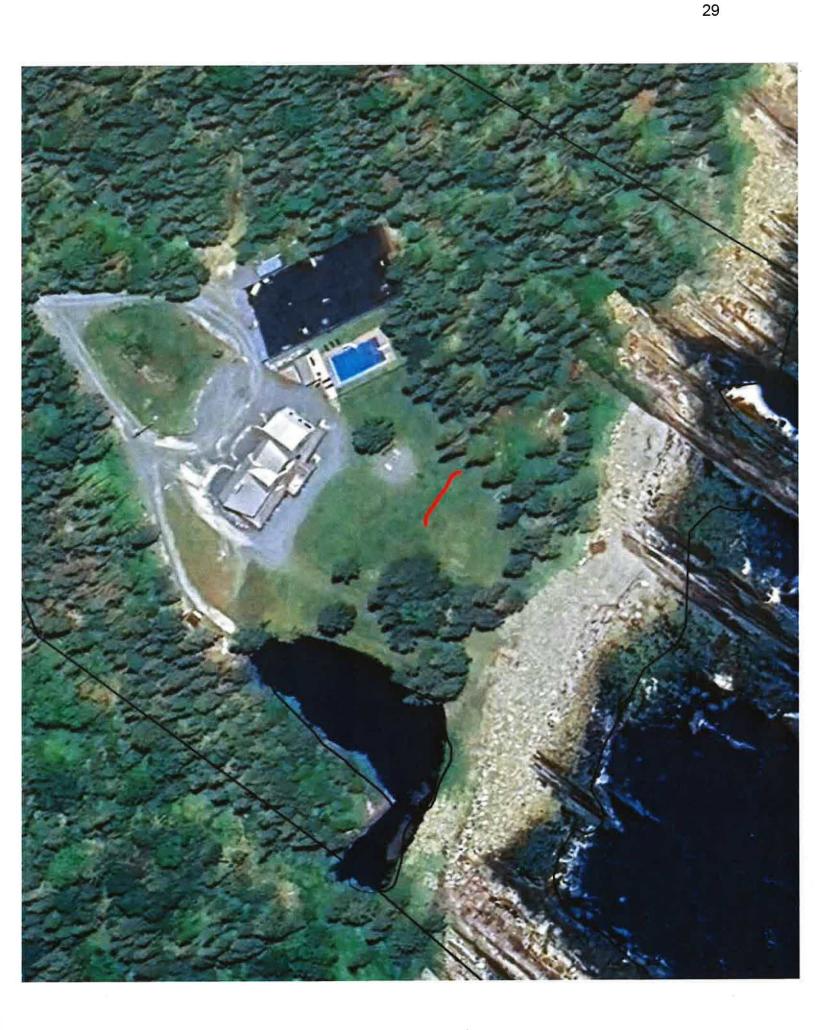




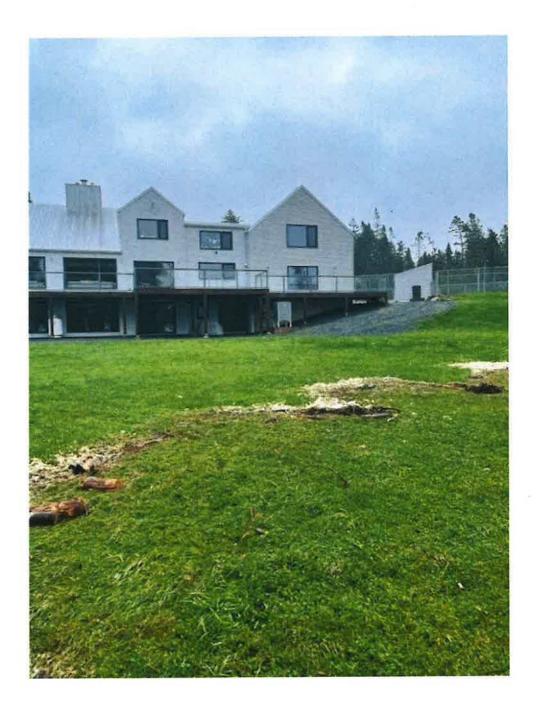
This is **Exhibit "H"** referred to in the affidavit of **Josh Morash**, affirmed before me this 18th day of January, 2024.



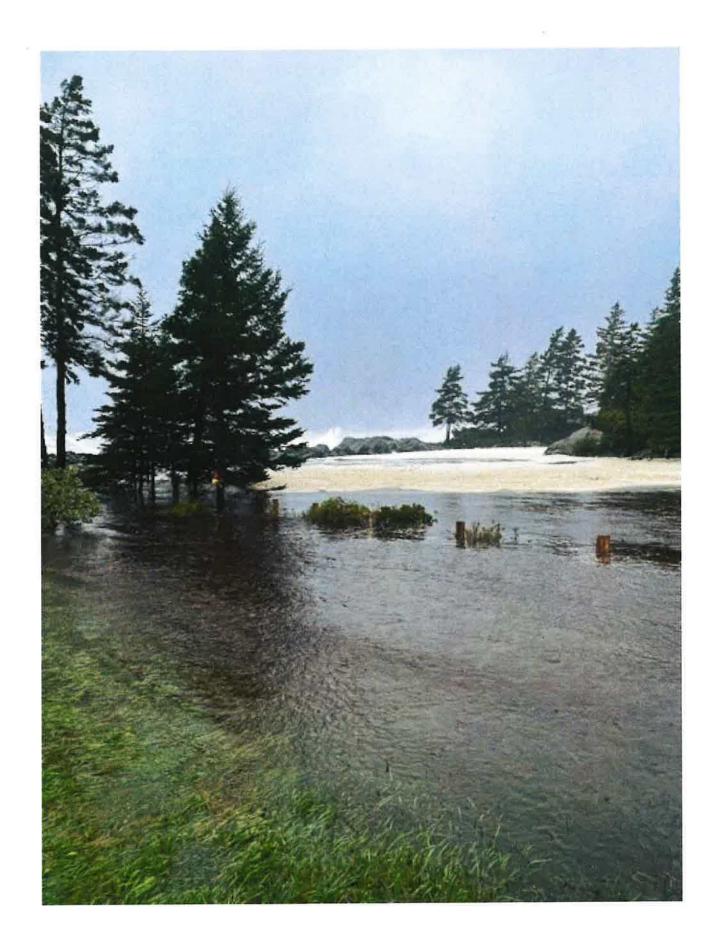
This is Exhibit "I" referred to in the affidavit of Josh Morash, affirmed before me this 18th day of January 2024



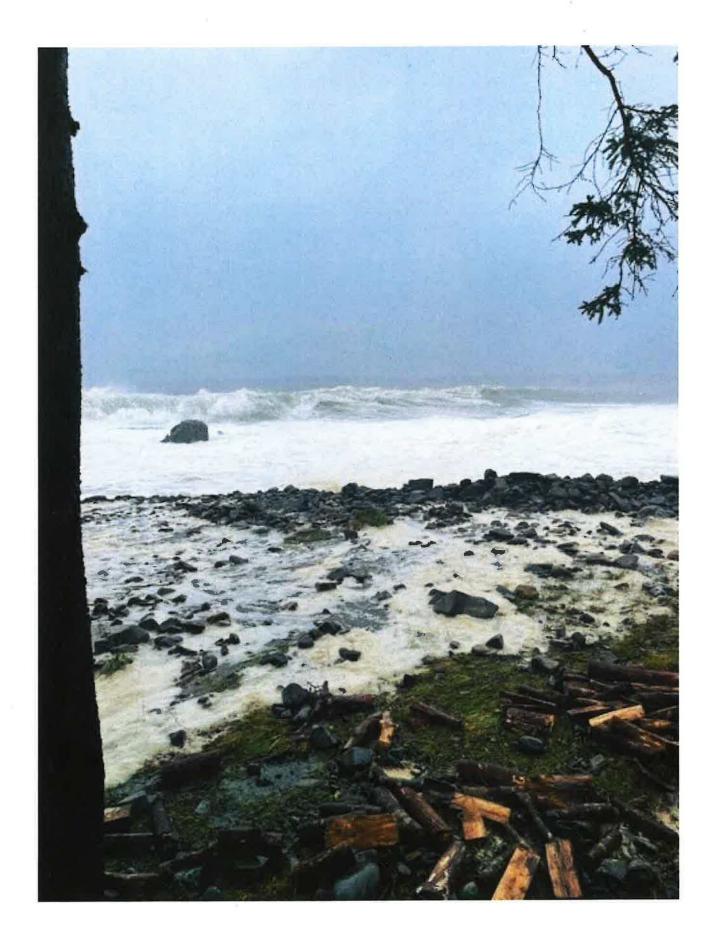
This is **Exhibit "J**" referred to in the affidavit of **Josh Morash**, affirmed before me this 18th day of January, 2024.



This is Exhibit "K" referred to in the affidavit of Josh Morash, affirmed before me this 18th day of January, 2024



This is Exhibit "L" referred to in the affidavit of Josh Morash, affirmed before me this 18th day of January 2024.



## This is **Exhibit "M"** referred to in the affidavit of Josh Morash, affirmed before me

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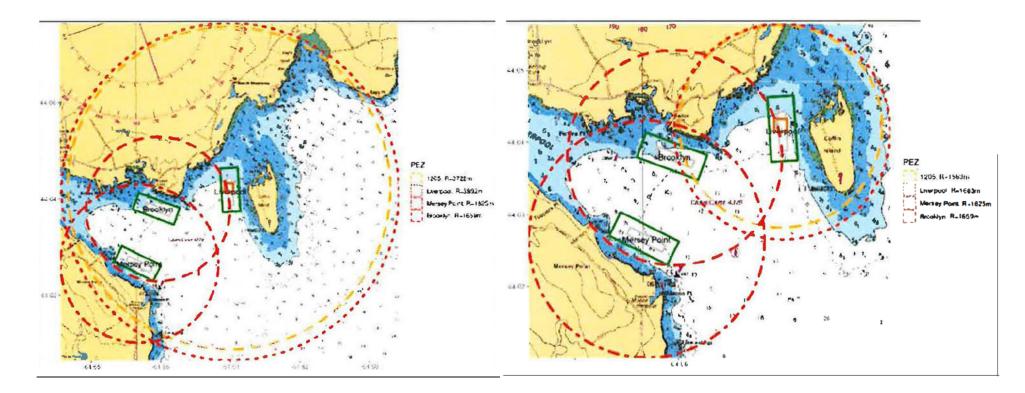


Figure 5. Benthic-Predicted Exposure Zones (PEZs) for the Liverpool (left: including storm event, right: excluding storm event), Mersey Point and Brooklyn proposed sites using the feces minimum sinking rate are shown in red overlaid on CHS chart #4379 (depths shown in fathoms). Cage arrays (grey) and lease boundaries (green) are shown. The existing #1205 Liverpool lease boundary and estimated benthic-PEZ are also indicated in brown and orange, respectively.

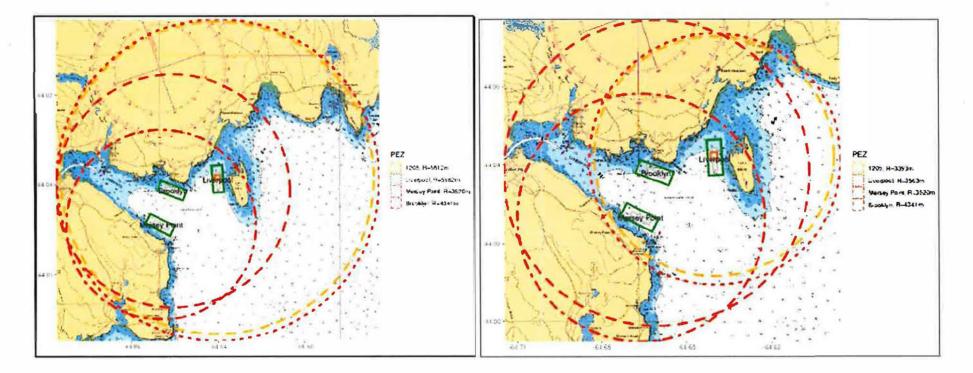
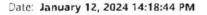


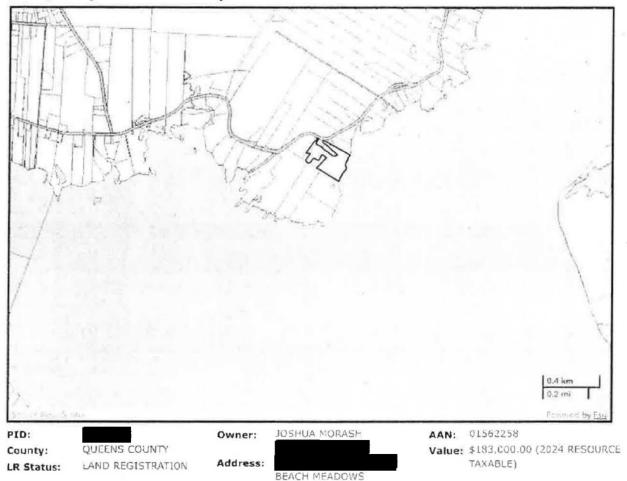
Figure 7. Pelagic-PEZs for the Liverpool (left: including storm event, right: excluding storm event), Mersey Point and Brooklyn proposed sites are shown in red overlaid on CHS chart #4379 (depths shown in fathoms). Net-pen arrays (grey) and lease boundaries (green) are shown. The existing #1205 Liverpool lease boundary and estimated benthic-PEZ are also indicated in brown and orange, respectively.

This is Exhibit "N" referred to in the affidavit of Josh Morash, affirmed before me this 18th day of January, 2024.

> James Gunvaldsen Klaassen A commissioner of the Supreme Court of Nova Scotia

**Property Online Map** 





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### Land Registration View

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

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	APPROVED TAMD RECISTRATION COUNT Val staat rests Toterest Holder Type PEE SIMPLE rd - Occupants & Mailing Interest Holder Type Registered Interests	R, 19 ACRE(S)       Parcel Accel         AMPROVED       Municipal U         IAMID REGISTRATION       LR Date         County       OUFENS COUNTY         OUFENS COUNTY       OUFENS COUNTY         count       Value         s183 0C0 00 12024 RESOURCE         rests       POST OF ACCE BOX 790         FLI SIMPLE       POST OF ACCE BOX 790         FLI SIMPLE       POST OF ACCE BOX 790         FLE SIMPLE       POST OF ACCE BOX 790	R.19 ACRESS     Parcel Access Created       AMPROVED     Municipal Unit       IAMD RECISTRATION     LR Date       County     OUFENS COUNTY       OUFENS COUNTY     OUFENS COUNTY	R.19 ACREIS)       Parcel Access       Priatic         A*PROVED       Municipal Unit       REGISER         A*PROVED       Municipal Unit       REGISER         IA*ID REGISTRATION       LR Date       April 2         County       Prim         OUFENS COUNTY       West         County       Prim         OUFENS COUNTY       West         Rests       STRES OCD 00 12024 RESOURCE TAXABLES         Toterest Holder Type       Mailing Address Type Year         POST OF NS CA       DEED       2015         Bat 142       POST OF NS CA       DEED       2015         POST OF NS CA       DEED       2016       Bat 142         POST NA       POST NA       DEED       2016         POST NA       POST NA       DEED       2016         POST NA       POST NA       DEED       2016 <td< td=""><td>9.19 ACRESS       Parcel Access       Piack         Created       Namble 10, 1993, "200,000,00         AMPROVED       Municipal Unit       REGISTION         LAND REGISTRATION       LR Date       Appril 2019 40,017,2748         County       Primary Location         OUFENS COUNTY       No         County       Primary Location         OUFENS COUNTY       No         Rests       S183,000,00,1202,4 RESOURCE TAXABLE)         Interest Holder Type       Mailing Address       Type Year Doc#         POST OF HEE BOX 790       1143311740         PL SIMPLE       POST OF HEE BOX 790       1143311740         POST OF HEE BOX 790       1143311740         POST OF HEE BOX 790       1143311740         PE SIMPLE       POST OF HEE BOX 790       1143311740         PE SIMPLE       POST OF HEE BOX 790       1143311740         PE SIMPLE       POST OF HEE BOX 790       1143311740         POST OF HEE BOX 790       1143311740       POST OF HEE BOX 790       1143311740         POST OF HEE BOX 790       POST OF HEE BOX 790       1143311740       POST OF HEE BOX 790       1143311740         POST OF HEE BOX 790       POST OF HEE BOX 79</td><td>9.19.ACRESS       Parcel Access       Piace         APPROVED       Municipal Unit       REGISE OF QUESRS MURICIPALIT         APPROVED       Municipal Unit       REGISE OF QUESRS MURICIPALIT         APPROVED       LR Date       April 1, 2019 PG 37, 27-5%         County       Primary Location         QUEENS COUNTY       Wei         County       Primary Location         QUEENS COUNTY       Wei         Rests       Tax 0         Interest Holder Type       Mailing Address       Type       Yei Weither         Post of Post of SCA       OED 2019       El 30131240       El 3019         Post of Post of SCA       OED 2019       El 30131240       El 30131240         Post of Resce Post of SCA       OED 2019       El 301312240         Post of Resce Post Africe       El 3019       El 3019       El 3019         Post of Resce Post Africe       El 3019       El 3019       El 3019         Post of Resce Post Africe       El 3019       El 3019       El 3019         Post of Resce Post Africe       El 3019       El 3019       El 3019         Post of Resce Post Africe       El 3019       El 3019       El 3019         Post of Resce Post Africe       El 3019       El 3019       <td< td=""><td>R.19 ACRESS     Parcel Access     Piauk     Manag. L       AMPROVED     Municipal Unit     RECISION OF QUESSIS MURICIPALITY     Manner of Tenure       MUNICIPAL UNIT     RECISION OF QUESSIS MURICIPALITY     Manner of Tenure       MUNICIPAL UNIT     RECISION OF QUESSIS MURICIPALITY     Manner of Tenure       MUNICIPAL UNIT     RECISION OF QUESSIS MURICIPALITY     Manner of Tenure       MUNICIPAL UNIT     RECISION OF QUESSIS MURICIPALITY     See       Count     LR Date     April 2019 05 07 201405     See       Count     Value     Tax District     See       Count     Value     Tax District     See       Station of 2023 RESOURCE TAXABLES     800K/Page/Plan       PESS     Mailing Address Type Year Doc#     Book/Page/Plan       PESS OF OF POST OF POST OF POST OF SEE     2015     See See See See See See See See See See</td><td>R.19 ACRESS     Parcel Access     Pulsuk     Manag. 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(Qualifier)	lder Intere	est Holder Typ	e Mailing Add	ress Type	Year D	oc# Book/	Page/Plan	<b>Registration Date</b>
Quanner)				No Records Found				
Recorded In	terests							
Interest Ho	lder Intora	et Holdon Tun	o Mailing Add		Voar D	oc# Book/	Dage / Dian	Registration Date
Qualifier)	Intere	est Holder Typ	e Mailing Add	No Records Edund	rear D	UC# 600K/	raye/ riali	Registration bate
Parcel Desc		land situate, lying a	at being on the southern s	ide of the Broudyn S	haro Road a	Reach Meadows	Queens County, I	Vova Scotta and more call cuta
wunded and des	cr bed as fellows*							
eing part of Lot eing	No. 3, marked John :	(Fialic: on the 1859 \	Voltman Freeman Plan of L	Division recorded in	na Queers C	ounty Registry of	Oreds in Buok 23	Page 327 and shown therein
ounded on the r	northwest by the Pub	olic Highway,						
ounded on the s	outhwest by Lots No	n 5, 6, 7 and 8, as sn	own on the alorementiones	d Plan				
ounded on the s	outheast by the Sea	Share						
ounded on the r	ortheast by several l	lots as shown on the	aforementioned Plan, one	of which is marked	Wicłow"			
AVING AND EXC	EPTING those lands	shown as lands of Si	las Fialic on the Plan record	ded with the Deed in	Book 95, Pa	je 29 in the Ouee	ns County Registry	/ of Deeds,
AVING AND EXC	EPTING that lot of la	nd, more particularly	/ described in the Deed at P	Rook 231, Page 641				
AVING AND EXC	* EPTING those lats of	land, more particula	ally described in the Decd -	at Dook 95, Page 26				
UBJECT TC a not	n of way, more parti-	cularly described in I	the Oped renorded in the C	Jueens County Regis	iny of Deeds	is Document # 11	0346533	
FERENCE should	I be had to the afore	ementioned 1890 Pla	in showing lands then of ro	oho Fralie recordeu	n 6ack 290, 1	age 534 of the Q	ueens County Rec	istry of Geeds
			Erseman Plan recorded in					
			or the aforementioned 18					
SING MND IN 19	and to be the rear	anner nuits in fut s	or the sid one doment in	199 WING 180 FICCINE	·· Fight			
** Municipal Gov	eroment Act, Part IX	Compliance ***						
lot Subject To								
HIS LOT IS A VAL	ID REMAINDER LOT	OF THE ORIGINAL L	DT FROM THE 1859 PLAN (	OF DIVISION, AS ALL	LOTS CONVI	YED OUT THERE	ROM WERE CON	VEYED OUT PRIOR TO
USOIVISION REG	ULATIONS IN QUEE!	NS COUNTY						
Ion-Enablin	g Documents							
nst Type	Inst No 114325070	Year Typ	e	Book/Page	Regist	ration Syste	2 <b>m</b> R	egistration Date
ocumen:	B <u>View Dac</u>	2019 FORM	I 3 (RECORDING)		LAND RE	GISTRATION	4	/16/2019
Ion-Enabling	g Plans							
nst Type	Inst No	Year	Type Plan Nar No No	me Dr on Enabling Plans Fo	awer Nui	nber	Registi	ation Date
FR Bundles								
nst Type	Inst N	lo Ye	ar Type	Filing Refere	nce		Instrument	Date
			Pla	p AFR Bandles Found				
arcel Relation	onships							
elated PID			Type of R	elationship				
				u Related PIUs Found				

This parcel IS REGISTERED PURSUANT TO THE Lond 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 porcel register. The description of the parcel is not conclusive as to the location, coundaries or extent of the parcel (Land Registration Act subsection 21(1)).

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## PROPERTY On Jime

## **Property Online Map**

Date: January 12, 2024 14:21:23 PM

NOV

PID: County: LR Status:	70100706 QUEENS COUNTY LAND REGISTRATION	Owner: Address:	JOSHUA MORASH	AAN: Value:	01129368 \$700.00 (2024 RESOURCE TAXABLE)
Sam of Nation So					0.3 km 1000 ft Powercus by East
la-	Wal	N			
5	2011-	1			
N	star S	n.			
2.	More Rd Rd 17	227			
Brook	Shore Ra	8.C	The sea		
•	11 1.				

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.

BEACH MEADOWS

#### Property Online Version 1.0

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### Land Registration View

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

PID		Parcel Type	STANDARD	MRCH	Status	ar that	
Area	16146 SQUARE FEET	Parcel Access	PRIVATE		Manag.	Unit M039227	
Lot		Created	_0.0°_17355	12 (93 00AM			
PDCA Status	APPROVED	Municipal Unit	REGION CF (	QUEENS MUHD	Manner Tenure	of JOINT TEN	an";
LR Status	LAND REGISTRATION	LR Date	Feb 28, 2017	Q3 (00 -F (PM)			
Location		County	Primary	v Location	s	ource	
BEACH MEADOWS	5	QUEENS COUNTY	Yes		14	at Assigned by Municip	parity
Comments							
Assessment Ac 01129368		Value 5700 00 :2024 RESOURCE TAXABLE	1	<b>T</b> 2 070	x District	Tax Ward	Tax Sub
Registered Inter	rests				2		
Interest Holder (Qualifier)	Interest Holder Typ	e Mailing Address Typ	e Year D	oc# B	look/Page/Plar	Registration I	Date NS Non-Res?
JOSHUA MORASH	FEE SIMPLE	FOST OFFICE BOX 790 LIVERPOOL NS CA DECC BUT INCI	2017 वि द्वि	V BW DOC		201 CS (2017	Nu
	FEE SIMPLE	POST GARICE BOX 790 LIVERACION NS CA LIERE BOT 1KO	) 2017 A	<u>11040029</u> <u>Visw Form</u> View Ook		ha: 05-2017	Ko
Farm Loan Boa	rd - Occupants & Maili	ing Addresses					
Name	Interest Holder Ty	pe			Mailing Addr	255	
		A	e Records Roy	end			
Benefits to the l	Registered Interests						
Benefit Details	-	nterest Holder Type		Type Yea	r Doc# Bo	ok/Page/Plan	Registration Date
70100556		ERVIENT TENEMENT PIU		GEE0 2017	110346633		736-17-2017
70100654	5	ERVIENT LENEMENT PID		DEED 2017	110346633		Feb 17, 2017
TOGETHER WITH AN E	ASEMENT / RIGHT OF WAY E	ASEMEN" / RIGHT OF WAY HOLDI	ER (BENEFIT)	DFr.D 2017	110346633 (7) Varia Dev		Tel: 17 2017
Burdens on the	Registered Interests						
Interest Holder (Qualifier)	Interest Holder T	ype Mailing Addre	ss Typ	e Year D	Doc# Book/Pa	ge/Plan Reg	jistration Date
		N/	o Records Four	a. *			
Textual Qualifica	ations on Title						
Qualifications T							
L'admicationa 1			, Records Four	7.7			
							1

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Tenants in Commo	on not registered p	ursuant to	the Land Regis	stration Ac	t			
Interest Holder	Interest Holder	Type	Mailing Addres	s Type	Year	Doc#	Book/Page/Plan	Registration Date
(Qualifier)		.,,,,	and a second	Records Found				
Recorded Interests	3							
Interest Holder (Qualifier)	Interest Holder	Туре	Mailing Address	s Type	Year	Doc#	Book/Page/Plan	<b>Registration Date</b>
(Quanner)			110	Records Faund				
Parcel Description		nd ciudo bin	u and palan in the Det	the Lot Sec. 11 A	La ofresis	Browlersen	New Scola and none only	darly bounded and discribed as
fallows.	in of these of purify a la	10 3000 0 - 1700	a sun demá u tar 685	and or peak in	ferna over p	in an and the	nana anna ana martana	mult require a surface of the second
BEGININING at a point which	th point is four paralled in	nety-seven and	d two-tenths loot (497)	2" distancion a	COLISE C	(South 36	rlegrees 45 minutes East from	an iron plue on the southern
boundary of the Shore Roa	id to Beach Meanows							
THENCE North 60 degrees THENCE North 28 degrees								
THENCE South 51 degrees THENCE North 28 degrees			h feet (34 10 to an itor	Counce				
FIRENCE South 52 degrees	15 minutes West one hund	cred and fifty i	eet more or less or ont	al in naels the	lee dividi	ng the lat	from lands for hierly of $\mathcal{W}(G)$	sher
THENCE South 38 degrees	45 minutes East along the	Elsher line to t	the place of beginning					
			ublic road to the barn is	acated on PID	70100706	and lorand	hing off from said barn with o	one pranch leading to PID
70100698 and the other bi	anch leading to P1D 70100	680						
*** Municipal Government	Art Part IX Compusing ***							
	and all in completely							
Not Subject To.								
The parcel was created by a creation of this parcel	a subdivision that predates	i sand visica ce	antiei or planning legis	lation of by-la	ws in the i	mun opali:	y and therefore no subdivisio	n approval was required for
Transformer une parcer								
Non-Enabling Docu	mante							
· · · · · · · · · · · · · · · · · · ·	ist No Year	Туре	Book/Page	Regis	tration	syster	n Regis	tration Date
inscrype in		Type		ling Document		i oyacei	n negi	
Non-Enabling Plan						lu ma h a u	Pagiste	ation Data
Inst Type I	nst No Year	Туре	Plan Name No Non En	nabling Plans Fi		Number	Registr	ation Date
AFR Bundles								
Inst Type	Inst No	Year		ing Refere			Instrument	Date
		÷.						
Parcel Relationship	5							
Related PID			Type of Relat					
			No Hole	uted PIOs Econ	3			
							terest defined in this register ( Find Registration Act subserfi	n respect of the parcet described or on 26(1)!
No representations whills and boundaries or extent of the				area (n Imi Dal	er registe	1. 115 2421	netion of the parcel A matican	CONTRACTOR OF AN AN AN AN AN AN
					-			

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140

## **Property Online Map**

Date: January 12, 2024 14:22:27 PM

NO

- John	Share Road	200	1.		
PID: County: LR Status:	QUEENS COUNTY LAND REGISTRATION	Owner: Address:	JOSHUA MORASH	Value:	01129384 \$2,000.00 (2024 RESOURCE TAXABLE)

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.

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## Land Registration View

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

PID	70100680	Parcel Type	ATANDARC	PARCEL		Status	40 STVE	
Area	1.11 ACREISI	Parcel Acces	S PRIVATE			Manag. U	nit MU9927	
Lot		Created	Jun 01, 199	5 12:00:00AM	t			
PDCA Status	APPROVED	Municipal Ur	nit REGION OF	CUEENS M	INICIPALITY	Manner o Tenure	F JOINT LET	CALUTS
LR Status	LAND REGISTRATION	LR Date	нтБ 28.301	17 CBLIB/CBPN	1			
Location		County	Prima	ry Locati	on	So	urce	
BEACH MEADOWS	1	QUEENS COUNTY	195			Net	Assigned by Muhici	oality
Comments								*
Assessment Ac 01129384	count	Value \$2 000 00 (2004 RESOURCE TA	CARLED		Tax Di 070	strict	Tax Ward	Tax Sub
Registered Inter	rests							
Interest Holder (Qualifier)	Interest Holder T	ype Mailing Address	Type Year	Doc#	Book/	Page/Plan	Registration	Date NS Non-Res?
JOSHUA MORASH	FEE SIMPLE	POST OFFICE BOX 750 LIVERPOOLINS CA BOTTIKO	0/087 - RO17 - 0 0	D Teach Unit	2		Jul 06, 2017	Plo
Υ.	FRE SIMPLE	POST OFFICE BOX 750 1971RPOOL NS CA BOLLIKO	0990 3017 [	111040029 5 <u>View Foin</u> 8 <u>View Poi</u> c			rt(25, 2017	Ne
Farm Loan Boar	rd - Occupants & Ma	ailing Addresses						
Name	Interest Holder	Туре			Ma	iling Addres	55	
			No Petarat Fe	221.94				
Benefits to the F	Registered Interests							
Benefit Details		Interest Holder Type	e	Туре Ү	ear Doo		k/Page/Plan	Registration Date
70100656		SERVIENT TENEMENT PID		DEED 20	117	346633		For 17,2017
70100664		SERVIENT TENEMENT PID		DEEC? 20	117	346633		Feb 17, 2017
OGETHER WITH AN E	ASEMENT / RIGH! OF WAY	EASEMENT / RIGHT OF WAY I	IOLDER (BRIVERIT)	DIF0 20	117	346633 (may Da):		Bally 17, 2017
Burdens on the	Registered Interest	s						
Interest Holder (Qualifier)	Interest Holder	r Type Mailing Ad	idress Ty	pe Year	Doc#	Book/Pag	e/Plan Re	gistration Date
(Quaimer)			No Records Fo	yad				
Textual Qualifica	ations on Title							
Qualifications T								
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NOVA SCOTIA

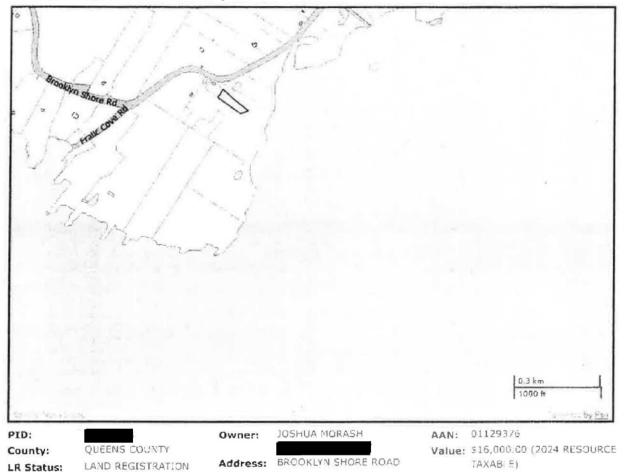
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			gan concentration and a second second	ees 10 minutes 5	ast rungly	/-eight /93.	0) feet to the end of a stone	a dil.
	ees 20 minutes East two ces 40 minutes East one		reet to a pole tence. nd four tenths (108-41) (e	et along the alo	resaid pai	le lence:		
		AND A DECIDENT				tenths (17	5.6") tent to a pole fence.	
			nine and two tenths [10] three hundred three and			an iron pip	2	
HENCE in a northwest	erly direction two hundr	ed (200.001) feet	or until it comes to the c	orner of a fence	the place	at beginni	ng	
	t of way over the larrele r branch leading to PID		e public road to the barn	located on P/D	70100705	i and brand	bing off non-said barn with	one branch leading to PID
		12100300						
<ul> <li>Municipal Governme</li> </ul>	ent Act. Part & Complia	nce						
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#### Property Online Version 1.0

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### **Property Online Map**

Date: January 12, 2024 14:22:57 PM



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.

BEACH MEADOWS

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# PROPERTY

### Land Registration View

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

PID			Parcel Type	s	TANLIAR	G PARCE			Status		ACTIVE		
Area	31215 SQUARE FEEL		Parcel Acces	<b>55</b>	RIVATE				Manag	. Unit	MU9027		
Lot			Created	21	n Bir P	95 12 06 01	141.1						
PDCA Status	APPROVED		Municipal U	nit R	EGION (	e queent	SIL	CIPALITY	Manne Tenure	54 (57m)	KUNTTE	VANTS	
LR Status	LAND REGISTRATION		LR Date	Þ	eh 28, 20	117 03 19 07	7Ph3						
Location		Cou				ary Loca	tion			Source			
BROOKLYN SHOR		QUEE	NS COUNTY		105					Not Assigi	ed ay Munic	ba ly	
Comments								1					*
Assessment Ac	count	<b>Value</b> \$16.000 00 ()	2024 RESOURCE T	TAXABLE:				Tax Dis	trict	<b>T</b> a 00	ax Ward		Tax Sub
Registered Inte	rests												
Interest Holde (Qualifier)	r Interest Holder T	ype Mail	ing Address	Туре	Year			Book/P	age/Pla	n Reg	Istration	Date	NS Non-Res?
IOSI IUA MORASH	FEC SIMPLE	LIVEST BOT 1k		DEED	2617	1110400 □ <u>view</u> fo □ <u>view</u> fo	<u>e'm</u> 200			. 10106	2017		NC)
	FEE Stivi PLE		016-05 80% 790 9001-145-04 40	DERD	3975	1110400 []. <u>Vevf</u> []. <u>Vevf</u>	0.11			3 <u>0</u> , 66	361*		ten.
Farm Loan Boa	rd - Occupants & Ma	ailing Add	resses										
Name	Interest Holder	Туре						Maili	ing Add	ress	1		
				Ne.1 6	Acoras P	2000							
Benefits to the	Registered Interests												
Benefit Details		Interest	t Holder Typ	e		Туре	Yea	r Doc#	B	ook/Pa	ige/Plan	Regis	tration Date
70100656		SERVIENT T	ENEMIENT PID			DE30	2017	<u>11034</u>	1			Tot: 17	2017
70100664		SERVIEN   1	ENEMENT PID			DEED	2017	11034 D				Feb 17	2017
TOGETHER WITH AN E	ASEMENT / RIGHT OF WAY	EASEMENT	/ RIGHT OF WAY )	HOLDER	BENER)	OIDO (	2017	11034 []				e	2017
Burdens on the	Registered Interest	\$											
Interest Holder (Qualifier)	Interest Holde	туре	Mailing Ad	ddress	т	ype Ye	ar I	Doc#	Book/P	age/Pl	an Re	gistra	tion Date
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Textual Qualific	ations on Title												
Qualifications 1	ext			A14 13	A.1.1.8000 -	e carrie							
				790 R	ecoras F	CATAN							

NOVA SCOTIA

nterest Holder	Interest Holder Type	Mailing Add	ress Type	Year	Doc#	Book/Page/Plan	<b>Registration Date</b>
(ualifier)	-		Na Records Found				CONTRACTOR CONT CONTRACTOR CONTRACTOR CON
corded Interes	-						
	15						
terest Holder Jualifier)	Interest Holder Type	Mailing Add	ress Type	Year	Doc#	Book/Page/Plan	Registration Date
arcel Descriptio	n						
, and singular that con ows	tain lot, piece or parcel of land situal	e lying and being in the	e District of Beach M	eadows. P	Province ut	Nova Scotle and more pure	ularly bounded and described
SINIUMG at a fence co	rner said corner being North 19 deg					theast corner of the last desc	obec lot
Share Construction of the	5.20 minutes East along a wire fence s 30 minutes East one hundred rule			23-0't fee			
	s 20 minutes East seventy-eight and		(1)(2) (2) (2) (2) (2) (2) (2) (2) (2) (2)				
	s 10 minutes West three hundred si s 40 minutes West along a pole feni				ng		
	be the same lots of land as were co nd premises conveyed by Leith Meir						
deeds at Liverpool, N 1	5, in Book 154 at Page 126						
RTHER BEING those lot 5.	is as conveyed by Philip Decker to R	osemary Decker by deed	I doted January 14th	1981 an	d recordec	Los the Registry of Deeds at I	iverpool, NS in Book 192 at Pa
	if way over the lane extending from tranch leading to PID 70100680	the public road to the b	um located on PID 7	0190706	and bianc	hing of tham said bain with c	ne branch leading to Plot
Municipal Governmen	t Act, Part IX Compliance						
t Suburget To							×
ot Subject Ta							
e parcel was created by ration of this parcel,	a subdivision that predates subdiv	sion control or planning	legislation or by-law	5 (1 the )	ngialipaid	y and therefore no solidivisio	rapproval was required for
on-Enabling Doo	uments						
in the second	nst No Year Typ	e Book/Page	Regist	ration	Syster	n Regis	tration Date
			Enabling Documents				
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on-Enabling Plan		me Disc Alexa			t	Basista	ation Data
ist Type	Inst No Year T	/pe Plan Nar	ne Dri on Enabling Plans Fo		lumber	Kegistr	ation Date
FR Bundles							
ist Type	Inst No Year	Туре	Filing Refere			Instrument	Date
1		140	o AFR Bundles Found				
arcel Relationshi	ps						
lated PID		Type of Re	elationship				
		No	Related PIDs Found				
	1.0						
is porcel IS REGISTERED	PURSUANT TO THE Land Registratio	n Act. The registered ow	wer of the registered	interest a	was the ini	terest defined in this register in	respect of the parcel described
	Wennesday and the families for the second	In the stands of the stands	141 - 21 - 274 5 - 7	Contraction and	ate mate /	Lund Georgeoton Act subjects	20/21
register, subject to any	asseregancy in the location, opinizat	ies or extent c, the parce	il and subject to the c	wernding	miles apra	torn registration actionation	20, 2 Gr. 12-
register, subject to any representations whatso	aiscrepancy in the location, oburiaat iever are made us to the validity or e sparcel (Land Registration Act subset	fect of recorded docume					