

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

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4387A1

ORDER NUMBER: 30349541

ADVISORY

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C A V E A T

FORBIDDING REGISTRATION.

TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT.

TAKE NOTICE that I, JAMES CARRUTHERS of the City of Montreal in the Province of Quebec, Grain Exporter, claim an estate or interest to secure the observance and performance by each and every purchaser of the lands hereinafter described of the covenants hereinafter (illegible on document). described Lots 1 and 2 and 4 to 7 both inclusive in Block 83; Lots 2 to 18 both inclusive in Block 84; Lots 2 to 18 both inclusive in Block 85; the whole of Blocks 86, 88 and 89; Lots 1 to 12, both inclusive in Block 90; Lots 1 and 2 and 4 to 9 both inclusive in block 107; Lots 2 to 7 both inclusive in Block 109; the whole of Blocks 110 and 111; Lots 1 and 2 and 6 to 18 both inclusive in Block 113; Lots 1 to 3 both inclusive and 6 to 11 both inclusive, and 13 to 15 both inclusive in Block 114; the whole of Blocks 115, 116, 118; Lots 1 to 16 both inclusive in Block 119; the whole of Block 120; Lots 1 to 11 both inclusive and 14 in Block 121; the whole of Block 122; Lots 1 and 2 in Block 123; the whole of Blocks 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136 as shown on plans of Glenora Subdivision of the City of Edmonton being part of River Lot 2 of the Edmonton Settlement and part of the South West Quarter of Section 1 in Township 53, Range 25 West of the 4th. Meridian of record in the Land Titles Office for the North Alberta Land Registration District as Plans "2803 AF" and "2804 AF" standing in the register in the name of the said James Carruthers; and in Lot 1 in Block 84 as shown on said Plan 2803 AF standing in the register in the name of Marjorie St. Clair Carruthers of the City of Winnipeg in the Province of Manitoba and in Lot 13, Block 90 and Lot 5 in Block 114 as shown on said Plan 2803 AF standing in the register in the name of Evelyn Cecil of London, England; and in Lot 3 in Block 113 as shown on said plan 2803 AF standing in the register in the name of George A. Carruthers the Junior of the City of Winnipeg; in the Province of Manitoba; and in Lots 4 and 5 in Block 113 standing as shown on said plan 2803 AF standing in the register in the name of the British Alberta Company Limited; and in Lot 4 in Block 114 as shown on said plan 2803 AF standing in the register in the name of James Douglas Carruthers of the City of Winnipeg in the Province of Manitoba; and in Lot 12 in Block 114 as shown on said plan 2803 AF standing in the register in the name of ~~James R. Hall~~ of the City of Edmonton in the Province of Alberta; and in Lot 12 in Block 121 as shown on said plan 2804 AF standing in the register in the name of Clara Gillingham Carruthers of the City of Winnipeg in the Province of Manitoba; and in Lot 13 in Block 121 as shown on plan 2804 AF standing in the register in the name of Helen Chichester Carruthers of the City of Montreal in the Province of Quebec; and in Lot 17 in Block 119 as shown on said plan 2803 AF standing in the register in the name of James E. Wallbridge of the City of Edmonton in the Province of Alberta; and in Lot 3 in Block 124 as shown on said plan 2804 AF standing in the register in the name of Henry G. Hutton of the City of Edmonton in the Province of Alberta; the said lands have been or are being sold by me subject to restrictive covenants on the part of each and every purchaser thereof as conditions of the sale, such covenants are intended to run with the land. The said covenants are in the form of and to the effect following, that is to say:

"It is further agreed that the said land is purchased subject to the following conditions as to building or otherwise, and the purchaser for himself, his heirs, executors administrators and assigns covenants, promises and agrees to observe the conditions strictly:-

1. No building or erection shall be set up on any lot nearer to the street or road in front thereof than 25 feet.
2. No building of any kind other than a private dwelling house with appropriate offices and outbuildings to be appurtenant thereto and occupied therewith shall be erected upon the said land, and no trade or business of any kind shall be carried on upon any

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E.E. CHAUVIN
SAS. McGEORGE

with
AHC



part of the said land, and no part of the said land or any building thereon shall be used as a place of public entertainment, amusement or resort.

3. Not more than one dwelling house shall be erected upon the said land or any part thereof.

Provided, however, if the said land is divided so that part thereof shall be used and enjoyed in connection with any adjoining lot, then in such case this condition shall be modified so as to permit two houses or part thereof to be erected on the said land, ~~provided such houses are separated from each other by not less than 25 feet.~~

4. The house to be erected on the said lands shall be either detached or semi-detached and the sum to be expended on the erection of such house shall not be less than \$3000 in Blocks 83, 88, Lots 1 to 12 both inclusive in said Block 89, Lots 1 to 9 in said Block 90, Block 107; Lots 1 to 12 both inclusive in said Block 113; Lots 1 to 6 both inclusive and 7 to 9 both inclusive in said Block 114; Lots 1 to 4 both inclusive and Lot 9 in said Block 115; Lots 1 to 6 both inclusive in Block 118; Lots 1 to 3 both inclusive in said Block 119; \$4000 in said Blocks 84, 85, 86, Lots 13 to 16 in said Block 89; Lots 10 to 13 in said Block 90, Lot 25 in said Block 114; Lots 5 to 8 in said Block 115; Lots 1 to 11 both inclusive in said Block 116, Lots 4 to 12, both inclusive in said Block 119; Lots 1, 2, 3 and 11 to 21 both inclusive in said Block 120; and \$5000 in each of the other lots and blocks above described.

5. No temporary buildings of any kind shall at any time be erected on such lands other than shops and workshops to be used only for work incidental to the erection of permanent buildings herein authorized.

6. That no permanent buildings shall be erected on any part of the lands and premises with the back abutting on any street and no outbuildings shall be erected abutting on any street.

7. ~~No hoardings shall be erected for advertising not relating to the selling or letting of the same, nor shall any building erection be used for the purpose of exhibiting any such prohibitive advertisements.~~

And for the purpose of making the burden of this covenant the above conditions, run with the land the purchaser, his heirs executors, administrators and assigns covenants and agrees that they will not at any time sell or convey the said land except subject to the above conditions and so that every purchaser shall enter into a covenant in the terms of this covenant and will give notice to every transferee of this covenant, but the covenantor shall be personally liable thereunder only so long as he is the owner of the said land.

And I forbid 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 my claim. I appoint the office of Messrs. Carruthers, Round & Co. of the City of Edmonton in the Province of Alberta, Real Estate Agents as the place at which notice and proceedings relating hereto may be served.

Dated this 2 day of December, 1911.

James Carruthers

Witness;

Per _____
His Attorney

I, Henry Barrington Round of the City of Edmonton in the Province of Alberta, Real Estate Agent, make oath and say:-

- ~~1. That I am attorney for the within named caveator.~~
- 2. I believe that he has a good and valid claim upon the said land, and I say this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal therewith.

Sworn before me at the City of Edmonton in the Province of Alberta, this 2nd day of December, 1911

H. B. Round

H. B. Round

the Province of Alberta.

File	Bk	Name	Cop.	Name
1 to 2 to 9	83		145	M ¹⁵ ✓
all	84		4	✓
	85		146	M ¹⁵ ✓
	86		146	M ¹⁵ ✓
	88		147	M ¹⁵ ✓
	89		147	M ¹⁵ ✓
	90		148	M ¹⁵ ✓
14 to 9	107		148	M ¹⁵ ✓
2 to 7	109		149	M ¹⁵ ✓
all	110		"	✓
	111		"	✓
2 to 8 to 18	113		150	M ¹⁵ ✓
7 to 15	114		151	M ¹⁵ ✓
	116		152	M ¹⁵ ✓
	118		152	M ¹⁵ ✓
1 to 16	119		153	M ¹⁵ ✓
all	120		153	M ¹⁵ ✓
1 to 11 me & 14	121		155	M ¹⁵ ✓
all	122		"	✓
102	123		156	M ¹⁵ ✓
102 & 4 to 17	124		157	M ¹⁵ ✓
3	124		158	M ¹⁵ ✓
all	125		156 to 161	M ¹⁵ ✓
1	84		425	16 ✓
13	90		472	16 ✓
5	114		564	16 ✓
3	113		"	✓
4	113		"	✓
12	114		1009	16 ✓
12	121		243	16 ✓
13	121		244	16 ✓
17	119		25	16 ✓
13	123		150	15 ✓
X all	126		154	M ¹⁵ ✓
	127		"	✓
	128		158	M ¹⁵ ✓
	129		"	✓
	130		159	M ¹⁵ ✓
	131		189	M ¹⁵ ✓
	132		169	✓
	133		100	M ¹⁵ ✓
	134		114	✓
	135		"	✓
	136		"	✓

Please leave this memo attached to boxes

28 titles

H. G. Sutton

M. S. G. Carruthers

Evelyn Cecil

Print all a.c. off

Chawm & McGeorge

Wm. G. Carruthers

R. G. Carruthers

W. Wallbridge

Jen Carruthers

NOTICE OF CAVEAT

To
of in the Province of

TAKE NOTICE that a Caveat has been registered at this office by

..... of
who claims

in the undermentioned land, forbidding the registration of any person as transferee or owner of or of any instrument affecting the said interest unless such instrument be expressed to be subject claim, the land above referred to being :

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such land standing in the Register in the name of

AND FURTHER TAKE NOTICE that the said

has given

as address or place at which notices and proceedings relating to such Caveat may be served.

Dated at the Land Titles Office in the Province of Alberta,

..... day of 19.....

REGISTRAR,
LAND REGISTRATION DISTRICT.

LINE	BLK	LOT	TITLE	BLK	LOT	TITLE
1	66 B 27		10 41 X 65		12 71 0 59	
2			11 147 77 15		13 53 9 61	
3			12 70 2 47		14 71 0 69	
4			13 171 K 70		15 72 7 63	
5			14 216 0 66		16 "	
6			15 229 0 64		17 36 5 85	
7			16 "	HT 113	1 127 0 36	
8			1 67 0 27		2 42 2 25	
9			2		3 25 11 68	
10			3 220 B 71		4 16 2 20	
11			4 197 0 71		5 22 9 21	
12			5 41 7 65		6 36 2 55	
13			6 149 22 24		7 53 9 61	
14			7 41 7 65		8 152 0 64	
15			8 71 0 59		9 210 8 69	
16			9 146 2 56		10 21 0 65	
17			10 41 7 65		11 116 1 27	
18			11 70 2 47		12 47 5 65	
19			12 248 3 68		13 70 2 63	
20			13 89 K 67		14 "	
21			14 9 9 70		15 170 11 25	
22			15 171 0 63		16 217 R 65	
23			16 39 2 69		17 41 7 65	
24			17 67 10 27		18 26 2 55	
25			1 145 7 75		19 219 11 69	
26			2 46 7 43		20 72 7 63	
27			3 91 8 47		21 116 2 57	
28			4 110 8 55		22 41 7 65	
29			5 72 7 63		23 237 7 69	
30			6 36 1 35		24 162 11 49	
31			7 31 0 68		25 66 2 54	
32			8 10 6 70		26 67 0 47	
33			9 71 0 59		27 116 1 57	
34			10 229 4 67		28 194 11 71	
35			11 223 1 57		29 142 11 24	
36			12 122 0 10		30 134 5 68	
37			13 244 2 70		31 143 7 69	
38			1 145 7 75		32 "	
39			2 "		33 39 0 26	
40			3 41 7 65		34 223 9 70	
41			4 116 1 57		35 35 1 53	
42			5 "		36 60 0 70	
43			6 "		37 234 8 58	
44			7 145 7 75		38 194 11 25	
45			8 116 1 57		39 221 8 23	
46			9 38 0 54		40 191 8 57	
47			2 116 1 57		41 223 9 49	
48			3 243 7 68		42 71 0 57	
49			4 116 1 57		43 72 7 63	
50			5 "		44 "	
51			6 168 A 37		45 5 0 65	
52			7 240 0 60		46 74 2 53	
53			1 178 H 54		47 37 2 01	
54			2 41 7 65		48 220 9 19	
55			3 53 0 61		49 127 0 36	
56			4 149 7 75		50 225 2 56	
57			5 178 8 85		51 172 6 62	
58			6 "		52 232 1 68	
59			7 149 7 15		53 194 2 60	
60			8 116 1 57		54 226 6 70	
61			9 191 9 48		55 709 0 66	
62			10 710 2 59		56 166 2 69	
63			1 53 9 61		57 72 7 63	
64			2 235 0 60		58 "	
65			3 242 7 68		59 106 R 28	
66			4 71 0 69		60 167 9 67	
67			5 72 7 63		61 119 11 65	
68			6 "		62 124 1 20	
69			7 "		63 65 0 20	
70			8 101 9 46			
71			9 53 9 61			
72			10 116 1 57			
73			11 "			

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BLK	LOT	TITLE	BLK	LOT	TITLE
118	6	120 66	13	123	7 68
	7	104 0 26	14	150	9 66
	8	71 0 57	1	54	8 61
	9	116 1 87	2	248	4 66
	10	"	3	245	0 00
119	1	248 8 62	4	248	2 6
	2	149 10 62	5	54	8 61
	3	74 5 62	6	129	4 34
	4	72 7 63	7	100	2 67
	5	102 2 29	8	32	5 71
	6	52 2 27	9	117	1 57
	7	31 0 68	10	114	5 55
	8	58 6 29	11	64	2 27
	9	"	12	"	"
	10	10 8 63	13	"	"
	11	5 8 29	14	"	"
	12	175 5 62	15	"	"
	13	178 1 54	16	167	2
	14	225 10 65	17	"	"
	15	207 10 62	18	"	"
	16	169 8 69	19	117	1 57
	17	170 8 62	20	3	2 5
	18	102 1 66	21	72	0 89
	19	95 1 62	22	7	1 49
	20	217 9 70	1	186	1 15
	21	95 9 44	2	248	1 19
	22	248 10 63	3	13	0 18
	23	41 7 65	4	248	0 19
	24	45 1 62	5	"	"
	25	60 0 62	6	"	"
	26	96 1 26	7	"	"
	27	71 0 57	8	"	"
	28	205 0 38	9	"	"
	29	52 0 61	10	54	8 61
	30	66 0 60	11	248	0 19
	31	226 0 21	12	"	"
	32	188 0 47	13	"	"
	33	10 0 45	14	"	"
	34	"	15	"	"
	35	48 0 62	16	"	"
	36	8 0 62	17	248	0 19
	37	153 10 57	18	"	"
	38	232 7 62	19	"	"
	39	"	20	"	"
	40	34 0 62	21	"	"
	41	281 10 64	22	"	"
	42	219 10 66	1	248	0 19
	43	"	2	"	"
	44	"	3	"	"
	45	"	4	"	"
	46	"	5	"	"
	47	115 10 26	6	"	"
	48	47 8 48	7	"	"
	49	46 8 48	8	"	"
	50	54 0 66	9	"	"
	51	146 0 65	10	"	"
	52	82 8 67	11	"	"
	53	"	12	"	"
	54	"	13	"	"
	55	"	14	"	"
	56	"	15	"	"
	57	"	16	"	"
	58	"	17	"	"
	59	"	18	"	"
	60	"	19	"	"
	61	"	20	"	"
	62	"	21	"	"
	63	"	22	"	"
122	1	238 7 23	1	248	0 19
	2	152 7 66	2	"	"
	3	180 7 68	3	"	"
	4	154 0 20	4	"	"
	5	52 4 68	5	104	3 55
	6	205 10 63	6	"	"
	7	3 2 57	7	194	4 36
	8	140 4 63	8	"	"
	9	124 9 63	9	248	0 19
	10	77 0 63	10	"	"
	11	214 10 60	11	"	"
	12	108 10 68	12	"	"
	13	7 9 45	13	"	"

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BLK	LOT	TITLE	BLK	LOT	TITLE	
132	1	250C19	18	243 ⁸ 72		
	2		19	113 S 57		
	3		20	147 Y 70		
	4		21	75 H 71		
	5		22	54 G 61		
	6		23	117 I 57		
	7					
	8					
	9					
	10					
	11					
133	1	43 N 65				
	2	20 F 70				
	3	20 A 70				
	4					
134	5	20 F 70				
	6	20 A 70				
	7	20 F 70				
	8	20 A 70				
	9	75 M 63				
	10	162 M 45				
	11	166 R 70				
	12	14 A 70				
	13	75 B 70				
	14					
	15	19 A 70				
	16	75 E 70				
	17					
	18	8 L 35				
	19	7 L 35				
	20	155 E 70				
	21	202 F 69				
	22	171 M 69				
	23					
	24	20 N 61				
	25	175 A 34				
	26					
	135	1	43 N 65			
		2				
		3	31 Q 68			
		4	35 M 69			
5		238 I 71				
6		165 S 69				
7		206 X 70				
8		188 M 70				
9		54 E 33				
10						
11		11 X 70				
12		168 M 15				
13		105 T 30				
14		117 I 57				
15	43 N 65					
136	1	21 T 66				
	2					
136	1	58 C 71				
	2	117 I 57				
	3	2 M 70				
	4	1 M 70				
	5	117 I 57				
	6					
	7	161 M 67				
	8	105 E 70				
	9	81 Q 68				
	10	47 I 55				
	11	120 V 39				
	12	200 S 68				
	13	82 U 62				
	14	159 K 31				
	15	175 O 34				
	16	216 X 70				