

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 [REDACTED], Beach Meadows, near Liverpool, Nova Scotia with my partner [REDACTED] and our three children. Our home and property are located next to Fralick Cove (sometimes spelled Fralic Cove) and less than 500 metres from Kelly Cove Salmon Ltd. ("KCS")'s proposed fish farming site AQ#1432. My home is shown on the attached Viewpoint "satellite view" and "map view" screenshots (marked with our civic address "712") (**Exhibit A**). My home's location in the larger Liverpool area is marked with a red pin and arrow on the attached Google Maps screenshot (**Exhibit B**).
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, [REDACTED], was a fisherman and mill worker who lived for much of his life in the Liverpool area, residing at Beach Meadows, Eagle Head and Vogler's Cove. My grandfather also worked at the Bowater Mersey paper mill for his whole working life and prior to the mill's closure.
5. My parents are Dr. [REDACTED] and [REDACTED] (sometimes their first names are spelled as [REDACTED] and [REDACTED]). My father grew up at Beach Meadows. My parents purchased [REDACTED], 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 [REDACTED] grew up in Liverpool. Her father was a mason at the Bowater paper mill and still lives in Liverpool. [REDACTED] teaches middle school and high school English in Lockport NS.

My family home at [REDACTED]

7. I grew up at [REDACTED]. My four brothers and I spent much of our time on the beach, or boating, swimming and fishing in and on the waters around the property.
8. In 2014, [REDACTED] and I bought the [REDACTED] property from my parents, who moved next door to the adjoining property at [REDACTED].
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 [REDACTED] is set out in the attached property survey (**Exhibit C**). A printout of the information from Property Online is attached as **Exhibit D**. I attach as **Exhibit E** a photograph of our home I took on January 12, 2024, with my back to Liverpool Bay and facing our house. Except where otherwise noted, all the photographs exhibited to this affidavit were taken by me on January 12, 2024.
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.

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.

Affirmed before me on this
18th day of January, 2024
at Regional Municipality of Queens,
Nova Scotia



Commissioner of Oaths in and for the
Province of Nova Scotia

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

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Josh Morash

This is **Exhibit "A"** 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

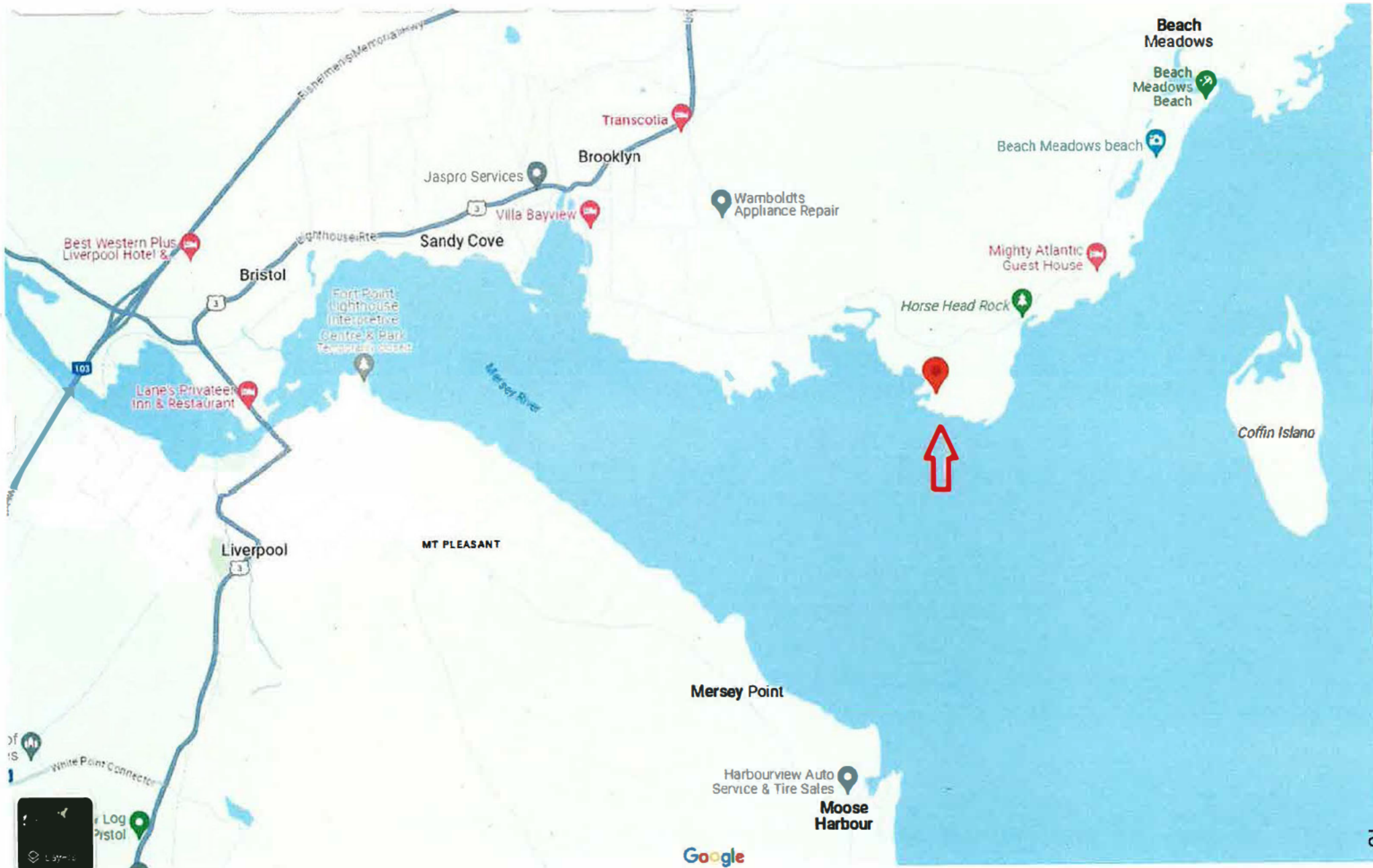




This is **Exhibit "B"** referred to in the affidavit of
Josh Morash, affirmed before me
this 18th day of January, 2024.



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



This is **Exhibit "C"** 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

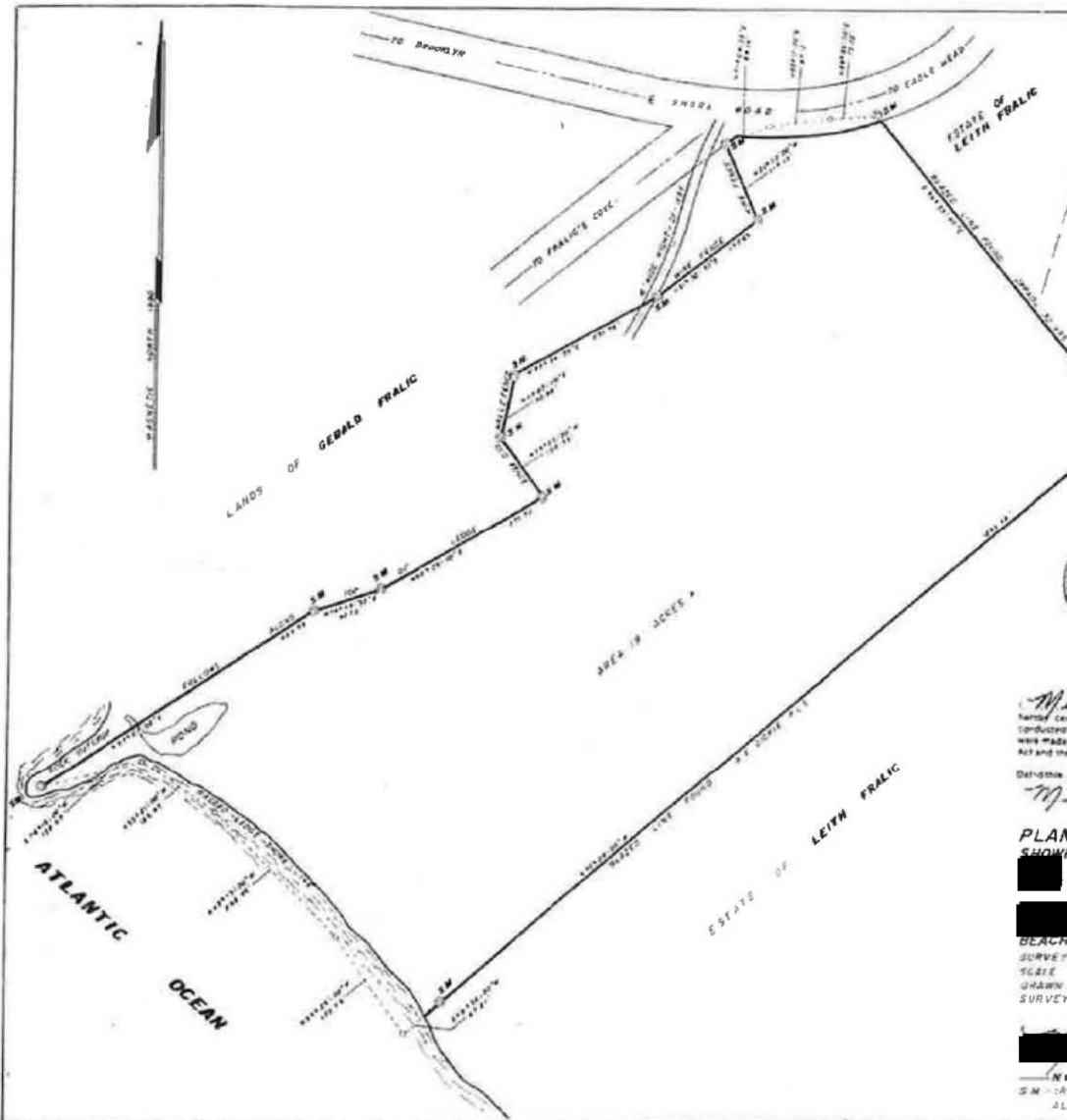
P-1361

733

Records of Nova Scotia
County of Queens

I hereby certify that the within instrument
was recorded in the Registry of Deeds Office
at Lunenburg, in the County of Queens
at 2:30 p.m. on Monday
the 24th day of March
A. D. 1959 in Book Number 182
at Page 355

Blanche G. Poiry
Registrar of Deeds for the Registry Office
of the County of Queens



Surveyor's Certificate

Mauns W. Hart Nova Scotia Land Surveyor,
hereby certifies that the survey represented by this plan was
conducted under my supervision, and that the survey and plan
were made in accordance with the Nova Scotia Land Surveyors
Act and the regulations made thereunder.

Dated this 20th day of March 1959
Mauns W. Hart L.S.S.

PLAN OF SURVEY
SHOWING LANDS OF
[REDACTED]
[REDACTED]
[REDACTED]

BEACH MEADOWS, QUEENS CO., N.S.
SURVEYED MARCH 1959
SCALE 1" = 100'
DRAWN BY *Wayne H. White*
SURVEYED BY
[REDACTED]

NOTE
SM - IRON BOLT WITH
ALUMINUM CAP

PLAN NO. 4066

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

Property Online Map

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



PID:	██████████	Owner:	JOSHUA MORASH	AAN:	03298841
County:	QUEENS COUNTY	Address:	██████████	Value:	\$ ██████████ (2024 RESIDENTIAL TAXABLE)
LR Status:	LAND REGISTRATION		BEACH MEADOWS		██████████ (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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Please feel free to submit B_olisms you find with the Property Online web site.

Land Registration View

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

PID	20100748	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	1A ACRE(S)	Parcel Access	PUBLIC	Manag. Unit	MU9927
Lot		Created	Jun 31, 1995 12:00:00AM	Manner of Tenure	JOINT TENANTS
PDCA Status	APPROVED	Municipal Unit	REGION OF QUEENS MUNICIPALITY		
LR Status	LAND REGISTRATION	LR Date	Apr 23, 2015 03:12:40PM		

Location	County	Primary Location	Source
[REDACTED]	QUEENS COUNTY	Yes	Not Assigned by Municipality

BEACH MEADOWS

Comments

MAP:0244040064660
MAP:0544025064650

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
03298841	[REDACTED] (2024 RESIDENTIAL TAXABLE) [REDACTED] (2024 RESOURCE TAXABLE)	070	000	

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
JOSHUA MORASH	FEE SIMPLE	POST OFFICE BOX 790 LIVERPOOL NS CA B0T 1K0	DEED	2015	107005275 View Form View Doc		Apr 28, 2015	No
[REDACTED]	FEE SIMPL	POST OFFICE BOX 790 LIVERPOOL NS CA B0T 1K0	DEED	2015	107005275 View Form View Doc		Apr 28, 2015	No

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
70100789	SERVIENT TENEMENT PID	DEED	1980	1783 View Form	Book 187 Page 473	Jun 27, 1980
TOGETHER WITH AN EASEMENT / RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	DEED	1980	1783 View Doc	Book 187 Page 473	Jun 27, 1980

Burdens on the Registered Interests

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

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
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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
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THE BANK OF NOVA SCOTIA	MORTGAGEE	PURDY'S WHARF 1959 UPPER WATER STREET FLOOR 3RD HALIFAX NS CA B3J 3N2	MORTGAGE	2016		[REDACTED]	Jan 13, 2016
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Parcel Description

ALL that lot at Beach Meadows, Queens County, Nova Scotia shown as "Lands of Dr. [REDACTED] and [REDACTED] Area 18 acres more or less" on the 1980 Mervin W. Harten Plan 4066 filed as Registry Plan P-1361 in the Registry of Deeds for Queens County, Nova Scotia, on March 2nd, 1981

TOGETHER with a right of way for all purposes leading from the eastern boundary of Fralic's Cove Road to the western boundary of lands conveyed by Edwin Wentzell et al to Dr. Gary Morash and Suzan Morash as recorded in the Registry of Deeds Office for the County of Queens in Book 180 at Page 553. The said right of way being sixteen (16) feet wide as shown on a plan of survey, Plan #4066, by Mervin W. Harten N.S.(L.S. #365, dated the 30th day of March, 1980, filed as Registry Plan P-1361 in the Registry of Deeds for Queens County

TOGETHER WITH the right to cross the said land of Gerald Fralic with communication and utility lines and to remove such brush and trees as may be necessary to facilitate the passage of such lines

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

Exemption:

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

Section 268A that is a Deemed Consolidation - (De Facto Consolidation).

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	[REDACTED]	2015	DEFACTO CONSOLIDATION		REGISTRY OF DEEDS	4/1/2015

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
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No Non Enabling Plans Found

AFR Bundles

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

Parcel Relationships

Related PID	Type of Relationship
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No Related PIDs Found

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 (i) and 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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This is Exhibit "E" 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

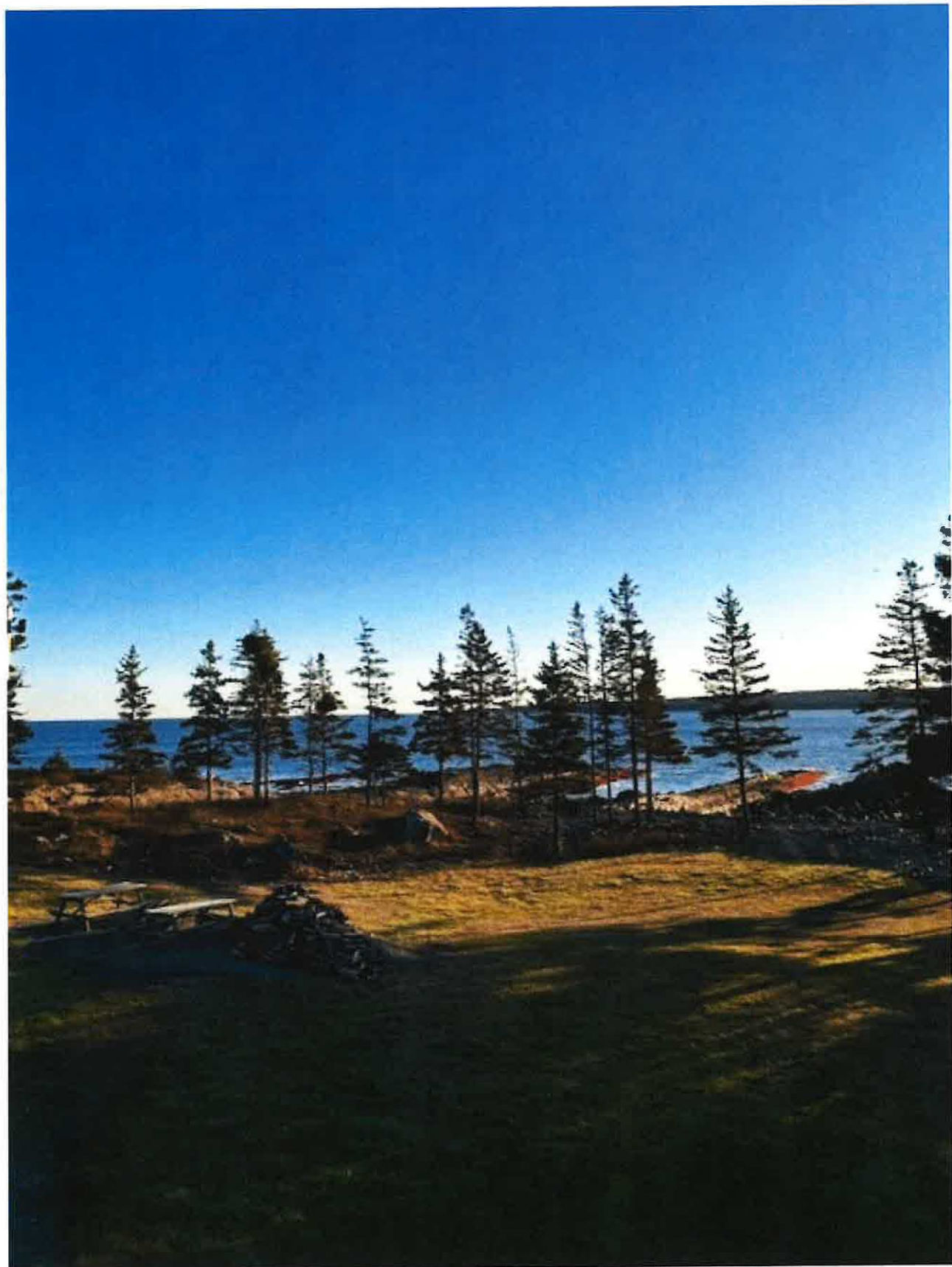
A handwritten signature in blue ink, partially overlapping the printed name and title of the commissioner.



This is Exhibit "F" 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

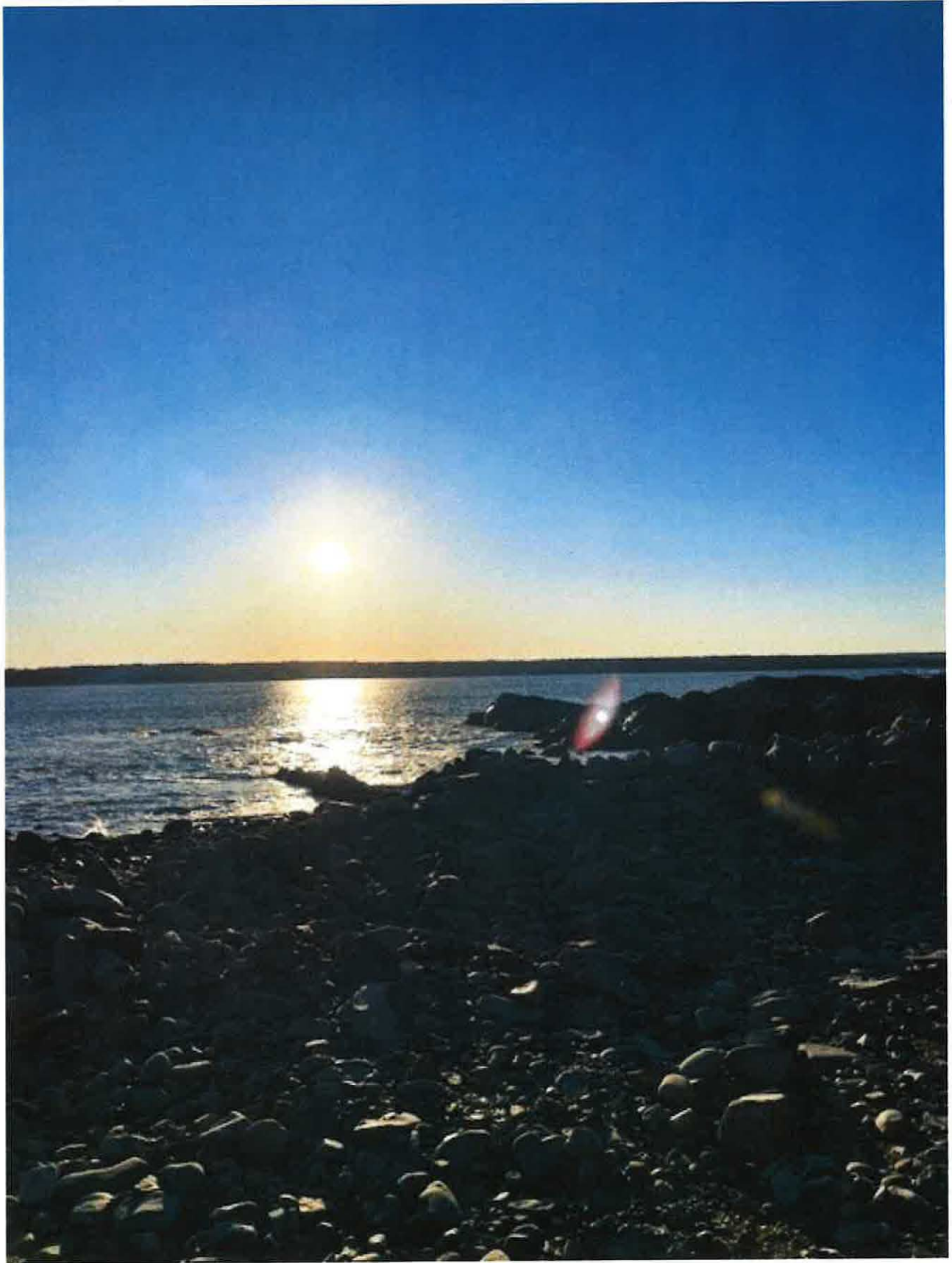


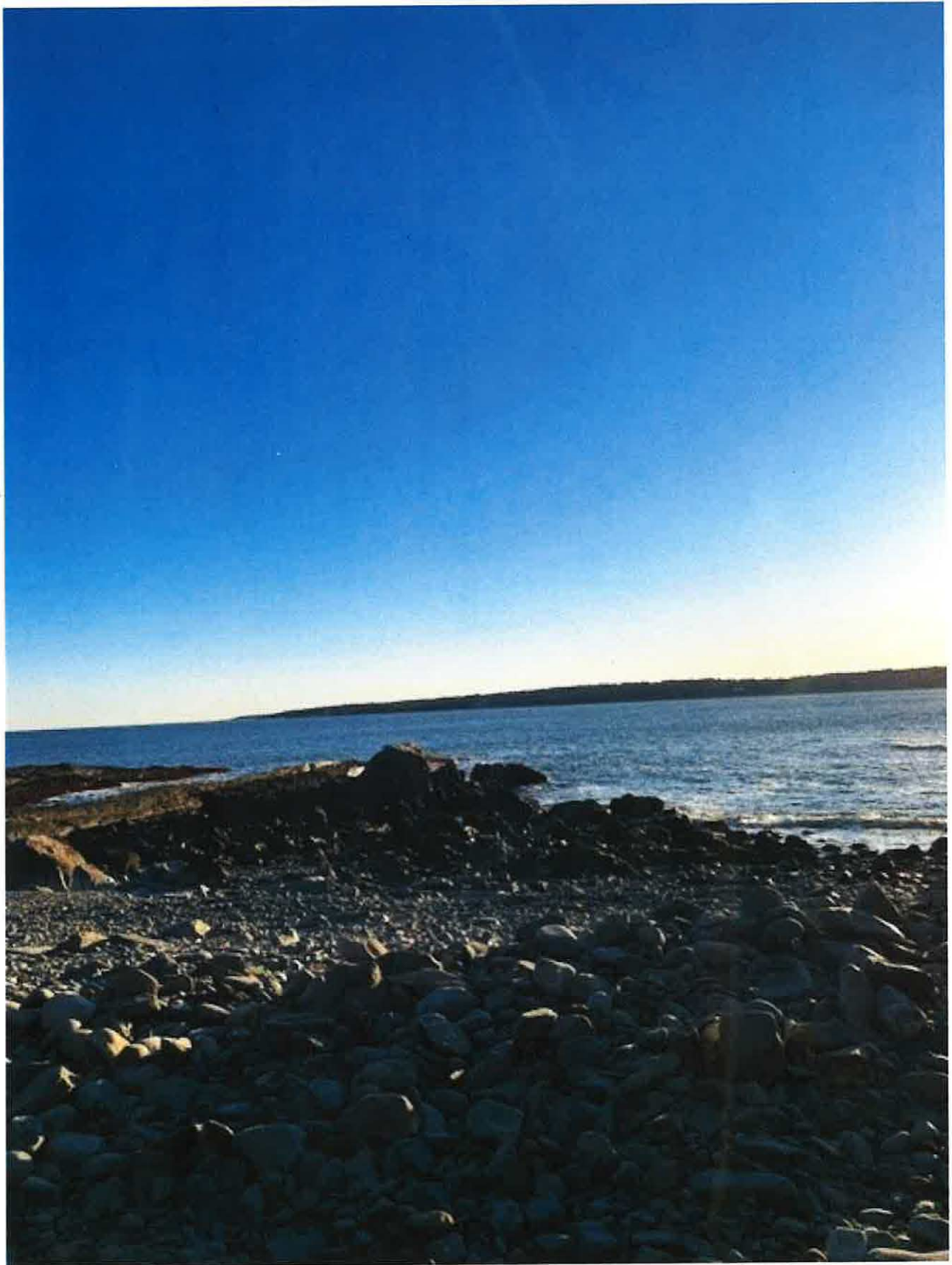
This is Exhibit "G" referred to in the affidavit
of Josh Morash, affirmed before me
this 18th day of J

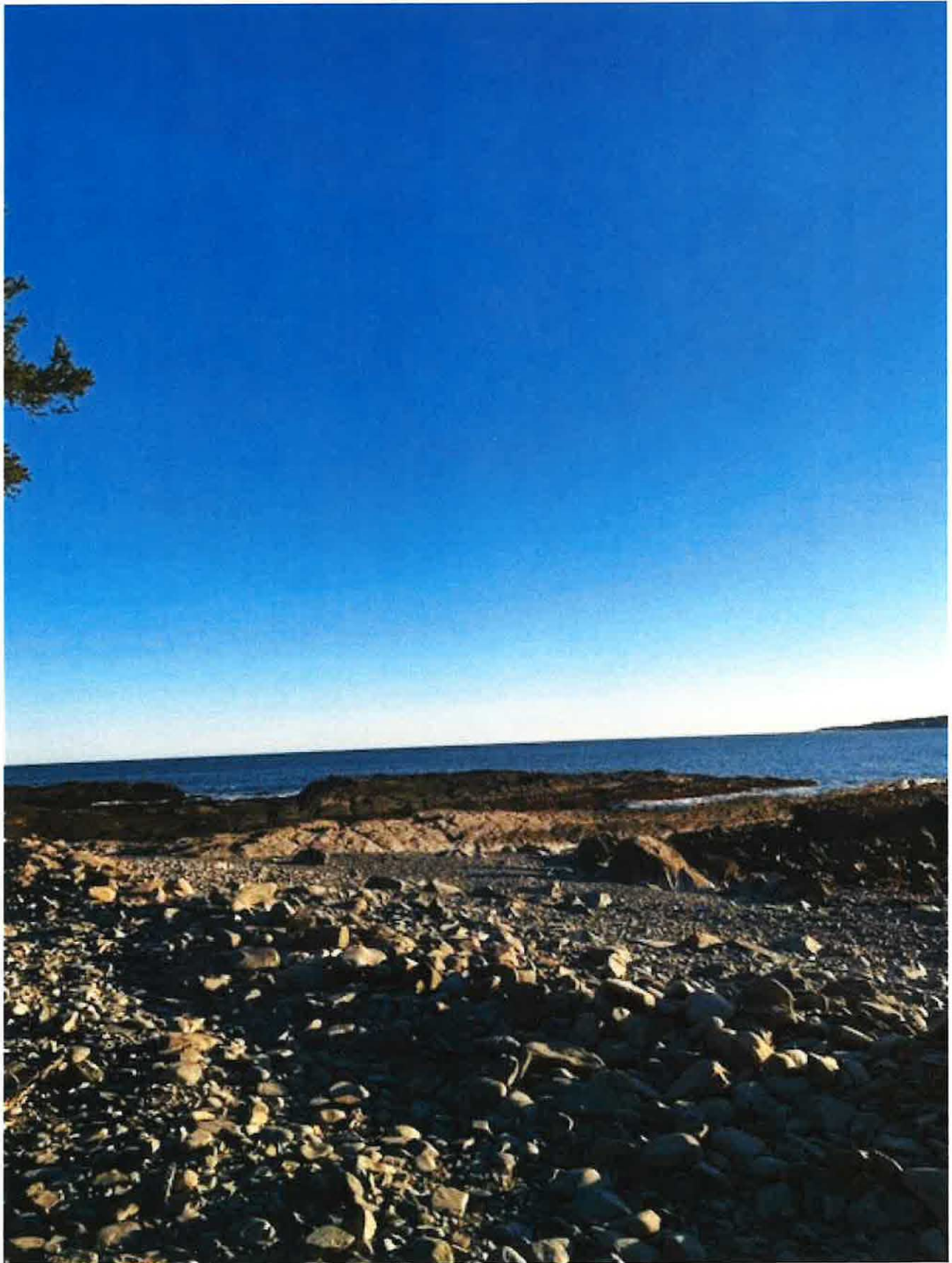


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A commissioner of the
Supreme Court of Nova Scotia



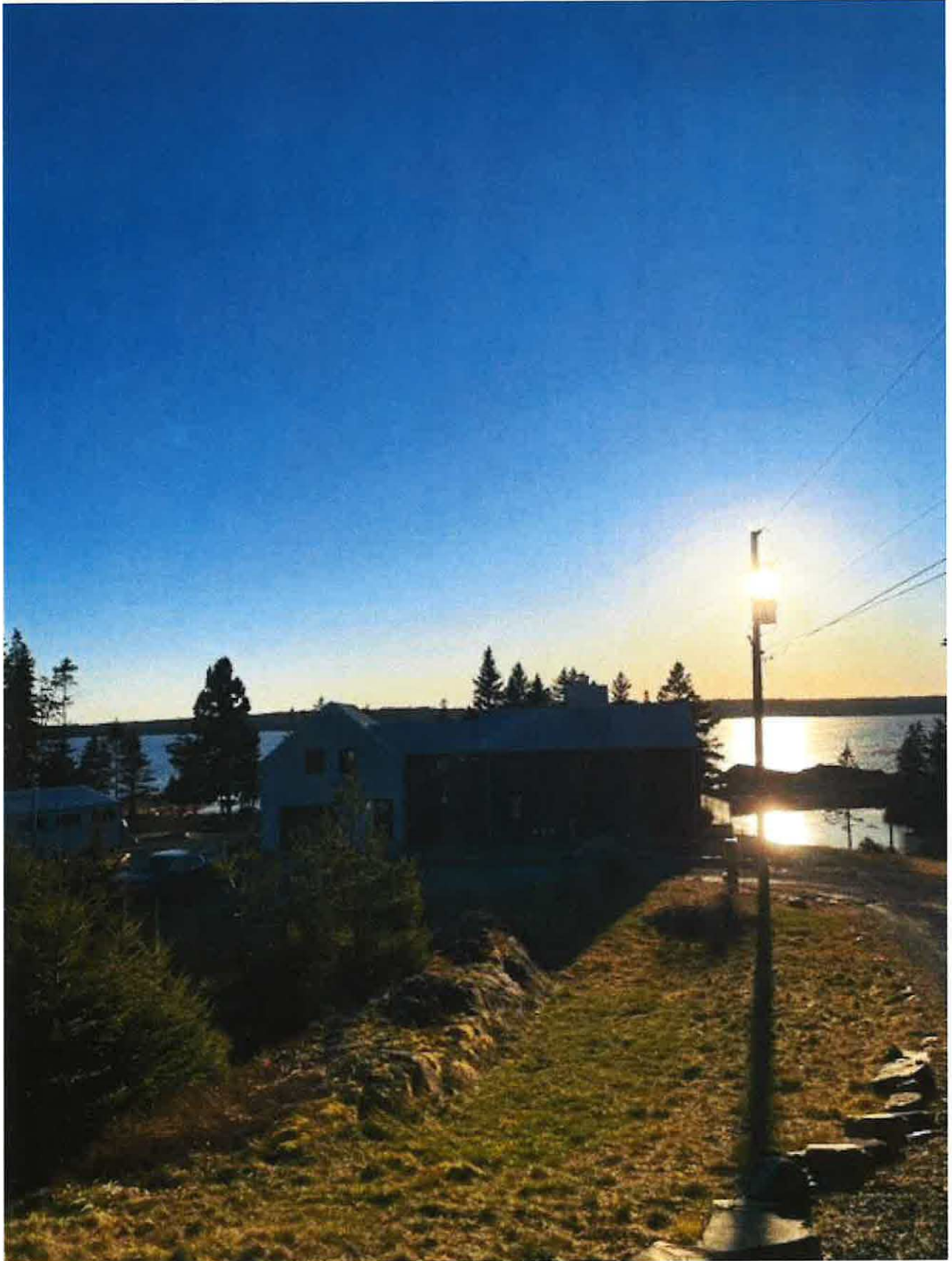




This is Exhibit "H" referred to in the affidavit
of Josh Morash, affirmed before me
this 18th day of January, 2024.



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




This is Exhibit "I" 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




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



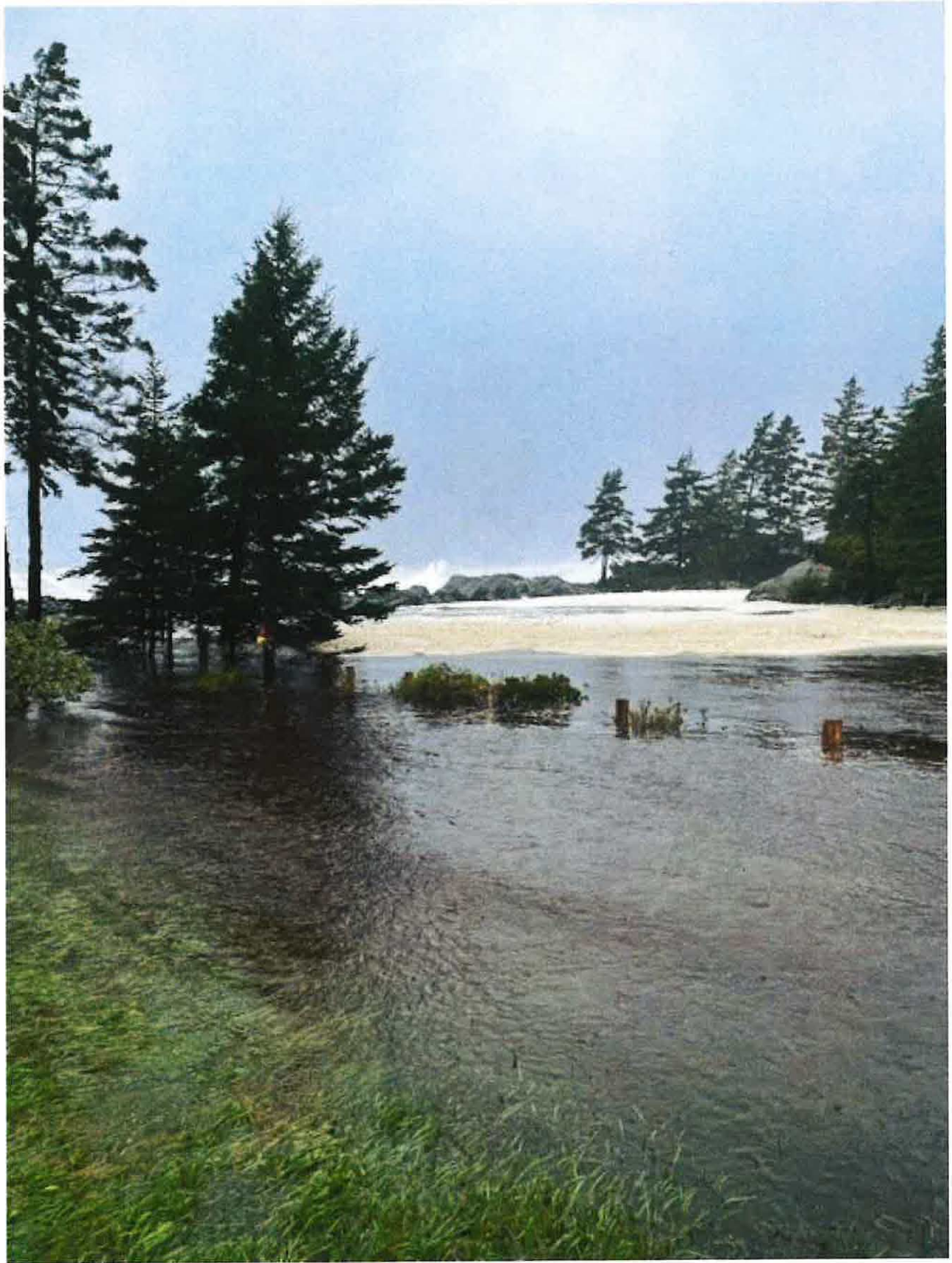
James Gunvaldsen Klaassen
A commissioner of the
Supreme Court of Nova Scotia



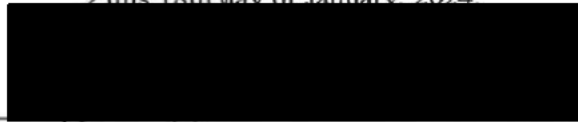
This is Exhibit "K" referred to in the affidavit
of Josh Morash, affirmed before me
this 18th day of January, 2024.



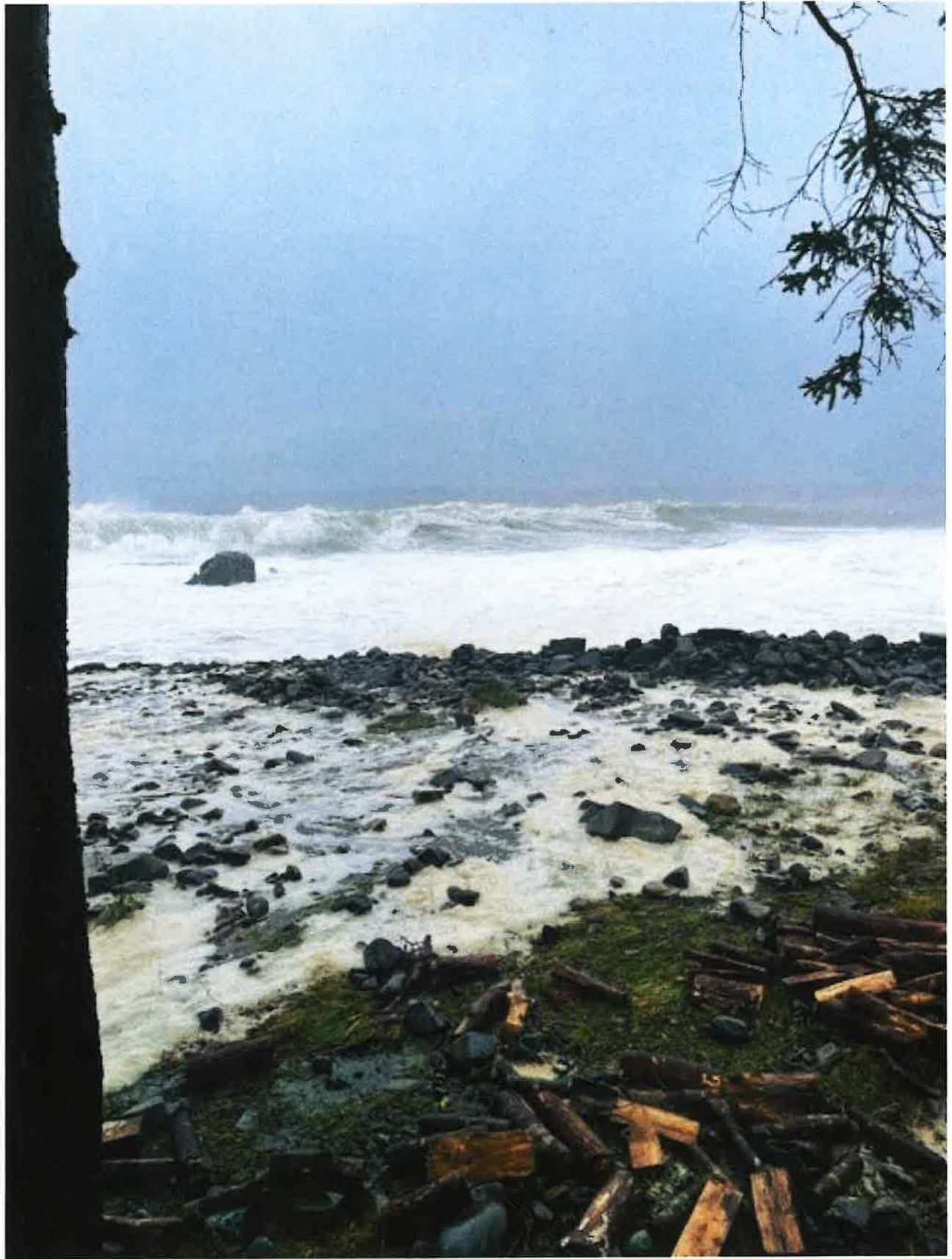
James Gunnvaldsen Klaassen
A commissioner of the
Supreme Court of Nova Scotia



This is Exhibit "L" 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



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



James Gunnvaldsen Klaassen
A commissioner of the
Supreme Court of Nova Scotia

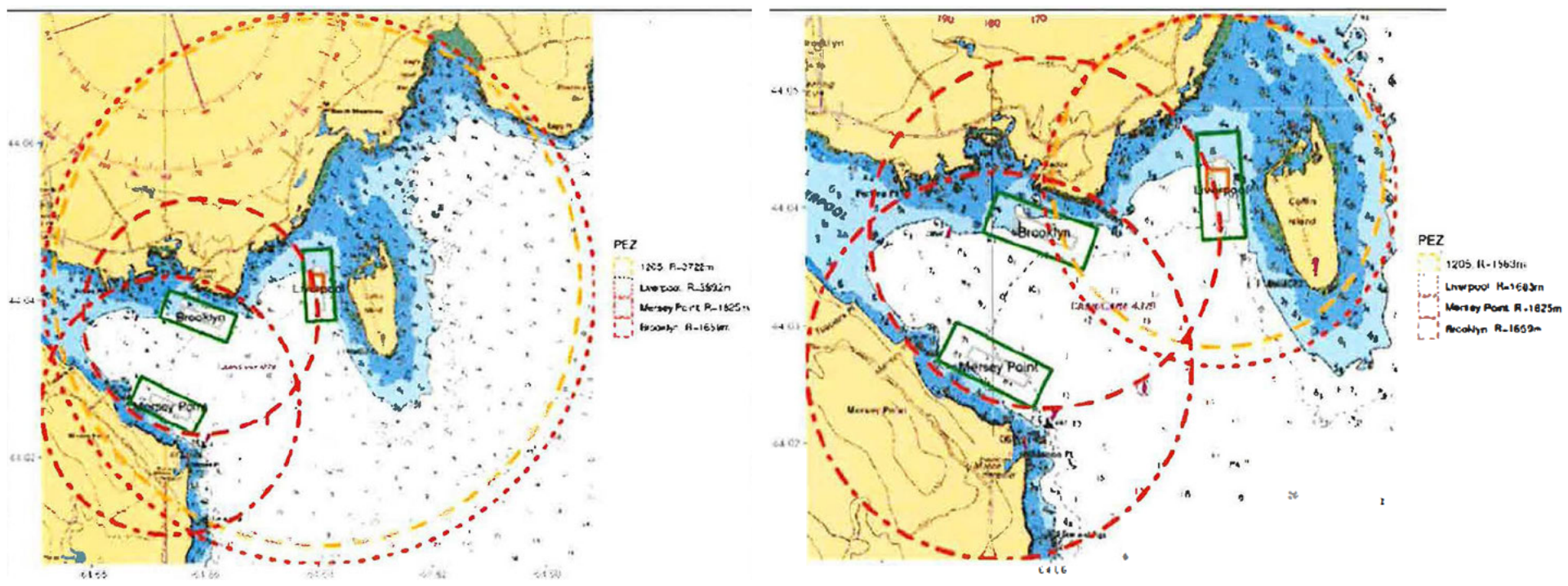


Figure 5. Benthic-Predicted Exposure Zones (PEZs) for the Liverpool (left: including storm event, right: excluding storm event), Mersey Point and Brooklyn proposed sites using the feces minimum sinking rate are shown in red overlaid on CHS chart #4379 (depths shown in fathoms). Cage arrays (grey) and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

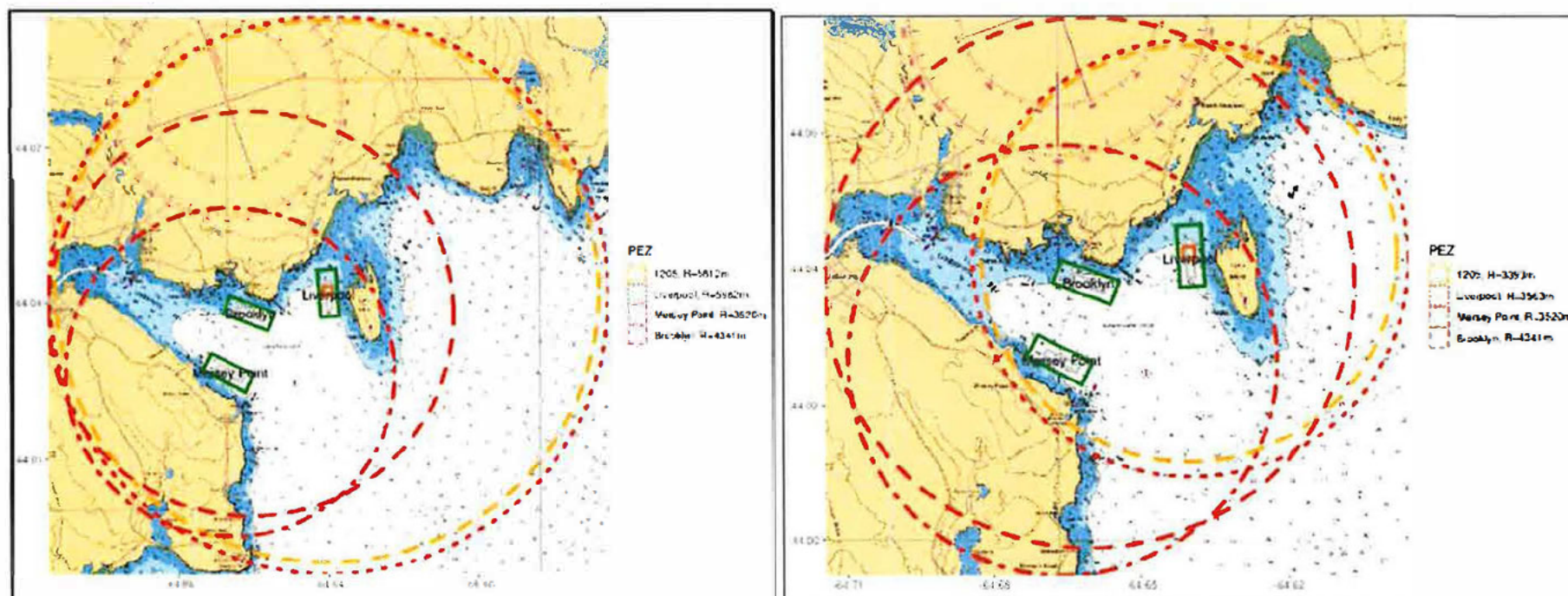
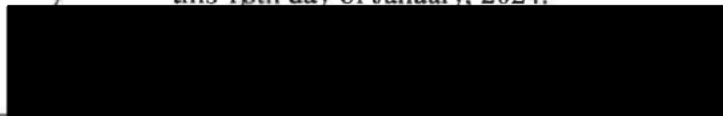


Figure 7. Pelagic-PEZs for the Liverpool (left: including storm event, right: excluding storm event), Mersey Point and Brooklyn proposed sites are shown in red overlaid on CHS chart #4379 (depths shown in fathoms). Net-pen arrays (grey) and lease boundaries (green) are shown. The existing #1205 Liverpool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

Date: January 12, 2024 14:18:44 PM



PID:	██████████	Owner:	JOSHUA MORASH	AAN:	01562258
County:	QUEENS COUNTY	Address:	██████████	Value:	\$193,000.00 (2024 RESOURCE TAXABLE)
LR Status:	LAND REGISTRATION		BEACH MEADOWS		

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	[REDACTED]	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	9.19 ACRES)	Parcel Access	PUBLIC	Manag. Unit	MU9927
Lot		Created	Jun 01, 1992 1:41:08AM	Manner of Tenure	JOINT TENANTS
PDCA Status	APPROVED	Municipal Unit	REGION OF QUEENS MUNICIPALITY		
LR Status	LAND REGISTRATION	LR Date	April 13, 2019 03:07:27PM		

Location	County	Primary Location	Source
[REDACTED] <u>BEACH MEADOWS</u>	QUEENS COUNTY	Yes	Not Assigned by Municipality

Comments

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
01562258	\$183,000.00 (2024 RESOURCE TAXABLE)	010	000	

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
HISHUA MORASH	FEE SIMPLE	POST OFFICE BOX 790 LIVERPOOL NS CA B0T 1K0	DEED	2019	114311740 View Form View Doc		Apr 12, 2019	No
[REDACTED]	FEE SIMPLE	POST OFFICE BOX 790 LIVERPOOL NS CA B0T 1K0	DEED	2019	114311740 View Form View Doc		Apr 13, 2019	No

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
/0100690	EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID	UNKNOWN	DEED	2017	110346633 View Form View Doc		Feb 17, 2017
/0100695	EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID	UNKNOWN	DEED	2017	110346633 View Form View Doc		Feb 17, 2017
/0100706	EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID	UNKNOWN	DEED	2017	110346633 View Form View Doc		Feb 17, 2017

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
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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
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No Records Found

Parcel Description

All that certain lot, piece or parcel of land situate, lying and being on the southern side of the Bouldry Shore Road at Beach Meadows, Queens County, Nova Scotia and more particularly bounded and described as follows:

Being part of Lot No. 3, marked John Fralic on the 1859 Whitman Freeman Plan of Division recorded in the Queens County Registry of Deeds in Book 21, Page 327 and shown therein as being:

Bounded on the northwest by the Public Highway;

Bounded on the southwest by Lots No. 5, 6, 7 and 8, as shown on the aforementioned Plan;

Bounded on the southeast by the Sea Shore;

Bounded on the northeast by several lots as shown on the aforementioned Plan, one of which is marked "Widow";

SAVING AND EXCEPTING those lands shown as lands of Silas Fralic on the Plan recorded with the Deed in Book 95, Page 29 in the Queens County Registry of Deeds;

SAVING AND EXCEPTING that lot of land, more particularly described in the Deed at Book 231, Page 641

SAVING AND EXCEPTING those lots of land, more particularly described in the Deed at Book 95, Page 258

SUBJECT TO a right of way, more particularly described in the Deed recorded in the Queens County Registry of Deeds as Document # 110546532

REFERENCE should be had to the aforementioned 1890 Plan showing lands then of John Fralic recorded in Book 290, Page 534 of the Queens County Registry of Deeds.

FURTHER REFERENCE should be had to the 1859 Whitman Freeman Plan recorded in the Queens County Registry of Deeds in Book 22, Page 327.

BEING AND INTENDED TO BE the remainder lands of Lot 3 on the aforementioned 1859 Whitman Freeman Plan.

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

Not Subject To

THIS LOT IS A VALID REMAINDER LOT OF THE ORIGINAL LOT FROM THE 1859 PLAN OF DIVISION, AS ALL LOTS CONVEYED OUT THEREFROM WERE CONVEYED OUT PRIOR TO SUBDIVISION REGULATIONS IN QUEENS COUNTY.

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	114325070 View Doc	2019	FORM B (RECORDING)		LAND REGISTRATION	4/16/2019

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
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No Non-Enabling Plans Found

AFR Bundles

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

Parcel Relationships

Related PID	Type of Relationship
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No Related PIDs Found

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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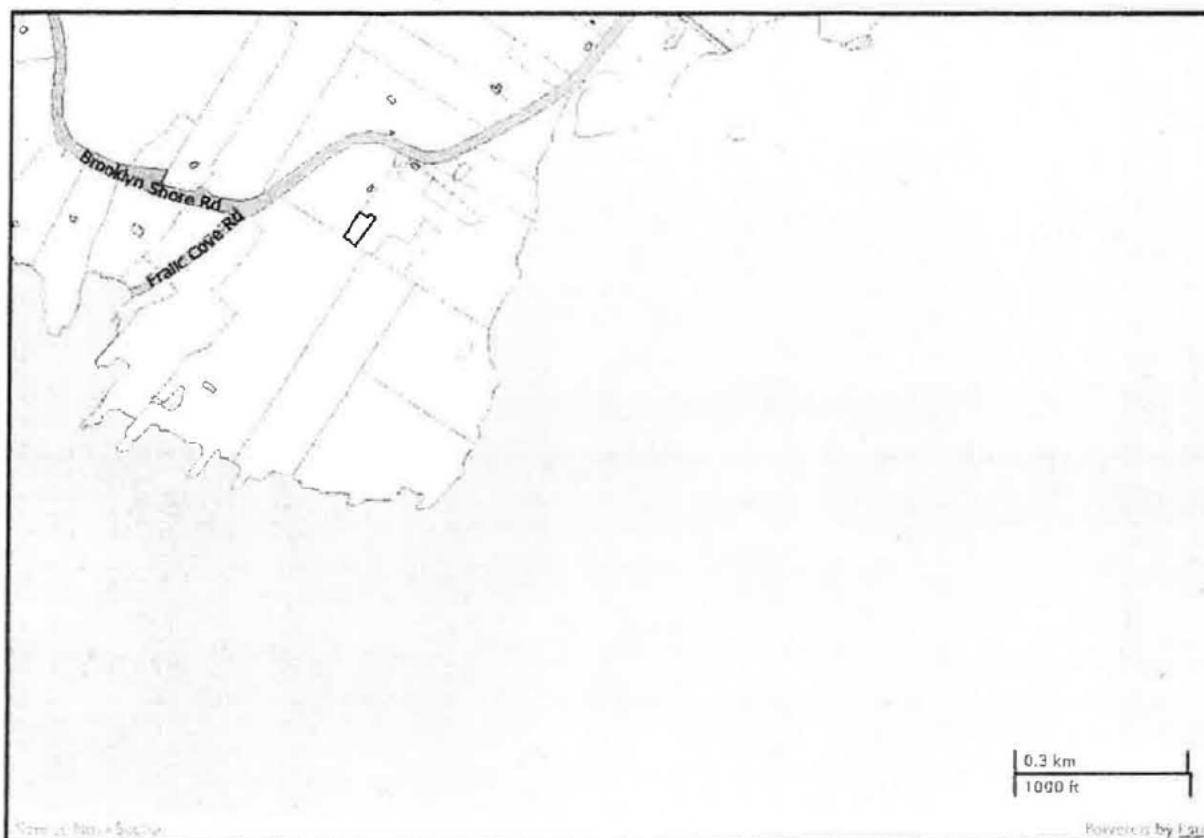
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Property Online Map

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



PID:	70100706	Owner:	JOSHUA MORASH	AAN:	01129368
County:	QUEENS COUNTY	Address:	[REDACTED]	Value:	\$700.00 (2024 RESOURCE TAXABLE)
LR Status:	LAND REGISTRATION		BEACH MEADOWS		

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	[REDACTED]	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	16146 SQUARE FEET	Parcel Access	PRIVATE	Manag. Unit	MJ9927
Lot		Created	Jan 01, 1995 12:00:00 AM	Manner of Tenure	JOINT TENANTS
PDCA Status	APPROVED	Municipal Unit	REGION OF QUEENS MUNICIPALITY		
LR Status	LAND REGISTRATION	LR Date	Feb 26, 2017 02:09:41 PM		

Location	County	Primary Location	Source
[REDACTED]	QUEENS COUNTY	Yes	Not Assigned by Municipality

BEACH MEADOWS

Comments

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
01129368	\$700.00 (2024 RESOURCE TAXABLE)	070	000	

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
JOSHUA MORASH	FEE SIMPLE	POST OFFICE BOX 790 LIVERPOOL NS CA B0T 1K0	DEED	2017	111040029 View Form View Doc		Jan 08, 2017	No
[REDACTED]	FEE SIMPLE	POST OFFICE BOX 790 LIVERPOOL NS CA B0T 1K0	DEED	2017	111040029 View Form View Doc		Jan 08, 2017	No

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
70100656	SERVIENT TENEMENT PID	DEED	2017	110346633 View Doc		Feb 17, 2017
70100654	SERVIENT TENEMENT PID	DEED	2017	110346633 View Doc		Feb 17, 2017
TOGETHER WITH AN EASEMENT / RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	DEED	2017	110346633 View Doc		Feb 17, 2017

Burdens on the Registered Interests

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

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
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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
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No Records Found

Parcel Description

All and singular that certain lot, piece or parcel of land situate, lying and being in the District of Beach Meadows, Province of Nova Scotia and more particularly bounded and described as follows:

BEGINNING at a point which point is four hundred ninety-seven and two-tenths feet (497.2) distance on a course of South 38 degrees 45 minutes East from an iron pipe on the southern boundary of the Shore Road to Beach Meadows;

THENCE North 60 degrees 00 minutes East one hundred seventy-eight and nine-tenths feet (178.9);

THENCE North 28 degrees 10 minutes West thirty-eight and eight tenths feet (38.8) to an iron bar;

THENCE South 51 degrees 30 minutes West thirty-four feet (34.0);

THENCE North 28 degrees 10 minutes West forty-four and one tenth feet (44.1) to an iron pipe;

THENCE South 52 degrees 15 minutes West one hundred and fifty feet more or less or until it meets the line dividing the lot from lands formerly of W. G. Fisher;

THENCE South 38 degrees 45 minutes East along the Fisher line to the place of beginning.

TOGETHER WITH a right of way over the lane extending from the public road to the barn located on PID 70100796 and branching off from said barn with one branch leading to PID 70100693 and the other branch leading to PID 70100690.

*** 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.

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
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No Non Enabling Documents Found

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
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No Non Enabling Plans Found

AFR Bundles

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

Parcel Relationships

Related PID	Type of Relationship
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No Related PIDs Found

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)).

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Property Online Map

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



PID:	██████████	Owner:	JOSHUA MORASH	AAN:	01129384
County:	QUEENS COUNTY	Address:	██████████	Value:	\$2,000.00 (2024 RESOURCE TAXABLE)
LR Status:	LAND REGISTRATION		BEACH MEADOWS		

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	<u>20100680</u>	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	1.11 ACRES	Parcel Access	PRIVATE	Manag. Unit	MBU9927
Lot		Created	Jun 01, 1995 12:00:00AM		
PDCA Status	APPROVED	Municipal Unit	REGION OF QUEENS MUNICIPALITY	Manner of Tenure	JOINT TENANTS
LR Status	LAND REGISTRATION	LR Date	Feb 28, 2017 03:18:03PM		

Location	County	Primary Location	Source
[REDACTED]	QUEENS COUNTY	Yes	Not Assigned by Municipality

BEACH MEADOWS

Comments

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
<u>01129384</u>	\$2,000.00 (2014 RESOURCE TAXABLE)	070	000	

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
JOSHUA MORASHI	FEE SIMPLE	POST OFFICE BOX 750 LIVERPOOL NS CA B01 1K0	DEED	2017	<u>111040029</u> View Form View Doc		Jul 05, 2017	No
[REDACTED]	FEE SIMPLE	POST OFFICE BOX 750 LIVERPOOL NS CA B01 1K0	DEED	2017	<u>111040029</u> View Form View Doc		Jul 05, 2017	No

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
70100656	SERVIENT TENEMENT PID	DEED	2017	<u>110346633</u> View Doc		Feb 17, 2017
70100664	SERVIENT TENEMENT PID	DEED	2017	<u>110346633</u> View Doc		Feb 17, 2017
TOGETHER WITH AN EASEMENT / RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	DEED	2017	<u>110346633</u> View Doc		Feb 17, 2017

Burdens on the Registered Interests

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

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
<i>No Records Found</i>							

Recorded Interests

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

Parcel Description

All and singular that certain lot, piece or parcel of land situate, lying and being in the District of Beach Meadows, Province of Nova Scotia and more particularly bounded and described as follows:

BEGINNING at the corner of a fence said corner being South 38 degrees 45 minutes East nineteen and four tenths (19.4) feet, South 30 degrees 45 minutes East eighty-two (82.0) feet from the most southerly corner of the above described lot;

THENCE North 75 degrees 00 minutes East forty-five (45.0) feet, THENCE North 59 degrees 10 minutes East ninety-eight (98.0) feet to the end of a stone wall;

THENCE North 89 degrees 20 minutes East twenty-three (23.0) feet to a pole fence;

THENCE South 38 degrees 40 minutes East one hundred eight and four tenths (108.4) feet along the aforesaid pole fence;

THENCE North 54 degrees 45 minutes East along a crooked fence and stone wall one hundred seventy-five and six tenths (175.6) feet to a pole fence;

THENCE South 26 degrees East along a pole fence one hundred nine and two tenths (109.2) feet to a wire fence;

THENCE South 65 degrees 15 minutes West along a wire fence, three hundred three and six tenths (303.6) feet to an iron pipe;

THENCE in a northwesterly direction two hundred (200.00) feet or until it comes to the corner of a fence the place of beginning

TOGETHER WITH a right of way over the line extending from the public road to the barn located on PID 70100706 and branching off from said barn with one branch leading to PID 70100698 and the other branch leading to PID 70100680.

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

Not Subject to:

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

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
<i>No Non Enabling Documents Found</i>						

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
<i>No Non Enabling Plans Found</i>						

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
<i>No Related PIDs Found</i>	

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 2K(1)).

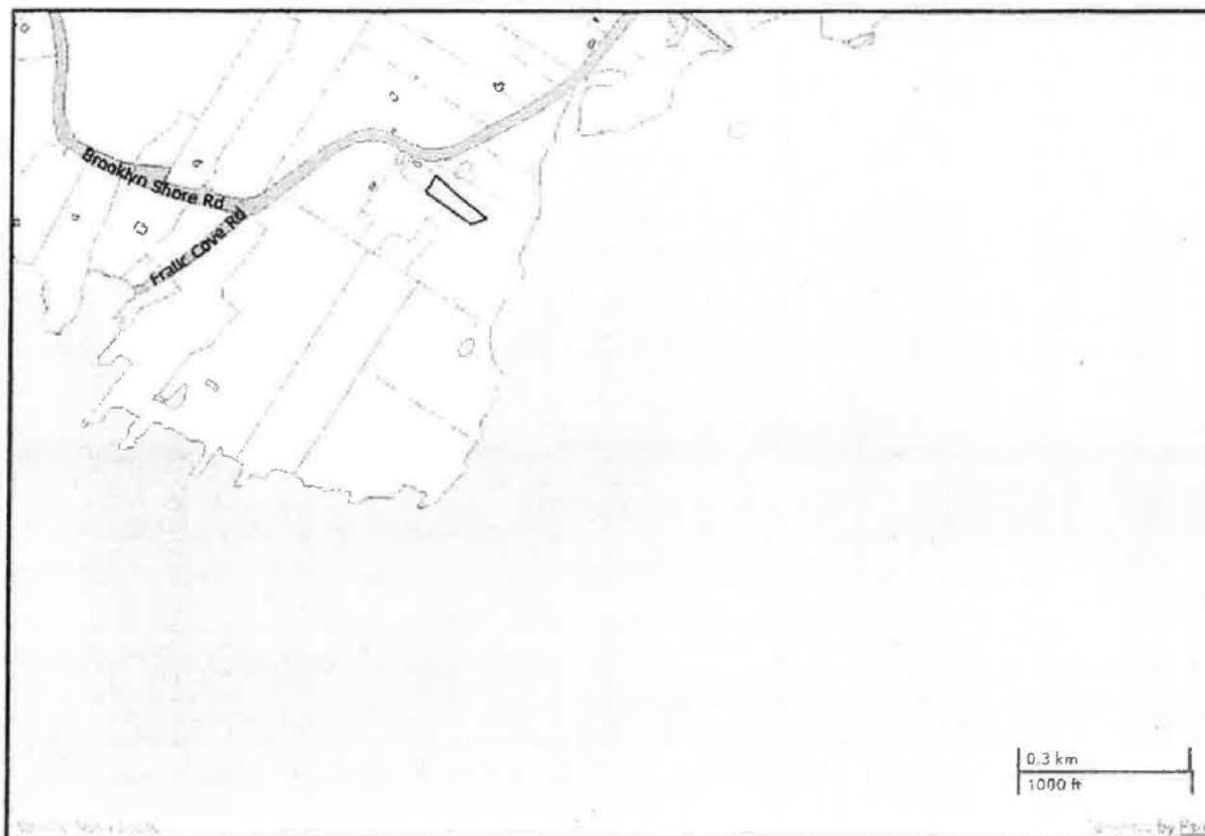
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Property Online Map

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



PID:	██████████	Owner:	JOSHUA MORASH	AAN:	01129376
County:	QUEENS COUNTY	Address:	██████████	Value:	\$16,000.00 (2024 RESOURCE TAXABLE)
LR Status:	LAND REGISTRATION		BROOKLYN SHORE ROAD BEACH MEADOWS		

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Land Registration View

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

PID	██████████	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	31215 SQUARE FEET	Parcel Access	PRIVATE	Manag. Unit	MU9927
Lot		Created	Jan 03, 1995 12:00:00AM		
PDCA Status	APPROVED	Municipal Unit	REGION OF QUEEN'S MUNICIPALITY	Manner of Tenure	JOINT TENANTS
LR Status	LAND REGISTRATION	LR Date	Feb 28, 2017 03:19:07PM		

Location	County	Primary Location	Source
<u>BROOKLYN SHORE ROAD</u> <u>BEACH MEADOWS</u>	QUEEN'S COUNTY	Yes	Not Assigned by Municipality

Comments

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
<u>01129376</u>	\$16,000.00 (2024 RESOURCE TAXABLE)	0/0	000	

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
JOSHUA MORASH	FEE SIMPLE	POST OFFICE BOX 790 LIVERPOOL NS CA R01 1K0	DEED	2017	<u>111040029</u> View Form View Doc		Jan 06, 2017	Yes
██████████	FEE SIMPLE	POST OFFICE BOX 790 LIVERPOOL NS CA R01 1K0	DEED	2017	<u>111040029</u> View Form View Doc		Jan 06, 2017	Yes

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
70100656	SERVIENT TENEMENT PID	DEED	2017	<u>110346633</u> View Doc		Feb 12, 2017
70100664	SERVIENT TENEMENT PID	DEED	2017	<u>110346633</u> View Doc		Feb 12, 2017
TOGETHER WITH AN EASEMENT / RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	DEED	2017	<u>110346633</u> View Doc		Feb 12, 2017

Burdens on the Registered Interests

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

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
<i>No Records Found</i>							

Recorded Interests

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

Parcel Description

All Land singular that certain lot, piece or parcel of land situate lying and being in the District of Beach Meadows, Province of Nova Scotia and more particularly bounded and described as follows:

BEGINNING at a fence corner said corner being North 19 degrees 10 minutes East one hundred fifty (150.0) feet from the northeast corner of the last described lot.

THENCE South 31 degrees 20 minutes East along a wire fence and stone wall one hundred twenty-three (123.0) feet;

THENCE South 33 degrees 30 minutes East one hundred ninety-seven and seven tenths (197.7) feet;

THENCE North 89 degrees 20 minutes East seventy-eight and nine tenths (78.9) feet;

THENCE North 29 degrees 10 minutes West three hundred sixty-three and six tenths (363.6) feet to a pole fence;

THENCE South 56 degrees 40 minutes West along a pole fence ninety and five tenths (90.5) to the place of beginning;

BEING AND INTENDED to be the same lots of land as were conveyed by to Leith M. Fratic by deed which is recorded in Book 98 at Page 79 at the Registry of Deeds in Liverpool, N. S.

BEING THE SAME lands and premises conveyed by Leith Melrose Fratic and Margaret Fratic, his wife, to Philip Decker by deed dated the 29th day of July, 1975 and recorded in the Registry of Deeds at Liverpool, N. S. in Book 154 at Page 126.

FURTHER BEING those lots as conveyed by Philip Decker to Rosemary Decker by deed dated January 14th, 1981 and recorded in the Registry of Deeds at Liverpool, NS in Book 192 at Page 105.

TOGETHER WITH a right of way over the lane extending from the public road to the barn located on PID 70100706 and branching off from said barn with one branch leading to PID 70100698 and the other branch leading to PID 70100680.

*** 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.

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
<i>No Non Enabling Documents Found</i>						

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
<i>No Non Enabling Plans Found</i>						

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
<i>No Related PIDs Found</i>	

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