

Form 24

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)

For Office Use

Registration district: Halifax
Submitter's user number: 3758
Submitter's name: Glenn E. Jones

In the matter of Parcel Identification Number (PID)

Table with 2 columns and 2 rows for PID information. Row 1: PID 41332503. Row 2: PID

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

HALIFAX COUNTY LAND REGISTRATION OFFICE
I certify that this document was registered or recorded as shown here.
Kim MacKay, Registrar
108807950 Document #
APR 18 2016
LR [checked] ROD [ ]
14:17 LP Time

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:

<b>Instrument type</b>	
<b>Interest holder and type to be removed (if applicable)</b>	
<b>Interest holder and type to be added (if applicable) <i>Note: include qualifier (e.g., estate of, executor, trustee, personal representative) if applicable</i></b>	
<b>Mailing address of interest holder to be added (if applicable)</b>	
<b>Manner of tenure to be removed (if applicable)</b>	
<b>Manner of tenure to be added (if applicable)</b>	
<b>Description of mixture of tenants in common and joint tenancy (if applicable)</b>	
<b>Access type to be removed (if applicable)</b>	
<b>Access type to be added (if applicable)</b>	
<b>Percentage or share of interest held (for use with tenant in common interests)</b>	
<b>Non-resident (to qualified solicitor's information and belief) (Yes/No?)</b>	
<b>Reference to related instrument in parcel register (if applicable)</b>	
<b>Reason for removal of interest (for use only when interest is being removed by operation of law and no document is attached) <i>Instrument code: 443</i></b>	

May 4, 2009

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*):

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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*:

<b>Instrument type</b>	
<b>Interest holder name and type to be added</b>	
<b>Interest holder mailing address</b>	
<b>Judgment Roll reference</b>	

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).*

<b>Instrument type</b>	
<b>Interest holder and type to be removed (if applicable)</b>	
<b>Interest holder and type to be added (if applicable) Note: include qualifier (e.g., estate of, executor, trustee, personal representative) (if applicable)</b>	
<b>Mailing address of interest holder to be added (if applicable)</b>	
<b>Servient tenement parcel(s) (list all affected PIDs):</b>	
<b>Reference to related instrument in names-based roll/parcel register (if applicable)</b>	
<b>Reason for removal of interest (for use only when interest is being removed by operation of law) Instrument code: 443</b>	

May 4, 2009

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).

<b>Instrument type</b>	Amendment (not condominium)
<b>Interest holder and type to be removed (if applicable)</b>	n/a
<b>Interest holder and type to be added (if applicable) Note: include qualifier (e.g., estate of, executor, trustee, personal representative) (if applicable)</b>	Halifax Regional Municipality; Party to Agreement (Burden)
<b>Mailing address of interest holder to be added (if applicable)</b>	PO Box 1749 Halifax, NS B3J 3A5
<b>Reference to related instrument in names-based roll/parcel register (if applicable)</b>	106827778 / 2015 and 108558892 / 2016
<b>Reason for removal of interest (for use only when interest is being removed by operation of law) Instrument code: 443</b>	n/a

The following recorded interests are to be added and/or removed in the parcel register:

<b>Instrument type</b>	
<b>Interest holder and type to be removed (if applicable)</b>	
<b>Interest holder and type to be added (if applicable) Note: include qualifier (e.g., estate of, executor, trustee, personal representative) (if applicable)</b>	
<b>Mailing address of interest holder to be added (if applicable)</b>	
<b>Reference to related instrument in names-based roll/parcel register (if applicable)</b>	
<b>Reason for removal of interest (for use only when interest is being removed by operation of law) Instrument code: 443</b>	

May 4, 2009

The textual qualifications are to be changed as follows:

<b>Textual qualification on title to be removed</b> <i>(insert any existing textual description being changed, added to or altered in any way)</i>	
<b>Textual qualification on title to be added</b> <i>(insert replacement textual qualification)</i>	
<b>Reason for change to textual qualification</b> <i>(for use only when no document is attached)</i> <b>Instrument code: 838</b>	

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

<b>Name and mailing address of occupier to be removed</b>	
<b>Name and mailing address of occupier to be added</b>	

**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, this 4th day of May, 2009.

  
\_\_\_\_\_  
*Signature of authorized lawyer*

Name: Glenn E. Jones

Address: 1254 Bedford Hwy.  
Bedford NS B4A 1C6

Phone: 902-832-1175

E-mail: djohnstone@pressemason.ns.ca

Fax: 902-832-1856

- 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 DISCHARGE AGREEMENT made this 30<sup>th</sup> day of March, 2015.

BETWEEN:

**CIVIC HOMES LIMITED**

a body corporate, in the Province of Nova Scotia  
(hereinafter called the "Developer")

OF THE FIRST PART

- and -

**HALIFAX REGIONAL MUNICIPALITY**

a municipal body corporate, in the Province of Nova Scotia  
(hereinafter called the "Municipality")

OF THE SECOND PART

**WHEREAS** the Developer is the registered owner of certain lands located at Lot A-1 Highway #7 and which said lands are more particularly described in Schedule A hereto (hereinafter called the "Lands");

**AND WHEREAS** the Harbour East-Marine Drive Community Council of the Municipality of the Halifax Regional Municipality approved a development agreement with Lake Loon Developments Limited to allow for 118 multi-dwelling units within two multi-unit residential buildings and 44 townhouse units within 5 townhouse buildings on the Lands pursuant to the provisions of the *Halifax Charter* and pursuant to Policy HC-10 of the Municipal Planning Strategy for Cole Harbour/Westphal and filed in the Halifax registry as Document Number 106827778 (hereafter called the "Existing Agreement");

**AND WHEREAS** the Harbour East- Marine Drive Community Council of the Municipality, at its meeting on December 3, 2015, approved, by resolution, an amendment to the Existing Agreement to allow for a reduction in the required lot frontage and filed in the Halifax registry as Document Number 108558892 (hereafter called the "Amending Agreement");

**AND WHEREAS** the Developer has requested that a small portion of the Lands (Lot A-1 Highway #7) be discharged from the Existing Agreement;

**AND WHEREAS**, pursuant to the procedures and requirements contained in the *Halifax Charter*, the Harbour East-Marine Drive Community Council of the Municipality approved this request by resolution at a meeting held on December 3, 2015, the discharge of the Existing Agreement from a small portion of the Lands (Lot A-1 Highway #7) referenced as Municipal Case Number 19859;

**THEREFORE** in consideration of the benefits accrued to each party from the covenants herein contained, the Parties agree as follows:

1. The portion of the Lands, as described in Schedule B in this discharge agreement, are hereby discharged from the Existing Agreement and shall no longer have any force or effect;
2. Any future development of the portion of the Lands, as described in Schedule B of this discharge agreement, shall conform to all applicable provisions and requirements of the Cole Harbour/Westphal Land Use By-law (LUB), as amended from time to time; and
3. The Existing Agreement shall remain in full force and effect for all other lands described in the agreement.

IN WITNESS WHEREAS the said 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:

\_\_\_\_\_  
Witness

**DENISE JOHNSTONE**  
A Commissioner of the Supreme  
Court of Nova Scotia

CIVIC HOMES LIMITED

Per: \_\_\_\_\_  
Mohsen TETMOUATI  
- Director



SIGNED, DELIVERED AND ATTESTED to by the proper signing officers of Halifax Regional Municipality, duly authorized in that behalf, in the presence of:

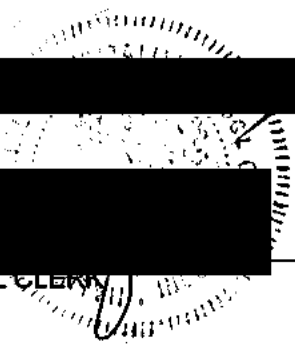
\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

**HALIFAX REGIONAL MUNICIPALITY**

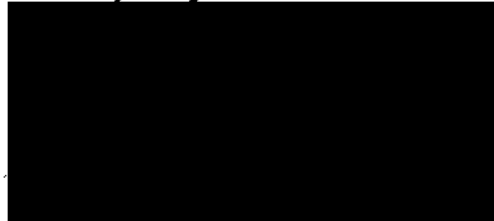
Per: \_\_\_\_\_  
MAYOR

Per: \_\_\_\_\_  
MUNICIPAL CLERK



PROVINCE OF NOVA SCOTIA  
COUNTY OF HALIFAX, NOVA SCOTIA


ON THIS 2 day of March, A.D., 2016, before me, the subscriber personally came and appeared a subscribing witness to the within and foregoing Indenture, who, having been by me duly sworn, made oath and said that CIVIC HOMES LIMITED, one of the parties thereto, signed, sealed and delivered the same in his presence.

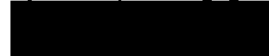


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**GLENN E. JONES**  
A Barrister of the Supreme  
Court of Nova Scotia

PROVINCE OF NOVA SCOTIA  
COUNTY OF HALIFAX, NOVA SCOTIA

ON THIS 1 day of April, A.D., 2016, before me, the subscriber personally came and appeared before me  the subscribing witness to the within and the foregoing Indenture, who, having been by me duly sworn, made oath and said that the Halifax Regional Municipality, one of the parties thereto, caused the same to be executed and its Corporate Seal to be thereunto affixed by the hands of Mike Savage, its Mayor, and Cathy Mollett, its Municipal Clerk, its duly authorized officers in his presence.



A Commissioner of the Supreme Court  
of Nova Scotia

**SHERRYLL MURPHY**  
A Commissioner of the Supreme  
Court of Nova Scotia



**SCHEDULE "A"**

Legal Description of LOT A-1  
Resulting from a  
Subdivision & Consolidation  
Of Portions of Lot R-E1-BX-B and Lot A  
Lands conveyed to 2240443 Nova Scotia Limited  
Highway No. 7, Westphal, Halifax County, Nova Scotia

ALL THAT CERTAIN lot, piece or parcel of land situated on the northwestern side of Highway No. 7, Westphal, Halifax County, Nova Scotia shown as Lot A-1 on a plan of survey of Lot A-1 and Lot B-1R, resulting from a subdivision & consolidation of portions of Lot R-E1-BX-B and Lot A, lands conveyed to 2240443 Nova Scotia Limited, certified by Michael J. Grant, Nova Scotia Land Surveyor, dated December 16, 2014 and being Alderney Surveys Limited Drawing No. 141021-2. Said Lot A-1 being more particularly described as follows:

**BEGINNING** at the point of intersection of a southwesterly boundary of Lot B-1R and a northwestern boundary of Highway No. 7. Said point being South 19 degrees 55 minutes 54 seconds West, a distance of 1498.16 feet from Nova Scotia Coordinate Monument Number 28401, as shown on the above plan;

**THENCE** South 34 degrees 28 minutes 10 seconds West, a distance of 104.84 feet along said northwestern boundary of Highway No. 7 to a point;

**THENCE** South 33 degrees 59 minutes 09 seconds West, a distance of 90.16 feet along a northwestern boundary of Highway No. 7 to its intersection with the northeastern boundary of Lot A, lands conveyed to Philip Jordan by deed recorded at the Halifax County Registry of Deeds in Book 7836 at Page 1237;

**THENCE** North 31 degrees 08 minutes 15 seconds West, a distance of 192.11 feet, along said northeastern boundary of Lot A, lands conveyed to Philip Jordan to the most northerly corner thereof;

**THENCE** South 54 degrees 23 minutes 18 seconds West, a distance of 116.40 feet, along the northwestern boundary of Lot A, lands conveyed to Philip Jordan to the most westerly corner thereof. Said point also being the most northerly corner of Lot A, lands of Sobeys Land Holdings Limited as described in a deed recorded at the Halifax County Registry of Deeds in Book 6585 at Page 626;

**THENCE** South 40 degrees 38 minutes 06 seconds West, a distance of 338.37 feet, along the northwestern boundary of said Lot A, lands of Sobeys Land Holdings Limited to the most westerly corner thereof. Said point being on an eastern boundary of Lot J-1A, lands of Madison Realty Limited, as described in a deed recorded at the Halifax County Registry of Deeds in Book 5924 at Page 1000;

**THENCE** North 18 degrees 54 minutes 34 seconds West, a distance of 630.24 feet, along said eastern boundary of Lot J-1A, lands of Madison Realty Limited to a found witness survey marker;

**THENCE** continuing North 18 degrees 54 minutes 34 seconds West, a distance of 5 feet, more or less, along the eastern boundary of Lot J-1A, lands of Madison Realty Limited to its intersection with the southern shore of Lake Loon at ordinary high water mark;

**THENCE** northeasterly, easterly and southeasterly following the various courses of said southern shore of Lake Loon at ordinary high water mark, a distance of 694 feet, more or less, to its intersection with a northwestern boundary of the aforementioned Lot B-1R;

**THENCE** South 29 degrees 15 minutes 47 seconds West, a distance of 38 feet, more or less, along said northwestern boundary of Lot B-1R to a witness survey marker. Said marker being South 88 degrees 11 minutes 56 seconds East, a distance of 574.73 feet from the previously mentioned found witness survey marker on the eastern boundary of Lot J-1A, lands of Madison Realty Limited;

**THENCE** continuing South 29 degrees 15 minutes 47 seconds West, a distance of 122.96 feet along the northwestern boundary of Lot B-1R to a point;

Continued...

**SCHEDULE "A"**

**Legal Description of Lot A-1  
Page 2**

**TWENCE** South 62 degrees 35 minutes 00 seconds West, a distance of 32.96 feet along a northwestern boundary of Lot B-1R to the most westerly corner thereof;

**TWENCE** South 31 degrees 06 minutes 15 seconds East, a distance of 323.65 feet along a southwestern boundary of Lot B-1R to a southerly corner thereof;

**TWENCE** North 34 degrees 28 minutes 10 seconds East, a distance of 81.77 feet along a southeastern boundary of Lot B-1R to a point;

**TWENCE** South 55 degrees 31 minutes 50 seconds East, a distance of 20.00 feet along a southwestern boundary of Lot B-1R to the PLACE OF BEGINNING;

**CONTAINING** 6.68 acres, more or less.

**BEARINGS** are Nova Scotia Coordinate Survey System Grid Bearings, referred to Central Meridian 64 degrees 30 minutes West Longitude.

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**SCHEDULE "B"**

**Legal Description of  
PARCEL 2  
A Portion of Lot A-1, Lands conveyed to  
CIVIC HOMES LIMITED  
Highway No. 7, Westphal, Halifax County, Nova Scotia**

**ALL THAT CERTAIN** piece or parcel of land situated on the northwestern side of Highway No. 7, Westphal, Halifax County, Nova Scotia shown as Parcel 2 on a plan of survey of Lot A-1R and Lot B-1R2, resulting from a subdivision & consolidation of portions of Lot A-1, lands conveyed to Civic Homes Limited and Lot B-1R, lands conveyed to 3240443 Nova Scotia Limited, certified by Michael J. Crant, Nova Scotia Land Surveyor, dated June 15, 2015 and being Alderney Surveys Limited Drawing No. 141021-6. Said Parcel 2 being more particularly described as follows:

**BEGINNING** at the point of intersection of a northeastern boundary of Lot A-1R and a northwestern boundary of Highway No. 7. Said point being South 20 degrees 39 minutes 55 seconds West, a distance of 1565.58 feet from Nova Scotia Coordinate Monument Number 28401, as shown on the above plan;

**THENCE** North 31 degrees 06 minutes 15 seconds West, a distance of 21.97 feet along said northeastern boundary of Lot A-1R to its intersection with the northwestern boundary of the herein described Parcel 2;

**THENCE** North 34 degrees 28 minutes 10 seconds East, a distance of 70.77 feet along said northwestern boundary of Parcel 2 to a the most northern corner thereof;

**THENCE** South 55 degrees 31 minutes 50 seconds East, a distance of 20.00 feet along the northeastern boundary of the herein described Parcel 2 to its intersection with an aforementioned northwestern boundary of Highway No. 7;

**THENCE** South 34 degrees 28 minutes 10 seconds West, a distance of 79.85 feet along said northwestern boundary of Highway No. 7 to the PLACE OF BEGINNING.

**CONTAINING** 1,506 square feet.

**BEARINGS** are Nova Scotia Coordinate Survey System Grid Bearings, referred to Central Meridian 64 degrees 30 minutes West Longitude.