

TAX SALE REPORTING LETTER

Tax Sale No. 84

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 7, 2023

Name: Nova Future Property Limited

Assessment Account No: 09184015

Property: PID 60610383 – Homestead Estate Drive, Italy Cross

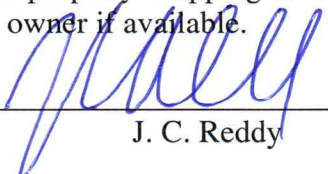
Title: I have carried out title investigations on the subject property. The title is land registered. There is evidence that Nova Future Property Limited is the registered interest holder (owner) of the subject property. Nova Future Property Limited acquired title via Deed registered as Document No. 104233284 at the Lunenburg County Land Registration Office. The subject property does not appear to abut the public highway, but the parcel description references an Easement/Right-of-Way which appears to lead to the public highway. The parcel register also references the burdens of utility easements in favour of Nova Scotia Power Corporation (as Document Number 82409517) and Bell Aliant Regional Communications Inc. (as Document Number 88642146). We have not searched the title, extent or usage of any such Easements/Rights-of-Way. The paper title (as a Land Registered parcel) appears to be marketable.

Encumbrances: None

Marital Status: N/A – Corporation. A corporate profile from the Nova Scotia Registry of Joint Stocks database is attached. Nova Future Property Limited's status is "revoked", but not yet struck.

Survey: There is a survey on file, Plan 88666731 (as Lot PR1-A7) at the Lunenburg County Land Registration Office. Plan and description generally conform to modern standards.

Property Mapping: A copy of the property mapping is attached for your file which will include the address of the assessed owner if available.



J. C. Reddy

****This title search and attached materials have been prepared for the benefit of the Municipality of the District of Lunenburg. The Municipality of the District of Lunenburg will not be held responsible for any third party reliance on these materials as they are being provided for informational purposes only. Any interested third parties are cautioned and strongly encouraged to procure their own professional advice (including, but not limited to, legal advice and/or surveying advice) in connection with this and/or any other tax sale property.

NOVA FUTURE PROPERTY LIMITED

[Profile](#) [Relationships](#) [Events \(2\)](#)

Reg. Number

3275621

Reg. Name

NOVA FUTURE PROPERTY LIMITED

Type

Limited Company

Status

Revoked (> 1 year)

Effective Date

04-Dec-2014

Registered on

03-Oct-2013

Next Annual Return

31-Oct-2014

Addresses

Reg. Address

39 GEMSTONE COURT, HALIFAX, NOVA SCOTIA, B3R 0A9, CANADA

Mailing Address

39 GEMSTONE COURT, HALIFAX, NOVA SCOTIA, B3R 0A9, CANADA

[Documents \(8\)](#) [Reports \(4\)](#)

Type to filter

Special Resolution: Special Resolutions - Acquire Own Shares, Normal Powers, Debentures, Borrowing (ML4308642)

Registered on: 09-Oct-2013, Effective from: 09-Oct-2013

Change of Directors: Notice of Officers and Directors (ML4308649)

Registered on: 09-Oct-2013, Effective from: 09-Oct-2013

Address Change: Notice of Registered Office (ML4308652)

Registered on: 09-Oct-2013, Effective from: 09-Oct-2013

[Register Entity](#)

[Update an E](#)

Appoint an Agent: Appointment of Agent (ML4308654)

Registered on: 09-Oct-2013, Effective from: 09-Oct-2013

Incorporated and Registered: Articles of Association (ML4286970)

Registered on: 03-Oct-2013, Effective from: 03-Oct-2013

Incorporated and Registered: Consent of Directors (ML4286970)

Registered on: 03-Oct-2013, Effective from: 03-Oct-2013

Incorporated and Registered: Memorandum of Association (ML4286970)

Registered on: 03-Oct-2013, Effective from: 03-Oct-2013

Incorporated and Registered: Statutory Declaration - Company Formation (ML4286970)

Registered on: 03-Oct-2013, Effective from: 03-Oct-2013

Profile Relationships Events (2)

Name: JIANGNAN LIU	Relationship: Director	Effective From: 28-Oct-2013
Name: YOUFU HONG	Relationship: Director	Effective From: 28-Oct-2013
Name: JIANGNAN LIU	Relationship: Officer(President, Secretary)	Effective From: 28-Oct-2013
Name: YOUFU HONG	Relationship: Officer(Vice-president)	Effective From: 28-Oct-2013
Name: JIANGNAN LIU (39 GEMSTONE COURT, HALIFAX, NOVA SCOTIA, B3R 0A9, CANADA)	Relationship: Recognized Agent	Effective From: 28-Oct-2013

Items per page 5 1 - 5 of 5 < >

Documents (8) Reports (4)

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Register Entity Update an Entity

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Register Entity Update an E

Land Registration View

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

PID	60610383	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	10.67 ACRE(S)	Parcel Access	PRIVATE (BY GRANT)	Manag. Unit	MU9933
Lot	LOT PR1-A7	Created	Apr 19, 2002 12:00:00AM		
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNenburg	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Jun 08, 2005 02:58:58PM		
Location	HOMESTEAD ESTATES DRIVE ITALY CROSS	County	LUNenburg COUNTY	Primary Location	Source
				Yes	Not Assigned by Municipality

Comments

LOC:OFF
MAP:1044250064500

Civic: (MU)

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
09184015	\$63,400 (2023 RESOURCE TAXABLE)	110	000	

[Back to Results](#)[Details View](#)[Parcel Archive View](#)[Map View](#)

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date	NS Non-Res?
NOVA FUTURE PROPERTY LIMITED	FEE SIMPLE	39 GEMSTONE COURT HALIFAX NS CA B3R 0A9	DEED	2013	104233284 View Doc		Nov 28, 2013	No

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
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No Records Found

Benefits to the Registered Interests

Benefit Details	Interest Holder Type	Type	Year	Doc #	Book/Page/Plan	Registration Date
TOGETHER WITH AN EASEMENT/RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	DEED	2013	104233284 View Doc		Nov 28, 2013
60655743	SERVIENT TENEMENT PID	DEED	2013	104233284 View Doc		Nov 28, 2013

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
NOVA SCOTIA POWER CORPORATION	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	POST OFFICE BOX 910 HALIFAX NS CA B3J 2W5	EASEMENT/RIGHT OF WAY	2005	82409617 View Doc		Jul 08, 2005
BELL ALIANT REGIONAL COMMUNICATIONS INC.	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	POST OFFICE BOX 880 HALIFAX NS CA B3J 2W3	EASEMENT/RIGHT OF WAY	2007	88642146 View Doc		Aug 22, 2007

Textual Qualifications on Title

Qualifications Text

By a transfer effective as of July 1, 2015, Bell Aliant Regional Communications Inc. transferred all of its assets, including its rights to all easements, licenses and other real property interests, to Bell Canada. An assignment of these real property interests has been recorded in the consolidated index (the grantor-grantee index) for each county in Nova Scotia. The current interest holder is the Bell Telephone Company of Canada or Bell Canada. The mailing address for service can be found on the Nova Scotia Registry of Joint Stock Companies.

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 parcel of land, Lot PR1-A3, situate at Homestead Estates Drive (a private designed road) at Italy Cross in the Municipality of the District of Lunenburg, Lunenburg County, Nova Scotia, said Lot PR1-A3 being shown, in part, on a Plan of Subdivision No.03-68 by Kevin Fogarty, N.S.L.S. dated September 12, 2003 and filed under No.12529 in the Land Registration Office for Lunenburg County and being more particularly described in entirety as follows:

BEGINNING at a survey marker on the western boundary of Lot H-2, lands of the Estate of Elva Grace Hardy, said POINT OF BEGINNING being North 74 degrees 37 minutes 26 seconds West, 1226.94 feet from Nova Scotia Co-ordinate Monument No.21386;

THENCE south 16 degrees 35 minutes 20 seconds East along Lot H-2, 355.32 feet to a survey marker;

THENCE south 13 degrees 32 minutes 47 seconds East along Lot H-2, 272.24 feet to a survey marker;

THENCE south 14 degrees 31 minutes 26 seconds East along other lands of the Estate of Elva Grace Hardy, 430.27 feet to a survey marker;

THENCE continuing South 14 degrees 16 minutes 42 seconds East along other lands of the Estate of Elva Grace Hardy 366.26 feet to a survey marker No.F223;

THENCE North 33 degrees 01 minutes 58 seconds West along Lot 1, lands of Eastcoast Land Developments Limited, 92.08 feet to a survey marker No.F302;

THENCE South 56 degrees 58 minutes 02 seconds West along Lot 1, 66.00 feet to a survey marker No.F338;

THENCE North 33 degrees 01 minutes 58 seconds West along Lot 10, lands of Pamela A. Barkhouse, 121.78 feet to a survey marker No.F337;

THENCE North 25 degrees 06 minutes 44 seconds West along Lot 10, 634.54 feet to a survey marker No.F336;

THENCE North 37 degrees 14 minutes 37 seconds West along Lot 10, 161.79 feet to a survey marker No.335;

THENCE South 74 degrees 45 minutes 41 seconds West along Lot 10, 273.24 feet to a survey marker No.F334;

THENCE continuing South 74 degrees 45 minutes 41 seconds West along Lot 10, 8 feet more or less to the ordinary high water mark of Crooked Lake;

THENCE continuing generally northerly, easterly, southerly, easterly and northerly along the ordinary high water mark of Crooked Lake to the western boundary of Lot H-2, lands of the Estate of Elva Grace Hardy;

THENCE South 16 degrees 35 minutes 20 seconds East along Lot H-2, 17 feet more or less to a survey marker at the POINT OF BEGINNING.

ALL BEARINGS herein refer to the Nova Scotia Co-ordinate Survey System, 3 degree Modified Transverse Mercator Projection (ATS77), Central Meridian 64 degrees 30 minutes West (Zone 5), and were derived from observations on Monument Nos.21381 and 21386; published co-ordinate values dated July 1, 1979.

SAVING AND EXCEPTING Lots 11 to 31 inclusive, Lots PR1-A4 and PR1-A6, Parcel D, F and G, As shown in Registered Plan No 82675811, Registry of Deeds Lunenburg County

SAVING AND EXCEPTING Lots 33 to 57 inclusive, 59-1, and 59-2, As shown in Registered Plan No 88666731, Land Registration Office, Lunenburg County.

SAVING AND EXCEPTING Parcels K and J, As shown in Registered Plan No 88666731, Land Registration Office, Lunenburg County.

TOGETHER WITH a right-of-way over Lot 59-1, lands of Eastcoast Land Developments Limited, as shown on a Plan of Subdivision filed at the Land Registration Office for Lunenburg County, under No. 88666731 on August 24, 2007, from Lot 1G1 being lands of and a public road of the Municipality of the District of Lunenburg as described in a deed recorded on January 10, 2008 under document number 89712153 and shown on Plan of Subdivision filed at the Land Registration Office for Lunenburg County, under No. 88870051, to the above described lot.

SUBJECT TO an easement in favour of Nova Scotia Power Inc. as recorded under Document No. 82409617 and shown on a plan filed under No. 82409591 in the Land Registration Office for Lunenburg County.

SUBJECT TO an easement in favour of Bell Aliant Regional Communications Inc. as recorded under Document No. 88642146 on August 22, 2007 in the Land Registration Office for Lunenburg County.

The parcel originates with an approved plan of subdivision that has been filed under the Registry Act or registered under the Land Registration Act at the Land Registration Office for the registration district of Lunenburg County, as plan or document number 88666731.
The MGA compliance statement has been applied by SNSMR during the processing of Land Registration Plan 88666731.

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
	104057360					
Document	View Doc	2013	ADDITION OF PARCEL ACCESS/REMOVAL OF INTERESTS ON S/D		LAND REGISTRATION	Oct 30, 2013

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
	88666731					
Plan	View Plan	2007	SUBDIVISION & AMALGAMATIONS	S/D SHOWING HOMESTEAD ESTATES PHASE 3 LANDS OF EASTCOAST LAND DEVELOPMENTS LTD AT HOMESTEAD ESTATES DRIVE, A PRIVATE ROAD AT ITALY CROSS		Aug 24, 2007
	88642278					
Plan	View Plan	2007	DOCUMENT ATTACHMENT	ATTACHMENT TO DOCUMENT NO. 88642146		Aug 22, 2007
	82675811					
Plan	View Plan	2005	SUBDIVISION & AMALGAMATIONS	S/D HOMESTEAD ESTATES/PHASE 2 LANDS OF EASTCOAST LAND DEVELOPMENTS LIMITED & PAMELA A BARKHOUSE AT HOMESTEAD ESTATES DRIVE & RASPBERRY COURT DRIVE AT ITALY CROSS		Aug 08, 2005

82409591

Plan	 View Plan	2005 RETRACEMENT PLAN	SURVEY PROPOSED UTILITY EASEMENT LANDS OF EASTCOAST LAND DEVEL LTD AND LANDS OF PAMELA A BARKHOUSE TO BE GRANTED IN FAVOUR OF NOVA SCOTIA POWER AT ITALY CROSS	Jul 08, 2005
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75870031

Plan	 View Plan	2004 EASEMENT OR RIGHT-OF-WAY PLAN	NS POWER EASEMENT EASTCOAST LAND DEVEL LTD	Jul 13, 2004
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AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
Non-Registered	144972	2005	AFR BUNDLE	HC483-13-313276684	Jun 28, 2005

Parcel Relationships

Related PID	Type of Relationship
60639168	INFANT PARCEL
60639176	INFANT PARCEL
60639184	INFANT PARCEL
60639192	INFANT PARCEL
60639200	INFANT PARCEL
60639218	INFANT PARCEL
60639226	INFANT PARCEL
60639234	INFANT PARCEL
60639242	INFANT PARCEL
60639259	INFANT PARCEL
60639267	INFANT PARCEL
60639275	INFANT PARCEL
60639283	INFANT PARCEL
60639291	INFANT PARCEL
60639309	INFANT PARCEL
60639317	INFANT PARCEL
60639325	INFANT PARCEL
60639333	INFANT PARCEL
60639341	INFANT PARCEL
60639358	INFANT PARCEL
60639366	INFANT PARCEL
60639374	INFANT PARCEL
60639382	INFANT PARCEL
60621273	CONSOLIDATED - NOT RELATED TO
60621786	CONSOLIDATED - NOT RELATED TO
60621794	CONSOLIDATED - NOT RELATED TO
60655487	INFANT PARCEL
60655495	INFANT PARCEL
60655503	INFANT PARCEL
60655511	INFANT PARCEL
60655529	INFANT PARCEL
60655537	INFANT PARCEL
60655545	INFANT PARCEL
60655552	INFANT PARCEL
60655560	INFANT PARCEL
60655578	INFANT PARCEL
60655586	INFANT PARCEL
60655594	INFANT PARCEL
60655602	INFANT PARCEL
60655610	INFANT PARCEL
60655628	INFANT PARCEL
60655636	INFANT PARCEL
60655644	INFANT PARCEL
60655651	INFANT PARCEL
60655669	INFANT PARCEL
60655677	INFANT PARCEL
60655685	INFANT PARCEL
60655693	INFANT PARCEL
60655701	INFANT PARCEL
60655719	INFANT PARCEL
60655727	INFANT PARCEL
60655735	INFANT PARCEL
60655743	INFANT PARCEL
60639226	CONSOLIDATED - NOT RELATED TO
60639242	CONSOLIDATED - NOT RELATED TO
60598703	PARENT PARCEL NUMBER
60621273	INFANT PARCEL
60621281	INFANT PARCEL
60621299	INFANT PARCEL
60621307	INFANT PARCEL
60621315	INFANT PARCEL
60621323	INFANT PARCEL
60621331	INFANT PARCEL

60621349
60621356
60621786
60621794

INFANT PARCEL
INFANT PARCEL
INFANT PARCEL
INFANT PARCEL

[Back to Results](#)

[Details View](#)

[Parcel Archive View](#)

[Map View](#)

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)].

[Boundary/Area Problem](#)

[General Problem](#)

[Municipal Tax Query](#)

Property Online version 2.0

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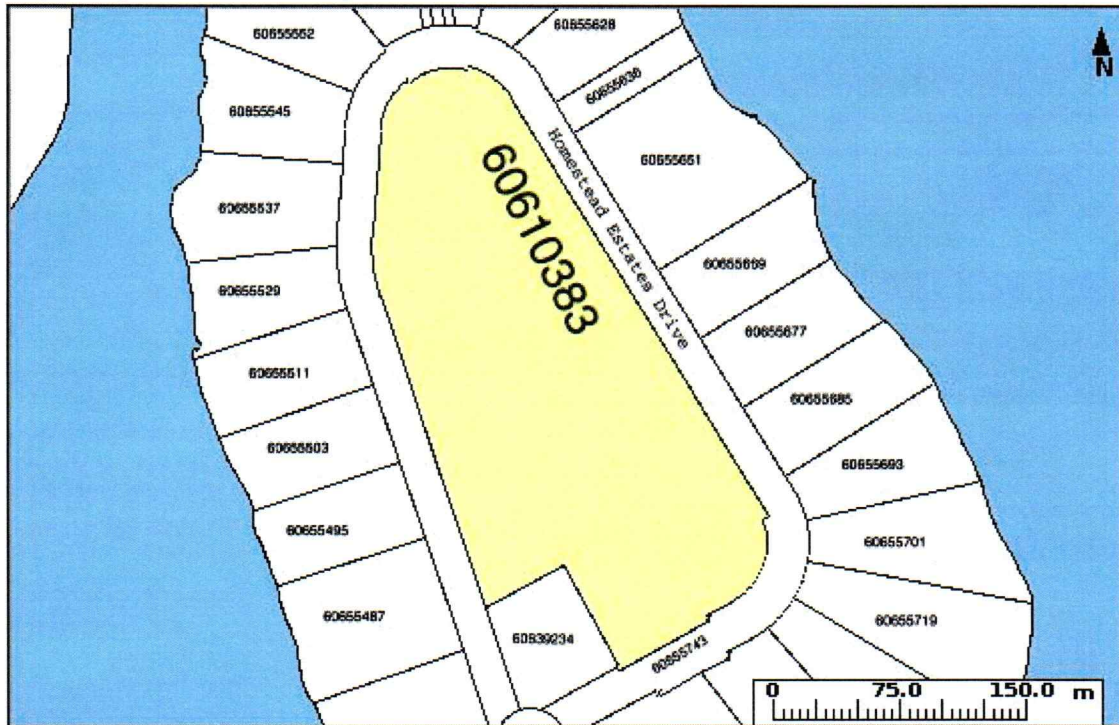
If you have comments regarding our site please direct them to: propertyonline@gov.ns.ca

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

Compression: Off

Property Online Map

Date: Oct 11, 2023 7:11:00 PM



PID: 60610383

Owner: NOVA FUTURE PROPERTY LIMITED

AAN: 09184015

County: LUNENBURG COUNTY

Address: HOMESTEAD ESTATES DRIVE ITALY CROSS

Value: \$63,400 (2023 RESOURCE TAXABLE)

LR Status: LAND REGISTRATION

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

Property Online version 2.0

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Form 24*Purpose: to change the registered interest, benefits or burdens***(Instrument code: 450)**

(If change(s) requested relate(s) to one or more of the following and no other interests are being added or removed on this form: manner of tenure, description of manner of tenure, non-resident status, parcel access or NSFLB occupant. Note: This form cannot be used to correct an error in a parcel register).

(Instrument code: 451)

(Change to existing servient or dominant tenement PID number in a parcel register as a result of subdivision or consolidation. Note: This form cannot be used to correct an error in a parcel register)

Registration district: Lunenburg
 Submitter's user number: 2448
 Submitter's name: lola doucet

In the matter of Parcel Identification Number (PID)

PID	60610383
PID	60639234

(Expand box for additional PIDs, maximum 9 PIDs per form)

The following additional forms are being submitted simultaneously with this form and relate to the attached document (check appropriate boxes, if applicable):

- ☒ Form 24(s)
☐ Form 8A(s)

Additional information (check appropriate boxes, if applicable):

- ☐ This Form 24 creates or is part of a subdivision or consolidation.
☐ This Form 24 is a municipal or provincial street or road transfer.
☐ This Form 24 is adding a corresponding benefit or burden as a result of an AFR of another parcel.

Power of attorney (Note: completion of this section is mandatory)

- ☐ The attached document is signed by attorney for a person under a power of attorney, and the power of attorney is:
☐ recorded in the attorney roll
☐ recorded in the parcel register
☐ incorporated in the document

OR

- ☒ No power of attorney applies to this document

This form is submitted to make the changes to the registered interests, or benefits or burdens, and other related information, in the above-noted parcel register(s), as set out below.

The registered interests and related information are to be changed as follows:

Instrument type	Deed
Interest holder and type to be removed (if applicable)	East Coast Land Developments Limited, fee simple

For Office Use

LUNENBURG COUNTY LAND REGISTRATION OFFICE	
I certify that this document was registered as shown here.	
Joan Plunkett, Registrar	
104433284	LR ☒ ROD ☐
Document #	
NOV 28 2013	15:57
2013	Time

May 4, 2009

Interest holder and type to be added (if applicable) <i>Note: include qualifier (e.g., estate of, executor, trustee, personal representative) if applicable</i>	Nova Future Property Limited, fee simple
Mailing address of interest holder to be added (if applicable)	39 Gemstone Cour, Halifax, Nova Scotia B3R 0A9
Manner of tenure to be removed (if applicable)	N/A
Manner of tenure to be added (if applicable)	N/A
Description of mixture of tenants in common and joint tenancy (if applicable)	N/A
Access type to be removed (if applicable)	Private
Access type to be added (if applicable)	Private (by Grant)
Percentage or share of interest held (for use with tenant in common interests)	N/A
Non-resident (to qualified solicitor's information and belief) (Yes/No?)	No
Reference to related instrument in parcel register (if applicable)	N/A
Reason for removal of interest (for use only when interest is being removed by operation of law and no document is attached) Instrument code: 443	N/A

The following tenant in common interests that appear in the section of the parcel register(s) labelled "Tenants in Common not registered pursuant to the *Land Registration Act*" are to be removed because the interests are being registered (*insert names to be removed*):

I have searched the judgment roll with respect to this revision of the registered interest and have determined that it is appropriate to add the following judgment(s) or judgment-related documents to the parcel register, in accordance with the *Land Registration Act* and *Land Registration Administration Regulations*:

May 4, 2009

Instrument type	
Interest holder name and type to be added	
Interest holder mailing address	
Judgment Roll reference	

The following benefits are to be added and/or removed in the parcel register(s):

(Note: An amending PDCA is required if the changes being made to the benefit section are not currently reflected in the description in the parcel register).

Instrument type	Deed
Interest holder and type to be removed (if applicable)	N/A
Interest holder and type to be added (if applicable) Note: include qualifier (e.g., estate of, executor, trustee, personal representative) (if applicable)	Together with an Easement/Right-of-Way - Easement/Right-of-Way Holder (Benefit)
Mailing address of interest holder to be added (if applicable)	N/A
Servient tenement parcel(s) (list all affected PIDs):	60655743
Reference to related instrument in names-based roll/parcel register (if applicable)	N/A
Reason for removal of interest (for use only when interest is being removed by operation of law) Instrument code: 443	N/A

The following burdens are to be added and/or removed in the parcel register(s):

(Note: An amending PDCA is required if the changes being made to the burden section are not currently reflected in the description in the parcel register).

Instrument type	
Interest holder and type to be removed (if applicable)	
Interest holder and type to be added (if applicable) Note: include qualifier (e.g., estate of, executor, trustee, personal representative) (if applicable)	
Mailing address of interest holder to be added (if applicable)	
Reference to related instrument in names-based roll/parcel register (if applicable)	
Reason for removal of interest (for use only when interest is being removed by operation of law) Instrument code: 443	

The following recorded interests are to be added and/or removed in the parcel register:

Instrument type	
Interest holder and type to be removed (if applicable)	
Interest holder and type to be added (if applicable)	

May 4, 2009

Mailing address of interest holder to be added (if applicable)	
Reference to related instrument in names-based roll/parcel register (if applicable)	
Reason for removal of interest (for use only when interest is being removed by operation of law) Instrument code: 443	

The textual qualifications are to be changed as follows:

Textual qualification on title to be removed (insert any existing textual description being changed, added to or altered in any way)	
Textual qualification on title to be added (insert replacement textual qualification)	
Reason for change to textual qualification (for use only when no document is attached) Instrument code: 838	

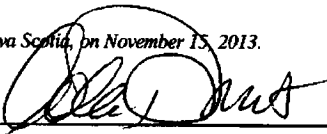
The following information about the occupier of the parcel, which is owned by the Nova Scotia Farm Loan Board, is to be changed:

Name and mailing address of occupier to be removed	
Name and mailing address of occupier to be added	

Certificate of Legal Effect:

I certify that, in my professional opinion, it is appropriate to make the changes to the parcel register(s) as instructed on this form.

Dated at Bedford, in the County of Halifax, Province of Nova Scotia, on November 15, 2013.



 Signature of authorized lawyer

Name: lola doucet

Address: 647 Bedford Highway, Suite 101
PO Box 48115, RPO Mill Cove
Bedford, NS B4A 3Z2

Phone: 902-832-5126

E-mail: lola.doucet@ns.sympatico.ca

Fax: 902-835-5400

☐ This document also affects non-land registration parcels. The original will be registered under the Registry Act and a certified true copy for recording under the Land Registration Act is attached.

May 4, 2009

THIS WARRANTY DEED dated the 31st day of October, 2013.

BETWEEN:

EASTCOAST LAND DEVELOPMENTS LIMITED, a body corporate,
duly incorporated under the laws of the Province of Nova Scotia

being the owner of the lands described in Schedule "A" herein
(hereinafter called the "GRANTOR")

- and -

Nova Future Property Limited, a body corporate, with its head
office at Halifax in the Halifax Regional Municipality,
Province of Nova Scotia,

(hereinafter called the "GRANTEE")

WITNESSETH THAT in consideration of One Dollar and other good and valuable consideration, the Grantor hereby conveys to the Grantee, as Joint Tenants and not as Tenants-in-Common, the lands described in Schedule "A" annexed hereto, and hereby consents to this disposition, pursuant to the Matrimonial Property Act of Nova Scotia.

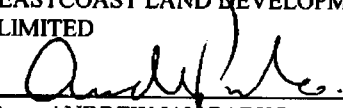
THE GRANTOR covenants with the Grantee that the Grantee shall have quiet enjoyment of the lands, that the Grantor has a good title in fee simple to the lands and the right to convey them as hereby conveyed, that the lands are free from encumbrances, save and except for those encumbrances (if any) referred to in Schedule "A" hereto annexed, 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.

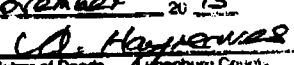
IN WITNESS WHEREOF the parties to these presents have hereunto set their hands and affixed their seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of



) EASTCOAST LAND DEVELOPMENTS
) LIMITED
) 
) Per: ANDREW IAN PARKS
) President
)



CERTIFICATE OF REGISTRATION
I hereby certify that the deed transfer tax on this
has been paid on this 28th day of November 20 13

Registrar of Deeds Lunenburg County

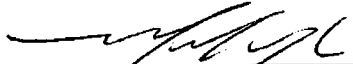
CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG & QUEENS

AFFIDAVIT OF STATUS

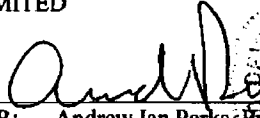
I, Andrew Ian Parks, of Bridgewater, in the County of Lunenburg and Province of Nova Scotia, make oath and say as follows:

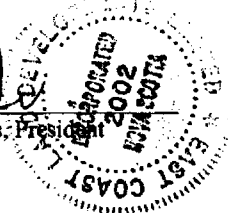
1. THAT I am the President of Eastcoast Land Developments Limited (the "Company") and as such have a personal knowledge of the matters herein deposed to.
2. THAT for the purposes of this my Affidavit, "matrimonial home" means a dwelling and real property occupied by a person and that person's spouse as their family residence.
3. The Company is a resident of Canada within the meaning of the Income Tax Act (Canada).
4. THAT the lands described in the within indenture are not occupied as a dwelling by any shareholder of the Company nor is any shareholder of the Company entitled to the use of the lands as a dwelling and the lands have never been so occupied while the lands have been owned by the Company.

SWORN to at Bridgewater, in the
County of Lunenburg, and Province
of Nova Scotia this 31st day of
October, A.D., 2013, before me,


A Barrister of the Supreme Court
of Nova Scotia
MARK A. TAYLOR

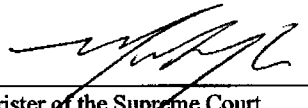
EASTCOAST LAND DEVELOPMENTS
LIMITED

PER:  Andrew Ian Parks, President



PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

I hereby certify that on this 31st day of October, 2013, Andrew Ian Parks, President of Eastcoast Land Developments Limited, one of the parties mentioned in the foregoing and annexed Indenture, signed, sealed and delivered the said Indenture in my presence and I have signed as a witness to such execution.


A Barrister of the Supreme Court
of Nova Scotia
MARK A. TAYLOR

SCHEDULE "A"

Page 1 of 5

PID 60610383

ALL that parcel of land, Lot PR1-A3, situate at Homestead Estates Drive (a private designed road) at Italy Cross in the Municipality of the District of Lunenburg, Lunenburg County, Nova Scotia, said Lot PR1-A3 being shown, in part, on a Plan of Subdivision No.03-68 by Kevin Fogarty, N.S.L.S. dated September 12, 2003 and filed under No.12529 in the Land Registration Office for Lunenburg County and being more particularly described in entirety as follows:

BEGINNING at a survey marker on the western boundary of Lot H-2, lands of the Estate of Elva Grace Hardy, said POINT OF BEGINNING being North 74 degrees 37 minutes 26 seconds West, 1226.94 feet from Nova Scotia Co-ordinate Monument No.21386;

THENCE south 16 degrees 35 minutes 20 seconds East along Lot H-2, 355.32 feet to a survey marker;

THENCE south 13 degrees 32 minutes 47 seconds East along Lot H-2, 272.24 feet to a survey marker;

THENCE south 14 degrees 31 minutes 26 seconds East along other lands of the Estate of Elva Grace Hardy, 430.27 feet to a survey marker;

THENCE continuing South 14 degrees 16 minutes 42 seconds East along other lands of the Estate of Elva Grace Hardy 366.26 feet to a survey marker No.F223;

THENCE North 33 degrees 01 minutes 58 seconds West along Lot 1, lands of Eastcoast Land Developments Limited, 92.08 feet to a survey marker No.F302;

THENCE South 56 degrees 58 minutes 02 seconds West along Lot 1, 66.00 feet to a survey marker No.F338;

THENCE North 33 degrees 01 minutes 58 seconds West along Lot 10, lands of Pamela A. Barkhouse, 121.78 feet to a survey marker No.F337;

THENCE North 25 degrees 06 minutes 44 seconds West along Lot 10, 634.54 feet to a survey marker No.F336;

THENCE North 37 degrees 14 minutes 37 seconds West along Lot 10, 161.79 feet to a survey marker No.335;

THENCE South 74 degrees 45 minutes 41 seconds West along Lot 10, 273.24 feet to a survey marker No.F334;

THENCE continuing South 74 degrees 45 minutes 41 seconds West along Lot 10, 8 feet more or less to the ordinary high water mark of Crooked Lake;

THENCE continuing generally northerly, easterly, southerly, easterly and northerly along the ordinary high water mark of Crooked Lake to the western boundary of Lot H-2, lands of the Estate of Elva Grace Hardy;

THENCE South 16 degrees 35 minutes 20 seconds East along Lot H-2, 17 feet more or less to a survey marker at the POINT OF BEGINNING.

ALL BEARINGS herein refer to the Nova Scotia Co-ordinate Survey System, 3 degree Modified Transverse Mercator Projection (ATS77), Central Meridian 64 degrees 30 minutes West (Zone 5), and were derived from observations on Monument Nos.21381 and 21386; published co-ordinate values dated July 1, 1979.

SAVING AND EXCEPTING Lots 11 to 31 inclusive, Lots PR1-A4 and PR1-A6, Parcel D, F and G, As shown in Registered Plan No 82675811, Registry of Deeds Lunenburg County

SCHEDULE "A" - Continued

Page 2 of 5

SAVING AND EXCEPTING Lots 33 to 57 inclusive, 59-1, and 59-2, As shown in Registered Plan No 88666731, Land Registration Office, Lunenburg County.

SAVING AND EXCEPTING Parcels K and J, As shown in Registered Plan No 88666731, Land Registration Office, Lunenburg County.

TOGETHER WITH a right-of-way over Lot 59-1, lands of Eastcoast Land Developments Limited, as shown on a Plan of Subdivision filed at the Land Registration Office for Lunenburg County, under No. 88666731 on August 24, 2007, from Lot 1G1 being lands of and a public road of the Municipality of the District of Lunenburg as described in a deed recorded on January 10, 2008 under document number 89712153 and shown on Plan of Subdivision filed at the Land Registration Office for Lunenburg County, under No. 88870051, to the above described lot.

SUBJECT TO an easement in favour of Nova Scotia Power Inc. as recorded under Document No. 82409617 and shown on a plan filed under No. 82409591 in the Land Registration Office for Lunenburg County.

SUBJECT TO an easement in favour of Bell Aliant Regional Communications Inc. as recorded under Document No. 88642146 on August 22, 2007 in the Land Registration Office for Lunenburg County.

The parcel originates with an approved plan of subdivision that has been filed under the Registry Act or registered under the Land Registration Act at the Land Registration Office for the registration district of Lunenburg County, as plan or document number 88666731. The MGA compliance statement has been applied by SNSMR during the processing of Land Registration Plan 88666731.

PID 60639234

Place Name: CROUSE SETTLEMENT ROAD ITALY CROSS
Municipality/County: MUNICIPALITY OF DISTRICT OF LUNENBURG/LUNENBURG COUNTY
Designation of Parcel on Plan: LOT 31
Title of Plan: S/D HOMESTEAD ESTATES/PHASE 2 LANDS OF EASTCOAST LAND DEVELOPMENTS LIMITED & PAMELA A BARKHOUSE AT HOMESTEAD ESTATES DRIVE & RASPBERRY COURT DRIVE AT ITALY CROSS
Registration County: LUNENBURG COUNTY
Registration Number of Plan: 82675811
Registration Date of Plan: 2005-08-08 15:18:47

SUBJECT TO an easement in favour of Nova Scotia Power Corporation registered on July 8, 2005 as Document No. 82409617.

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

Compliance:

The parcel is created by a subdivision (details below) that has been filed under the Registry Act or registered under the Land Registration Act

Registration District: LUNENBURG COUNTY
Registration Year: 2005
Plan or Document Number: 82675811

Form 24

Request to Revise the Registration and Certificate of Legal Effect

Land Registration Act, S.N.S. 2001, c.6, subsection 18(13)

Land Registration Administration Regulations, subsections 8(1), 8(2), 14(2), 15(2) and 17(4)

Registration district: Lunenburg County

Registrant user number: 3659

Submitter's name/firm: Gordon L. Graham

PLAN FILED
No. 82409691

In the matter of Parcel Identification Number (PID)

PID:	60610383(Land)
PID:	60621273(Road)
(Expand box for additional PIDs.)	

LUNenburg COUNTY LAND REGISTRATION OFFICE	
I certify that this document was registered as shown here.	
Joan Plunkett, Registrar	
82409691	LR ☒ ROD ☐
Document #	
JUL 08 2005	11:15
MM DD YYYY	Time

Take notice that the registered owner hereby requests a revision of the registration of the above-noted parcel(s), as set out below.

- This revision is effected by a document that does not include a legal description, and accordingly the legal description contained in the parcel register for the property applies.
- 2 to 5. Not Applicable.
- The following burdens (e.g. right of way in favour of another person or parcel) are changed in the parcel's registration (insert N/A if not applicable):

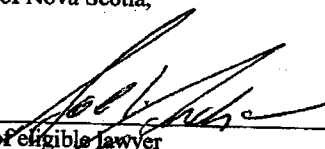
Instrument type/code	Grant of Easement
Expiry date (if applicable)	n/a
Interest holder and type to be removed (if applicable)	n/a
Interest holder and type to be added (if applicable) <i>Note: include qualifier (e.g. estate of, executor, trustee, personal representative) if applicable</i>	Nova Scotia Power Corporation - Easement/ROW Holder (Burden)
Mailing address of interest holder added (if applicable)	P. O. Box 910 Halifax, NS B3J 2W5
Reference to related instrument in names-based roll/parcel register (if applicable)	n/a

7. To 9 Not Applicable

10. It is appropriate to revise the parcel registration for the indicated PIDs as certified in this request.

Certified at Lunenburg, in the County of Lunenburg, Province of Nova Scotia,

JULY 8th, 2005.


Signature of Eligible Lawyer

Name: Gordon L. Graham

Address: P. O. Box 807
Lunenburg, NS B0J 2C0

Phone: 902-634-9270

Email: grahambarr@eastlink.ca

Fax: 902-634-9400

- ☐ This document also affects non-land registration parcels. The original will be registered under the *Registry Act* and a certified true copy for recording under the *Land Registration Act* is attached.

THIS GRANT OF EASEMENT made this 8

day of July 05

BETWEEN:

East coast Land Development Limited.
Box 1054 Lunenburg N.S.
BOS 2CO

in the County of Lunenburg
Province of Nova Scotia,

(hereinafter called the "OWNER")

OF THE FIRST PART

- and -

NOVA SCOTIA POWER INC., a body corporate,
with Head Office at Halifax, in the County of Halifax,
Province of Nova Scotia,

(hereinafter called the "COMPANY")

OF THE SECOND PART

WHEREAS the OWNER is the owner of a certain property at Crooked Lake
in the County of Lunenburg, Province of Nova Scotia
as described in that deed recorded at the Registry of Deeds for the County of Lunenburg
in Book 81732 at Page 173 (the "Lands") and listed in the Nova Scotia Property Records
Database as Property Identification Number (PID) Rd 60621273 Land 60610383

WITNESSETH that in consideration of the sum of One Dollar (\$1.00) of lawful money
of Canada and other good and valuable consideration paid by the COMPANY to the OWNER,
the OWNER grants to the COMPANY the free and uninterrupted right, privilege, liberty and
easement in perpetuity for the COMPANY to do the following:

- (a) to enter on, over, across, or under that portion of the Lands shown outlined on the sketch
attached hereto as Schedule "A" (the "Easement") to lay down, install, construct, operate, maintain,
inspect, patrol, alter, remove, replace, repair, reconstruct and safeguard a transmission and/or
distribution facility or facilities on the Easement consisting of poles, guys, anchors, underground
conduits, wires, cables and/or other structures or equipment for the distribution of electrical power
and energy, and the transmission of telecommunications signals, and all other communication
signals (the "Equipment") and to clear the Easement of all or any part of any trees, growth,
buildings, impediments or obstructions, now or hereafter on the Easement which might, in the
opinion of the COMPANY, interfere with the rights or endanger the Equipment;
- (b) to enter upon the Lands immediately adjacent to the Easement, from time to time, as may be
reasonably required by the COMPANY to carry out the foregoing work;
- (c) to manage and control by any method deemed expedient by the Company any vegetation on the
Easement that may interfere with or endanger the Equipment in the opinion of the Company, acting
reasonably;
- (d) generally to do all acts necessary or incidental to the exercise of the rights and privileges
granted herein.

The OWNER hereby covenants with the COMPANY that it Will Not:

(a) excavate, drill, install, erect, construct, or permit to be excavated, drilled, installed, erected, or constructed on or under the Easement, any foundation, building or other structure or installation, pile material or plant any growth upon the Easement, which in the opinion of the COMPANY might interfere with or endanger the Equipment;

(b) plant or establish within the Easement any trees, shrubs or other vegetation which could exceed a height of 4.57 metres (15 feet) and/or which could encroach within 3.04 metres (10 feet) of any pole installed in the Easement failing which the COMPANY, in its discretion, shall be entitled to remove and/or manage and control by any method deemed expedient by the Company any such vegetation without notice to and at the cost of the OWNER, payable forthwith upon demand;

(c) remove, damage or retard in anyway, any vegetation established by the COMPANY within the Easement as part of the management of that easement without prior written permission from the Company.

The OWNER agrees that the COMPANY may authorize Aliant Telecom Inc. or any other public utility (including cable television undertakings or other telecommunications carriers) to exercise the easement rights hereby granted and to share the use of the Equipment.

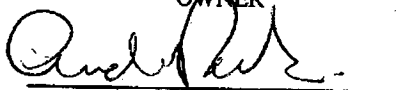
THIS Agreement shall enure to the benefit of and be binding upon the OWNER, the COMPANY and other public utilities authorized from time to time by the COMPANY, and their respective heirs, executors, administrators, successors and assigns.

THIS Agreement shall be read with all change of number and gender required by the context.

IN WITNESS WHEREOF the OWNER has duly executed this Grant of Easement the day and year first above written.

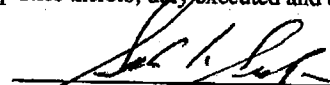
SIGNED, SEALED AND DELIVERED
in the presence of:


WITNESS

)
) East Coast Land Developments
) OWNER
) 
) OWNER
) Ltd.

PROVINCE OF NOVA SCOTIA
COUNTY OF

ON THIS 6 day of July, A.D., 2005, before me, the subscriber personally came and appeared, Denise T. Bush, a subscribing witness to the forgoing EASEMENT, who having been by me duly sworn, made oath and said that Andrew, one of the parties thereto, duly executed and delivered the same in his presence.


A Commissioner of the Supreme
Court of Nova Scotia

GORDON L. GRAHAM
A Barrister of the
Supreme Court of Nova Scotia

PROVINCE OF NOVA SCOTIA
COUNTY OF

I HEREBY CERTIFY that on the _____ day of _____, A.D., _____, one of the parties of the foregoing Indenture, signed, sealed and delivered the same in my presence and I have signed as a witness to the same.

A Commissioner of the Supreme
Court of Nova Scotia

SKETCH

SCHEDULE "A"

Stephen J. Mahy July 7/05
SKETCH APPROVED BY NOVA SCOTIA
POWER INC. REPRESENTATIVE

*Plot Plan must be attached to
Easement for registration purposes*

July 7/05

Form 24**Purpose: to request or direct a revision of title and Certificate of Legal Effect****For Office Use**

Registration district:	Lunenburg
Submitter's user number:	1731
Submitter's name:	Richard W. Johnson
In the matter of Parcel Identification Number (PID)	
PID	60610383
PID	

LUNenburg COUNTY LAND REGISTRATION OFFICE	
I certify that this document was registered as shown here.	
Joan Plunkett, Registrar	
88642146	LR ☒ ROD ☐
Document #	
AUG 22 2007	10:37
MM DD YYYY	Time

TAKE NOTICE THAT a revision of the registration of the above-noted parcel(s), is hereby requested or directed, as set out below.

See Document Attachment:Document # **88642278**

☐ The following burdens are to be added in the parcel's registration:

Instrument type	Easement/Right of Way
Interest holder and type to be removed (if applicable)	N/A
Interest holder and type to be added (if applicable) Note: include qualifier (e.g. estate of, executor, trustee, personal representative)(if applicable)	Bell Aliant Regional Communications Inc - Easement/Right of Way Holder (Burden)
Mailing address of interest holder to be added (if applicable)	PO Box 880, Halifax, N.S. B3J 2W3
Reference to related instrument in names-based roll/parcel register (if applicable)	
Reason for removal of interest (for use only when interest is being removed by operation of law) Instrument code: 443	

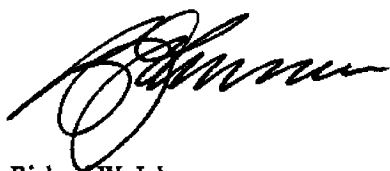
April 3, 2007

Name and mailing address of power of attorney donee to be added (if applicable)	N/A
Reference to related instrument in names-based roll/parcel register (if applicable) (for power of attorney to be duplicated, insert document/instrument number/year; include book/page if applicable)	N/A

(select all applicable statements)

- ☒ And further take notice that the attached document is signed by an attorney for a person under a power of attorney, and the power of attorney is
 - ☒ no power of attorney applies to this document

Dated at Bridgewater, in the County of Lunenburg, Province of Nova Scotia, August 21, 2007.

Signature of interest holder/agent	
Name	<u>Richard W. Johnson</u>
Address	<u>405 Main Street, Kentville, N.S. B4N 1K7</u>
Phone	<u>1-902-678-0909</u>
Email:	<u>Legal.assist@ns.sympatico.ca</u>
Fax:	<u></u>

- This document also affects non-land registration parcels. The original will be registered under the *Registry Act* and a certified true copy for recording under the *Land Registration Act* is attached.

April 13/07

THIS GRANT OF EASEMENT made this 21st day of AUGUST 2007

BETWEEN: **EASTCOAST LAND DEVELOPMENTS LIMITED**

~~LUNenburg~~
* in the County of ~~Δ~~ in the Province of Nova Scotia,

(hereinafter called the "OWNER")

OF THE FIRST PART

- and -

BELL ALIANT REGIONAL COMMUNICATIONS INC., in its capacity as general partner for **BELL ALIANT REGIONAL COMMUNICATIONS, LIMITED PARTNERSHIP**

(hereinafter called "ALIAN")

OF THE SECOND PART

WHEREAS the OWNER is the owner of certain property at ITALY CROSS in the County of LUNenburg Province of Nova Scotia as described in that deed recorded at the Registry of Deeds for the County of LUNenburg in Book 841 at Page 626 (the "Lands");

WITNESSETH that in consideration of the sum of One Dollar (\$1.00) of lawful money of Canada and other good and valuable consideration paid by ALIAN to the OWNER, the OWNER grants to ALIAN the free and uninterrupted right, privilege, liberty and easement in perpetuity for ALIAN to do the following:

- (a) to enter on, over, across, or under that portion of the Lands shown outlined in red on that plan attached hereto as Schedule "A" (the "Easement") to lay down, install, construct, operate, maintain, inspect, patrol, alter, remove, replace, repair, reconstruct and safeguard a transmission and/or distribution facility or facilities on the Easement consisting of poles, guys, anchors, underground conduits, wires, cables and/or other structures or equipment for the distribution of electrical power and energy, and the transmission of telecommunications signals, and all other communication signals (the "Equipment") and to clear the Easement and keep it cleared of all or any part of any trees, growth, buildings, impediments or obstructions, now or hereafter on the Easement which might, in the opinion of ALIAN, interfere with the rights or endanger the Equipment;
- (b) to enter upon the Lands immediately adjacent to the Easement, from time to time, as may be reasonably required by ALIAN to carry out the foregoing work;
- (c) to trim, cut and remove trees from the Lands that may interfere with or endanger the Equipment in the opinion of ALIAN, acting reasonably; and
- (d) generally to do all acts necessary or incidental to the exercise of the rights and privileges granted herein.

The OWNER hereby covenants with ALIAN that it will not:

- (a) excavate, drill, install, erect, construct, or permit to be excavated, drilled, installed, erected, or constructed on or under the Easement, any foundation, building or other structure or installation, pile material or plant any growth upon the Easement, which in the opinion of ALIANT might interfere with or endanger the Equipment;
- (b) plant or establish or allow to grow within the Easement any trees, shrubs or other vegetation which could exceed a height of 4.57 metres (15 feet) or which could encroach within 3.04 metres (10 feet) of any pole installed in the Easement failing which ALIANT, in its discretion, shall be entitled to remove or trim any such vegetation without notice to and at the cost of the OWNER, payable forthwith upon demand.

The OWNER agrees that ALIANT may authorize Nova Scotia Power Inc. or any other public utility (including cable television undertakings or other telecommunications carriers) to exercise the easement rights hereby granted and to share the use of the Equipment.

THIS Agreement shall enure to the benefit of and be binding upon the OWNER, ALIANT and other public utilities authorized from time to time by ALIANT, and their respective heirs, executors, administrators, successors and assigns.

THIS Agreement shall be read with all change of number and gender required by the context.

IN WITNESS WHEREOF the OWNER has duly executed this Grant of Easement the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of:

EASTCOAST LAND DEVELOPMENTS LTD)

[Signature]

[Signature]

[Signature]

PROVINCE OF NOVA SCOTIA
COUNTY OF *LOVENBURY*

ON THIS *21ST* day of *AUGUST*, A.D. *2007* before me, the subscriber personally came and appeared, *SHARON HUBLEY*, a subscribing witness to the forgoing easement, who having been by me duly sworn, made oath and said that *, one of the parties thereto, duly executed and delivered the same in her presence.

[Signature]
A Commissioner of the Supreme
Court of Nova Scotia
Richard W. Johnson

CANADA
PROVINCE OF
COUNTY OF LUNenburg

AFFIDAVIT OF STATUS

ANDREW PARKS

LUNenburg

NOVA SCOTIA

I/We A of J, in the County of A, Province of A, make oath and say as follows: BRIDGEWATER

1. I/~~We~~ acknowledge that ~~we~~/I am/are the * in the foregoing Indenture.
2. I/We is/are nineteen years of age or older and is/are resident in Canada under the Income Tax Act (Canada).
3. That for the purpose of this affidavit,
 - (a) "spouse" means either of a man or a woman who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity; or
 - (iii) have gone through a form of marriage with each other, in good faith, that is void and are cohabiting or have cohabited within the preceding year; and
 - (b) "domestic partner" means an individual who is a party to a registered domestic-partner declaration made in accordance with s. 53 of the Vital Statistics Act (Nova Scotia) but does not include an individual who becomes a former domestic partner pursuant to s. 55(1) of that Act.

{SPOUSES' ALTERNATIVE PARAGRAPH}

4. That we are the spouses of each other; neither of us has any other spouse or domestic partner nor, with respect to the within property,
 - (a) any former domestic partner with the rights contemplated by section 55 of the Vital Statistics Act, or
 - (b) any former spouse with rights under the Matrimonial Property Act (Nova Scotia).

OR

{NON-SPOUSE ALTERNATIVE PARAGRAPH}

5. I am not a spouse nor a domestic partner and, with respect to the within property, I have no
 - (a) former domestic partner with the rights contemplated by section 55 of the Vital Statistics Act, or
 - (b) any former spouse with rights under the Matrimonial Property Act (Nova Scotia).
6. {Add special provisions about the deponent's[s'] spousal status or the application of the Matrimonial Property Act to the property as professional judgment requires. By way of example.}

{DISPOSITION OF HOUSE BY COURT ORDER}

7. The within disposition was authorized or the property has been released as a matrimonial home by order of the Court dated the day of , and recorded at the Registry of Deeds in Book at Page

{SINGULAR, MARRIED}

8. I am the spouse of and have no other spouse or domestic partner nor, with respect to the within property,

- (a) any former domestic partner with the rights contemplated by section 55 of the Vital Statistics Act, or
- (b) any former spouse with rights under the Matrimonial Property Act (Nova Scotia).

{SINGULAR, MARRIED, NON-MATRIMONIAL HOME}

9. The property described in the within Indenture has never been occupied by me and my spouse , as our matrimonial home, I have no other spouse or domestic partner nor, with respect to the within property,

- (a) any former domestic partner with the rights contemplated by section 55 of the Vital Statistics Act, or
- (b) any former spouse with rights under the Matrimonial Property Act (Nova Scotia).

{NOT MATRIMONIAL HOME BY AGREEMENT}

10. An instrument executed by myself and my spouse, designating the property not described in the within Indenture as our matrimonial home dated the day of , is registered pursuant to section 7 of the Matrimonial Property Act (Nova Scotia) at the Registry of Deeds in Book at Page , and has not been cancelled and the property described in this Indenture has not been designated by myself and my said spouse as our matrimonial home and I have no other spouse or domestic partner nor, with respect to the within property,

- (a) any former domestic partner with the rights contemplated by section 55 of the Vital Statistics Act, or
- (b) any former spouse with rights under the Matrimonial Property Act (Nova Scotia).

{SPOUSAL RELEASE BY MARRIAGE CONTRACT}

11. The property described in the within Indenture is the matrimonial home of myself and my spouse, , and my said spouse has released all of his or her rights with respect thereto pursuant to the Matrimonial Property Act (Nova Scotia) by executing a Separation Agreement or Marriage Contract to that effect and I have no other spouse as defined herein or domestic partner nor, with respect to the within property,

- (a) any former domestic partner with the rights contemplated by section 55 of the Vital Statistics Act, or

(b) any former spouse with rights under the Matrimonial Property Act (Nova Scotia).

SWORN TO at
in the County of
Province of
this day of
200 , before me,

A Commissioner of the Supreme
Court of Nova Scotia

OR:

AFFIDAVIT AS TO SPOUSAL STATUS

C A N A D A)
PROVINCE OF NOVA SCOTIA)
COUNTY OF)

I, ANDREW PARKS, of BRIDGEWATER, in the
County of LUNenburg, Province of Nova Scotia, make oath and say as
follows:

1. THAT I am the PRESIDENT of EASTCOAST LAND DEVELOPMENTS LTD (the
"Company") and as such have a personal knowledge of the matters herein
deposed to.

2. THAT the Company is not now nor will it be on the date of delivery of the
foregoing and attached Indenture, a non-resident of Canada within the
meaning of the Income Tax Act (Canada).

3. THAT the ownership of a share or an interest in a share of the Company
does not entitle the owner of such share or interest in such share to occupy a
dwelling owned by the Company.

Sworn To before me, at BRIDGEWATER
in the County of LUNenburg,
Province of Nova Scotia, this 21ST
day of AUGUST, 200 7

A Barrister of the Supreme Court
of Nova Scotia

Richard W. Johnson

Andrew Parks

PLAN OF SUBDIVISION SHOWING

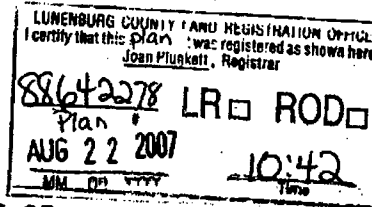
HOMESTEAD ESTATES / PHASE 3

A Subdivision of Existing Lots:

PR1-A5, 29 & 30 lands of EASTCOAST LAND DEVELOPMENTS LIMITED

AND SHOWING RESULTING LOTS:

29H, 33 to 57, 58J,
59-1 & 59-2



and showing PARCEL K as an addition to LOT 23,
lands of DANIEL BRUCE CREASER & VANDALEA REGINA CREASER
to create **Lot 23K**

This is a Document Attachment

See Document # 88642146

*PLAN 7 REP.
Barrington*

AND ALSO PLAN OF SURVEY SHOWING

REMAINDER **Lot PR1-A7** and existing **Lot 31**
lands of EASTCOAST LAND DEVELOPMENTS LIMITED

at HOMESTEAD ESTATES DRIVE, a Private Road
at ITALY CROSS in the MUNICIPALITY of the DISTRICT of LUNENBURG,
LUNENBURG COUNTY, NOVA SCOTIA

PLAN SCALE : 1" = 60'

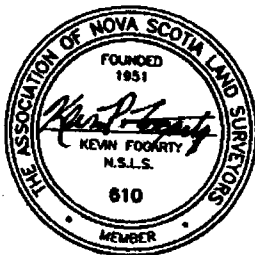
DATE OF PLAN :
JULY 3, 2007

SURVEYOR'S CERTIFICATE

I, KEVIN P. FOGARTY, Nova Scotia Land Surveyor, hereby
certify 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 3rd day of July, 2007.

Kevin P. Fogarty

N.S.L.S. No.610



FOGARTY SURVEYS INC.

109 Logan Road, Unit 3, Bridgewater
Lunenburg County, Nova Scotia
B4V 3T3

JOB FILE NO. 06-179

PLAN NO. 07-192

Form 28

Purpose: to record a non-enabling document in a parcel register

For Office Use

Registration District:	COUNTY OF LUNENBURG
Submitter's user No:	2195
Submitter's Name:	MUNICIPALITY OF THE DISTRICT OF LUNENBURG

Take notice that the attached plan/document relates to the following parcels registered under the *Land Registration Act*

PID 60639218	
PID 60639226	
PID 60639242	
PID 60610383	

LUNENBURG COUNTY LAND REGISTRATION OFFICE	
I certify that this plan was registered or recorded as shown here.	
Joan Plunkett, Registrar	
88666731	
Plan #	
AUG 24 2007	12:25
MM DD YYYY	Time

Municipal file number or land registration file number: LM 070067

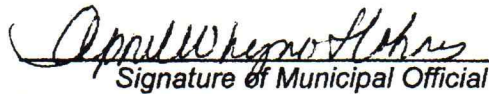
In the matter of the recording of the following non-enabling instrument (select one):

- ☒ plan
- ☐ boundary line agreement
- ☐ instrument of subdivision
- ☐ statutory declaration regarding *de facto* consolidation
- ☐ condominium declaration
- ☐ initial condominium bylaws
- ☐ condominium plan
- ☐ repeal of subdivision
- ☐ termination of condominium
- ☐ other (specify) _____

And in the matter of registered owner (insert name) _____

EASTCOAST LAND DEVELOPMENTS LTD. c'DANIEL BRUCE CREASER & VAN DALEA REGINA CREASER.

Note: An amending Parcel Description Certification Application may be required.

Dated at Bridgewater, in the County of Lunenburg, Province of Nova Scotia,August 23, 2007.
Signature of Municipal Official

Name: April Whynot-Lohnes

Address: 210 Aberdeen Rd,
Bridgewater, NS. B4V 4G8

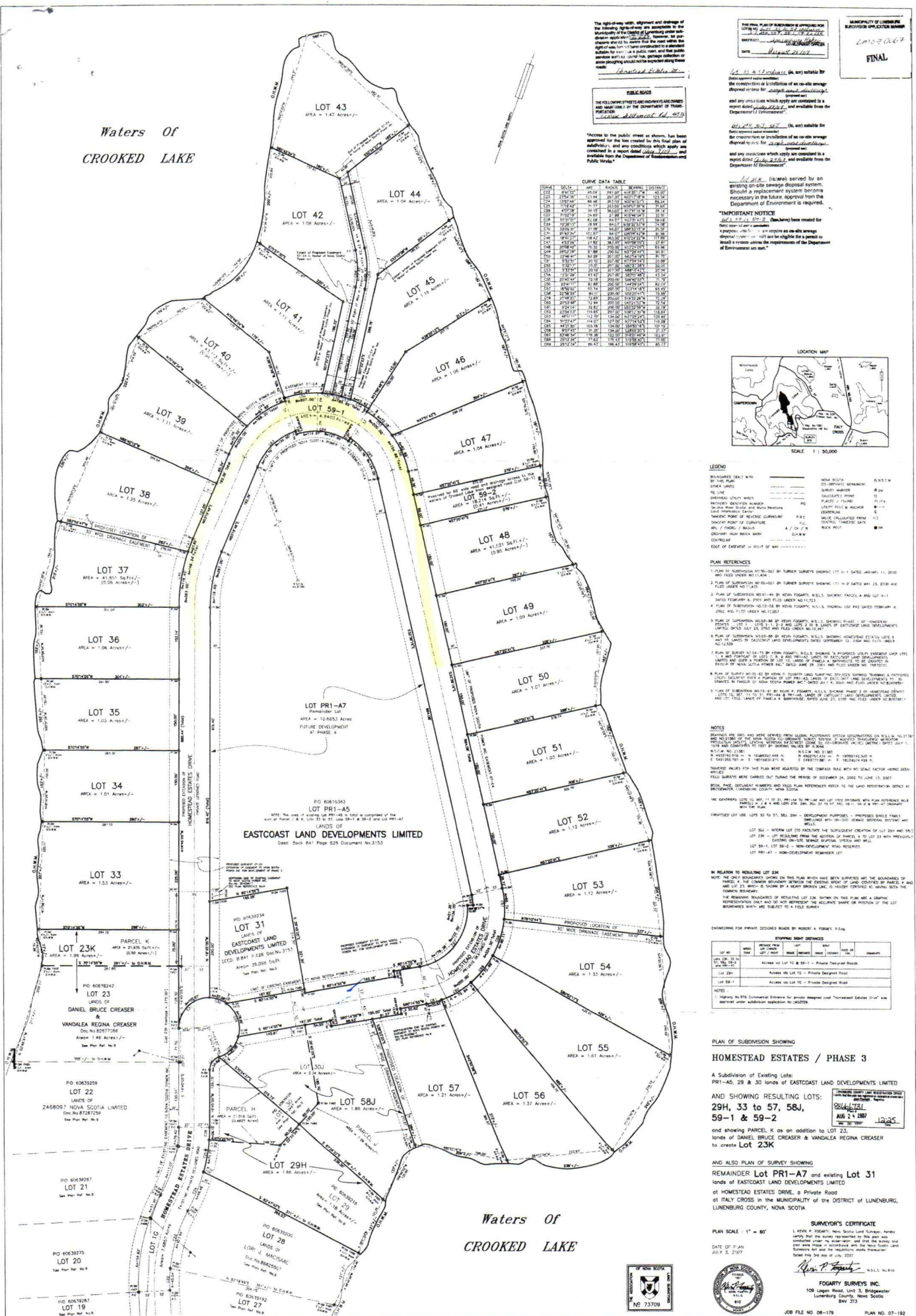
Phone: 902-541-1334

Emails: awlohn@modl.ca

Fax: 902-527-1135

April 3, 2007

Waters Of
CROOKED LAKE



The right-of-way, alignment and drainage of the following right-of-way are acceptable to the Municipality of the District of Luxembourg under the provisions applicable to local roads. However, the following should be noted: that this road within the right-of-way has not been constructed to a standard suitable for water use as a public road, and that public services such as gas, sewer lines, garbage collection and snow ploughing should not be expected along this route.

Lebanese Village Rd.

PUBLIC ROADS

THE FOLLOWING STREETS AND HIGHWAYS ARE OWNED AND MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION:

Lebanese Settlement Rd. 405

Access to the public street as shown, has been approved for the lots created by this final plan of subdivision, and any conditions which apply are contained in a report dated June 9, 1957 and available from the Department of Transportation and Public Works.

THIS FINAL PLAN OF DISPOSITION IS APPROVED FOR
LEAF BY NO. 62-53-42 Ordinance
62-53-42 Ordinance
EMPHATIC: Ordinance Ordinance
DATE: August 21, 1977

62-53-42 Ordinance (as amended) suitable for
(to be approved as a condition)
the construction or installation of an on-site sewage
disposal system for camp site disposal
(approved as)
and any conditions which apply are contained in a
report dated August 21, 1977 and available from the

MUNICIPALITY OF LINDSEY
EUROVISION APPLICATION NUMBER
L2107067
FINAL

Let's 274, 303, 305 (in, are) suitable for
(has) approved under sewerage
the construction or installation of an on-site sewage
disposal system for single use only
(approved use)
and any conditions which apply are contained in a
report dated July 27/88 and available from the
Department of Environment.

Lot 21A (15/19E) served by an existing on-site sewage disposal system. Should a replacement system become necessary in the future, approval from the Department of Environment is required.

"IMPORTANT NOTICE"
40 CFR 261.2 (b)(2) (has, have) been created for
 (b)(2) (has, have) been created for
 a purpose (has, have) been created for
 disposal system (has, have) been created for a permit to
 install a system unless the requirements of the Department
 of Environment are met.⁸

LEGEND				
BOUNDARIES DEALT WITH BY THIS PLAN	-----	HOUSE BOUNDARY	-----	ANCHOR
OTHER LANDS	-----	CO-OPERATIVE MONUMENT	-----	
THE LINE	-----	SURVEY MARKER	-----	SW
OVERLAPED UTILITY MARKS	-----	CALCULATED POINT	-----	CS
PROPERTY IDENTIFICATION NUMBER	-----	PLACED / FOUND	-----	PL
ADJACENT STATE, COUNTY AND Local Jurisdiction	-----	UTILITY POLE & ANCHOR CENTERLINE	-----	CH
TANGENT POINT OF REVERSE CURVATURE	-----	WEDGE CALCULATED FROM CENTERLINE	-----	W
TANGENT POINT OF CURVATURE	-----	WEDGE POLE	-----	WP
ARC / CHORD / RADIUS	-----			
ORDINARY HIGH WATER MARK	-----			
CONTROL	-----			

[illegible][illegible]

NOTE: THE ONLY BOUNDARIES SHOWN ON THIS PLAN WHICH HAVE BEEN SURVEYED ARE THE BOUNDARIES OF PARCEL 1. THE COMMON BOUNDARY BETWEEN THE EXISTING AREAS OF LAND COMPOSED BY PARCELS 1 AND LOT 23, WHICH IS SHOWN BY A HEAVY BROKEN LINE, IS HEREBY CERTIFIED AS HAVING BEEN SURVEYED BY THE COMMON BOUNDARY.

THE REMAINING BOUNDARIES OF RETULING LOT 23K SHOWN ON THIS PLAN ARE A GRAPHIC REPRESENTATION ONLY AND DO NOT REPRESENT THE ACCURATE SHAPE OR POSITION OF THE LOT BOUNDARIES WHICH ARE SUBJECT TO A FIELD SURVEY.

[illegible]

PLAN OF SUBDIVISION SHOWING
HOMESTEAD ESTATES / PHASE 3

A Subdivision of Existing Lots:
PR1-A5, 29 & 30 lands of EASTCOAST LAND DEVELOPMENTS LIMITED

AND SHOWING RESULTING LOTS:

29H, 33 to 57, 58J,
59-1 & 59-2

and showing PARCEL K as an addition to LOT 23,
lands of DANIEL BRUCE CREASER & VANDALEA REGINA CREASER
to create LOT 23K

1. EXISTING LOT 13
2. EXISTING LOT 14
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297. EXISTING LOT

AND ALSO PLAN OF SURVEY SHOWING
REMAINDER Lot PR1-A7 and existing Lot 31
lands of EASTCOAST LAND DEVELOPMENTS LIMITED
at HOMESTEAD ESTATES DRIVE, a Private Road
at ITALY CROSS in the MUNICIPALITY of the DISTRICT of LUNenburg

SURVEYOR'S CERTIFICATE

PLAN SCALE: 1" = 80'

DATE OF PLAN
JULY 3, 2007

L. VINCE R. FOGARTY, New South Land Surveyor, hereby certifies that the survey represented by this plan was conducted under my supervision and that the data and information were made in accordance with the New South Wales Surveying Act and the regulations made thereunder. Signed this 3rd day of July, 2007.

L. Vince R. Fogarty N.S.W. No. 814

FOGARTY SURVEYS INC.
108 Logan Road, Unit 3, Bridgewater
Lumberton County, New South
WA 3173

JOB FILE NO. 06-179 PLAN NO. 07

