



## **Spagnuolo & Company Real Estate Lawyers**



### **Explanation of Undersurface Rights Registration Number M76301**

This charge is registered as Undersurface Rights and refers to a Crown Grant. A Crown Grant charge was used to originally transfer the property from the government to the first purchaser. These grants except (or reserve), to the benefit of the Crown, certain rights with respect to the lands. On occasion, these rights are separately registered on title as “Undersurface Rights”. 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.

M76301 is a “dummy number” that applies generally to interests of the Crown over much of the land on Vancouver Island. By convention, these interests are not exercised. Such interests may include (a) any portion of the property they need to resume for making roads, canals, bridges, or other public works; (b) minerals, including 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. As a result, if an owner were to locate oil or precious minerals on their land, the Crown would maintain the rights in those resources.

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”**

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