



Spagnuolo & Company Real Estate Lawyers



Explanation of Section 47 Proviso Registration number X74735

This notation is a proviso with respect to a transfer of land from the Crown. This is a non-financial charge, meaning there is no money owing by the owner of the land to the charge holder. Also, this charge “runs with the land”, which means the charge will remain on title following registration of any transfer.

A proviso is a condition attached to an agreement. In this case, the proviso are exceptions/reservation in the original Crown Grant of lands that the lands are subject to (a) existing water licences issued under the Water Act; (b) subsisting grants under the Mineral Act, Mining (Placer) Act, Coal Act, or Petroleum or Natural Gas Act (or similar legislation); and a Section 47 reservation of the Land Act. Section 47 (now Section 50) reserves (a) any portion of the property the Crown might require for making roads, canals, bridges, or other public work; (b) the benefit from any minerals from the land, including gas and petroleum, (c) water privileges reasonably required for mining or agricultural purposes in the vicinity; and (d) any gravel, sand, stone, lime, timber or other material from the lands required for construction or maintenance of roads, ferries, bridges or other public works.

With 25 years experience, 18 locations in British Columbia and a relentless focus on customer service, Spagnuolo and Co. is trusted by more clients for assistance with their purchase, sale or refinance of real estate than any other firm in British Columbia. If you decide to go ahead with your transaction, please give us a call.

Spagnuolo & Company
“we deliver peace of mind”

310-HOME (4663)

realestate@spagslaw.ca

Copyright © Spagnuolo and Company. This document may not be reproduced, distributed or shared without the express permission of Spagnuolo and Company.



Spagnuolo & Company Real Estate Lawyers



Explanation of Statutory Right of Way Registration Number X74738

Charge X74738 is a Statutory Right of Way. A Statutory Right of Way usually gives the charge holder the right to cross over the property in accordance with the charge, and is typically in favour of the Crown, a city or municipality or a utility.

This Statutory Right of Way is a non-financial charge, meaning there is no money owing by the owner of the land to the charge holder. Also, this charge “runs with the land”, which means the charge will remain on title following registration of any transfer.

This charge grants the District of Coquitlam with a right of access and use over a portion of the lands, as shown on plan 68172 attached to the charge, to (a) construct and maintain culverts, watermains, sewers, drains, retaining walls, etc. for conveying, metering or disposing of water, gas, sewage, liquid waste, electrical energy, and communication services; and (b) clear the right of way of obstructions. The owner shall not interfere with the works, construct or place any building, structure or obstruction on the right of way, and shall trim trees or hedges which may pose a hazard.

With 25 years experience, 18 locations in British Columbia and a relentless focus on customer service, Spagnuolo and Co. is trusted by more clients for assistance with their purchase, sale or refinance of real estate than any other firm in British Columbia. If you decide to go ahead with your transaction, please give us a call.

Spagnuolo & Company
“we deliver peace of mind”

310-HOME (4663)

realestate@spagslaw.ca

Copyright © Spagnuolo and Company. This document may not be reproduced, distributed or shared without the express permission of Spagnuolo and Company.