

LAND TITLE ACT  
FORM 17  
(Section 89 DE 11(1)) 12203 7  
APPLICATION

~~EC131536~~

EC131764

RECEIVED  
LAND TITLE OFFICE  
VICTORIA

EC131764

NATURE OF INTEREST:

(1) FEE SIMPLE

MARKET VALUE:

(2) CHARGE

TRUE VALUE: Nominal

EASEMENT  
NATURE OF CHARGE

(3) CANCELLATION OF  
CHARGE

NATURE AND NUMBER OF CHARGE: CHG NOM 35.00

HEREWITH FEES OF \$ 35.00

As to (1) and (2) - FULL NAME, ADDRESS and OCCUPATION of person entitled to be registered as owner, if different than shown in instrument:

As to (3) - FULL NAME of person entitled to cancellation who or on whose behalf the application is made:

LEGAL DESCRIPTION, if not shown in instrument being submitted with this application:

FORM 17 (Section 30)  
MEMORANDUM OF REGISTRATION  
Registered on application received on  
11/1/88 by the written person  
JAMES PASUTA, Registrar of the  
Victoria Land Title Office

FULL NAME, ADDRESS, TELEPHONE NUMBER of person presenting application:

JAMES PASUTA, Barrister & Solicitor

P.O. Box 194, Ganges, B.C. V0S 1E0

Telephone: 537-9995

*J. Spierberg*  
Signature of Applicant or Solicitor or Authorized Agent

West Coast Title Search Ltd.

P.Id.#:

THIS INDENTURE made in triplicate this 4th day of August, in the year of our Lord one thousand nine hundred and eighty-nine.

BETWEEN:

ANDREW PATRICK FRASER, Businessman, of  
P.O. Box 41  
Ganges, B.C.  
VOS 1E0

(Hereinafter called "the Grantor")

OF THE FIRST PART

AND:

ANDREW PATRICK FRASER, Businessman, of  
P.O. Box 41  
Ganges, B.C.  
VOS 1E0

(Hereinafter called "the Grantee")

OF THE SECOND PART

WHEREAS the Grantor is the registered owner of that certain parcel or tract of land and premises situate, lying and being on Salt Spring Island in the Province of British Columbia which is more particularly known and described as:

Saanich/Capital Assessment Area  
Lot 4, Section 77  
South Salt Spring Island, Cowichan District  
Plan 49595

(Hereinafter called "the Grantor's property")

AND WHEREAS the Grantee is the registered owner of those certain parcels or tracts of land and premises situate, lying and being on Salt Spring Island in the Province of British Columbia which are more particularly known and described as:

Saanich/Capital Assessment Area  
Lot 1, Section 77  
South Salt Spring Island, Cowichan District  
Plan 49595

Saanich/Capital Assessment Area  
Lot 2, Section 77  
South Salt Spring Island, Cowichan District  
Plan 49595

Saanich/Capital Assessment Area  
Lot 3, Section 77  
South Salt Spring Island, Cowichan District  
Plan 49595

(Hereinafter called "the Grantee's property")

WITNESSETH that in consideration of the mutual covenants hereinafter made by the Grantor and the Grantee, the receipt and sufficiency of which is hereby acknowledged by all parties to this agreement:

- all*
- 1) The Grantor hereby grants, conveys and confirms to the Grantee, its invitees, successors and assigns, the right at any time and from time to time to enter upon and travel over all of the Grantor's property.
  - 2) For the purpose of ingress and egress, by foot, animal or vehicle without hindrance of any kind including and without limiting the generality of the foregoing the right to construct a road over the Grantor's property contained within the heavy black outline of a Reference Plan of Easements over parts of Lots 2,3 and 4, Section 77 and part of Lot 5, Sections 76 and 77, South Salt Spring Island, Cowichan District, Plan 49595, prepared by Brian Wolfe-Milner, B.C.L.S., on the 28th day of July, 1989, a copy of which is attached hereto.
  - 3) The Grantor herein agrees that it shall not do or omit to do anything that would prevent the Grantee from exercising its rights under this easement.
  - 4) The Grantee covenants to repair any damage caused to the Grantor's property by virtue of the Grantee's usage of this easement.
  - 5) The Grantee covenants that it shall exercise its rights under this easement in a reasonable, normal and usual manner given the circumstances existing on the Grantor's property from time to time.
  - 6) The Grantor and Grantee covenant that the owners of each of Lots 1, 2, 3 and 4 shall share equally in the maintenance of the easement over the Grantor's lands. The Grantee agrees that the access provided by the easement shall be maintained to a normal gravel driveway standard as compared to similar driveways on Salt Spring Island in the Province of British Columbia.
  - 7) The rights granted herein shall charge the said lands, the burden of which shall run with the said lands and shall be deemed to be perpetual.
  - 8) Wherever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or body corporate or politic where the context or the parties so require;
  - 9) The parties hereto shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement.

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10) This agreement shall enure to the benefit of, and be binding upon the parties hereto, their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the parties hereto have caused these presents to be executed the day and year first above written.

SIGNED, SEALED AND DELIVERED by the Grantor in the presence of:

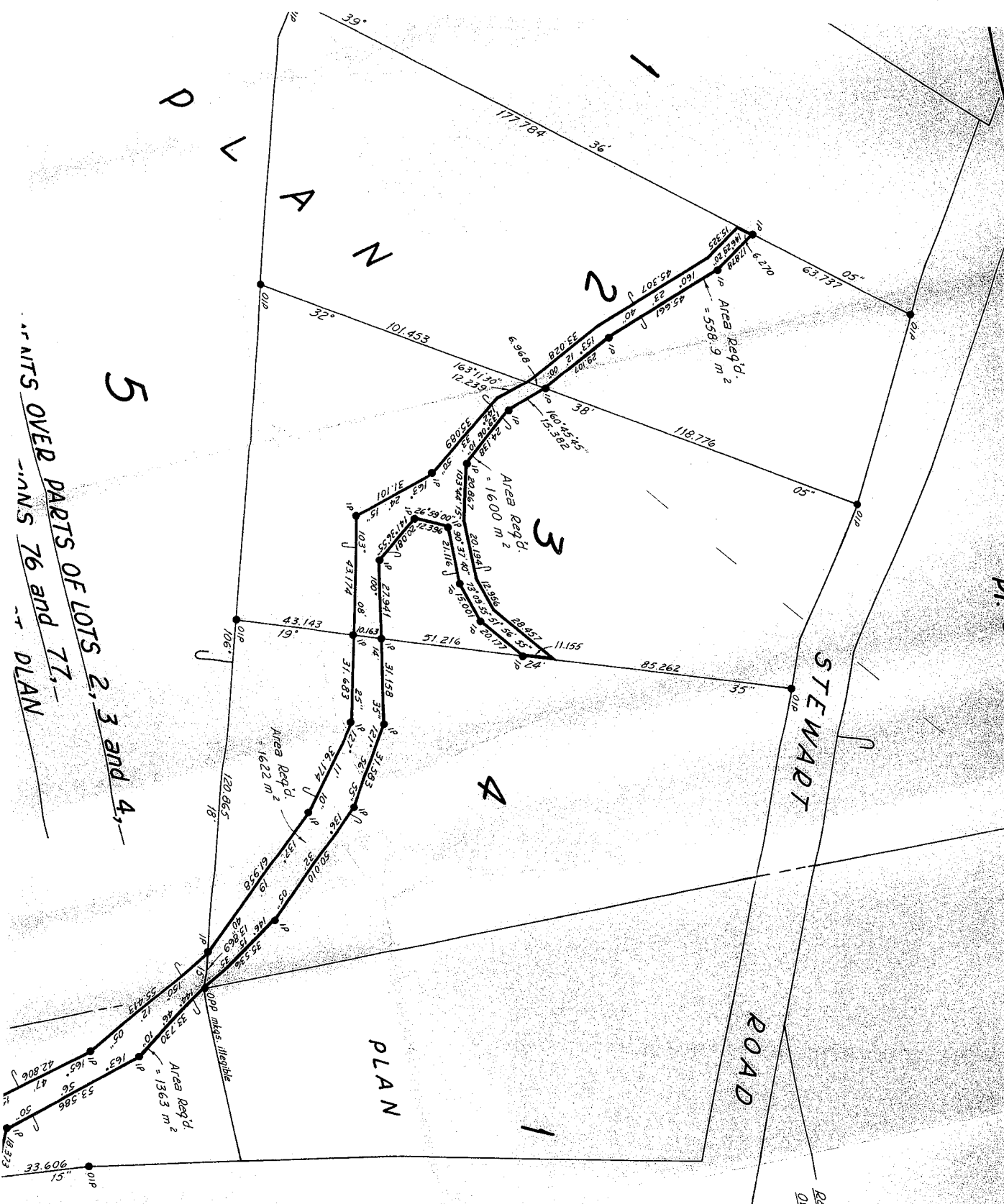
Name: JAMES PASUTA  
Address: Barrister & Solicitor  
Occupation: 2201 Grace Point Square  
P.O. Box 194  
Ganges, B.C.  
V0G 1S0

Andrew Patrick Fraser  
ANDREW PATRICK FRASER

SIGNED, SEALED AND DELIVERED by the Grantee in the presence of:

Name: JAMES PASUTA  
Address: JAMES PASUTA  
Occupation: Barrister & Solicitor  
2201 Grace Point Square  
P.O. Box 194  
Ganges, B.C.  
V0G 1S0

Andrew Patrick Fraser  
ANDREW PATRICK FRASER



FRONTS OVER PARTS OF LOTS 2, 3 and 4,  
 LOTS 76 and 77,  
 PLAN

Registered  
 Owner  
 Witness

13496

1, BLAID G. WOODS  
 of Glasgow, in B.  
 present at a  
 represented  
 plan at 4th  
 the 28

ANDREW PATRICK  
 Andrew Patric  
 230 S. Lakeside  
 address  
 28/11/14  
 Oct