

THIS INDENTURE made this 23rd day of December, A.D.,

1998

BETWEEN:

GROUP MARKETING CO-ORDINATES (1994) LIMITED, a body corporate with head office at Yarmouth, in the County of Yarmouth and Province of Nova Scotia;

(hereinafter called the "GRANTOR")

OF THE ONE PART

- AND -

TROUT POINT LODGE LIMITED, a body corporate with head office and principal place of business at Chebogue, in the County of Yarmouth and Province of Nova Scotia;

(hereinafter called the "GRANTEE")

OF THE OTHER PART

WITNESSETH THAT in consideration of One (\$1.00) Dollar and other good and valuable consideration;

THE GRANTOR herein conveys in fee simple to the GRANTEE the lands described in Schedule "A" to this Warranty Deed and hereby consents to this disposition, pursuant to the Matrimonial Property Act of Nova Scotia.

THE GRANTOR covenants with the Grantee that the Grantee shall have quiet enjoyment of the lands, that the Grantor has good title in fee simple to the lands and the right to convey them as hereby conveyed, that the lands are free from encumbrances and that the Grantor will procure such further assurances as may be reasonably required.

IN THIS WARRANTY DEED the singular includes the plural and the masculine includes the feminine, with the intent that this Warranty Deed shall be read with all appropriate changes of number and gender.

YARMOUTH COUNTY REGISTRY OF DEEDS	49	577	38-60
I certify that this document was registered as shown here.	Document #	Book	Pages
Bruce E. Murray, Registrar	JAN 11 1999	3:56 P.M.	
	MM DD YYYY	Time	


nrc.

IN WITNESS WHEREOF the Grantor herein has caused These Presents to be properly executed the day and year first above written.

SIGNED, SEALED & DELIVERED



WITNESS

GROUP MARKETING CO-ORDINATES)
(1994) LIMITED)

Per: Regina Deveau



PROVINCE OF NOVA SCOTIA)
COUNTY OF YARMOUTH SS)

ON this 23rd day of December, A.D., 1998, before me, the subscriber personally came and appeared Philip J. Star

a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that the proper duly authorized officer of GROUP MARKETING CO-ORDINATES (1994) LIMITED, one of the parties thereto, signed, sealed and delivered the same in his presence.

Dianne M. Landry
A Commissioner in and for the Province
of Nova Scotia

Dianne M. Landry
A Commissioner Of The
Supreme Court of Nova Scotia

Description of Annie's Island
Lands of David R. Hall
East Kemptville, Yarmouth Co., N.S.

ALL and singular that certain island situate, lying and being in the Tusket River at East Kemptville in the County of Yarmouth, Province of Nova Scotia. Being Annie's island as shown to the northwest of other lands of David R. Hall on a plan of lands of David R. Hall dated as revised the third day of January, 1996 being plan number 3728Y92-R made by R. C. Dearman Surveys Limited.

TOGETHER with a right of way over the sixty six (66) foot wide Prout Point Road (private road) from the East Kemptville Road to the cul de sac.

ALSO a right of way from the above mentioned cul de sac to the Tusket River fifty (50) feet in width for most of its length and including a wider area along the shoreline of the river all as shown on the above mentioned plan.

SCHEDULE "A"

Parcel 1 ALL that certain lot, piece or parcel of land situate, lying and being at Kemptville, Yarmouth County, Province of Nova Scotia, and bounded and described as follows:

BEGINNING at Crown Land Post No. 3065 on the west side of the East Branch of the Tusket River;

THENCE running westerly to Crown Land Post No. 3066;

THENCE northerly to Crown Land Post No. 3067;

THENCE easterly to Crown Land Post No. 3068 on the west side of the East Branch River, having been bounded from the place of beginning by Crown Land;

THENCE following the several courses of the said River to Crown Land Post No. 3065 and the place of beginning.

This is all that lot of land, number 7183 granted to William G. Bower and containing one hundred acres more or less.

BEING AND INTENDED TO BE the same lands as conveyed to William Prout et al from Edgar Hurlbert by Deed dated March 18th, 1955 and recorded at the Registry of Deeds for Yarmouth County in Book GB at Page 437.

DESCRIPTION OF PROUT POINT ROAD
LANDS OF DAVID R. HALL
EAST KEMPTVILLE , YARMOUTH CO., N.S.

43

ALL AND SINGULAR that certain lot, piece, parcel or tract of land situate, lying, and being on the western side of the East Kemptville Road at East Kemptville in the county of Yarmouth, Province of Nova Scotia. Being Prout Point Road as shown on a Plan of subdivision of lands of David R. Hall dated the third day of January A.D. 1996, being plan number 3728Y92-R made by R.C.Dearman Surveys Limited and which lot may be more particularly described as follows:

BEGINNING at a survey marker set on the western boundary of the East Kemptville Road, which survey marker is on the northern boundary of remainder lands of David R. Hall and which survey marker is distant thirty-three feet when measured at right angles from the center line of the said East Kemptville Road and which survey marker is distant thirty (33) feet when measured at right angles from the center line of the Prout Point Road.

THENCE to run along a portion of the northern boundary of remainder lands of David R. Hall on a bearing of North seventy-nine degrees fifty-eight minutes forty-eight seconds West ($N79^{\circ} 58' 48''W$) thirty decimal nine one (30.91) feet to the beginning of a curve having a radius of one hundred and seventy six decimal nine zero (176.90) feet

THENCE to the right following the arc of the curve for a distance of one hundred and eight decimal one five (108.15) feet to the end of the curve.

THENCE to continue along the northern boundary of remainder lands of David R. Hall on a bearing of North forty-four degrees fifty-seven minutes zero seconds West ($N44^{\circ} 57' 00''W$) five hundred and ninety five decimal nine five (595.95) feet to the beginning of a curve having a radius of five hundred and ninety-nine decimal zero three (599.03) feet.

THENCE to the left following the arc of the curve for a distance of two hundred and five decimal one four (205.14) feet to the end of the curve.

THENCE to continue along a portion of the northern boundary remainder lands of David R. Hall on a bearing of North sixty-four degrees thirty-four minutes eighteen seconds West ($N64^{\circ} 34' 18''W$) fifty-three decimal zero five (53.05) feet to the beginning of a curve having a radius of one hundred and forty-eight decimal two seven (148.27) feet.

THENCE to the right following the arc of the curve for a distance of one hundred and ninety-five decimal six three (195.63) feet to the end of the curve.

THENCE to run along a portion of the eastern boundaries of remainder lands of David R. Hall and Lot 12 on a bearing of North eleven degrees one minute thirty seconds East ($N11^{\circ} 01' 30''E$) three hundred and fifty-two decimal eight two (352.82) feet to the beginning of a curve having a radius of two hundred and eighty-one decimal eight eight (281.88) feet.

THENCE to the left following the arc of the curve for a distance of one hundred and seventy nine decimal nine nine (179.99) feet to the end of the curve.

THENCE to run along a portion of the eastern boundaries of Lots 12 and 11 on a bearing of North twenty-five degrees thirty-three minutes thirty-six seconds West ($N25^{\circ} 33' 36''W$) two hundred and thirty-two decimal one eight (232.18) feet to the beginning of a curve having a radius of three hundred and forty-two decimal seven six (342.76) feet.

THENCE to the left following the arc of the curve for a distance of one hundred and eighty-eight decimal zero (188.00) feet to the end of the curve.

THENCE to run along a portion of the northwestern boundaries of Lots 11 and 7A on a bearing of North fifty-six degrees fifty-nine minutes twelve seconds West ($N56^{\circ} 59' 12''W$) three hundred and forty-eight decimal eight eight (348.88) feet to the beginning of a curve having a radius of one hundred and eighty-one decimal two three (181.23) feet.

THENCE to the right following the arc of the curve for a distance of two hundred and four decimal nine five (204.95) feet to the end of the curve.

THENCE to run along a portion of the eastern boundary of other remainder lands of David R. Hall on a bearing of North seven degrees forty-eight minutes twenty-four seconds East ($N07^{\circ} 48' 24''E$) two hundred and fifty-three decimal nine zero (253.90) feet to the beginning of a curve having a radius of twenty-seven decimal eight nine (27.89) feet.

THENCE to the left following the arc of the curve for a distance of thirty-four decimal five six (34.56) feet to the beginning of another curve having a radius of sixty-three decimal nine eight (63.98) feet.

THENCE to the right following the arc of the said curve for a distance of two hundred and eighty decimal two eight (280.28) feet to the end of the curve.

THENCE to run along a portion of the western boundary of Lot 9 on a bearing of South seven degrees forty-eight minutes twenty-four seconds West ($S07^{\circ} 48' 24''W$) three hundred and forty decimal seven six (340.76) feet to a survey marker set on the beginning of a curve having a radius of one hundred and fifteen decimal two three (115.23) feet.

THENCE to the left following the arc of the curve for a distance of one hundred and thirty decimal three one (130.31) feet to the end of the curve.

THENCE to run along a portion of the southern boundary of Lot 5C and a portion of the southern boundary of another remainder lands of David R. Hall on a bearing of South fifty six degrees fifty-nine minutes twelve seconds East ($S56^{\circ} 59' 12''E$) three hundred and forty-eight decimal eight eight (348.88) to the beginning of a curve having a radius of four hundred and eight decimal seven six (408.76) feet.

THENCE to the right following the arc of the curve for a distance of two hundred and twenty-four decimal two zero (224.20) feet to the end of the curve.

THENCE to continue along the southwestern boundary of remainder lands of David R. Hall on a bearing of South twenty-five degrees thirty-three minutes thirty-six seconds East ($S25^{\circ} 33' 36''E$) two hundred and thirty-two decimal one eight (232.18) feet to the beginning of a curve having a radius of two hundred and twenty-two decimal one three (222.13) feet.

THENCE to the right following the arc of the curve for a distance of three hundred and forty-seven decimal eight eight (347.88) feet to the end of the curve.

THENCE to continue along a portion of the western boundary of remainder lands of David R. Hall on a bearing of South eleven degrees one minute thirty seconds West ($S11^{\circ} 01' 30''W$) three hundred and fifty-two decimal eight two (352.82) feet to the beginning of a curve having a radius of eighty-two decimal two seven (82.27) feet.

THENCE to the left following the arc of the curve for a distance of one hundred and eight decimal five five (108.55) feet to the end of the curve.

continue along the southern boundary of remainder lands of David R. Hall on a bearing of South sixty-four degrees thirty-four minutes eighteen seconds East ($S64^{\circ} 34' 18''E$) fifty-three decimal zero five (53.05) feet to the beginning of a curve having a radius of six hundred and sixty-five decimal zero three (665.03) feet.

THENCE to the right following the arc of the curve for a distance of two hundred and twenty-seven decimal seven five (227.75) feet to the end of the curve.

THENCE to continue along the southern boundary of remainder lands of David R. Hall on a bearing of South forty-four degrees fifty-seven minutes zero seconds East ($S44^{\circ} 57' 00'' E$) five hundred and ninety five decimal nine five (595.95) feet to the beginning of a curve having a radius of one hundred and ten decimal nine zero (110.90) feet.

THENCE to the left following the arc of the curve for as distance of sixty-seven decimal eight zero (67.80) feet to the end of the curve.

THENCE to continue along a portion of the southern boundary of remainder lands of David R. Hall on a bearing of South seventy-nine degrees fifty-eight minutes forty-eight seconds East ($S79^{\circ} 58' 48'' E$) thirty decimal nine one (30.91) feet to a point on the western boundary of the East Kemptville Road.

THENCE to run along a portion of the western boundary of the East Kemptville Road on a bearing of South ten degrees one minute twelve seconds West ($S10^{\circ} 01' 12'' W$) sixty six decimal zero (66.00) feet to the place of beginning.

A TRACT of land containing four decimal seven four (4.74) acres.

ALL BEARINGS are magnetic A.D. 1939.

DESCRIPTION OF Lot 1A
LANDS OF DAVID R. HALL
EAST KEMPTVILLE , YARMOUTH CO., N.S.

ALL AND SINGULAR that certain lot, piece, parcel or tract of land situate, lying, and being northerly of the Prout Point Road at East Kemptville in the county of Yarmouth, Province of Nova Scotia. Being Lot 1A as shown on a Plan of subdivision of lands of David R. Hall dated the third day of January A.D. 1996, being plan number 3728Y92-R made by R.C. Dearman Surveys Limited and which lot may be more particularly described as follows:

BEGINNING at a drill hole in rock set on the eastern boundary of Lot 5C, which drill hole in rock is set on the southern shore of the Tusket River (East Branch).

THENCE to run along a portion of the southern shore of the Tusket River (East Branch) in northerly, northeasterly, southerly and southwesterly directions one thousand two hundred (1,200) feet more or less to a point on the western boundary of remainder lands of David R. Hall

THENCE to run along a portion of the western boundary of remainder lands of David R. Hall on a bearing of South seventeen degrees thirty-five minutes forty-eight seconds West ($S17^{\circ} 35' 48''W$) fifteen (15) feet more or less to a survey marker set on the northern boundary of remainder lands of David R. Hall.

THENCE to run along a portion of the northern boundary of remainder lands of David R. Hall on a bearing of North seventy-two degrees twenty four minutes twelve seconds West ($N72^{\circ} 24' 12''W$) three hundred and ninety-five decimal nine six (395.96) feet to a survey marker set on the eastern boundary of Lot 5C.

THENCE to run along a portion of the eastern boundary of Lot 5C on a bearing of North ten degrees five minutes twelve seconds East ($N10^{\circ} 05' 12''E$) seventy six decimal one five (76.15) feet to the place of beginning.

A TRACT of land containing one hundred and fifty-two thousand (152,000) square feet more or less.

ALL BEARINGS are magnetic A.D. 1939.

DESCRIPTION OF Lot 3B
LANDS OF DAVID R. HALL,
EAST KEMPTVILLE, YARMOUTH CO., N.S.

ALL AND SINGULAR that certain lot, piece, parcel or tract of land situate, lying, and being westerly of the Prout point Road at East Kemptville in the county of Yarmouth, Province of Nova Scotia. Being Lot 3B as shown on a Plan of subdivision of lands of David R. Hall dated the third day of January A.D. 1996, being plan number 3728Y92-R made by R.C. Dearman Surveys Limited and which lot may be more particularly described as follows:

BEGINNING at a survey marker set on the northern boundary of Lot 7D, which survey marker is distant two hundred and forty-two decimal nine three (242.93) feet when measured on a bearing of South seventy-two degrees fifty-three minutes fifty-four seconds West ($S72^{\circ} 53' 54''W$) from a survey marker set on the western boundary of the Prout Point Road.

THENCE to run along a portion of the northern boundary of Lot 7D on a bearing of South forty-six degrees forty-nine minutes thirty seconds West ($S46^{\circ} 49' 30''W$) three hundred and forty-one decimal six eight (341.68) feet to a survey marker.

THENCE to continue along a portion of the northern boundary of Lot 7D on a bearing of South forty-six degrees forty-nine minutes thirty seconds West ($S46^{\circ} 49' 30''W$) twenty (20) feet more or less to the western shore of the Tusket River (East Branch).

THENCE to run along a portion of the western shore of the Tusket River in northerly, easterly, and northerly directions seven hundred (700) feet more or less to a point on the southern boundary of remainder lands of David R. Hall.

THENCE to run along a portion of the southern boundary of remainder lands of David R. Hall in an easterly direction seventy (70) feet more or less to a survey marker set on the western boundary of remainder lands of David R. Hall.

THENCE to run along a portion of the western boundary of remainder lands of David R. Hall on a bearing of South twenty-four degrees thirty-three minutes twenty-four seconds East ($S24^{\circ} 33' 24''E$) three hundred and thirty-eight decimal eight eight (338.88) feet to the place of beginning.

A TRACT of land containing two decimal four (2.4) acres more or less.

ALL BEARINGS are magnetic A.D. 1939.

DESCRIPTION OF LOT 5C
LANDS OF DAVID R. HALL
EAST KEMPTVILLE , YARMOUTH CO., N.S.

49

ALL AND SINGULAR that certain lot, piece, parcel or tract of land situate, lying, and being on the eastern side of the Prout Point Road at East Kemptville in the county of Yarmouth, Province of Nova Scotia. Being Lot 5C as shown on a Plan of subdivision of lands of David R. Hall dated the third day of January A.D. 1996, being plan number 3728Y92-R made by R.C.Dearman Surveys Limited and which lot may be more particularly described as follows:

BEGINNING at a survey marker set on the eastern boundary of the Prout Point Road, which survey marker is on the southern boundary of Lot 9, and which survey marker is distant thirty-three feet when measured at right angles from the center line of the said Prout Point Road and, which survey marker is on the arc of a curve having a radius of one hundred and fifteen decimal two three (115.23) feet.

THENCE to run along a portion of the southern boundary of Lot 9 on a bearing of North fifty-six degrees twenty-four minutes forty-two seconds East (N56° 24' 42"E) four hundred and forty decimal nine nine feet (440.99) to a survey marker set on the southern boundary of Lot 9.

THENCE to continue along a portion of the southern boundary of Lot 9 on a bearing of North fifty-six degrees twenty-four minutes forty-two seconds East (N56° 24' 42"E) two (2) feet more or less to the southwestern shore of the Tusket River (East Branch).

THENCE to run along a portion of the southwestern shore of the Tusket River (East Branch) in a southeasterly direction two hundred and fifty (250) feet more or less to drill hole in rock set on the eastern boundary of Lot 1A.

THENCE to run along a portion of the eastern boundary of Lot 1A on a bearing of South ten degrees five minutes twelve seconds West (S10° 05' 12"W) seventy-six decimal one five (76.15) feet to a survey marker set on the southern boundary of Lot 1A.

THENCE to run along a portion of the southern boundary of Lot 1A on a bearing of South seventy-two degrees twenty-four minutes twelve seconds East (S72° 24' 12"E) six (6) feet more or less to the center of a roadway.

THENCE to run along a portion of the center of a roadway in a southwesterly direction three hundred and sixty (360) feet more or less to the eastern boundary of the Prout Point Road.

THENCE to run along a portion of the eastern boundary of the Prout Point Road on a bearing of North fifty-six degrees fifty-nine minutes twelve seconds West (N56° 59' 12"W) two hundred and thirty (230) feet more or less to the beginning of a curve having a radius of one hundred and fifteen decimal two three (115.23) feet.

THENCE to continue along a portion of the eastern boundary of the Prout Point Road following the arc of the curve for a distance of one hundred and thirty decimal three one (130.31) feet to the place of beginning.

A TRACT of land containing one hundred and twenty thousand (120,000) square feet more or less.

ALL BEARINGS are Magnetic A.D.1939.

DESCRIPTION OF LOT 7D
LANDS OF DAVID R. HALL,
EAST KEMPTVILLE , YARMOUTH CO., N.S.

50

ALL AND SINGULAR that certain lot, piece, parcel or tract of land situate, lying, and being on the western side of the Prout Point Road at East Kemptville in the county of Yarmouth, Province of Nova Scotia. Being Lot 7D as shown on a Plan of subdivision of lands of David R. Hall dated the third day of January A.D. 1996, being plan number 3728Y92-R made by R.C.Dearman Surveys Limited and which lot may be more particularly described as follows:

BEGINNING at a survey marker set on the western boundary of the Prout Point Road, which survey marker is on the southern boundary of remainder lands of David R.Hall, and which survey marker is distant thirty-three feet when measured at right angles from the center line of the said Prout Point Road and, which survey marker is on the arc of a curve having a radius of one hundred and eighty-one decimal two three (181.23) feet.

THENCE to run along a portion of the southern boundary of remainder lands of David R. Hall on a bearing of South seventy-two degrees fifty-three minutes fifty-four seconds West ($S72^{\circ} 53' 54''W$) two hundred and forty-two decimal nine three feet (242.93) to a survey marker set on the southern boundary of lot 3B.

THENCE to run along a portion of the southern boundary of Lot 3B on a bearing of South forty-six degrees forty-nine minutes thirty seconds West ($S46^{\circ} 49' 30''W$) three hundred and forty-one decimal six eight (341.68) feet to a survey marker.

THENCE to continue along the southern boundary of Lot 3B on a bearing of South forty-six degrees forty-nine minutes thirty seconds West ($S46^{\circ} 49' 30''W$) twenty (20) feet more or less to the eastern shore of the Tusket River (East Branch).

THENCE to run along a portion of the eastern shore of the Tusket River (East Branch) in a southerly direction two hundred (200) feet more or less to a point on the northern boundary of Lot 11.

THENCE to run along a portion of the northern boundary of Lot 11 on a bearing of North sixty-seven degrees forty-two minutes twelve seconds East ($N67^{\circ} 42' 12''E$) three (3) feet more or less to a survey marker.

THENCE to continue along the northern boundary of Lot 11 on a bearing of North sixty-seven degrees forty-two minutes twelve seconds East ($N67^{\circ} 42' 12''E$) five hundred and fifty-five decimal two zero (555.20) feet to a survey marker set on the western boundary of the Prout Point Road.

THENCE to run along a portion of the western boundary of the Prout Point Road on a bearing of North fifty-six degrees fifty-nine minutes twelve seconds West ($N56^{\circ} 59' 12''W$) one hundred and sixty decimal eight eight (160.88) feet to the beginning of a curve having a radius of one hundred and eighty one decimal two three (181.23) feet.

THENCE to continue along a portion of the western boundary of the Prout Point Road following the arc of the curve for a distance of one hundred and twenty-six decimal one six (126.16) feet to the place of beginning.

A TRACT of land containing one hundred and twenty-two thousand (122,000) square feet more or less.

ALL BEARINGS are Magnetic A.D.1939

DESCRIPTION OF LOT 9
LANDS OF DAVID R. HALL
EAST KEMPTVILLE , YARMOUTH CO., N.S.

51

ALL AND SINGULAR that certain lot, piece, parcel or tract of land situate, lying, and being on the eastern side of the Prout Point Road at East Kemptville in the county of Yarmouth, Province of Nova Scotia. Being Lot 9 as shown on a Plan of subdivision of lands of David R. Hall dated the third day of January A.D. 1996, being plan number 3728Y92-R made by R.C.Dearman Surveys Limited and which lot may be more particularly described as follows:

BEGINNING at a survey marker set on the eastern boundary of the Prout Point Road, which survey marker is on the northern boundary of Lot 5C, and which survey marker is distant thirty-three feet when measured at right angles from the center line of the said Prout Point Road and, which survey marker is on the arc of a curve having a radius of one hundred and fifteen decimal two three (115.23) feet.

THENCE to run along a portion of the northern boundary of Lot 5C on a bearing of North fifty-six degrees twenty-four minutes forty-two seconds East (N56° 24' 42"E) four hundred and forty decimal nine nine feet (440.99) to a survey marker set on the southern boundary of Lot 5C.

THENCE to continue along a portion of the southern boundary of Lot 5C on a bearing of North fifty-six degrees twenty-four minutes forty-two seconds East (N56° 24' 42"E) two (2) feet more or less to the southwestern shore of the Tusket River (East Branch).

THENCE to run along a portion of the southwestern shore of the Tusket River (East Branch) in a northwesterly direction four hundred (400) feet more or less to a point on the southern boundary of remainder lands of David R. Hall.

THENCE to run along a portion of the southern boundary of remainder lands of David R. Hall on a bearing of South forty-nine degrees three minutes twelve seconds West (S49° 03' 12"W) four (4) feet more or less to a survey marker set on the southern boundary of remainder lands of David R. Hall.

THENCE to continue along a portion of the southern boundary of remainder lands of David R. Hall on a bearing of South forty-nine degrees three minutes twelve seconds West (S49° 03' 12"W) three hundred and twenty-seven decimal seven five (327.75) feet to a survey marker set on the eastern boundary of the Prout Point Road, which survey marker is on the arc of a curve having a radius of sixty-three decimal nine eight (63.98) feet.

THENCE to run along a portion of the eastern boundary of the Prout Point Road following the arc of the curve for a distance of fifty-four decimal four four (54.44) feet to the end of the curve.

THENCE to continue along a portion of the eastern boundary of the Prout Point Road on a bearing of South seven degrees forty-eight minutes twenty-four seconds West (S07° 48' 24"W) three hundred and forty decimal seven six (340.76) feet to the to the place of beginning.

A TRACT of land containing one hundred and sixteen thousand (116,000) square feet more or less.

ALL BEARINGS are Magnetic A.D.1939.

DESCRIPTION OF REMAINDER LANDS
LANDS OF DAVID R. HALL,
EAST KEMPTVILLE , YARMOUTH CO., N.S.

52

ALL AND SINGULAR that certain lot, piece, parcel or tract of land situate, lying, and being on the western side of the East Kemptville Road at East Kemptville in the county of Yarmouth, Province of Nova Scotia. Being Remainder lands as shown on a Plan of subdivision of lands of David R. Hall dated the third day of January A.D. 1996, being plan number 3728Y92-R made by R.C. Dearman Surveys Limited and which lot may be more particularly described as follows:

BEGINNING at a survey marker set on the western boundary of the East Kemptville Road, which survey marker is on the southern boundary of Lot 14, and which survey marker is distant thirty-three feet when measured at right angles from the center line of the said East Kemptville Road.

THENCE to run along a portion of the southern boundary of Lot 14 on a bearing of North sixty-seven degrees forty-five minutes six seconds West ($N67^{\circ} 45' 06''W$) two hundred and thirty-five decimal six five (235.65) feet to a survey marker set on the southern boundary of Lot 14.

THENCE to continue along a portion of the southern boundary of Lot 14 on a bearing of North twenty-five degrees twenty-three minutes forty-two seconds West ($N25^{\circ} 23' 42''W$) four hundred and thirteen decimal nine three (413.93) feet to a survey marker.

THENCE to continue along the southern boundary of Lot 14 on a bearing of North twenty-five degrees twenty-three minutes forty-two seconds West ($N25^{\circ} 23' 42''W$) two (2) feet more or less to the southern shore of the Tusket River (East Branch).

THENCE to run along a portion of the southern shore of the Tusket River (East Branch) in a westerly direction three hundred and forty (340) feet more or less to a point on the eastern boundary of Lot 1A.

THENCE to run along a portion of the eastern boundary of Lot 1A on a bearing of South seventeen degrees thirty-five minutes forty-eight seconds West ($S17^{\circ} 35' 48''W$) fifteen (15) feet more or less to a survey marker set on the southern boundary of Lot 1A.

THENCE to run along a portion southern boundary of Lot 1A on a bearing of North seventy-two degrees twenty-four minutes twelve seconds West ($N72^{\circ} 24' 12''W$) three hundred and ninety (390) feet more or less to a point on the eastern boundary Lot 5C.

THENCE to run along a portion of the eastern boundary of Lot 5C in a southerly direction three hundred and sixty (360) feet more or less to a point on the eastern boundary of the Prout Point Road.

THENCE to run along a portion of the eastern boundary of the Prout Point Road in a southeasterly direction two thousand two hundred and thirty-four decimal two two (2,234.22) feet more or less to a point on the western boundary of the East Kemptville Road.

THENCE to run along a portion of the western boundary of the East Kemptville Road in a northerly direction one thousand three hundred and thirty-four (1,334) feet more or less to the place of beginning.

A TRACT of land containing twenty-five (25) acres more or less.

ALL BEARINGS are Magnetic A.D. 1939

DESCRIPTION OF LOT 11
LANDS OF DAVID R. HALL
EAST KEMPTVILLE , YARMOUTH CO., N.S.

53

ALL, AND SINGULAR that certain lot, piece, parcel or tract of land situate, lying, and being on the western side of the Prout Point Road at East Kemptville in the county of Yarmouth, Province of Nova Scotia. Being Lot 11 as shown on a Plan of subdivision of lands of David R. Hall dated the third day of January A.D. 1996, being plan number 3728Y92-R made by R.C.Dearman Surveys Limited and which lot may be more particularly described as follows:

BEGINNING at a survey marker set on the western boundary of the Prout Point Road, which survey marker is on the southern boundary of lot 7D, and which survey marker is distant thirty-three feet when measured at right angles from the center line of the said Prout Point Road.

THENCE to run along a portion of the southern boundary of Lot 7D on a bearing of South sixty-seven degrees forty-two minutes twelve seconds West ($S67^{\circ} 42' 12''W$) five hundred and fifty-five decimal two zero feet (555.20) to a survey marker.

THENCE to continue along the southern boundary of Lot 7D on a bearing of South sixty-seven degrees forty-two minutes twelve seconds West ($S67^{\circ} 42' 12''W$) three (3) feet more or less to the eastern shore of the Tusket River (East Branch).

THENCE to run along a portion of the eastern shore of the Tusket River (East Branch) in a southerly direction four hundred (400) feet more or less to a point on the northern boundary of Lot 12.

THENCE to run along a portion of the northern boundary of Lot 12 on a bearing of North seventy-three degrees fifty-four minutes thirty seconds East ($N73^{\circ} 54' 30''E$) four (4) feet more or less to a survey marker, which survey marker is distant three hundred and sixty-four decimal four six (364.46) feet when measured on a bearing of South twenty degrees eight minutes thirty-six seconds East ($S20^{\circ} 08' 36''E$) from the last described survey marker.

THENCE to continue along the northern boundary of Lot 12 on a bearing of North seventy-three degrees fifty-four minutes thirty seconds East ($N73^{\circ} 54' 30''E$) seven hundred and forty-seven decimal one nine (747.19) feet to a survey marker set on the western boundary of the Prout Point Road.

THENCE to run along a portion of the western boundary of the Prout Point Road on a bearing of North twenty-five degrees thirty-three minutes thirty-six seconds West ($N25^{\circ} 33' 36''W$) one hundred and fifteen decimal zero (115.00) feet to the beginning of a curve having a radius of three hundred and forty-two decimal seven six (342.76) feet.

THENCE to continue along a portion of the western boundary of the Prout Point Road following the arc of the curve for a distance of one hundred and eighty-eight decimal zero (188.00) feet to the end of the said curve.

THENCE to continue along a portion of the western boundary of the Prout Point Road on a bearing of North fifty-six degrees fifty-nine minutes twelve seconds West ($N56^{\circ} 59' 12''W$) one hundred and eighty-eight decimal zero (188.00) feet to the place of beginning.

A TRACT of land containing two hundred and fifty-five thousand (255,000) square feet more or less.

ALL BEARINGS are Magnetic A.D.1939

DESCRIPTION OF LOT 12
LANDS OF DAVID R. HALL,
EAST KEMPTVILLE, YARMOUTH CO., N.S.

54

ALL AND SINGULAR that certain lot, piece, parcel or tract of land situate, lying, and being on the western side of the Prout Point Road at East Kemptville in the county of Yarmouth, Province of Nova Scotia. Being Lot 12 as shown on a Plan of subdivision of lands of David R. Hall dated the third day of January A.D. 1996, being plan number 3728Y92-R made by R.C. Dearman Surveys Limited and which lot may be more particularly described as follows:

BEGINNING at a survey marker set on the western boundary of the Prout Point Road, which survey marker is on the southern boundary of lot 11, and which survey marker is distant thirty-three feet when measured at right angles from the center line of the said Prout Point Road.

THENCE to run along a portion of the southern boundary of Lot 11 on a bearing of South seventy-three degrees fifty-four minutes thirty seconds West ($S73^{\circ} 54' 30''W$) seven hundred and forty seven decimal one nine feet (747.19') to a survey marker.

THENCE to continue along the southern boundary of Lot 11 on a bearing of South seventy-three degrees fifty-four minutes thirty seconds West ($S73^{\circ} 54' 30''W$) four (4) feet more or less to the eastern shore of the Tusket River (East Branch).

THENCE to run along a portion of the eastern shore of the Tusket River (East Branch) in a southerly direction three hundred and ten (310) feet more or less to a point on the northern boundary of lands now or formerly of James Bodge et al.

THENCE to run along a portion of the northern boundary of lands now or formerly of James Bodge et al on a bearing of North forty-five degrees thirty-one minutes forty-eight seconds East ($N45^{\circ} 31' 48''E$) two (2) feet more or less to a survey marker, which survey marker is distant three hundred and six decimal two three (306.23) feet when measured on a bearing of South twenty-three degrees fifty-four minutes twelve seconds East ($S23^{\circ} 54' 12''E$) from the last described survey marker.

THENCE to continue along the northern boundary of lands now or formerly of James Bodge et al on a bearing of North forty-five degrees thirty-one minutes forty-eight seconds East ($N45^{\circ} 31' 48''E$) one hundred and sixty-six decimal six six (166.66) feet to a survey marker set on the northern boundary of remainder lands of David R. Hall.

THENCE to run along a portion of the northern boundary of remainder lands of David R. Hall on a bearing of South seventy-eight degrees twenty-one minutes twenty-four seconds East ($S78^{\circ} 21' 24''E$) five hundred and twenty decimal seven three (520.73) feet to a survey marker set on the western boundary of the Prout Point Road.

THENCE to run along a portion of the western boundary of the Prout Point Road on a bearing of North eleven degrees one minute thirty seconds East ($N11^{\circ} 01' 30''E$) one hundred and ninety seven decimal eight two (197.82) feet to the beginning of a curve having a radius of two hundred and eighty-one decimal eight eight (281.88) feet.

THENCE to continue along a portion of the western boundary of the Prout Point Road following the arc of the curve for a distance of one hundred and seventy-nine decimal nine nine (179.99) feet to the end of the said curve.

THENCE to continue along a portion of the western boundary of the Prout Point Road on a bearing of North twenty-five degrees thirty-three minutes thirty-six seconds West ($N25^{\circ} 33' 36''W$) one hundred and seventeen decimal one eight (117.18) feet to the place of beginning.

A TRACT of land containing two hundred and forty-nine thousand (249,000) square feet more or less.

ALL BEARINGS are Magnetic A.D. 1939

DESCRIPTION OF LOT 14
LANDS OF DAVID R. HALL
EAST KEMPTVILLE , YARMOUTH CO., N.S.

ALL AND SINGULAR that certain lot, piece, parcel or tract of land situate, lying, and being on the western side of the East Kemptville Road at East Kemptville in the county of Yarmouth, Province of Nova Scotia. Being Lot 14 as shown on a Plan of subdivision of lands of David R. Hall dated the third day of January A.D. 1996, being plan number 3728Y92-R made by R.C. Dearman Surveys Limited and which lot may be more particularly described as follows:

BEGINNING at a survey marker set on the western boundary of the East Kemptville Road, which survey marker is on the southern boundary of Lot 13, and which survey marker is distant thirty-three feet when measured at right angles from the center line of the said East Kemptville Road, and which survey marker is on the arc of a curve having a radius of four hundred decimal three four (400.34) feet.

THENCE to run along a portion of the southern boundary of Lot 13 on a bearing of South eighty-nine degrees twenty-two minutes twelve seconds West ($S89^{\circ} 22' 12''W$) two hundred and fifty-three decimal one zero (253.10) feet to a survey marker set on the southern boundary of Lot 13.

THENCE to continue along a portion of the southern boundary of Lot 13 on a bearing of North thirty-two degrees forty-four minutes eighteen seconds West ($N32^{\circ} 44' 18''W$) two hundred and thirty-six decimal eight zero (236.80) feet to a survey marker.

THENCE to continue along the southern boundary of Lot 13 on a bearing of North thirty-two degrees forty-four minutes eighteen seconds West ($N32^{\circ} 44' 18''W$) three (3) feet more or less to the southern shore of the Tusket River (East Branch).

THENCE to run along a portion of the southern shore of the Tusket River (East Branch) in a westerly direction two hundred and ten (210) feet more or less to a point on the northern boundary of remainder lands of David R. Hall.

THENCE to run along a portion of the northern boundary of remainder lands of David R. Hall on a bearing of South twenty-five degrees twenty-three minutes forty-two seconds East ($S25^{\circ} 23' 42''E$) two (2) feet more or less to a survey marker, which survey marker is distant two hundred and eight decimal eight two (208.82) feet when measured on a bearing of South eighty-five degrees fifty-two minutes zero seconds West ($S85^{\circ} 52' 00''W$).

THENCE to continue along the northern boundary of remainder lands of David R. Hall on a bearing of South twenty-five degrees twenty-three minutes forty-two seconds East ($S25^{\circ} 23' 42''E$) four hundred and thirteen decimal nine three (413.93) feet to a survey marker set on the northern boundary of remainder lands of David R. Hall.

THENCE to continue along the northern boundary of remainder lands of David R. Hall on a bearing of South sixty-seven degrees forty-five minutes six seconds East ($S67^{\circ} 45' 06''E$) two hundred and thirty five decimal six five (235.65) feet to a survey marker set on the western boundary of the East Kemptville Road, which survey marker is on the arc of a curve having a radius of three hundred and twelve decimal zero two (312.02) feet.

THENCE to run along a portion of the western boundary of the East Kemptville Road following the arc of the curve for a distance of sixty-six decimal eight two (66.82) feet to the end of the said curve.

THENCE to continue along a portion of the western boundary of the East Kemptville Road on a bearing of North forty-five degrees nine minutes twelve seconds East ($N45^{\circ} 09' 12''E$) ninety-five decimal one six (95.16) to the beginning of a curve having a radius of two hundred and seventy-three decimal two eight (273.28) feet,

THENCE to continue along the eastern boundary of the East Kemptville Road following the arc of the curve for a distance of eighty-eight decimal zero nine (88.09) feet to the beginning of a curve having a radius of four hundred decimal three four (400.34) feet.

THENCE to continue along the eastern boundary of the East Kemptville Road following the arc of the curve for a distance of ninety-seven decimal seven-six (97.76) feet to the place of beginning.

A TRACT of land containing one hundred and thirty one thousand (131,000) square feet more or less.

ALL BEARINGS are Magnetic A.D.1939

DESCRIPTION OF REMAINDER LANDS
LANDS OF DAVID R. HALL
EAST KEMPTVILLE , YARMOUTH CO., N.S.

ALL AND SINGULAR that certain lot, piece, parcel or tract of land situate, lying, and being on the western side of the East Kemptville Road at East Kemptville in the county of Yarmouth, Province of Nova Scotia. Being Remainder lands as shown on a Plan of subdivision of lands of David R. Hall dated the third day of January A.D. 1996, being plan number 3728Y92-R made by R.C. Dearman Surveys Limited and which lot may be more particularly described as follows:

BEGINNING at a survey marker set on the western boundary of the East Kemptville Road, which survey marker is on the southern boundary of the Prout Point Road and which survey marker is distant thirty-three feet when measured at right angles from the center line of the said East Kemptville Road and which survey marker is distant thirty (33) feet when measured at right angles from the center line of the Prout Point Road.

THENCE to run along a portion of the southern boundary of the Prout Point Road in a northwesterly direction for a distance of one thousand three hundred and forty-three decimal eight three (1,343.83) feet to a survey marker set on the southern boundary of Lot 12.

THENCE to run along a portion of the southern boundary of Lot 12 on a bearing of North seventy-eight degrees twenty-one minutes twenty-four seconds West ($N78^{\circ} 21' 24''W$) five hundred and twenty decimal seven three (520.73) feet to a survey marker set on the eastern boundary of lands now or formerly of James Bodge et al.

THENCE to run along the eastern boundary of lands now or formerly of James Bodge et al on a bearing of South twenty-four degrees twenty-five minutes thirty seconds West ($S24^{\circ} 25' 30''W$) one hundred and twenty-six decimal zero (126.00) feet to a survey marker set on the southern boundary of lands now or formerly of James Bodge et al.

THENCE to run along a portion of the southern boundary of lands now or formerly of James Bodge et al on a bearing of South forty-five degrees fifty minutes twenty-four seconds West ($S45^{\circ} 50' 24''W$) one hundred and sixty-six decimal zero (166.00) feet to a survey marker.

THENCE to continue along a portion of the southern boundary of lands now or formerly of James Bodge et al on a bearing of South forty-five degrees fifty minutes twenty-four seconds West ($S45^{\circ} 50' 24''W$) two (2) feet more or less to the western shore of the Tusket river (East Branch).

THENCE to run along a portion the western shore of the Tusket River (East Branch) in a southeasterly direction to the northern boundary of lands of James Hayes.

THENCE to run along the northern boundary of lands of James Hayes in an easterly direction to the eastern boundary of lands of James Hayes.

THENCE to run along the eastern boundary of the lands of James Hayes in a southerly direction to the northern boundary of lands of owner unknown.

THENCE to run along a portion of the northern and eastern boundaries of lands of owner unknown in an easterly and southerly direction to the northern boundary of Crown Land.

THENCE to run along the northern boundary of Crown Land on a bearing of South eighty-six degrees fifty-five minutes zero seconds East ($S86^{\circ} 55' 00''E$) to the western boundary of the East Kemptville Road.

THENCE to run along a portion of the western boundary of the East Kemptville Road in a northerly direction two hundred and forty-five (245) feet more or less to the place of beginning.

A TRACT of land containing fifteen (15) acres more or less.

ALL BEARINGS are Magnetic A.D.1939.

DESCRIPTION OF REMAINDER LANDS
LANDS OF DAVID R. HALL
EAST KEMPTVILLE , YARMOUTH CO., N.S.

59

ALL AND SINGULAR that certain lot, piece, parcel or tract of land situate, lying, and being on the western side of the Prout Point Road at East Kemptville in the county of Yarmouth, Province of Nova Scotia. Being Remainder lands as shown on a Plan of subdivision of lands of David R. Hall dated the third day of January A.D. 1996, being plan number 3728Y92-R made by R.C.Dearman Surveys Limited and which lot may be more particularly described as follows:

BEGINNING at a survey marker set on the western boundary of the Prout Point Road, which survey marker is on the northern boundary of Lot 7D , and which survey marker is distant thirty-three feet when measured at right angles from the center line of the said Prout Point Road.

THENCE to run along a portion of the northern boundary of Lot 7D on a bearing of South seventy-two degrees fifty-three minutes fifty-four seconds West ($S72^{\circ} 53' 54''W$) two hundred and fourty-two decimal nine three (242.93) feet to a survey marker set on the eastern boundary of Lot 3B.

THENCE to run along eastern boundary of Lot 3B on a bearing of North twenty-four degrees thirty-three minutes twenty-four seconds West ($N24^{\circ} 33' 24''W$) three hundred and thirty-eight decimal eight eight (338.88) feet to a survey marker set on the northern boundary of lot 3B.

THENCE to run along the northern boundary of Lot 3B in a westerly direction seventy (70) feet more or less to the eastern shore of the Tusket River (East Branch).

THENCE to run along a portion of the eastern and southern shore of the Tusket River (East Branch) in a northerly, easterly and southerly direction three thousand and fifty (3,050) feet more or less to a point on the northwestern boundary of Lot 9.

THENCE to run along a portion of the northwestern boundary of Lot 9 on a bearing of South fourty-nine degrees three minutes twelve seconds West ($S49^{\circ} 03' 12''W$) four (4) feet more or less to a survey marker set on the northwestern boundary of Lot 9.

THENCE to continue along a portion of the northwestern boundary of Lot 9 on a bearing of South forty-nine degrees three minutes twelve seconds West ($S49^{\circ} 03' 12''W$) three hundred and twenty-seven decimal seven five (327.75) feet to a survey marker set on the northern boundary of the Prout Point Road which survey marker is on the arc of a curve having a radius of sixty-three decimal nine eight (63.98) feet.

THENCE to run along a portion northern boundary of the Prout Point Road following the arc of the curve for a distance of two hundred and twenty-five decimal eight four (225.84) feet to the beginning of another curve having a radius of twenty-seven decimal eight nine (27.89) feet.

THENCE to continue along a portion of the western boundary of the Prout Point Road following the arc of the curve for a distance of thirty-four decimal five six (34.56) feet to the end of the curve.

THENCE to run along a portion of the eastern boundary of the Prout Point Road on a bearing of South seven degrees forty-eight minutes twenty-four seconds West ($S07^{\circ} 48' 24''W$) two hundred and fifty-three decimal nine zero (253.90) feet to the beginning of a curve having a radius of one hundred and eighty-one decimal two three (181.23) feet.

THENCE to continue along a portion of the western boundary of the Prout Point Road following the arc of the curve for a distance of seventy-eight decimal seven nine (78.79) feet to the place of beginning.

A TRACT of land containing fifteen (15) acres more or less.

ALL BEARINGS are Magnetic A.D.1939

ALL OF THE WITHIN DESCRIBED PROPERTY BEING AND INTENDED TO BE those lands and premises as described in a Deed of Rectification and Correction dated December 30th, 1998 from David R. Hall to Group Marketing Co-ordinates (1994) Limited, which Deed is recorded at the Registry of Deeds Office in Yarmouth, Nova Scotia on even date herewith.