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THIS GRANT OF EASEMENT made this 17th day of December, 2010.

BETWEEN:

DUNROVIN INC. a body corporate, duly incorporated under the laws of the Province of Prince Edward Island, having its head office in Victoria, Queens County, Province of Prince Edward Island

(hereinafter called the "Grantor")

AND:

COMMUNITY OF VICTORIA, a body corporate, incorporated pursuant to the *Municipalities Act*, R.S.P.E.I. 1988., Cap. M-3

(hereinafter called the "Grantee")

WHEREAS the Grantor herein is the owner of certain lands and premises located in Queens County, Province of Prince Edward Island, as shown on a Plan of Survey entitled "Plan of Survey Showing Lots 1 to 26, Roads "A", "B", "C" and Easements DE-1 & LS-1, Parcels "C", "E", "O1" & "W1" Being a Subdivision of Property of Dunrovin Inc. Parcel No. 1034107 and Lot 27 Being a Subdivision of Property of Donald Lyman Wood Parcel No. 207233" as prepared by Morris Land and Engineering Surveys a Division of Delcom Engineering Ltd. and dated the 1st day of December, 2010, and revised on December 8, 2010 as Drawing No. 10-187-S01 and more particularly referenced in Schedules "A" and "B" annexed hereto (the "Easement Lands"), in respect to which the Grantee desires certain rights for services essential to the development and maintenance of a Sewage Disposal System (the "System");

AND WHEREAS both parties are desirous of entering into this Agreement in order that the Grantor may grant an Easement for the Grantee to enter, construct, maintain, inspect, alter and repair the System, including all appurtenances thereto on and under the Easement Lands, and for the employees, agents, contractors, workers and assigns of the Grantee to enter with machinery, materials, vehicles and equipment necessary for the use of the Easement through, along, under and over the Easement Lands.

NOW THEREFORE THIS AGREEMENT WITNESSETH that, in consideration of the sum of Five Dollars ($5.00) now paid by the Grantee to the Grantor (the receipt of which is hereby acknowledged), the Grantor does hereby grant unto the Grantee, its successors and assigns, an easement and certain other rights over the Easement Lands (the "Easement"), to have and to hold the Easement unto the Grantee, its successors and assigns forever.

1. The Easement hereby granted shall give the Grantee the right:
   a. To enter, construct, maintain, inspect, alter and repair the System including all appurtenances thereto, on, over and under the Easement Lands;
   b. To cut and trim trees on and around the Easement Land and to make such other excavations as may be reasonably necessary to use the Easement for the Grantee's purposes;
   c. For the employees, agents, contractors, workers and assigns of the Grantee to enter upon the Easement Lands at all reasonable times with machinery, materials, vehicles and equipment necessary for the use of the Easement.
2. The Grantor shall not obstruct the Easement Lands and shall not interfere with the normal use and maintenance of the Easement by the Grantee.
3. The Grantee hereby undertakes as follows:

a. That it shall exercise its rights under the Easement so as not to unduly interfere with the reasonable use of the Easement Lands by the Grantor;

b. That it shall repair, at its own expenses, any physical damage to the Easement Lands that is due to the actions of its employees, agents, contractors, workers and assigns;

c. That it shall fill in all excavations and, as far as practicable, restore the surface of the Easement Lands to the same condition as prior to the commencement of construction of the System or any subsequent work thereto.

4. Provided, the Grantor shall be entitled to construct and place a driveway(s), water service and landscaping normally associated with the usage within the setback requirements of the Grantee. The parties agree that the placement of the System shall be determined as between the Grantor and the Grantee acting reasonably.

5. The Easement and rights herein shall run with the lands comprising the Easement Lands.

6. This Indenture shall enure to the benefit of and be binding upon the parties hereto, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Grantor has executed this document by its corporate seal on the day and year first above written.

SIGNED, SEALED AND DELIVERED in the presence of:	)	DUNROVIN INC.
Witness	)	Per: Donald L. Wood, President
SIGNED, SEALED AND DELIVERED in the presence of:	)	COMMUNITY OF VICTORIA
Witness	)	Per: B D Smith Per:

SCHEDULE "A"

ALL THAT PARCEL of land situate, lying and being in Victoria, Township or Lot Number 29, Queens County, Province of Prince Edward Island, being more particularly described on a "Plan of Survey Showing Lots 1 to 26, Roads "A", "B", "C", Easements DE-1 & LS-1, Parcels "C", "E", "01" & "W1", Being a Subdivision of Property of Dunrovin Inc., Parcel Number 1034107 and Lot 27, Being a Subdivision of the Property of Donald Lyman Wood, Parcel 207233, Victoria Road/Nelson Street, Victoria, Township No. 29, Queens County, Prince Edward Island", as prepared by Morris Land and Engineering Surveys, a Division of Delcom Engineering Ltd., dated the 1st day of December, 2010, and revised on December 8, 2010, to show the 20 foot easement hereinafter mentioned, as Drawing No. 10-187-S01; the lands which are subject to the easement hereby granted are and are intended to be a 20 foot easement following the roads located in the Subdivision as shaded in yellow on the Plan of Survey hereinbefore set forth, a copy of which is attached hereto as Schedule "B". The lands hereinbefore described were approved for subdivision on the 6th day of December, 2010, by the Community of Victoria.

Read by: CW
Checked by: LA
Date: December 15, 2010

SCHEDULE "B"

NAD83 (C.S.R.S.) COORDINATES
P.E.I. DOUBLE STEREOGRAPHIC PROJECTION
EXPRESSED IN METRES

STATION	NORTHING(m)	EASTING(m)	STATION	NORTHING(m)	EASTING(m)	STATION	NORTHING(m)	EASTING(m)	STATION	NORTHING(m)	EASTING(m)	STATION	NORTHING(m)	EASTING(m)
208	685038.937	361883.102	283	684931.386	361802.777	297	684815.157	361851.530	350	684731.483	361794.020	107	684754.018	361808.952
209	684916.729	361915.564	284	684996.367	361826.644	296	684819.104	361862.074	351	684915.896	361886.014	403	684773.000	361843.266
210	684906.939	361935.483	285	685050.460	361849.522	275	684874.293	361873.677	352	684902.584	361924.234	404	684710.843	361853.150
212	684798.095	361812.810	288	684972.285	361815.116	276	685030.333	361829.346	353	684916.982	361987.815	405	684760.252	361856.375
216	685024.343	361731.268	289	684980.089	361834.976	277	685003.661	361838.204	354	684853.618	361963.878	406	684714.844	361913.127
217	685075.437	361964.558	290	685102.107	361753.084	278	685015.928	361783.956	355	684888.034	361807.219	407	684760.868	361872.354
218	684903.554	361973.384	291	685070.934	361865.494	300	685004.588	361786.363	356	684814.704	361772.432	408	684788.446	361830.446
219	684986.113	361963.206	292	684784.525	361837.752	301	684906.128	361817.398	357	684859.107	361848.814	409	684756.579	361925.244
220	684903.803	361932.267	293	684808.453	361864.076	302	684916.625	361837.931	358	684815.774	361783.037	410	684807.363	361845.939
224	684835.609	361879.864	294	684784.681	361856.916	303	684940.410	361725.046	359	684830.186	361826.436	411	684816.459	361893.185
225	684867.507	361861.698	295	684796.881	361837.480	304	684938.032	361913.061	400	684784.816	361793.614	412	684626.945	361922.112
282	684990.909	361794.550	296	684783.745	361827.895	305	684976.816	361778.107	401	684801.353	361836.022	413	684788.517	361844.720

LEGEND

SURVEY AREA BOUNDARY	
APPROXIMATE PROPERTY BOUNDARY	
STANDARD SURVEY MARKER PLACED	
STANDARD SURVEY MARKER FOUND	
IRON BAR FOUND	
IRON PIPE FOUND	
CALCULATED POINT	
UTILITY POLE	
FENCE LINE	
DISTANCE FROM STATED POINT	
BEARING OF CHORD	
ARC LENGTH OF CURVE	

NOTES

1) THIS SURVEY WAS EXECUTED OCTOBER, 2010

2) BEARINGS AND COORDINATES SHOWN ARE BASED ON THE P.E.I. DOUBLE STEREOGRAPHIC PROJECTION WITH NAD83 (CSRS) REFERENCE SYSTEM. BEARINGS WERE DERIVED FROM DIFFERENTIAL GPS OBSERVATIONS ON P.E.I. GRID MONUMENT NUMBER 662 HAVING A COORDINATED POSITION BASED ON WEST GRID SPIN VALUES (2000 ADJUSTMENT).

3) FOR COMPUTATION OF COORDINATES, MEASURED GROUND DISTANCES HAVE BEEN REDUCED TO THE MAPPING PLANE BY MULTIPLYING THEM BY AN AVERAGE COMBINED SCALE FACTOR OF 1.00000

4) MEASUREMENTS SHOWN ARE IN METRES AND DECIMALS THEREOF. NATIONAL MEASUREMENTS ARE DESIGNATED AS [CSRS].

5) MEASUREMENTS SHOWN ARE IN METRES AND DECIMALS THEREOF. TO CONVERT METRES TO FEET, DIVIDE BY 0.3048 (CONSTN).

6) REFER TO MLCS DRAWING NO. 10-187-C01 DATED NOVEMBER 12, 2010 FOR UTILITY EASEMENTS UE-1 TO UE-16

APPROVAL STAMPING

NAD83 (C.S.R.S.) COORDINATES
P.E.I. DOUBLE STEREOGRAPHIC PROJECTION
EXPRESSED IN METRES

STATION	NORTHING(m)	EASTING(m)
414	684533.168	361846.653
415	684545.348	361853.581
417	684583.552	361903.019
418	684566.107	361934.286
419	684561.740	361957.327
420	684538.960	361941.002
421	684934.378	361927.881
422	684910.057	361921.106
423	684929.453	361967.496
424	684882.172	361936.710
425	684966.272	361847.498
426	684868.524	361877.081
427	684995.789	361878.241
428	684900.272	361909.621
429	685013.800	361969.022
430	684919.116	361940.460
431	685027.827	361938.835
432	684936.166	361970.257
433	684951.550	361987.355
434	684951.805	361894.238
435	684882.301	361826.155
436	684841.068	361862.321
437	684973.805	361958.093
438	684786.446	361928.956
439	684900.178	361866.399
440	684882.963	361948.814
442	684861.186	361924.736
443	684862.035	361837.040
455	684884.804	361960.128
457	684881.990	361985.828
662	685538.340	356630.647
204	685162.903	361887.787
214	684847.261	362016.724
293	684949.926	362014.403
246	685301.855	361776.393
458	685188.444	361750.868
459	685171.746	361766.186
460	685178.382	361780.182
50	684771.765	361837.580
51	684773.071	361846.738
52	684774.823	361834.274
53	684778.415	361838.585

REV. NO.	REVISION	DATE
3	BLOCK NOTING MADE EASTERNE FOR COMMUNITY OF VICTORIA ADDED (YELLOW SHADE)	12/14/10
2	EASEMENT LS-1 ADDED	12/08/10
1		

PLAN OF SURVEY SHOWING
LOTS 1 TO 26, ROADS "A", "B", "C", EASEMENTS DE-1 & LS-1, PARCELS "C", "E", "O1" & "W1"
BEING A SUBDIVISION OF PROPERTY OF
DUNROVIN INC.
PARCEL No. 1034107
AND
LOT 27
BEING A SUBDIVISION OF PROPERTY OF
DONALD LYMAN WOOD
PARCEL No. 207233
VICTORIA ROAD/NELSON STREET
VICTORIA
TOWNSHIP No. 29
QUEENS COUNTY
PRINCE EDWARD ISLAND

GRAPHIC SCALE
SCALE : 1:1000
0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m

MORRIS
LAND AND ENGINEERING SURVEYS
a Division of Delcom Engineering Ltd.
PLANNERS, DEVELOPERS
Box 1150, Stratford, PEI
C1B 2V9
Tel. (902) 569-1001
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Box 1330, Summerside
Prince Edward Island
C1N 2V9
Tel. (902) 436-2557
Fax (902) 436-2558

LAND SURVEYOR
WAYNE L. TROUGHER
No. 29
PRINCE EDWARD ISLAND

I, WAYNE L. TROUGHER, PRINCE EDWARD ISLAND LAND SURVEYOR, AM REPORTING THAT I HAVE MADE OR CAUSED TO BE MADE THE SURVEY SHOWN ON THIS PLAN AND THAT THE PLAN IS CORRECT AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE REGULATIONS GOVERNING THE PRACTICE OF LAND SURVEYING IN PRINCE EDWARD ISLAND.

DATED this xx day of DECEMBER, 2010

DATE DRAWN: 12-01-2010

DRAWING No.
10-187-S01

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DATED: 17th **day of December, A.D. 2010**

BETWEEN:

DUNROVIN INC.

(Hereinafter called the "Grantor")

OF THE FIRST PART

AND:

COMMUNITY OF VICTORIA

(Hereinafter called the "Grantee")

OF THE SECOND PART

EASEMENT

Stephen D. G. McKnight, Q.C.
McINNES COOPER
Lawyers/Avocats
494 Granville St., P.O. Box 1570
Summerside, PE C1N 4K4

File No. FG-2326

Office of the Registrar of Deeds

For Queens County, Charlottetown, P.E. Island

Book 5344

Doc # 9654

The within document was registered on

The 22nd Day of Dec A.D., 2010 on

COMMISSIONER WITNESSED

ASST REGISTRAR