

**COPY OF CAVEAT**

**ALBERTA GOVERNMENT SERVICES  
LAND TITLES OFFICE**

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CAVEAT

FORBIDDING REGISTRATION

TO THE REGISTRAR OF THE SOUTH ALBERTA LAND REGISTRATION DISTRICT:

TAKE NOTICE that THE CITY OF CALGARY claims an interest in the hereinafter described lands by virtue of a building scheme which shall apply to the hereinafter described lands, as follows:

1. (a) Only one Single Family dwelling house and a private garage attached or unattached to such dwelling house may be erected on any one lot as shown in Schedule "A" hereunder:

(b) Each such Single Family dwelling house on any one lot in Schedule "A" shall occupy a ground floor plan area of at least:

- (i) 600 square feet when of single storey construction
- (ii) 800 square feet when of one and one half or two-storey construction.

SCHEDULE "A"

<u>LOTS</u>	<u>BLOCK</u>	<u>PLAN</u>
A and B	48	Capitol Hill Calgary 9110-G.I.
1 to 13 inclusive	1	"
1 to 27 "	2	"
1 to 16 "	3	"
1 to 20 "	4	"
1 to 11 "	7	"
1 to 10 "	8	"

2. (a) Only one Single or Two Family dwelling house and a private garage attached or unattached to such dwelling house may be erected on any one lot as shown in "Schedule "B" hereunder.

(b) Each such Single or Two Family dwelling house on any one lot in Schedule "B" shall occupy a ground floor plan area of at least:

- (i) 800 square feet when of single storey construction
- (ii) 750 square feet when of one and one-half or two storey construction.

SCHEDULE "B"

<u>LOTS</u>	<u>BLOCK</u>	<u>PLAN</u>
>17 to 32 inclusive	3	Capitol Hill Calgary 9110-G.I.
21 to 38 inclusive	4	"
1 to 32 "	5	"
1 to 32 "	6	"
12 to 20 "	7	"
11 to 18 "	8	"
1 to 16 "	9	"
17 to 32 "	10	"
1 to 26 "	11	"
1 to 19 "	12	"
4 to 16 "	13	"
1 to 23 "	14	"

The following conditions are applicable to all lots in both Schedule "A" and Schedule "B" herein:

3. The dimensions of any garage (attached or unattached), porch, verandah, sun-room or other appurtenant structure shall be excluded in computing the minimum ground floor plan area required for any dwelling house.

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4. No lot or any building erected thereon shall be used for any trade or business or otherwise than for private residential purposes.

5. The area shown on the said Plan Capitol Hill Calgary 9110-G.I. shall be deemed to be a building scheme and the covenants and conditions herein shall be deemed to be covenants running with the land and shall be binding on and enure to the benefit of all lots and owners of lots in the said Plan of Subdivision or in such subsequent Plans of Subdivision of the same area as may be hereafter filed and such covenants and conditions by the owner of any such lot.

6. If any dispute or difference arises over the interpretation of Sections numbered 1 (b), 2 (b) or 3 herein, such dispute or difference shall be referred to the City Engineer of the City of Calgary whose decision shall be final.

7. Failure to enforce any covenant or condition herein shall not constitute a waiver of such covenant or condition and any covenant or condition herein may be enforced as soon as a breach of such covenant or condition occurs.

The above described lands in Schedule "A" and Schedule "B" stand in the register in the name of The City of Calgary; and it forbids the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest unless such instrument be expressed to be subject to its claim. It appoints the office of the City Solicitor, City Hall, CALGARY, Alberta, as the place at which notice and proceedings relating hereto may be served.

DATED this 24 day of APRIL, A.D. 1952.

THE CITY OF CALGARY

(SEAL)

By

Mayor

City Clerk.

CANADA )  
PROVINCE OF ALBERTA )  
To Wit:

I, JOHN MORTON MILLER, of the City of Calgary,  
in the Province of Alberta, City Clerk, make  
oath and say:

- (1) That I am the agent for the above named Caveator
- (2) That I believe that the said Caveator has a good and valid claim upon the said lands and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal therewith.

SWORN at the City of Calgary, )  
in the Province of Alberta, )  
this 24 day of APRIL, )  
A.D. 1952, BEFORE ME

A COMMISSIONER FOR OATHS  
in and for the Province of  
Alberta.