

TAX SALE REPORTING LETTER

Tax Sale No. 108

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 24, 2022

Name: Eastcoast Land Developments Limited

Assessment Account No: 09683526

Property: PID 60639382; Crouse Settlement Road, Italy Cross

Title: I have carried out title investigations on the subject property. The title is land registered. There is evidence that Eastcoast Land Developments Limited is the registered interest holder (owner) of the subject property. Eastcoast Land Developments Limited acquired title via deed recorded in Book 841, Page 626 at the Lunenburg County Land Registration Office. The property does not graphically appear to abut the public highway, but the "road parcel" was conveyed to the Municipality of the District of Lunenburg as a Municipal Public Highway. There is also a utility easement in favour of Nova Scotia Power Inc. recorded in Book 959, Page 68 at the Lunenburg County Land Registration Office. We have not searched the title, extent or usage of any easements or rights-of-way. The paper title appears to be marketable.

Encumbrances: None

Marital Status: The owner is a corporation. The Nova Scotia Registry of Joint Stock Companies status report is attached. The corporation appears to be in good standing.

Survey: There is a survey available for the subject lot registered as document number 82675811 at the Lunenburg County Land Registration Office (subject lot is Lot PR-1-A4). The short form description and plan 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.

← Back to Search Results

Map Actions

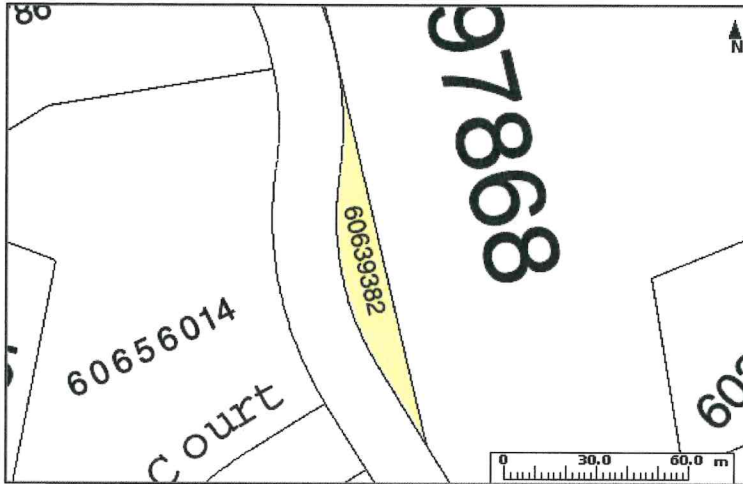
- ☒ Point Select
- ☐ Pan
- ☐ Zoom In
- ☐ Zoom Out
- ☐ Zoom Box
- ☐ Monument Select
- ☒ Clear Selection
- ☐ Center Selection

Map Layers

- ☒ Properties
- ☐ LR Parcel Shading
- ☐ Topo
- ☐ Monuments
- ☐ Place Names
- ☒ Refresh Map

Map Controls

- ☒ NS Overview
- ☐ Locator Map
- ☐ Print Map



Lat: 44-15-45N

Long: 64-34-50W

Scale: 1498

Go Zoom: 2

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.

Location:

Search

1 Property found

PID: 60639382 Details
AAN: 09683526
Value: \$4,500 (2022 RESIDENTIAL TAXABLE)
Address: CROUSE SETTLEMENT ROAD
 ITALY CROSS
 LOT PR1-A4
County: LUNENBURG COUNTY
Owner: EASTCOAST LAND DEVELOPMENTS LIMITED
LR: LAND REGISTRATION

1

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 Compression: Off

Land Registration View

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

PID	60639382	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	10406.0 SQUARE FEET	Parcel Access	PRIVATE	Manag. Unit	MU9933
Lot	LOT PR1-A4	Created	Aug 16, 2005 09:22:47AM		
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNENBURG	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Aug 16, 2005 09:22:47AM		

Location	County	Primary Location	Source
CROUSE SETTLEMENT ROAD ITALY CROSS	LUNENBURG COUNTY	Yes	Not Assigned by Municipality

Comments

LOC:OFF
MAP:1044250064500

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
09683526	\$4,500 (2022 RESIDENTIAL 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 Map Ref
EASTCOAST LAND DEVELOPMENTS LIMITED	FEE SIMPLE	RURAL ROUTE 4 NEW GERMANY NS CA B0R 1E0	DEED	2002	3153 View Doc	Book 841 Page 626	May 30, 2002	N/A

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
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No Records Found

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
NOVA SCOTIA POWER INC.	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	UNKNOWN NS CA	EASEMENT/RIGHT OF WAY	2004	75870049 View Doc	Book 959 Page 68	Jul 13, 2004

Textual Qualifications on Title

Qualifications Text

RIGHT OF WAY OVER LOT 1 AS SHOWN ON PLAN 12529 AS ROAD ACCESS

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

Place Name: CROUSE SETTLEMENT ROAD ITALY CROSS

Municipality/County: MUNICIPALITY OF DISTRICT OF LUNENBURG/LUNENBURG COUNTY

Designation of Parcel on Plan: LOT PR1-A4

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

FIRST BURDEN

Subject to an easement in favour of Nova Scotia Power Inc. as recorded in Book 959, Page 68, Document No.75870049 and shown on a plan filed under No.75870031

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 number 82675811.

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
	84725556					
Document	View Doc	2006	ADDITION OF PARCEL ACCESS/REMOVAL OF INTERESTS ON S/D		LAND REGISTRATION	Apr 03, 2006

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Regl. Date
	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 07, 2005

AFR Bundles

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

Parcel Relationships

Related PID	Type of Relationship
60610383	PARENT PARCEL NUMBER

[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](#)

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EASTCOAST LAND DEVELOPMENTS LIMITED

Profile Relationships Events (22)

Reg. Number

3066495

Reg. Name

EASTCOAST LAND DEVELOPMENTS LIMITED

Type

Limited Company

Status

Active

Effective Date

26-Jun-2013

Registered on

26-Apr-2002

Next Annual Return

30-Apr-2023

Addresses

Reg. Address

137 ALEXANDRA AVE, BRIDGEWATER, NOVA SCOTIA, B4V 1H5, CANADA

Mailing Address

137 ALEXANDRA AVE, BRIDGEWATER, NOVA SCOTIA, B4V 1H5, CANADA

Documents (23) Reports (4)

Type to filter

Company Annual Renewal Statement (SR216858)

Registered on: 02-May-2022, Effective from: 28-Apr-2022

Standard \$12.45

Certified \$12.45

Company Annual Renewal Statement (SR101204)

Registered on: 20-Aug-2021, Effective from: 20-Aug-2021

Standard \$12.45

Certified \$12.45

Annual Statement Filed: Annual Statement (ML5703931)

Registered on: 27-Apr-2020, Effective from: 27-Apr-2020

Standard \$12.45

Certified \$12.45

Certified \$12.45

Annual Statement Filed: Annual Statement (ML5470841)

Registered on: 18-Mar-2019, Effective from: 18-Mar-2019

Standard \$12.45

Certified \$12.45

Annual Statement Filed: Annual Statement (ML4607772)

Registered on: 30-Apr-2015, Effective from: 30-Apr-2015

Standard \$12.45

Certified \$12.45

Reinstated: Annual Statement (ML4210897)

Registered on: 18-Jun-2013, Effective from: 18-Jun-2013

Standard \$12.45

Certified \$12.45

Annual Statement Filed: Annual Statement (ML3927942)

Registered on: 23-Mar-2012, Effective from: 23-Mar-2012

Standard \$12.45

Certified \$12.45

Annual Statement Filed: Annual Statement (ML3698055)

Registered on: 16-May-2011, Effective from: 16-May-2011

Standard \$12.45

Certified \$12.45

Annual Statement Filed: Annual Statement (ML3469542)

Registered on: 10-Mar-2010, Effective from: 10-Mar-2010

Standard \$12.45

Certified \$12.45

Annual Statement Filed: Annual Statement (ML3225461)

Registered on: 29-May-2009, Effective from: 29-May-2009

Standard \$12.45

Certified \$12.45

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EASTCOAST LAND DEVELOPMENTS LIMITED

[Profile](#) [Relationships](#) [Events \(22\)](#)

Name: [ANDREW IAN PARKS](#)

Relationship: Director

Effective From: 03-Jun-2009

Name: [ANDREW IAN PARKS](#)

Relationship: Officer(President)

Effective From: 03-Jun-2009

Name: [WALTER RYPINSKI](#)

Relationship: Officer(Vice-president)

Effective From: 03-Jun-2009

Name: [ANDREW PARKS \(137 ALEXANDRA AVE, BRIDGEWATER, NOVA SCOTIA, B4V 1H5, CANADA\)](#)

Relationship: Recognized Agent

Effective From: 03-Jun-2009

[Documents \(23\)](#) [Reports \(4\)](#)

Type to filter

Company Annual Renewal Statement (SR216858)

Registered on: 02-May-2022, Effective from: 28-Apr-2022

Standard \$12.45

Certified \$12.45

Company Annual Renewal Statement (SR101204)

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Certified \$12.45

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Standard \$12.45

Certified \$12.45

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Standard \$12.45

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Registered on: 10-Mar-2010, Effective from: 10-Mar-2010

Standard \$12.45

Certified \$12.45

Standard \$12.45
Certified \$12.45

841/624

①

BETWEEN:

ANDREW IAN PARKS of Nineveh, in the County of Lunenburg and Province of Nova Scotia and WALTER RYPINSKI of Nineveh, in the County of Lunenburg and Province of Nova Scotia;

being the owner of an interest in the lands described in Schedule "A" hereto attached;
(hereinafter called the "GRANTOR")

- AND -

EASTCOAST LAND DEVELOPMENTS LIMITED, a body corporate with head office in Nineveh, in the County of Lunenburg and 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 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

)
)
) Andrew Parks
) ANDREW IAN PARKS

) ANDREW IAN PARKS

WALTER RYPINSKI

) WALTER RYPINSKI

LUNenburg COUNTY REGISTRY OF DEEDS 3153 841 626-635
 I certify that this document Document # Book Pages
 was registered as shown here. MAY 30 2002 10:16AM
Joan Plunkett Registrar MM DD YYYY Time

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNenburg

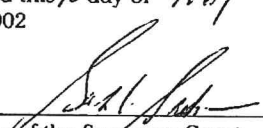
AFFIDAVIT OF MATRIMONIAL STATUS

I, ANDREW IAN PARKS of Nineveh, in the County of Lunenburg and Province of Nova Scotia, make oath and say as follows:

1. I acknowledge that I executed the foregoing instrument under seal on the date of this Affidavit.
2. This acknowledgment is made pursuant to s.31(a) of the *Registry Act*, R.S.N.S., c.392, for the purpose of registering this instrument.
3. I am nineteen (19) years of age or older and am a resident in Canada under the *Income Tax Act (Canada)*.
4. For the purpose of this Affidavit, "spouse" means either 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 voided by a judgement of nullity;
 - (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; or
 - (iv) is a party to a registered domestic-partner declaration made in accordance with Section 53 of the *Vital Statistics Act* but does not include a former domestic partner.
5. I am not a spouse and have no former domestic partner with the rights contemplated by section 55 of the *Vital Statistics Act* or any former spouse with rights under the *Matrimonial Property Act*.

I certify that on this date the Deponent)
came before me made oath and swore)
the foregoing Affidavit. I further certify)
that the Deponent executed this)
instrument in my presence and that I)
signed the instrument as witness to)
such execution.)

Certified this 10 day of May
A.D., 2002


Barrister of the Supreme Court
of the Province of Nova Scotia

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


ANDREW IAN PARKS

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

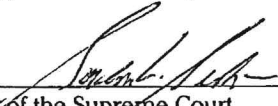
AFFIDAVIT OF MATRIMONIAL STATUS

I, WALTER RYPINSKI of Nineveh, in the County of Lunenburg and Province of Nova Scotia, make oath and say as follows:

1. I acknowledge that I executed the foregoing instrument under seal on the date of this Affidavit.
2. This acknowledgment is made pursuant to s.31(a) of the *Registry Act*, R.S.N.S., c.392, for the purpose of registering this instrument.
3. I am nineteen (19) years of age or older and am a resident in Canada under the *Income Tax Act (Canada)*.
4. For the purpose of this Affidavit, "spouse" means either 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 voided by a judgement of nullity;
 - (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; or
 - (iv) is a party to a registered domestic-partner declaration made in accordance with Section 53 of the *Vital Statistics Act* but does not include a former domestic partner.
5. I am not a spouse and have no former domestic partner with the rights contemplated by section 55 of the *Vital Statistics Act* or any former spouse with rights under the *Matrimonial Property Act*.

I certify that on this date the Deponent)
came before me made oath and swore)
the foregoing Affidavit. I further certify)
that the Deponent executed this)
instrument in my presence and that I)
signed the instrument as witness to)
such execution.)

Certified this 10 day of May)
A.D., 2002)

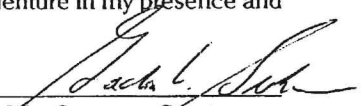

Barrister of the Supreme Court
of the Province of Nova Scotia

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


WALTER RYPINSKI

**PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG**

I hereby certify that on this 10 day of May, A.D. 2002, ANDREW IAN PARKS AND WALTER RYPINSKI, two 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 the Province of Nova Scotia

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

SURVEYOR'S DESCRIPTION
LOT H-1

ALL that parcel of land situate on the western boundary of Public Highway No. 576 Crouse Settlement Road at Italy Cross in the Municipality of the District of Lunenburg, Lunenburg County, Nova Scotia and being shown as Lot H-1 on a Plan of Subdivision and Retracement No. 01-49 by Kevin Fogarty, Nova Scotia Land Surveyor No. 610, dated February 6, 2001 and is more particularly described as follows:

BEGINNING at a survey marker found 1414.43 feet, S 23°45'03" W of Nova Scotia Co-ordinate Monument No. 21386, said **POINT OF BEGINNING** being at the most eastern corner of Parcel A, lands of the Estate of Elva Grace Hardy and at the northwestern corner of Lot H-1 herein described;

THENCE S 82°48'48" E along a southern boundary of the remaining lands of the Estate of Elva Grace Hardy, 250.19 feet to a survey marker found on the western boundary of Public Highway No. 576, Crouse Settlement Road;

THENCE S 8°22'57" W along the western boundary of Public Highway No. 576, Crouse Settlement Road, 139.81 feet to a tangent 'point' of curvature;

THENCE southwesterly 60.40' along the arc of a curve to the left being the western boundary of Public Highway No. 576 Crouse Settlement Road to a 'point' at a northeastern corner of the remaining lands of the Estate of Elva Grace Hardy (said corner being 1.13 feet, N 82°48'05" W of a witness survey marker found) said arc having a radius of 598.39 feet and the chord between the last two mentioned 'points' being at a bearing of S 5°29'27" W for a distance of 60.37 feet;

THENCE N 82°48'05" W along a northern boundary of the remaining lands of the Estate of Elva Grace Hardy 248.99 feet to a found survey marker;

THENCE N 7°09'58" E along an eastern boundary of remaining lands of the Estate of Elva Grace Hardy 134.07 feet to a survey marker No. F221 placed at the most southern corner of Parcel A, lands of the Estate of Elva Grace Hardy;

THENCE N 7°09'58" E along the eastern boundary of Parcel A, 66.00 feet to the **POINT OF BEGINNING**;

CONTAINING 1.14 Acres.

ALL BEARINGS herein refer to the Nova Scotia Co-ordinate Survey System, 3° Modified Transverse Mercator Projection (ATS77), Central Meridian 64°30' West (Zone 5), co-ordinate values dated July 1, 1979.

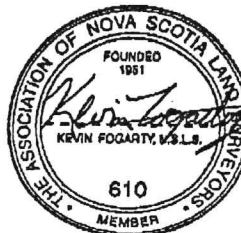
The above described Parcel H-1, lands of the Estate of Elva Grace Hardy is a portion of lands described in a deed dated September 19, 1963 to Cecil R. Hardy and Elva Grace Hardy recorded in the Registry of Deeds at Bridgewater in Book 130, Page 102, Document No. 147 on October 2, 1963. The Last Will and Testament of Elva Grace Hardy was recorded on April 22, 1998 in Book 680, Page 444, Document No. 2013.

SUBJECT to any right which may still exist with respect to an Easement to the Nova Scotia Power Commission dated August 16, 1949, said Easement having been recorded in the Registry of Deeds Office at Bridgewater on April 18, 1952 in Book 117, Page 78, No. 115 with associated plan filed under No. 8771.

Subdivision approval for Lot H-1 was granted by the Development Officer for the Municipality of the District of Lunenburg on March 30, 2000. The Plan of Subdivision No. 00-001 by Turner Surveys dated January 11, 2000 and was filed in the Registry of Deeds at Bridgewater under No. 11,404 on March 31, 2000.

The parcel identifiers A, PR1 and PR1-A originate with the above-mentioned Plan of Subdivision and Retracement No. 01-49 dated February 6, 2001 for which subdivision application was made under the Municipality of the District of Lunenburg File No. LM01011 to add Parcel A to Parcel PR1, lands of Andrew Parks and Walter Rypinski to create Parcel PR1-A.

Description February 8, 2001



SCHEDULE "A"

SURVEYOR'S DESCRIPTION
"Remainder Portion of Parcel PR1-A"

ALL that parcel of land situate at Italy Cross in the Municipality of the District of Lunenburg, Lunenburg County, Nova Scotia, said parcel being the remainder portion of PARCEL PR1-A, as determined from field surveys by Kevin Fogarty, N.S.L.S. No. 610 conducted during the period of April 14, 2000 to January 12, 2002 and being more particularly described as follows:

BEGINNING at a survey marker found on the western boundary of LOT H-2, lands now or formerly of the Estate of Elva Grace Hardy, said **POINT OF BEGINNING** being N 74°37'26" W, 1226.94 feet from Nova Scotia Co-ordinate Monument No.21386;

THENCE S 16°35'20" E along LOT H-2, 355.32 feet to a found survey marker;

THENCE S 13°32'47" E along LOT H-2, 272.24 feet to a found survey marker;

THENCE S 14°31'26" E along other lands of the Estate of Elva Grace Hardy, 430.27 feet to a found survey marker;

THENCE continuing S 14°16'42" E along other lands of the Estate of Elva Grace Hardy 366.26 feet to a placed survey marker No. F223;

THENCE S 33°01'58" E along a southern boundary of lands of the Estate of Elva Grace Hardy, 174.50 feet to a placed survey marker No. F224;

THENCE southeasterly 188.54 feet along the arc of a curve to the left being a southern boundary of lands of the Estate of Elva Grace Hardy to a found survey marker, said arc having a radius of 217.00 feet and a chord bearing of S 57°55'23" E for a distance of 182.66 feet;

THENCE S 7°09'58" W along the western boundary of LOT H-1, lands of Andrew Ian Parks and Walter Rypinski, 66.00 feet to a placed survey marker No. F221;

THENCE northwesterly 227.73 feet along the arc of a curve to the right being a northern boundary of lands of the Estate of Elva Grace Hardy to a placed survey marker No. F222, said arc having a radius of 283.00 feet and the chord between survey markers No. F221 and No. F222 being a bearing of N 59°45'56" W for a distance of 221.63 feet;

THENCE S 14°16'42" E continuing along lands of the Estate of Elva Grace Hardy 673.17 feet to a survey marker found at the most northern corner of lands formerly of Ervin Clarence Llewellyn and Ethel Bernice Llewellyn and also at an eastern corner of lands of the Estate of Elva Grace Hardy;

THENCE N 70°26'54" W, 1022.80 feet along lands of the Estate of Elva Grace Hardy to a found survey marker;

THENCE N 70°26'54" W continuing along lands of the Estate of Elva Grace Hardy, 12 feet more or less to the ordinary high water mark of Crooked Lake;

THENCE northerly along the ordinary high water mark of Crooked Lake, 600 feet more or less to the southern boundary of said LOT PR2, lands of Andrew Ian Parks and Walter Rypinski;

THENCE S 70°26'54" E along LOT PR2, 5 feet more or less to a placed witness survey marker No. F274;

THENCE continuing S 70°26'54" E along LOT PR2, 395.61 feet to a placed survey marker No. F273;

THENCE N 10°08'52" E along LOT PR2, 272.54 feet to a placed survey marker No. F272;

THENCE N 70°26'54" W along LOT PR2, 485.85 feet to a placed witness survey marker No. F275;

THENCE continuing N 70°26'54" W along LOT PR2, 6 feet more or less to the ordinary high water mark of Crooked Lake;

THENCE 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 now or formerly of the Estate of Elva Grace Hardy;

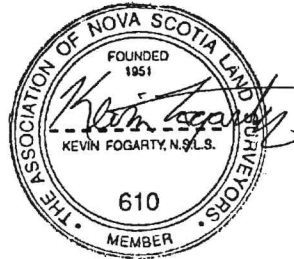
THENCE S 16°35'20" E along LOT H-2, 17 feet more or less to the survey marker at the **POINT OF BEGINNING**,

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

The above described parcel is comprised of:

- 1) a portion of lands described in a deed August 4, 2000 from Crooked Lake Farms Limited, Oliver James Slauenwhite, Kelly John Slauenwhite and Annie Belle Slauenwhite to Andrew Parks and Walter Rypinski as recorded in the Registry of Deeds Office at Bridgewater on August 4, 2000 in Book 760, Page 829, Document No.4087; and
- 2) lands described in a deed dated February 13, 2001 from Marilyn K. Wakerell (as Executrix of the Estate of and Elva Grace Hardy) to Andrew Ian Parks and Walter Rypinski as recorded in the Registry of Deeds Office at Bridgewater on March 2, 2001 in Book 782, Page 233, under Document No.1102.

Description Dated May 23, 2002



Schedule "A" continued

"Lot H-1" and "Remainder Portion of Parcel PR1-A" are subject to an easement in favor of Nova Scotia Power Corporation dated May 10, 2002 and recorded at the Registry of Deeds in Bridgewater, County of Lunenburg and Province of Nova Scotia on May 14, 2002 in Book 839 at Page 724 under document number 2834 and an easement for other utilities over the location of the Nova Scotia Power Corporation easement in so far as they are not incompatible with same.

SCHEDULE "A"

SURVEYOR'S DESCRIPTION
LOT PR2

All that parcel of land situate adjoining Crooked Lake at Italy Cross in the Municipality of the District of Lunenburg, Lunenburg County, Nova Scotia and being shown as **LOT PR2** on Plan of Subdivision No.02-56 by Kevin Fogarty, Nova Scotia Land Surveyor No.610, dated February 6, 2002 and is more particularly described as follows:

BEGINNING at a survey marker No.F272 placed 1486.13 feet, S 54°13'06" W of Nova Scotia Co-ordinate Monument No.21386, said **POINT OF BEGINNING** being the most eastern corner of Lot PR2 herein described;

THENCE S 10°08'52" W along the remainder portion of Parcel PR1-A, lands of Andrew Ian Parks and Walter Rypinski, 272.54 feet to a placed survey marker No.F273;

THENCE N 70°26'54" W along the remainder portion of Parcel PR1-A, lands of Andrew Ian Parks and Walter Rypinski, 395.61 feet to a placed witness survey marker No.F274;

THENCE continuing N 70°26'54" W along the remainder portion of Parcel PR1-A, lands of Andrew Ian Parks and Walter Rypinski, 5 feet more or less to the ordinary high water mark of Crooked Lake;

THENCE northerly along the various courses of the ordinary high water mark of Crooked Lake, 320 feet more or less to the most northern corner of said Parcel PR2;

THENCE S 70°26'54" E along the remainder portion of Parcel PR1-A, lands of Andrew Ian Parks and Walter Rypinski, 6 feet more or less to a placed witness survey marker No.F275, said marker being 300.77 feet N 7°04'11" W of placed witness survey marker No.F274;

THENCE continuing S 70°26'54" E along the remainder portion of Parcel PR1-A, lands of Andrew Ian Parks and Walter Rypinski, 485.85 feet to the **POINT OF BEGINNING**;

CONTAINING 2.94 acres more or less.

ALL BEARINGS herein refer to the Nova Scotia Co-ordinate Survey System, 3° Modified Transverse Mercator Projection (ATS77), Central Meridian 64°30' West (Zone 5), co-ordinate values dated July 1, 1979.

The above described LOT PR2 is a portion of lands described in a deed dated August 4, 2000 from Crooked Lake Farms Limited, Oliver James Slauenwhite, Kelly John Slauenwhite and Annie Belle Slauenwhite as recorded in the Registry of Deeds Office at Bridgewater on August 4, 2000 in Book 760, Page 829, Document No.4087.

Together with a free and unobstructed right-of-way at all times and for all purposes at least twelve (12) feet in width over the roadway as it now exists and running from the Public Highway No. 576 (Crouse Settlement Road) to Lot PR2, the center line of the said right-of-way being the center line of the "existing dozed access road", as shown on the aforementioned Plan of Subdivision, said right-of-way to cross over the following lands of the Grantor:

- 1) The remainder portion of Parcel PR1-A/deed reference: Book 760, Page 829, Document No. 4087 and Book 782, Page 233, Document No. 1102;
- 2) Lot H1/deed reference: Book 782, Page 364, Document No. 1130;

- 2 -

Reserving unto the Grantors herein, their heirs, executors, administrator and assigns the right to alter the alignment and replace any part of, or all of the aforementioned right-of-way and existing roadbed; whereupon this right-of-way granted herein shall cease to exist legally and in any manner whatsoever, upon filing a new Plan of Survey at the Bridgewater Registry of Deeds outlining the new right-of-way which shall thereupon access Lot PR2 as if granted herein and upon the construction of the new roadbed. Any relocation of said roadbed to be constructed to a standard at least equivalent to that of the roadbed as it exists as of the date of this conveyance

Together with an easement to Nova Scotia Power Corporation recorded at the Bridgewater Registry of Deeds prior to this conveyance and an easement for other utilities over the location of the Nova Scotia Power Corporation easement in so far as they are not incompatible with same.

Approval for Lot PR2 was granted by the Development Officer for the Municipality of the District of Lunenburg (under subdivision application No.LM02010) on April 4, 2002 and was filed in the registry of Deeds Office in Bridgewater under No.12,057 on April 4, 2002.

Description Dated April 4, 2002

THIS GRANT OF EASEMENT made this

9th

day of July 2004.

959/68

BETWEEN:

EASTCOAST LAND DEVELOPMENT LIMITED - and -
PAMELA A. PARKHOUSE

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 CRACKED 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 841 932 at Page 626 173 (the "Lands") and listed in the Nova Scotia Property Records
 Database as Property Identification Number (PID) 606 21 273 (ROAD); 606 10 383; 606 21 356
606 21 786 (LOT 9); 606 21 794 (LOT 10); 606 21 349 (LOT 4); 606 21 315 (LOT 7)

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.

LUNenburg COUNTY REGISTRY OF DEEDS		75871049	959	68-69
I certify that this document was registered as shown here.		Document #	Book	Pages
Joan Plunkett Registrar		JUL 13 2004		14-39
		MM DD YYYY	Time	

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 Telcom 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.

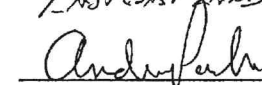
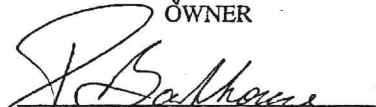
THIS Agreement shall enure to the benefit of and be binding upon the OWNER, the COMPANY and other public utilities authorized from time to time by the COMPANY, and their respective heirs, executors, administrators, successors and assigns.

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.

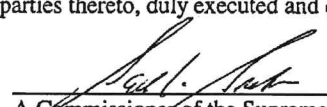
SIGNED, SEALED AND DELIVERED
in the presence of:


WITNESS Shawn M. D'Hare
(as to b22)

EASTCOAST LAND DEVELOPMENT LIMITED

OWNER

OWNER

PROVINCE OF NOVA SCOTIA
COUNTY OF

ON THIS 9th day of July, A.D., 2004, before me, the subscriber personally came and appeared, Shawn M. D'Hare, a subscribing witness to the forgoing EASEMENT, who having been by me duly sworn, made oath and said that Andrew Parks, Eastcoast Land Development Ltd and Pamela Balhous, one of the parties thereto, duly executed and delivered the same in his presence.

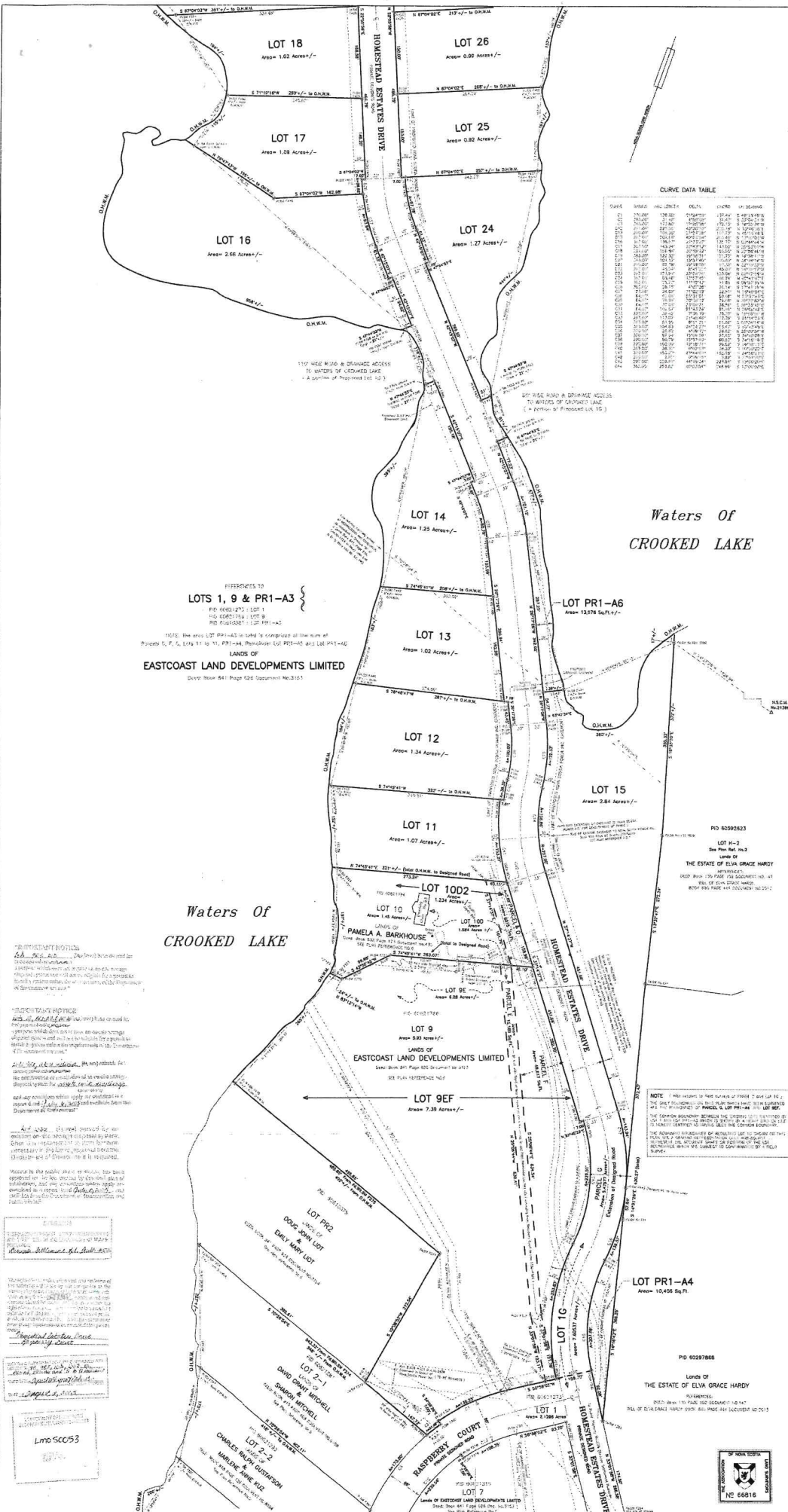

A Commissioner of the Supreme
Court of Nova Scotia

PROVINCE OF NOVA SCOTIA
COUNTY OF

GORDON L. GRAHAM
ATTORNEY AT LAW OF THE SUPREME COURT OF
NOVA SCOTIA

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



CURVE DATA TABLE

STATION	CHORD BEARING	CHORD DISTANCE	CHORD AREA	CHORD PERIMETER
1001	1001	1001	1001	1001
1002	1002	1002	1002	1002
1003	1003	1003	1003	1003
1004	1004	1004	1004	1004
1005	1005	1005	1005	1005
1006	1006	1006	1006	1006
1007	1007	1007	1007	1007
1008	1008	1008	1008	1008
1009	1009	1009	1009	1009
1010	1010	1010	1010	1010
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1099	1099	1099	1099	1099
1100	1100	1100	1100	1100

LOCATION MAP

SCALE 1" = 50,000'

SKETCH OF REMAINING LANDS NOT TO SCALE

Waters of CROOKED LAKE

LEGEND

PLAN REFERENCES

NOTES

STATIONING FOR PRIVATE DESIGNED ROADS BY ROBERT A. FISHER, P.Eng.

PLAN OF SUBDIVISION SHOWING

HOMESTEAD ESTATES / PHASE 2

A Subdivision of Existing Lots: 1, 9 & PR1-A3 lands of EASTCOAST LAND DEVELOPMENTS LIMITED and LOT 10 lands of PAMELA A. BARKHOUSE

AND SHOWING RESULTING LOTS: 10, 9EF, 11 to 31, PR1-A4 & PR1-A6

LANDS OF EASTCOAST LAND DEVELOPMENTS LIMITED and 1002, LANDS OF PAMELA A. BARKHOUSE

at HOMESTEAD ESTATES DRIVE and RASPBERRY COURT, Private Roads at ITALY CROSS in the MUNICIPALITY OF THE DISTRICT OF LUNenburg, LUNenburg COUNTY, NOVA SCOTIA

SURVEYOR'S CERTIFICATE

KEVIN P. FOUGNEY

LAND SURVEYING SERVICES

71 Bessborough Lane, Martins Brook Lunenburg County, Nova Scotia B0J 2G9

Project No. 03-92 Plan No. 03-91 Sheet 1 of 2

826758M

Form 28
Cover Page for Plans Affecting Registered Parcels
Land Registration Act, S.N.S. 2001, c. 6

Registration district: **COUNTY OF LUNENBURG**
 Registrant user number: 2195
 Submitter's name/firm: **MUNICIPALITY OF THE DISTRICT OF LUNENBURG**

Municipal file number or land registration file number (insert file number used when PIDs were originally assigned during pre-approval): LM 050053

In the matter of (select one)
☒ a plan filed under the Land Registration Act, or

The recording of a non-enabling instrument:
☐ boundary line agreement
☐ instrument of subdivision
☐ statutory declaration regarding de facto consolidation
☐ condominium declaration
☐ initial condominium bylaws
☐ repeal of subdivision
☐ other (specify) _____



And in the matter of registered owner EASTCOAST LAND DEVELOPMENTS LIMITED and
PAHELA A. BARRHOUSE

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

Parent Parcels	New Parcels
PID: 60610383	PID: 60639291
PID: 60610383	PID: 60639309
PID: 60610383	PID: 60639317
PID: 60610383	PID: 60639325
PID: 60610383	PID: 60639333
PID: 60610383	PID: 60639341
PID: 60610383	PID: 60639358
PID: 60610383	PID: 60639366
PID: 60610383	PID: 60639383
PID: 60610383	PID: 60639275
PID: 60610383	PID: 60639267
PID: 60610383	PID: 60639259
PID: 60610383	PID: 60639242
PID: 60610383	PID: 60639374
PID: 60610383	PID: 60639176
PID: 60610383	PID: 60639184
PID: 60610383	PID: 60639192
PID: 60610383	PID: 60639200
PID: 60610383	PID: 60639218
PID: 60610383	PID: 60639226
PID: 60610383	PID: 60639234
PID: 60610383	PID: 60639382
PID: 60610383	PID: 60639168
PID: 60610383	PID: 60621786
PID: 60610383	PID: 60621273
PID: 60621794	PID: 60621794
PID: 60610383	PID: 60610383

Note: An amending Parcel Description Certification Application is required.

Dated at Bridgewater, in the County of Lunenburg, Province of Nova Scotia,

August 8, 2005.

April Whynot-Lohnes
 Municipal Official
 Name: April Whynot-Lohnes
 Address: 210 Aberdeen Road, Bridgewater,
 NS. B4V 2W8
 Phone: 902-541-1325
 Email: awlohn@modl.ca
 Fax: 902-527-1135