

**LAND TITLE ACT**  
**FORM C (Section 233) CHARGE**  
**GENERAL INSTRUMENT - PART 1** Province of British Columbia

Jan-03-2014 12:18:23.002

CA3532306

PAGE 1 OF 8 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

**Damon Bruce**  
**Duhamel O'Brien**  
**WMXSSB**

Digitally signed by Damon Bruce  
 Duhamel O'Brien WMXSSB  
 DN: c=CA, cn=Damon Bruce Duhamel  
 O'Brien WMXSSB, o=Lawyer,  
 ou=Verify ID at www.junecert.com/  
 LKUP cfm?id=WMXSSB  
 Date: 2014.01.03 12:17:32 -08'00'

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

McKimm &amp; Lott

Barristers &amp; Solicitors

9830 Fourth Street

Sidney

BC V8L 2Z3

Document Fees: \$73.50

Phone: (250) 656-3961

File No: 28654

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

004-120-892

LOT 1, DISTRICT LOT 17, SHAWNIGAN DISTRICT, PLAN 43653

STC? YES ☐

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

**SEE SCHEDULE**

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) ☐ Filed Standard Charge Terms D.F. No.(b) ☒ Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

**DONALD GORDON CAMERON**

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

**PHILIP THOMAS WILLIAMSON, BUSINESSMAN**

2305 STEVENSON ROAD

SHAWNIGAN LAKE

BRITISH COLUMBIA

V0V 1V1

CANADA

7. ADDITIONAL OR MODIFIED TERMS:

N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Gerald B. Sauder

Barrister &amp; Solicitor

4th Floor, 1007 Fort Street

Victoria, BC V8V 3K5

tel: (250) 385-5787

Execution Date		
Y	M	D
13	12	18

Transferor(s) Signature(s)

**DONALD GORDON CAMERON**

**OFFICER CERTIFICATION:**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

LAND TITLE ACT  
FORM E

## SCHEDULE

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NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

Easement

SEE SCHEDULE

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

**LAND TITLE ACT  
FORM E****SCHEDULE**

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ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM, OR GENERAL INSTRUMENT FORM.

**3. NATURE OF INTEREST- ADDITIONAL INFORMATION:**

over that part of PID: 004-120-892 (Lot 1, District Lot 17, Shawnigan District, Plan 43653) shown on Schedule "A" attached hereto for the benefit of the owner of 003-924-637 (That part of Lot 17, Shawnigan District, lying between two boundaries parallel to the southerly boundary of said lot and extending from points on the westerly boundary of said lot distant 598 feet and 715 feet north of the southwest corner of said lot, except that part of Parcel "I" (DD 46565-I) of said lot

TERMS OF INSTRUMENT - PART 2

BETWEEN:

DONALD GORDON CAMERON, Solicitor,  
3699 Crestview Avenue, Victoria,  
British Columbia V8P 5C5

(hereinafter called the "Grantor")  
OF THE FIRST PART

AND:

PHIL WILLIAMSON  
2305 Stevenson Road, Shawnigan Lake  
British Columbia V0R 2W3

(hereinafter called the "Grantee")  
OF THE SECOND PART

WHEREAS:

1. The Grantor is the registered owner of those certain parcels or tracts of land and premises situate, lying and being in the Province of British Columbia and more particularly known and described as:

PID: 004-120-892 LOT 1, DISTRICT LOT 17, SHAWNIGAN DISTRICT,  
PLAN 43653

Hereinafter called the "First Lands"

2. The Grantee is the registered owner of that certain parcel or tract of land and premises situate, lying and being in the Province of British Columbia and more particularly known and described as:

PID: 003-924-637

That part of Lot 17, Shawnigan District, lying between two boundaries parallel to the Southerly Boundary of said Lot and extending from points on the Westerly Boundary of said Lot distant 598 feet and 715 feet North of the Southwest corner of said Lot, except that part of parcel "I" (DD 46565-I) of said Lot.

Hereinafter called the "Second Lands"



3. The Grantee has requested the Grantor to grant and the Grantor has agreed to grant unto the Grantee, an access Easement (limited to a maximum of two single-family residences), in, through, over and upon that part of the First Lands outlined in red on the attached Explanatory Plan EP 33545, for the purposes herein described.

NOW THEREFORE THIS INDENTURE WITNESSETH that, in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration now paid by the Grantee to the Grantor, (the receipt and sufficiency whereof are hereby acknowledged by the Grantor) the Grantor hereby grants and conveys to the Grantee, his respective heirs, executors, administrators, successors and assigns, together with his servants, agents, workmen, employees and officers, and also together with all necessary vehicles, equipment, materials and animals, an easement in, through, over and upon that part of the First Lands outlined in red on the attached Explanatory Plan EP 33545, for the purposes of providing, for persons, animals and vehicles, the right and easement to pass and re-pass in common with others, by ingress and egress to the Second Lands.

THE GRANTEE COVENANTS and agrees with the Grantor that:

1. The Grantee shall save harmless the Grantor from any and all claims arising through the use of the Easement by the Grantee, his successors, assigns, servants, agents workmen, employees and whether invitees or otherwise;
2. All damage caused by the Grantee shall be paid for by him; and
3. The Grantee shall not park or otherwise leave vehicles or other obstructions on any part of the First Lands.

THE GRANTOR COVENANTS and agrees with the Grantee that:

The Grantor will not erect any buildings or structures (except fences), or permit any buildings or structures (except fences) to be erected, nor plant, nor permit to be planted, any trees, shrubs or other growth on the Easement area that would obstruct or preclude the Grantee's right to pass or re-pass in, through, over and upon the Easement area.

IT IS MUTUALLY AGREED between the parties hereto that:

1. The Easement granted herein shall be construed as running with the land and no part of the fee of the soil shall pass to or be vested in the Grantee and the Grantor may use and enjoy the Easement area in common with the Grantee.
2. All costs pertaining to the maintenance and repair of the driveway contained within the Easement area shall be shared equally by the Grantor and the Grantee, his heirs, executors, administrators, successors and assigns.

THIS AGREEMENT shall ensure to the benefit of and be binding upon the parties hereto, their respective heirs, executors, administrators, successors and assigns.


IN THE WITNESS WHEREOF the parties have hereunto set their hands and seals the day and year first written above.

SIGNED, SEALED AND DELIVERED  
in the presence of:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
DONALD GORDON CAMERON

SIGNED, SEALED AND DELIVERED  
in the presence of:

  
\_\_\_\_\_  
**EMON O'BRIEN**  
9930 Fourth Street  
Sidney BC V8L 2Z  
Lawyer & Solicitor

  
\_\_\_\_\_  
PHIL WILLIAMSON

1. The Easement granted herein shall be construed as running with the land and no part of the fee of the soil shall pass to or be vested in the Grantee and the Grantor may use and enjoy the Easement area in common with the Grantee.
2. All costs pertaining to the maintenance and repair of the driveway contained within the Easement area shall be shared equally by the Grantor and the Grantee, his heirs, executors, administrators, successors and assigns.

THIS AGREEMENT shall ensure to the benefit of and be binding upon the parties hereto, their respective heirs, executors, administrators, successors and assigns.

IN THE WITNESS WHEREOF the parties have hereunto set their hands and seals the day and year first written above.

SIGNED, SEALED AND DELIVERED  
in the presence of:

  
\_\_\_\_\_  
GERALD B. SAUDER  
Barrister & Solicitor  
4th Floor, 1007 Fort Street  
Victoria BC V8V 3K5  
tel: (250) 385-5787

  
\_\_\_\_\_  
DONALD GORDON CAMERON

SIGNED, SEALED AND DELIVERED  
in the presence of:

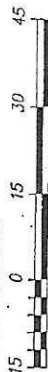
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\_\_\_\_\_  
PHIL WILLIAMSON

SCHEDULE "A"

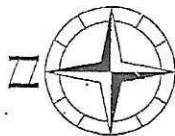
Explanatory Plan of Part of  
Lot 1, District Lot 17,  
Shawnigan District, Plan 43653.

For Easement Purposes  
Pursuant To Section 99(1)(e) Of The Land Title Act.  
BCGS 92B.062

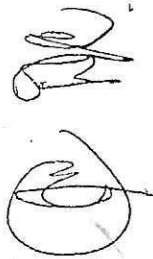


The intended plot size of this plan is 279mm in height  
by 432mm in width (B size) when plotted at a scale  
of 1:750.

Distances are in metres unless otherwise indicated.  
Astronomic bearings are derived from Plan 43653.



Plan EPP33545



Rem. Part District Lot 17  
(C.T. M71210)

Renfrew Road  
Plan  
2221RW

90° 90° 30° 30°  
101.232  
104.923  
89°16'12"  
186.550  
187.157  
36° 33°  
Area Required: 912.0 m<sup>2</sup>

Lot 1  
Plan 9649  
District

Pcl F  
(DD 1350231)  
Pcl G  
(DD 397551)  
Rem. Pcl H  
(DD 397544)  
Pcl 1  
(DD 1022501)  
of Pcl H  
(DD 397544)

Plan 43653

Shawnigan  
Lake

This plan lies within the  
Cowichan Valley Regional District.

This plan is based on the following  
Land Title and Survey Authority of BC records:  
Plan (VP)43553.

Lloyd R. P. Eklins, BCLS #833  
26th day of September, 2013.

RICHARD J. WEY & ASSOCIATES  
Land Surveying Inc.  
www.weysurveying.com  
#4-2227 James White Boulevard  
Sidney, BC V8L 1Z5  
Telephone (250) 856-5155  
Fax 1302418/ewp/LE