

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

132028624

ORDER NUMBER: 23260476

ADVISORY

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Neighbourhood: Rampart Industrial
Stage: 2

Gas Pipeline

The Land Titles Act

Utility Right-of-Way
("URW")

THIS AGREEMENT MADE BETWEEN:

The City of Edmonton
(the "City")

- and -

The City of Edmonton
(the "Owner")

A. The Owner is the registered owner or is entitled to become the registered owner under an Agreement for Sale or unregistered Transfer or otherwise, of the land legally described as:

PLAN ¹³²~~122~~ 0403

BLOCK 2, LOTS 3 AND 5

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND

MERIDIAN 4 RANGE 25 TOWNSHIP 53 SECTION 35

QUARTER NORTH EAST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

HECTARES (ACRES) MORE OR LESS

A) THE NORTH 1320 FEET IN PERPENDICULAR WIDTH THROUGHOUT
CONTAINING, 32.4 80.0

B) PLAN 812 1200 RIGHT OF WAY 20.2 49.92

C) PLAN 112 0929 ROAD 1.50 3.71

D) PLAN 112 0931 SUBDIVISION 1.19 2.94

E) PLAN ¹³³~~122~~ 0403 3.19 9.12

EXCEPTING THEREOUT ALL MINES AND MINERALS

(the "Land").

B. The Owner has agreed to grant to the City a URW across all or a portion of the Land in accordance with the terms and conditions contained in this Agreement.

RAMP120505

M-270ma
last updated October 2005

CITY CLERKS
FILE NO. 075050

IN CONSIDERATION OF the granting of the URW by the Owner to the City and the payment of the Fee by the City to the Owner, the Owner and the City agree as follows:

1. GRANT

1.1 The Owner grants to the City the right to use that portion of the Land being described as follows:

All that portion shown as Area "A" on utility right of way Plan ^{132 0909} 122-

(the "Right-of-Way"); for the installation, construction, operation, inspection, maintenance, repair, removal and replacement of gas pipelines and any other utility lines and systems as may be required by the City (the "Utilities").

1.2 The right to use the Right-of-Way shall be for as long a period as the City may desire to exercise the right.

2. FEE

2.1 Upon the execution of this Agreement by the City, the City shall pay to the Owner the sum of One Dollar (\$1.00 exclusive of Goods and Services Tax) (the "Fee"), the receipt of which is acknowledged by the Owner. The payment of the Fee by the City is the sole consideration and inducement for the execution of this Agreement by the Owner and is the total compensation payable by the City to the Owner for the right to use the Right-of-Way as stated in this Agreement.

3. RIGHT OF ACCESS

3.1 The City shall have the right to do whatever may be required for the enjoyment of the rights granted under this Agreement, including the trimming and removal of all trees and shrubs.

3.2 Upon execution of this Agreement by the City and the Owner, the City may enter the Right-of-Way with its agents, employees, and contractors, and with or without vehicles, machinery or equipment, for the purpose of exercising the rights granted pursuant to this Agreement.

3.3 The City shall have a right of access to the Right-of-Way for the purposes of exercising the rights granted under this Agreement, across the remainder of the Land. This right of access shall be used only in cases of necessity as determined by the City. The City shall pay reasonable compensation to the Owner for any damage caused by the City, its agents, employees, and contractors in the exercise of the right of access as granted to the City under this Clause 3.3.

4. UTILITIES

4.1 Notwithstanding any rule of law to the contrary, the Utilities shall remain chattels and the property of the City and shall not become part of the Land.

4.2 The City shall install, construct, operate, and maintain the Utilities in a responsible manner so as to minimize damage to the Right-of-Way and shall, where practicable, after any such work restore the Right-of-Way to substantially its original level and condition. The City shall not be responsible for any damages caused by subsidence after levelling is completed, provided the subsidence does not occur as a result of the negligence on the part of the City. Notwithstanding the foregoing, or Clause 7.1, the City shall only be obligated to compensate the Owner for damage to buildings or improvements that may be placed within the Right-of-Way, and arising from the exercise by the City of its rights under this Agreement, provided that the City has given its written consent pursuant to Clause 5.1 to the placement of such buildings or improvements within the Right-of-Way.

4.3 Should the City decide that it has no further need of the Right-of-Way, the City may abandon the Utilities and as is reasonably possible, the City shall remove all visible above ground parts of the Utilities and the ground surface area of the Right-of-Way shall be restored to the condition that existed prior to the abandonment. Upon abandonment, the City shall have no further obligation or liability to the Owner pursuant to this Agreement.

5. OWNER'S USE OF RIGHT-OF-WAY

5.1 The Owner shall not, without the prior written consent of the City stockpile, excavate, drill, install, erect, construct or place above, on or under the Right-of-Way, any pavement, building, fence, pit, sidewalk, or other structure or improvement. The Owner shall not permit any of these activities to occur by others. Notwithstanding the foregoing, the Owner shall have the right to construct a driveway and sidewalk across the Right-of-Way (the "Improvements"), provided that the Improvements are constructed to a depth not greater than twenty five (25) centimetres from the surface grade of the Right-of-Way, and provided that the Improvements do not interfere with the flow of water through any drainage system, including without limitation: drainage pipe, culvert, swale or ditch. If at any time hereafter the City or any person or corporation to whom a franchise is granted, shall deem it necessary to damage, remove or destroy the Improvements, then the City or any such person or corporation, as the case may be, shall replace the Improvements which are expressly permitted by this Clause 5.1, in substantially the same condition and position which they existed prior to the City or any such person or corporation, as the case may be, exercising its rights under this Clause 5.1.

5.2 The Owner shall not alter the surface grade level of the Right-of-Way in any manner which would affect the rights granted to the City pursuant to this Agreement.

5.3 The Owner shall not plant any trees within the Right-of-Way.

5.4 The Owner shall not use the Right-of-Way in any manner which may conflict with the rights of the City as granted to the City pursuant to this Agreement.

5.5 The Owner shall be responsible for the maintenance of the Right-of-Way, including but not limited to such items as grass cutting and clean-up, replacement and repair of the Right-of-Way in such a manner that it shall be suitable at all times for the City's use as permitted by this Agreement. The Owner shall undertake any maintenance directed by the City to maintain the Right-of-Way within sixty (60) days of receiving written notification.

6. ENVIRONMENTAL OBLIGATIONS

6.1 The City and the Owner shall comply with all legislation dealing with environmental issues related to the Right-of-Way including, but not limited to, the Environmental Protection and Enhancement Act R.S.A. 2000 Ch. E-12 and its regulations or any successive legislation.

6.2 The responsibility of the City and the Owner with respect to environmental obligations, as required by this Agreement, shall continue to be enforceable during and after the termination of this Agreement.

7. INDEMNITY AND COMPENSATION

7.1 Except for the negligence of the Owner, its employees, agents, contractors and for those persons for whom the Owner is responsible in law, the City shall:

- (a) be liable to the Owner for; and
- (b) indemnify and save harmless the Owner, its servants, agents and employees from and against;

any and all claims, suits, actions, demands, expenses, damages and costs which may be brought or made against the Owner or which the Owner may pay or incur by reason of any breach, violation or non-performance by the City of any covenant, term or provision of this Agreement, or by reason of the negligence of the City, its employees, agents, contractors and for those persons for whom the City is responsible in law, in the exercise of the rights as granted to the City under this Agreement

8. QUIET ENJOYMENT

8.1 The City by performing and observing the terms and conditions of this Agreement shall peaceably hold and enjoy all the rights granted under this Agreement, without hindrance or interruption from the Owner or any person claiming through, under or from the Owner.

9. ADDRESS FOR CONSENT

9.1 Any prior written consent required to be obtained from the City pursuant to this Agreement shall be obtained by delivering the request to the City by registered mail, postage prepaid, addressed as follows:

General Manager
Sustainable Development
HSBC Bank Place
8th Floor, 10250-101 Street
Edmonton, Alberta T5J 3P4

10. DISPUTE RESOLUTION

10.1 In the event of a determination by either party in regard to a matter in dispute between the City and the Owner as to the interpretation or effect of any of the terms or conditions of this Agreement, the determination shall be conclusively deemed to have been accepted by the parties, unless, within ten (10) days of the determination, a party shall give written notice to the other party (the "Arbitration Notice") of their desire to have the matter in dispute resolved by arbitration.

10.2 Within seven (7) days of receipt of the Arbitration Notice, the parties shall mutually appoint an arbitrator (the "Arbitrator"). In the event that the parties shall fail to agree on the appointment of the Arbitrator, then either party may, on written notice to the other, apply to the President of the Alberta Arbitration and Mediation Society to name the Arbitrator.

10.3 The decision of the Arbitrator is final and binding on the parties and there shall be no appeal of the decision to the courts.

10.4 Except as modified by this Agreement, the provisions of the Arbitration Act R.S.A. 2000 Ch. A-43, as amended, shall apply.

11. GENERAL

11.1 There are no conditions, either subsequent or precedent, except as stated in this Agreement. This Agreement is the entire agreement between the City and the Owner and no representations or warranties have been made by the City, except as stated in this Agreement.

11.2 The City shall, without the consent of the Owner, have the right to assign to any person or corporation to whom a franchise is granted, or to any person, partnership, trust, government, agency or corporation, the right to use the Right-of-Way, in whole or in part, in accordance with the terms and conditions contained in this Agreement.

11.3 This Agreement is and shall be of the same force and effect to all intents and purposes as a covenant running with the Land.

11.4 If any term or condition of this Agreement shall be invalid or unenforceable, the remainder of this Agreement shall not be affected and each remaining term and condition shall be valid and be enforced to the fullest extent permitted by law.

11.5 In this Agreement:

- (a) the word "shall" is to be read and interpreted as mandatory;
- (b) the word "may" is to be read and interpreted as permissive; and
- (c) the word "Owner" shall be read and interpreted as meaning an individual, a partnership, a corporation, a trust, an unincorporated organization, a government, or any department or agency thereof, and the heirs, executors, administrators or other legal representatives of any individual.

11.6 The City agrees that no taxes, rates, assessments, charges, levies or impositions of any kind or nature of any governmental authority shall be payable by or placed upon the Owner in relation to any use of the Right-of-Way by the City pursuant to this Agreement, and if any such taxes, rates, assessments, charges, levies or impositions shall be levied, imposed, or placed, the City shall make payment thereof. All taxes or assessments in the nature of sales taxes, goods and services taxes or value added taxes which may be charged, levied or assessed as a result of this Agreement, whether or not such taxes are charged, levied or assessed as against the Owner, shall be the responsibility of the City, and the City shall on written demand by the Owner, pay to the Owner any and all such taxes.

THE CITY AND THE OWNER HAVE EXECUTED THIS AGREEMENT ON
THE 8th DAY OF June, 2012


APPROVED:

THE CITY OF EDMONTON, as
represented by the Director of Land Services
Section, Corporate Properties, Sustainable
Development

AS TO CONTENT: 

Per: 

(City Seal)

CITY OF EDMONTON SUSTAINABLE DEVELOPMENT CORPORATE PROPERTIES	
Checked By: <u></u>	Date: <u>JUN 06 2012</u>

DATED this ____ day of _____, 20____

The City of Edmonton

To

The City of Edmonton

Gas Pipeline

The City of Edmonton
Law Branch
Corporate Services Department
9th Floor, Chancery Hall
3 Sir Winston Churchill Square
Edmonton, AB T5J 2C3



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132028624 REGISTERED 2013 01 29
UTRW - UTILITY RIGHT OF WAY
DOC 4 OF 6 DRR#: A013DE9 ADR/CRJONES