

TAX SALE REPORTING LETTER

Tax Sale No. 97

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 11, 2023

Name: Nova Future Property Limited

Assessment Account No: 09683356

Property: PID 60639234 – Crouse Settlement Road, Italy Cross

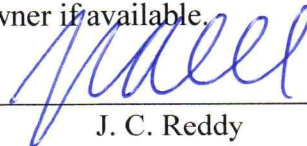
Title: I have carried out title investigations on the subject property. The title is land registered. There is evidence that Nova Future Property Limited is the registered interest holder (owner) of the subject property. Nova Future Property Limited acquired title via Deed registered as Document No. 104233284 at the Lunenburg County Land Registration Office. The subject property does not appear to abut the public highway, but the parcel register has a “textual qualification” and a benefit which appears to give “road access”. The parcel register also references a burden of a utility easement in favour of Nova Scotia Power Corporation registered as Document No. 82439617. We have not searched the title, extent, or usage of any easements/rights of way. The paper title (as a Land Registered parcel) appears 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 82675811 (as Lot 31) 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

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

[Register Entity](#)

[Update an E](#)

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[Register Entity](#)

[Update an E](#)

NGVA FUTURE PROPERTY LIMITED

[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 E](#)

Land Registration View

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

PID	60639234	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	39098.0 SQUARE FEET	Parcel Access	PRIVATE (BY GRANT)	Manag. Unit	MU9933
Lot	LOT 31	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

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
09683356	\$20,000 (2023 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 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
------	----------------------	-----------------

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

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 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

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	83067752	2005	ADDITION OF PARCEL ACCESS/REMOVAL OF INTERESTS ON S/D		LAND REGISTRATION	Sep 22, 2005
	View Doc					

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
Plan	82675811	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
	View Plan					

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
<i>No AFR Bundles Found</i>					

Parcel Relationships

Related PID

60610383

Type of Relationship

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](#)

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 3:47:34 PM**



PID: 60639234	Owner: NOVA FUTURE PROPERTY LIMITED	AAN: 09683356
County: LUNENBURG COUNTY	Address: CROUSE SETTLEMENT ROAD ITALY CROSS	Value: \$20,000 (2023 RESIDENTIAL 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

104233284

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: Iola Doucet

In the matter of Parcel Identification Number (PID)

PID	60610383
PID	60639234

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

For Office Use



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

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	

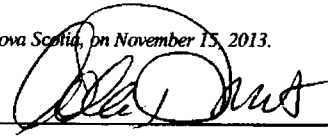
The following information about the occupier of the parcel, which is owned by the Nova Scotia Farm Loan Board, is to be changed:

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.

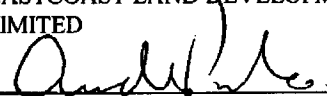
THE GRANTOR covenants with the Grantee that the Grantee shall have quiet
enjoyment of the lands, that the Grantor has a good title in fee simple to the lands and the right to
convey them as hereby conveyed, that the lands are free from encumbrances, save and except for
those encumbrances (if any) referred 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 REGISTRY
I hereby certify that the Good transfer tax on this
has been paid on this 28th day of November 2013
C.A. Henderson
Registrar of Deeds Lunenburg County

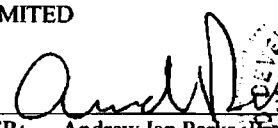
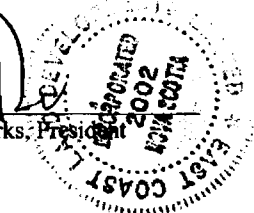
CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG & QUEENS

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

5

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

82409617 LR ROD
Document #
JUL 08 2005
11:15
Time

MM DD YYYY

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 2C0

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 81752 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 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:

Denise T. Bush
WITNESS

)
) East coast Land Developments
) Ltd.
) OWNER
)
) Andrew
) OWNER

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 Parks, one of the parties thereto, duly executed and delivered the same in his presence.

Gordon L. Graham
A Commissioner of the Supreme
Court of Nova Scotia

PROVINCE OF NOVA SCOTIA
COUNTY OF

GORDON L. GRAHAM
Barrister 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.

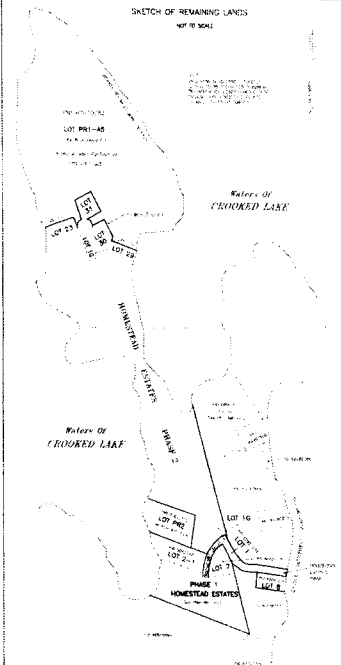
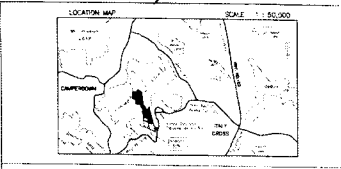
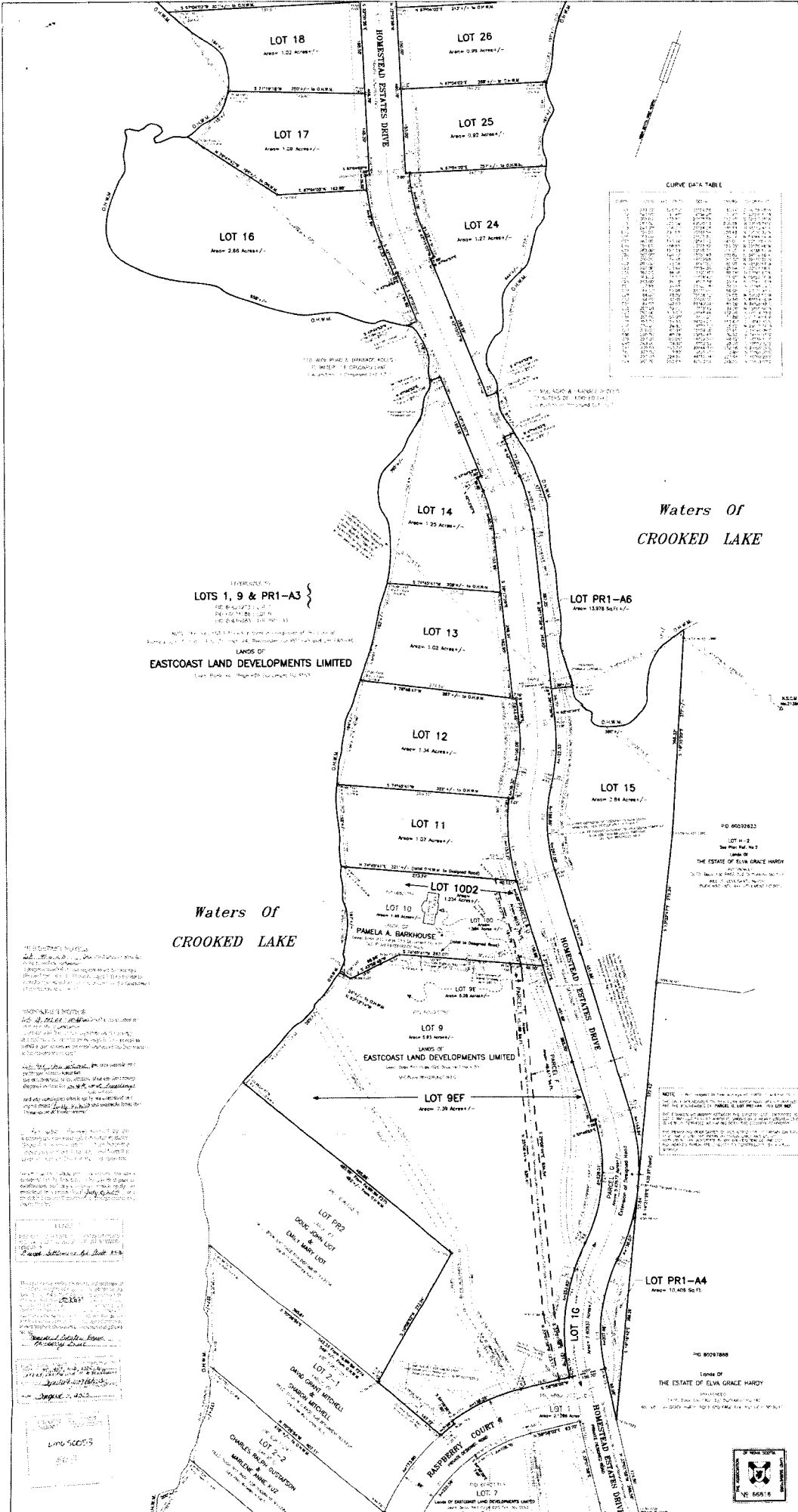
A Commissioner of the Supreme
Court of Nova Scotia

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*
SM July 7/05



LEGEND table with columns for symbols and descriptions. Includes symbols for boundaries, easements, and other features.

PLAN REFERENCES: 1. PLAN OF SUBDIVISION... 2. PLAN OF SUBDIVISION... 3. PLAN OF SUBDIVISION... 4. PLAN OF SUBDIVISION... 5. PLAN OF SUBDIVISION... 6. PLAN OF SUBDIVISION...

NOTES: BEING AND ARE TO BE CONVEYED FROM... THE ENTIRE PORTION OF LOT 10... THE SOUTHERN PORTIONS OF LOTS 9, 11 AND LOTS PR1-A3, PR1-A4, PR1-A5, PR1-A6, PR1-A7 AND PR1-A8...

PLAN OF SUBDIVISION SHOWING HOMESTEAD ESTATES / PHASE 2 AND SHOWING RESULTING LOTS: 1G, 9EF, 11 TO 31, PR1-A4 & PR1-A6

EASTCOAST LAND DEVELOPMENTS LIMITED AND 102D, LANDS OF PAMELA A. BARKHOUSE. SURVEYOR'S CERTIFICATE: KEVIN P. FOGARTY, LAND SURVEYING SERVICES, 71 Blackberry Lane, Martins Brook, Lunenburg County, Virginia 22902.

Waters of CROOKED LAKE. 100' WIDE STRIP 3' BROADWAY RIGHTS TO WATER OF CROOKED LAKE. 100' WIDE STRIP 3' BROADWAY RIGHTS TO WATER OF CROOKED LAKE. 100' WIDE STRIP 3' BROADWAY RIGHTS TO WATER OF CROOKED LAKE.

LOT 9 Area 1.83 Acres, LOT 10 Area 1.80 Acres, LOT 11 Area 1.07 Acres, LOT 12 Area 1.34 Acres, LOT 13 Area 1.02 Acres, LOT 14 Area 1.23 Acres, LOT 15 Area 2.84 Acres, LOT 16 Area 2.88 Acres, LOT 17 Area 1.02 Acres, LOT 18 Area 1.02 Acres, LOT 24 Area 1.27 Acres, LOT 25 Area 0.82 Acres, LOT 26 Area 0.86 Acres, LOT PR1-A3 Area 1.3788 Acres, LOT PR1-A4 Area 10,409.50 SQ. FT., LOT PR1-A5 Area 1.0000 Acres, LOT PR1-A6 Area 1.0000 Acres, LOT 9EF Area 1.39 Acres, LOT 100D, LOT 100C, LOT 100B, LOT 100A, LOT 99, LOT 98, LOT 97, LOT 96, LOT 95, LOT 94, LOT 93, LOT 92, LOT 91, LOT 90, LOT 89, LOT 88, LOT 87, LOT 86, LOT 85, LOT 84, LOT 83, LOT 82, LOT 81, LOT 80, LOT 79, LOT 78, LOT 77, LOT 76, LOT 75, LOT 74, LOT 73, LOT 72, LOT 71, LOT 70, LOT 69, LOT 68, LOT 67, LOT 66, LOT 65, LOT 64, LOT 63, LOT 62, LOT 61, LOT 60, LOT 59, LOT 58, LOT 57, LOT 56, LOT 55, LOT 54, LOT 53, LOT 52, LOT 51, LOT 50, LOT 49, LOT 48, LOT 47, LOT 46, LOT 45, LOT 44, LOT 43, LOT 42, LOT 41, LOT 40, LOT 39, LOT 38, LOT 37, LOT 36, LOT 35, LOT 34, LOT 33, LOT 32, LOT 31, LOT 30, LOT 29, LOT 28, LOT 27, LOT 26, LOT 25, LOT 24, LOT 23, LOT 22, LOT 21, LOT 20, LOT 19, LOT 18, LOT 17, LOT 16, LOT 15, LOT 14, LOT 13, LOT 12, LOT 11, LOT 10, LOT 9.

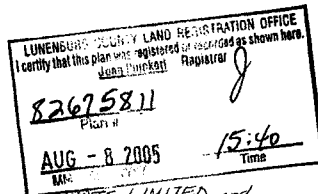
Form 28
 Cover Page for Plans Affecting Registered Parcels
 Land Registration Act, S.N.S. 2001, c. 6

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 PAMELA 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: 60639283
PID: 60610383	PID: 60639275
PID: 60610383	PID: 60639267
PID: 60610383	PID: 60639259
PID: 60610383	PID: 60639242
PID: 60610383	PID: 60639234
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