

## TAX SALE REPORTING LETTER

### Tax Sale No. 90

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 7, 2023

Name: Hannelore Kotschwar and Egon Kotschwar

Assessment Account No: 09327355

Property: PID 60587235 – Lakefront Drive, Chelsea

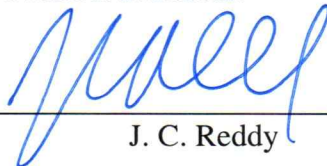
Title: I have carried out title investigations on the subject property. The title is land registered. There is evidence that Hannelore Kotschwar and Egon Kotschwar are the registered interest holders (owners) of the subject property. Hannelore Kotschwar and Egon Kotschwar acquired title (as joint tenants) via Deed registered as Document No. 86383875 at the Lunenburg County Land Registration Office. The subject property does not appear to abut the public highway. The parcel register references both the benefit and burden of an easement/right-of-way to the public highway (see deed recorded at Book 818, Page 663, Document 6978 at the Lunenburg County Land Registration Office), as well as the burden of a utility easement in favour of Nova Scotia Power Incorporated (see Book 651, Page 426, Document No. 3904 at the Lunenburg County Land Registration Office). We have not searched the title, extent, or usage of any such Easements/Right-of-Ways. The paper title (as a land registered parcel) appears marketable.

Encumbrances: None.

Marital Status: Unknown.

Survey: Plan 11,935 (as Lot 11-B) is filed at the Lunenburg County Land Registration Office. Plan and parcel 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.



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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.**

**Property Search Results**

**1 Property found**

PID	Owner	Property Address	Assessment Info	Options
<b>PID:</b> 60587235	<b>Owner:</b> HANNELORE KOTSCHWAR EGON KOTSCHWAR	<b>Civic Address:</b> LAKEFRONT DRIVE CHELSEA LOT 11-B	<b>AAN:</b> 09327355 <b>Value:</b> \$12,000 (2023 RESOURCE TAXABLE)	<a href="#">Details</a> <a href="#">Map</a>
<b>Type:</b> STANDARD PARCEL	<b>Mailing Address:</b> RINGSTRASSE 5 D-74937 SPECHBACH DE	<b>County:</b> LUNENBURG COUNTY		
<b>Status:</b> ACTIVE		<b>Area:</b> 9.23 ACRE(S)		
<b>LR Status:</b> LAND REGISTRATION				

PID	Owner	Property Address	Assessment Info	Options
<b>1 Property found</b>				

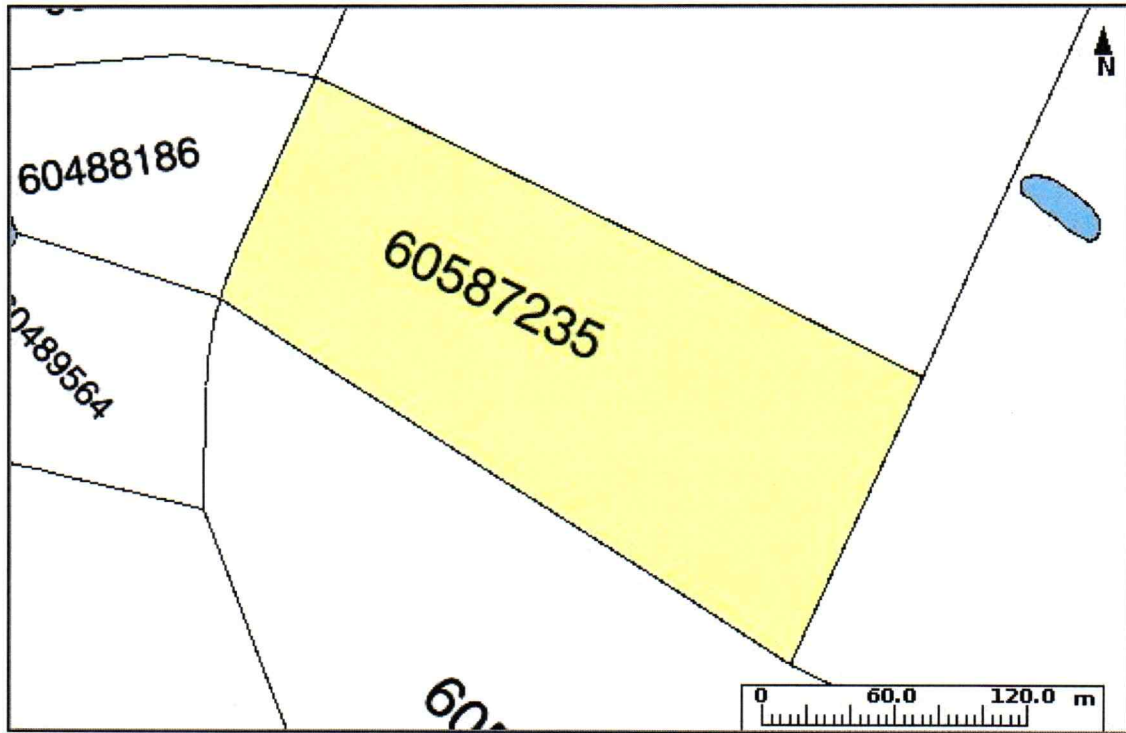
Ownership and all information in this report pertaining to Non-Land Registration Parcels is believed to be an accurate reflection of registered documents affecting the lot, parcel or area of land to which it relates, however, it is not intended to be relied upon by the reader as advice on the current state of any title to land. A search of the records at the appropriate Registry of Deeds office may be required to determine the current owner(s) of the lot, parcel or area of land under consideration. THIS IS NOT AN OFFICIAL RECORD.

**Property Online version 2.0**

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

**Property Online Map**

Date: **Oct 11, 2023 3:41:30 PM**



<b>PID:</b> 60587235	<b>Owner:</b> HANNELORE KOTSCHWAR	<b>AAN:</b> 09327355
<b>County:</b> LUNENBURG COUNTY	EGON KOTSCHWAR	<b>Value:</b> \$12,000 (2023 RESOURCE TAXABLE)
<b>LR Status:</b> LAND REGISTRATION	<b>Address:</b> LAKEFRONT DRIVE	
	CHELSEA	

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

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)

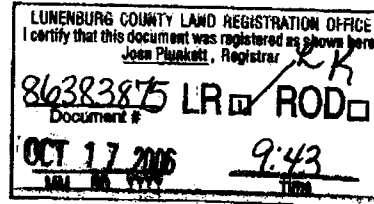
Registration district: Lunenburg County

Registrant user number: 50000300

Submitter's name/firm: Kenneth O. Thomas/Ferrier Kimball Dumke Thomas

In the matter of Parcel Identification Number (PID)

PID: 60587235
PID:
(Expand box for additional PIDs.)



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

I hereby certify that

- The legal description of the parcel contained, or referred to, in the attached document is identical to the legal description contained in the parcel register for the property.
- The following registered interests are changed in the parcel's registration:

Instrument type/code	Deed - 101
Expiry date (if applicable)	n/a
Interest holder and type to be removed (if applicable)	Bernt Kuersammer and Bernd Dietz - fee simple
Interest holder and type to be added (if applicable) <i>Note: include qualifier (e.g. estate of, executor, trustee, personal representative) if applicable</i>	Hannelore Kotschwar and Egon Kotschwar - fee simple
Mailing address of interest holder added (if applicable)	Ringstrasse 5 D-74937 Spechbach Germany
Manner of tenure (if applicable)	Joint Tenants
Description of mixture of tenants in common and joint tenancy (if applicable)	n/a
Access type to be removed (if applicable)	n/a

Access type to be added (if applicable)	n/a
Non-resident (to eligible lawyer's information and belief) (Yes/No?)	Yes
Reference to related instrument in names-based roll/parcel register (if applicable)	n/a

Items 3 – 9 inclusive – N/A

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

Certified at Bridgewater, in the County of Lunenburg, Province of Nova Scotia, on the 16<sup>th</sup> day of October, 2006.



Signature of eligible lawyer

Name: Kenneth O. Thomas

Address: Suite 302, 197 Dufferin St.  
Bridgewater, Nova Scotia B4V 2G9

Phone: 543-1421

Email: info@fkdlaw.ns.ca

Fax: 543-1359

**THIS WARRANTY DEED** made this 17 day of August, A.D., 2006,

BETWEEN:

**BERND DIETZ and BERNT KÜRSAMMER**, both of Neu-Ulm, Germany,

being the owners of the lands described in Schedule "A" herein,  
(hereinafter called the "Grantor")

OF THE FIRST PART

-and-

**HANELORE KOTSCHWAR and EGON KOTSCHWAR**, both of  
Spechbach, Germany, as **JOINT TENANTS** and not as Tenants in Common,

(hereinafter called the "Grantee")

OF THE SECOND PART

**WITNESSETH THAT** in consideration of the sum of One Dollar (\$1.00) and other  
good and valuable consideration:

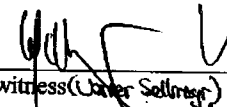
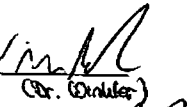
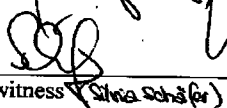
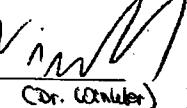
**THE GRANTOR** hereby conveys to the Grantee the lands described in Schedule "A" to  
this Warranty Deed as Joint Tenants and not as Tenants in Common and hereby consents to this  
disposition pursuant to the *Matrimonial Property Act* of Nova Scotia.

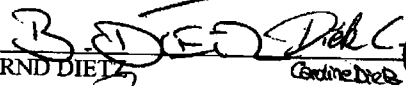

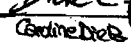
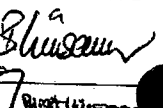
**THE GRANTOR** covenants with the Grantee that the Grantee shall have quiet  
enjoyment of the lands, that the Grantor has a good title in fee simple to the lands and the right to  
convey them as hereby conveyed, that the lands are free from encumbrances and that the Grantor  
will procure such further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

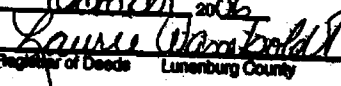
**IN THIS WARRANTY DEED** the singular includes the plural and the masculine  
includes the feminine with the intent that this Warranty Deed shall be read with all appropriate  
changes of number and gender.

**IN WITNESS WHEREOF**, the Grantors have duly executed these presents on the day  
and year first above written.

SIGNED, SEALED AND DELIVERED )  
in the presence of )

  
witness (Uta Selinger) )  
  
Dr. Uthaler )  
  
witness (Silvia Schäfer) )  
  
Dr. Uthaler )

  
BERND DIETZ )  
  
BERNT KÜRSAMMER )  
  
Gardine Dietz )  
  
Bernt Kursammer )

CERTIFICATE OF REGISTRAR  
I hereby certify that the deed transfer tax on this deed  
has been paid on this 17 day of  
October 2006  
  
Laurie Wamboldt  
Registrar of Deeds Lunenburg County

TO WHOM ALL THESE PRESENTS SHALL COME

W 2951

I, Dr. Christian Winkler, a Notary Public in and for the Federal Republic of Germany, duly appointed, commissioned and sworn, resident and practising at Neu-Ulm, do hereby certify that on this 17 day of August, A.D., 2006, at Neu-Ulm, in the Federal Republic of Germany, BERND DIETZ and BERNT KURSAMMER, two of the parties hereto mentioned in the foregoing and annexed Indenture, signed and executed the said Indenture in my presence, and I have signed as a witness to such execution.

IN TESTIMONY WHEREOF, I have hereto subscribed my name and affixed my seal of office at Neu-Ulm, in the Federal Republic of Germany this 17 day of August, A.D., 2006.



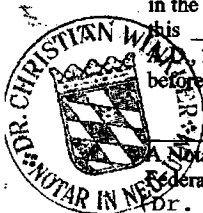
[Signature]  
A NOTARY PUBLIC in and for the  
Federal Republic of GERMANY

**FEDERAL REPUBLIC OF GERMANY**

I, BERND DIETZ, of Neu-Ulm, Germany, make oath and say as follows:

1. THAT this acknowledgment is made pursuant to Section 31(a) of the *Registry Act*, R.S.N.S. 1989, c. 392, for the purpose of registering the instrument.
2. THAT I am one of the GRANTORS in the foregoing Indenture and am of the full age of nineteen (19) years.
3. THAT I am not now and do not intend to be at the date of closing, a resident of Canada within the meaning of Section 116 of the *Income Tax Act* (Canada).
4. (a) THAT for the purpose of this my Affidavit, "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.
- (b) THAT for the purpose of this my Affidavit, "spouse" includes an individual who 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. THAT the property described in the within Indenture has never been occupied by me and my spouse, CAROLINE HEIKE DIETZ, as our matrimonial home and I have no other spouse as defined herein, nor, with respect to the within property:
  - (i) any former domestic partner with the rights contemplated by Section 55 of the *Vital Statistics Act*, or
  - (ii) any former spouse with rights under the *Matrimonial Property Act*.

SWORN TO at  
Neu-Ulm  
in the Federal Republic of Germany,  
this 17 day of August,  
2006,  
before me:  
[Signature]  
A Notary Public in and for the  
Federal Republic of Germany  
(Dr. Winkler)



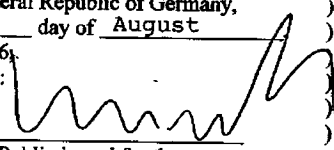
[Signature]  
BERND DIETZ [Signature]  
Caroline Dietz

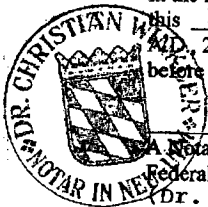
**FEDERAL REPUBLIC OF GERMANY**


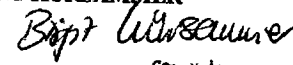
I, **BERNT KÜRSAMMER**, of Neu-Ulm, Germany, make oath and say as follows:

1. THAT this acknowledgment is made pursuant to Section 31(a) of the *Registry Act*, R.S.N.S. 1989, c. 392, for the purpose of registering the instrument.
2. THAT I am one of the GRANTORS in the foregoing Indenture and am of the full age of nineteen (19) years.
3. THAT I am not now and do not intend to be at the date of closing, a resident of Canada within the meaning of Section 116 of the *Income Tax Act* (Canada).
4. (a) THAT for the purpose of this my Affidavit, "spouse" means either of a man or a woman who:
  - (i) are married to each other;
  - (iv) are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity; or
  - (v) 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.

(b) THAT for the purpose of this my Affidavit, "spouse" includes an individual who 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. THAT the property described in the within Indenture has never been occupied by me and my spouse, **BIRGIT KÜRSAMMER**, as our matrimonial home and I have no other spouse as defined herein, nor, with respect to the within property:
  - (iii) any former domestic partner with the rights contemplated by Section 55 of the *Vital Statistics Act*, or
  - (iv) any former spouse with rights under the *Matrimonial Property Act*.

SWORN TO at  
Neu-Ulm  
in the Federal Republic of Germany,  
this 17 day of August  
2006,  
before me:  
  
A Notary Public in and for the  
Federal Republic of Germany  
(Dr. Winkler)



  
BERNT KÜRSAMMER  
  
(Birgit Kürsammer)



SCHEDULE 'A'

PID NUMBER 60587235

Lot # 11-B

Nova Scotia Grid Meridian,

ALL and singular that certain parcel or tract of land, situated, lying and being at Lakefront Drive, Chelsea, Lunenburg County, Nova Scotia and being designated lot # 11-B, as shown on plan of subdivision # 8540, prepared by Berrigan Surveys Limited, Nova Scotia Land Surveyors, dated the 17th day of October, 2001, filed at the Registry of Deeds under # 11,935, which said lot may be more particularly described as follows:

BEGINNING at a point marked by a survey marker, set on the division line with property of Kirks Forest Products Limited, which said point marks the most Southern corner of property of Arno Kolbitsch and Maria Kolbitsch and the most Eastern corner of the herein described lot.

THENCE from said point so located South Twenty-three degrees Thirty-six minutes Fifty-eight seconds West (S 23 degrees 36 minutes 58 seconds W) along property of Kirks Forest Products Limited, Four hundred Sixty-one decimal Ninety-three feet (461.93') to a survey marker.

THENCE North Fifty-eight degrees Thirty-eight minutes Fifty-eight seconds West (N 58 degrees 38 minutes 58 seconds W) along remaining property of M&F Handel Developments Limited, Nine hundred Ninety-one decimal Twenty-six feet (991.26') to a survey marker.

THENCE Northeasterly along the arc of a curve to the right, having a radius of 516.00', an arc distance of Sixty-nine decimal Seventy-nine feet (69.79') to a point, tie lines between the last mentioned survey marker and point, described as North Nineteen degrees Seven minutes Thirty-five seconds East (N 19 degrees 07 minutes 35 seconds E) for a distance of Sixty-nine decimal Seventy-four feet (69.74').

THENCE North Twenty-three degrees Zero minutes Zero seconds East (N 23 degrees 00 minutes 00 seconds E) along the Southern side line of property of Dieter Starnecker et al, Two hundred Eighty-two decimal Ninety-five feet (282.95') to a survey marker;

THENCE South Sixty-five degrees Zero minutes Zero seconds East (S 65 degrees 00 minutes 00 seconds E) along property of Arno Kolbitsch and Maria Kolbitsch, Nine hundred Ninety-one decimal Zero Two feet (991.02') to a survey marker, marking the place of beginning.

The herein described lot of land contains an area of Nine decimal Twenty-three (9.23) acres more or less.

Together with a free and unobstructed Right of Way to be used at all times and for all purposes in common with M & F Handel Development Limited and other persons entitled to use said Right of Way over Lakefront Drive extending from the Southern side line of Public Highway No. 210 to the Northwestern corner of the herein described lot, as by reference to plan of subdivision herein before named, will more fully appear.

Subject however to a Right of Way over Lakefront Drive, Sixty-six feet (66') in width, crossing the Northwestern side line of the herein described lot, as by reference to plan of subdivision herein before named, will more fully appear.

SCHEDULE 'A' - PAGE 2

Subject however to a Utility Easement described in a grant of easement from M & F Handel Development Limited to Nova Scotia Power Incorporated registered at the Registry of Deeds Office at Bridgewater, Nova Scotia on June 4, 1997 in Book 651 at Page 426 under number 3904.

Subdivision approval for lot # 11-B was granted by the Development Officer for the Municipality of the District of Lunenburg on the 13th day of November, 2001 under subdivision application # LM 01110.

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 as plan or document number 11,935.

LUNenburg COUNTY REGISTRY OF DEEDS 6978 818 663-6666  
I certify that this document was registered as shown here. Document # Book Pages  
NOV 30 2001 3:11pm  
Joan Plunkett Registrar MM DD YYYY Time

818/ 663

THIS WARRANTY DEED dated the 29<sup>th</sup> day of November, 2001.

BETWEEN: 006978

**M & F HANDEL DEVELOPMENT LIMITED**, a body corporate, incorporated under the laws of the Province of Nova Scotia, with head office at Mill Village in the County of Lunenburg and Province of Nova Scotia,

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

- and -

**BERNT KUERSAMMER**, of 89233 Neu-Ulm, Ludwig-Vierling-Str. 8, Germany

(hereinafter called the "GRANTEE")

WITNESSETH THAT in consideration of One Dollar and other good and valuable consideration, the Grantor hereby conveys to the Grantee an undivided one-half interest in 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.

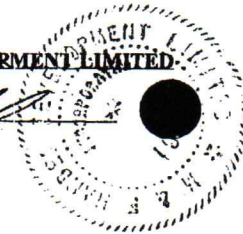
SIGNED, SEALED AND DELIVERED  
in the presence of

*Handwritten signature*

)  
)  
)  
)  
)  
)  
)  
)  
)  
)

M & F HANDEL DEVELOPMENT LIMITED

*Handwritten signature*  
Matthias Handel, President



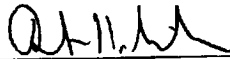
CANADA  
PROVINCE OF NOVA SCOTIA  
COUNTY OF LUNENBURG

AFFIDAVIT OF STATUS

I, **Matthias Handel**, of Mill Village, in the County of Queens and Province of Nova Scotia, make oath and say as follows:

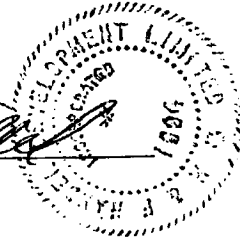
1. **THAT** I am the President of M & F Handel Development Limited and as such have a personal knowledge of the matters herein deposed to.
2. **THAT** for the purposes of this my Affidavit, "matrimonial home" means a dwelling and real property occupied by a person and that person's spouse as their family residence.
3. **THAT** the ownership of a share or an interest in a share of the Company does not entitle the owner thereof to the occupation of the lands pursuant to the Matrimonial Property Act.
4. **THAT** the lands described in the within Indenture have never been occupied as a dwelling by any shareholder of the Company.

SWORN to at Bridgewater, in the County )  
of Lunenburg and Province of Nova Scotia )  
this 30<sup>th</sup> day of November, )  
2001, before me, )

  
A Barrister of the Supreme Court of )  
Nova Scotia )

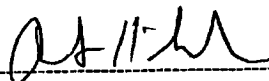
BRENT H. SILVER

  
Matthias Handel



CANADA  
PROVINCE OF NOVA SCOTIA  
COUNTY OF LUNENBURG

I hereby certify that on this 30<sup>th</sup> day of November, 2001, Matthias Handel, President of M & F Handel Development Limited, one of the parties thereto signed, sealed and delivered this Indenture in my presence and I have signed as a witness to same.

  
A Barrister of the Supreme Court )  
of Nova Scotia )

BRENT H. SILVER

SCHEDULE "A"

## DEED DESCRIPTION

Nova Scotia Grid Meridian,

Lot # 11-B

ALL and singular that certain parcel or tract of land, situated, lying and being at Lakefront Drive, Chelsea, Lunenburg County, Nova Scotia and being designated lot # 11-B, as shown on plan of subdivision # 8540, prepared by Berrigan Surveys Limited, Nova Scotia Land Surveyors, dated the 17<sup>th</sup> day of October, 2001, filed at the Registry of Deeds under # 11, 935, which said lot may be more particularly described as follows:

BEGINNING at a point marked by a survey marker, set on the division line with property of Kirks Forest Products Limited, which said point marks the most Southern corner of property of Arno Kolbitsch & Maria Kolbitsch and the most Eastern corner of the herein described lot.

THENCE from said point so located South Twenty-three degrees Thirty-six minutes Fifty-eight seconds West (S23°36'58"W) along property of Kirks Forest Products Limited, Four hundred Sixty-one decimal Ninety-three feet (461.93') to a survey marker.

THENCE North Fifty-eight degrees Thirty-eight minutes Fifty-eight seconds West (N58°38'58"W) along remaining property of M. & F. Händel Developments Limited, Nine hundred Ninety-one decimal Twenty-six feet (991.26') to a survey marker.

THENCE Northeasterly along the arc of a curve to the right, having a radius of 516.00', an arc distance of Sixty-nine decimal Seventy-nine feet (69.79') to a point, tie lines between the last mentioned survey marker and point, described as North Nineteen degrees Seven minutes Thirty-five seconds East (N19°07'35"E) for a distance of Sixty-nine decimal Seventy-four feet (69.74').

THENCE North Twenty-three degrees Zero minutes Zero seconds East (N23°00'00"E) along the Southern side line of property of Dieter Starnecker et al, Two hundred Eighty-two decimal Ninety-five feet (282.95') to a survey marker.

THENCE South Sixty-five degrees Zero minutes Zero seconds East (S65°00'00"E) along property of Arno Kolbitsch & Maria Kolbitsch, Nine hundred Ninety-one decimal Zero Two feet (991.02') to a survey marker, marking the place of beginning.

The herein described lot of land contains an area of Nine decimal Twenty-three (9.23) acres more or less.

Together with a free and unobstructed Right of Way to be used at all times and for all purposes in common with the Grantor herein and other persons entitled to use said Right of Way over Lakefront

*PHH BHS*

Drive extending from the Southern side line of Public Highway No. 210 to the Northwestern corner of the herein described lot, as by reference to plan of subdivision herein before named, will more fully appear.

Subject however to a Right of Way over Lakefront Drive, Sixty-six feet (66') in width, crossing the Northwestern side line of the herein described lot, as by reference to plan of subdivision herein before named, will more fully appear.

Also subject however to any Easement which may exist in favour of Nova Scotia Power Corporation and in favour of Maritime Tel and Tel Limited, for maintenance of overhead electrical wires and telecommunication wires crossing the herein described lot.

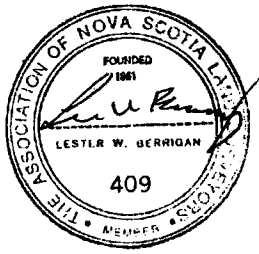
Subdivision approval for lot # 11-B was granted by the Development Officer for the Municipality of the District of Lunenburg on the 13<sup>th</sup> day of Nov. , 2001 under subdivision application # LM 01

The herein described lot of land is part of the property as described in a Deed to M. & F. Handel Developments Limited, recorded at the Registry of Deeds, Bridgewater, Nova Scotia in Book 580 at Page 352.

*DHI*                      *MH*

Survey, Plan and Deed Description  
by: Berrigan Surveys Limited

*Lester W. Berrigan*  
BERRIGAN SURVEYS LIMITED



003904

LUNENBURG COUNTY REGISTRY OF DEEDS		
3904	657	426-427
I certify that this document was registered as shown here.	Document #	Book
Joan Plunkett Registrar	06 04 1997	3:07 PM

THIS EASEMENT for the **INSTALLATION and MAINTENANCE of ELECTRICAL EQUIPMENT** made this day of JANUARY, A.D., 1997  
 BETWEEN: M & F HANDEL DEVELOPMENT LIMITED

(hereinafter called the "GRANTOR")

OF THE FIRST PART

- and -

**NOVA SCOTIA POWER INCORPORATED,**  
 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

**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 GRANTOR, the receipt whereof is hereby acknowledged, the GRANTOR hereby grants and confirms unto the COMPANY, the perpetual privilege, right, easement and license to erect and maintain or to lay down and construct or locate certain equipment, for the purpose of conveying or transforming electric power and energy, and all other communication signals, such equipment being more particularly described in the Sketch on the reverse side hereof, hereinafter referred to as the "Equipment", in, under, over, on or across property of the GRANTOR at Chelsea in the County of Lunenburg Province of Nova Scotia, as described in the Deed recorded at the Registry of Deeds at Bridgewater in Book 580 at Page 352 (the "Property"). **TOGETHER** with the perpetual privilege, right and easement to clear, trim or remove all trees, obstructions and impediments to construction and maintenance of the Equipment; AND to enter upon and across the Property from time to time and at all times with workers, vehicles, machinery, equipment and materials deemed necessary or expedient by the COMPANY for any purpose whatsoever, in fulfillment of the privileges granted herein. It being understood that the COMPANY is entitled to install the Equipment in the locations on the Property as shown on the Sketch on the reverse side of this EASEMENT, and that the COMPANY is entitled to permit the use of the Equipment, by other persons, for the attachment of communication cables.

**TO HAVE AND TO HOLD** the privileges, rights, easement and license hereby granted unto the COMPANY, its successors, or assigns, forever.

**IN THIS EASEMENT** the singular includes the plural and the masculine includes the feminine and neuter, with the intent that this EASEMENT shall be read with all appropriate changes of number and gender.

**IN WITNESS WHEREOF** the GRANTOR has executed this EASEMENT the day and year first above written.

SIGNED, SEALED AND DELIVERED  
 - in the presence of -

M & F HANDEL DEVELOPMENT LIMITED, PER:

*[Signature]*  
 Witness

*[Signature]*  
 GRANTOR  
 MATTHIAS HANDEL PRESIDENT

*[Signature]*  
 GRANTOR  
 FRIEDERICH HANDEL SECRETARY

PROVINCE OF NOVA SCOTIA  
 COUNTY OF LUNENBURG

ON THIS 7<sup>th</sup> day of January, A.D., 1997, before me, the subscriber personally came and appeared Matthias Handel, a subscribing witness to the foregoing EASEMENT, who having been by me duly sworn, made oath and said that MATTHIAS HANDEL as President, and FRIEDERICH HANDEL as Secretary, duly appointed officers of M & F HANDEL DEVELOPMENT LIMITED signed, sealed and delivered the same in his presence.

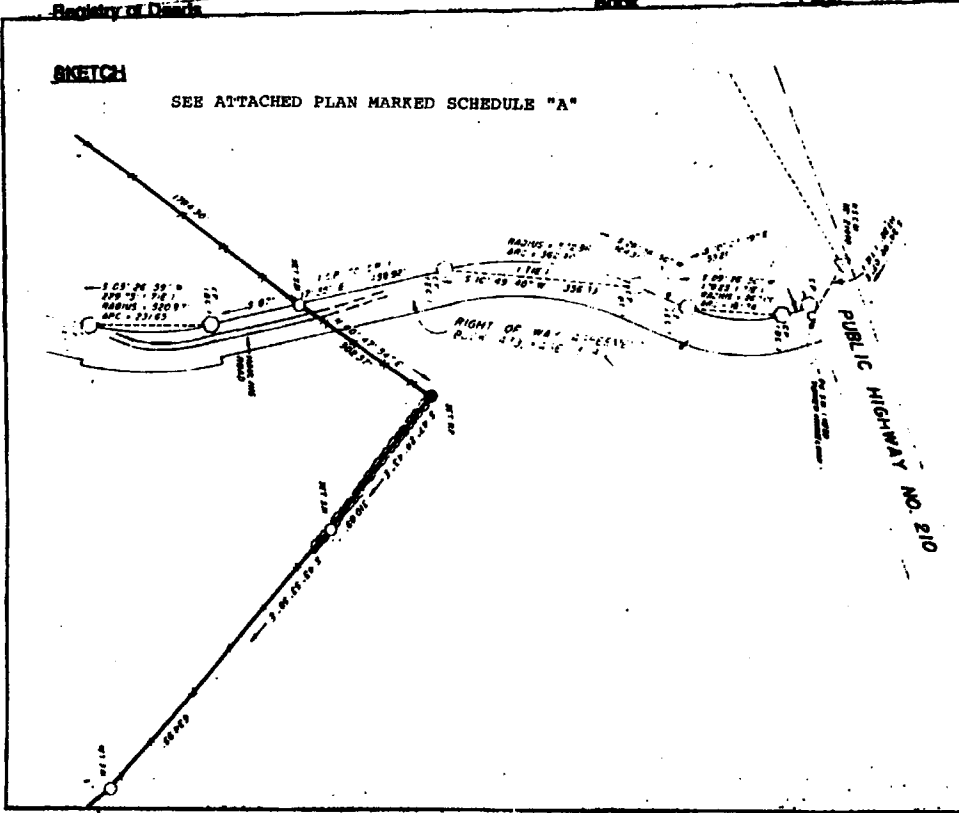
A Commissioner of the Supreme Court of Nova Scotia

**R. ANDREW KIMBALL**  
 A Barrister and Commissioner  
 of the Supreme Court of Nova Scotia

Registry of Deeds

Book

Page



DATED:

BETWEEN:

GRANTOR

- and -

NOVA SCOTIA POWER INCORPORATED  
COMPANY

EASEMENT

Return to:

Lands & Rights Department  
Nova Scotia Power Inc.  
P.O. Box 910  
Halifax, NS  
B3J 2Y6

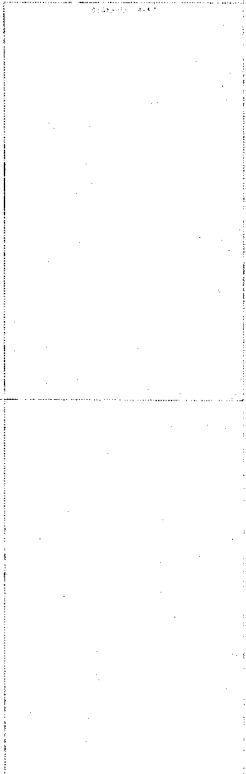
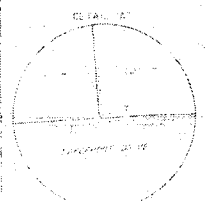
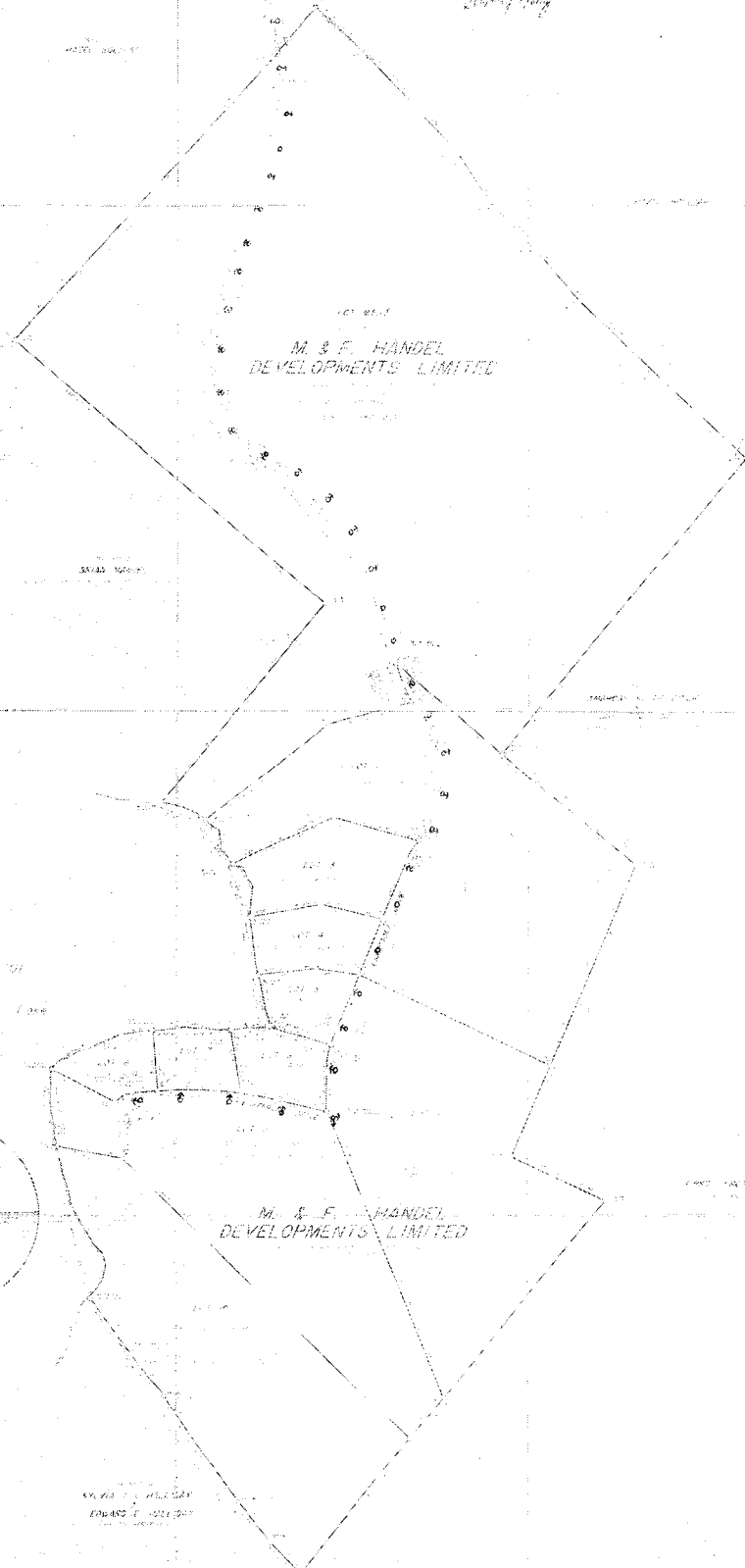


SUBJECT  
CASE NO.  
APPROVED FOR THE SAVING BANKING ACT  
DUNEDIN  
Handwritten notes:  
Handwritten signature  
Date: 25 Nov 1953

### SCHEDULE "A"

- - N.S.P. Special Rate
- - N.S.P. Section 4 City Water
- Average Spacing: 400' (approx)
- Pls. low indicated on plan of subdivision by Division of Planning - N.S.P.

*Alfred J. Kelly*



PLAN OF SUBDIVISION  
THE LAND CONTAINED IN THE SUBDIVISION IS THE PROPERTY OF  
M. & F. HANDEL DEVELOPMENTS LIMITED  
Dated this 25th day of November 1953  
By: *[Signature]*  
Attested by: *[Signature]*  
Registrar General  
DUNEDIN

