4906
mk

COURT FILE NUMBER	2101-00793
COURT	COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE	CALGARY
APPLICANT	**THOMAS H. FERGUSON**
RESPONDENTS	**ALI TEJPAR, ZAHRA TEJPAR, REGISTRAR OF TITLES for the LAND TITLES OFFICE, JOHN DOE, JANE DOE, and ABC CORPORATION**
DOCUMENT	**AFFIDAVIT OF ROBERT ENGBLOOM**
ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT	**Curtis E. Marble** Carbert Waite LLP 2300 Encor Place, 645 - 7th Avenue SW Calgary, Alberta, T2P 4G8 Phone: 403-705-3642 Fax: 403-263-5553 File No.: 120632.001

Affidavit of Robert Engbloom
Sworn on March 30, 2021

I, Robert Engbloom, of Calgary, Alberta make oath and say that:

1. My wife, Nancy Engbloom is the legal owner of our family home which is on land legally described as Plan 3605FO, Block 91, Lot 8, located in Calgary, Alberta. We acquired this lot in 1982, and Nancy and I have lived there since. A copy of the certificate of title is attached to this affidavit as **Exhibit "A"**. The Applicant, Thomas H. Ferguson is one of my neighbours, and we are both involved in a group of concerned residents of Elbow Park for the purposes of enforcing the restrictive covenant (the **"Restrictive Covenant"**) contained in instrument 7648 FT (the "**Caveat**"). Accordingly, I have personal knowledge of the matters in this Affidavit, except where stated to be based on information and belief, in which case I verily believe the same to be true. I have attached a copy of the Caveat as **Exhibit "B"**.

2. The Caveat is also registered against the land legally described as Plan 3605FO, Block 91, Lot 1 (the "**Respondent Lands**"). The registered owners of the Respondent Lands are Ali Tejpar and Zahra Tejpar (the "**Tejpars**"). A true copy of the title to the Respondent

Lands is found at Exhibit "C" to the Affidavit of Thomas Ferguson, sworn January 25, 2021 and filed in the within action.

3. In this affidavit I refer to Plan 3605FO as the "**Plan Area**", and lots within the Plan Area as "**Plan Lots**".

4. As set out in more detail in the Affidavit of Thomas Ferguson, the Tejpars applied for, and were granted, approval from the City of Calgary to subdivide the Respondent Lands, and applied for a development permit for a home on the easterly portion of the Respondent Lands. This Development Permit was granted and is currently under appeal. Further, the Tejpars listed for sale the most westerly portion of the Respondent Lands as a separate lot for the development of second residence thereon if the proposed subdivision is completed. I understand that proposed lot has been "sold" to a buyer unknown to me.

5. Many people in the neighbourhood object to the development of the Respondent Lands in the manner being proposed, resulting in proceedings before the Subdivision Development Appeals Board in addition to the within application. I have spoken with Mr. Ferguson, a group of other concerned neighbours, and representatives of the Elbow Park Residents Association. Both I, and these other parties object to the building of two homes on the Respondent Lands for many reasons including:

   (a) The subdivision and building of two homes thereon is directly contrary to the express one residence, one Plan Lot restriction in the Restrictive Covenant. While it is appreciated that the proposed development on the Respondent Lands is for two single-family dwellings, the effect of subdividing and building two residences thereon is to circumvent the intention of the Restrictive Covenant;

   (b) All of the original development in the Plan Area was in compliance with the one residence, one Plan Lot restriction. With only two limited historical exceptions, all of the extensive re-development in the Plan Area has been on the basis of one residence, one Plan Lot;

   (c) The proposed subdivision will result in two of the smallest lots in the Plan Area;

   (d) With the building of the proposed home on the east portion, and a second home on the West portion of the Respondent Lands, the massing of the combined development will be excessive, out of context and out of "fit" with the block and the Plan Area in my view.

6. I provide the above in c and d for context. The issue in this application is compliance with the Restrictive Covenant and specifically the one residence, one Plan Lot requirement in the Restrictive Covenant. I am swearing this Affidavit in support of, *inter alia*, a court ordered injunction to enforce the terms and conditions associated with the Restrictive Covenant as has been set out in the within application of Thomas Ferguson.

The Restrictive Covenant

7. Instrument 7648 FT is a Caveat that was registered against certain lots in the community of Elbow Park in 1948. As has been set out in Mr. Ferguson's Affidavit, the Caveat places several development restrictions on any lot encumbered with the Caveat. Among these restrictions are that:

   (a) Any buildings on the Plan Lots must be for the purposes of a private residence and a building garage only; and,

   (b) No more than one residence and one garage may be built on the Plan Lots.

8. It is apparent, as discussed below, that the Plan Area, and Elbow Park generally, has always been intended to be developed as a neighbourhood of single-family residences close to the city's primary amenities such as the downtown core and the Elbow River.

History and Character of Elbow Park

9. Elbow Park is an old neighbourhood. From my general knowledge of the neighbourhood I understand that its development began in 1907 and that since its development, it has always existed as a neighbourhood of single-family homes.

The Plan Area

10. This present application is concerned with a portion of the area of Elbow Park west of the river valley. In the late 1940s, this area began to be developed. A Plan of Re-subdivision dated October 11, 1946 was registered as Instrument No. 3605FO. A clean copy is attached as **Exhibit "C"**. Instrument No. 3605 FO creates 60 Plan Lots. The Plan Area contains the Respondent Lands, Mr. Ferguson's lands, and our residence. The Canadian Pacific Railway Company (the **"CPR"**) owned the Plan Lots at the time of Re-subdivision.

11. By transfer dated December 21, 1946 the CPR transferred 15 of the Plan Lots to the City of Calgary (the "**First Transfer**").

12. After the First Transfer, and prior to selling the balance of the Plan Lots the CPR registered the Caveat dated April 29, 1948 against the title to the balance of the Plan Lots. At some point after the Caveat was registered, the text of the Caveat was a missing in the land titles office, as indicated at **Exhibit "D"**. On December 22, 2020, Justice Malik granted an Order requiring the Registrar to rectify the missing document status of the Caveat. A copy of this Order is attached hereto at **Exhibit "E"**. Notwithstanding that it was missing, the Caveat has remained registered on title.

13. When Plan Lots, previously transferred to the City of Calgary, were subsequently sold to individual owners, the City of Calgary also registered similarly worded restrictive covenants (the **"City Registered Restrictive Covenants"**) against all Plan Lots not already subject to the Caveat.

14. I attach at **Exhibit "F"** a further copy of Instrument Number 3605FO showing the lots with the Restrictive Covenant indicated in blue, and those with the City Registered Restrictive Covenants coloured in green. Copies of the City Registered Restrictive Covenants are attached hereto at **Exhibit "G"** to this affidavit. Those lots that remain in Plan 7080 AJ shown on the map of the Plan Area are shown in yellow. It is noteworthy that these properties are also one residence per lot excepting only Block 92, Lots 14, 15, 16 and 17. Those lots have one residence per *two* lots.

15. While the individual instruments comprising the City Registered Restrictive Covenants differ, each of the instruments prevents the building of more than one residence per Plan Lot within the Plan Area. The Caveat and the City Registered Restrictive Covenant both preserve the one residence per Plan Lot rule. One residence per Plan Lot is the principle element of development within the Plan Area and Elbow Park more generally.

Re-development in the Plan Area on the basis of One Residence, One Plan Lot

16. There has been extensive re-development in the Plan Area since the Re-subdivison referred to in paragraph 10. All of this re-development has been on the basis of one residence, one Plan Lot.

17. As can be seen from **Exhibit "F"**, above, the vast majority of properties remain subject to either the Caveat or the City Registered Restrictive Covenant. Out of the entire Plan Area, only six lots appear to have had the Caveat or the City Registered Restrictive Covenant discharged.

18. The Caveat, or City Registered Restrictive Covenant, appears to have been discharged on the following Plan Lots: Block 80, Lots 1 and 8; Block 91, Lot 3 and 11 and Block 92, Lot 3 and Lot 8.

19. Block 80, Lot 1 and Block 91, Lot 11 were subdivided to allow the building of two single-family homes. To my knowledge, these lots were subdivided and initially redeveloped in the 1980s.

20. The other lots on which the Caveat or City Registered Restrictive Covenant were discharged are not large enough to subdivide. The result is that, even subsequent to the discharge of the Caveat or City Registered Restrictive Covenant the re-development of those Plan Lots has been on the basis of one residence, one Plan Lot.

21. Subsequent to the subdivisions referred to in paragraph 18, I am not aware of any proposals to subdivide any Plan Lots, other than on the Respondent Lands and a proposal in 2017 to subdivide the title for the property municipally described as 3412 – 10th Street and build two homes on that Plan Lot. This effort was successfully resisted by the community.

22. The end result of the initial development of the Plan Area and the extensive re-development is that, with the exception of the historic situations discussed in paragraph

19, the homes in the Plan Area were developed on the basis of one residence, one Plan Lot. As a result, the Plan Area:

(a) remains a low-density single family detached home neighbourhood, with light vehicle traffic;

(b) is lined with mature trees; and

(c) is characterized by large lots with wide set-backs that provide for appealing green spaces.

23. The primary issue with the proposed development on the Respondent Lands is that the effect of permitting the subdivision of the Respondent Lands and the building of two homes circumvents the Caveat and the City Registered Restrictive Covenant. There are practical implications to this as set out in paragraph 4.

24. To show what the Plan Area looks like, I have attached photos of my house at **Exhibit "H"**. I also attach photos of the homes currently on the subdivided lots at Block 80, Lot 1, and Block 91, Lot 11 at **Exhibit "I"** and **Exhibit "J"** respectively. Examples of other redeveloped homes in the Plan Area at Block 90, Lot 1 and Block 90, Lot 5 are attached at **Exhibit "K"**. Photographs of the Respondent Lands are attached at **Exhibit "L"**.

25. A satellite picture of the Elbow Park neighbourhood at **Exhibit "M"** demonstrates the one residence, One Plan Lot nature of Elbow Park, and shows a rough outline of Elbow Park in red. I also include two street maps more clearly showing the boundary of Elbow Park, and the roads in and around the Plan Area.

26. Over the years, the City of Calgary has grown significantly. Notwithstanding this growth, Elbow Park, and specifically the Plan Area, has continued to exist as a neighbourhood of single-family residences adhering to one residence, one Plan Lot.

27. I make this affidavit in support of the application of Thomas Ferguson and for no improper purpose.

SWORN BEFORE ME at Calgary, Alberta,
on March 30th, 2021.

A Commissioner for Oaths in Alberta

Robert Engbloom

Matthew Bobawsky
A Commissioner for Oaths in and for Alberta

Matthew Bobawsky
Barrister & Solicitor

01023841.v4

This is Exhibit "A"
referred to in the Affidavit of Robert Engbloom
sworn before me this 30th day of March, 2021.

A (Notary Public)
(Commissioner for Oaths)
in and for the Province of Alberta

Matthew Bobawsky
A Commissioner for Oaths in and for Alberta

Matthew Bobawsky
Barrister & Solicitor

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0018 008 053	3605FO;91;8	821 195 254

LEGAL DESCRIPTION
PLAN 3605FO
BLOCK 91
LOT 8
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;24;9;SE

MUNICIPALITY: CITY OF CALGARY

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
821 195 254	16/11/1982		$188,000	

OWNERS

NANCY STAFFORD ENGBLOOM (LAWYER)
OF 3410-10 ST SW
CALGARY
ALBERTA

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
7648FT .	21/05/1948	CAVEAT RE : SEE CAVEAT CAVEATOR - CANADIAN PACIFIC RAILWAY COMPANY. 2000, 401-9 AVE SW CALGARY ALBERTA T2P4Z4 (DATA UPDATED BY: 091097227)

TOTAL INSTRUMENTS: 001

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 17 DAY OF NOVEMBER, 2020 AT 11:30 A.M.

ORDER NUMBER: 40529522

CUSTOMER FILE NUMBER: 120632.001

END OF CERTIFICATE

This is Exhibit "B"
referred to in the Affidavit of Robert Engbloom
sworn before me this 30th day of March, 2021.

A (Notary Public)
(Commissioner for Oaths)
in and for the Province of Alberta

Matthew Bobawsky
A Commissioner for Oaths in and for Alberta

Matthew Bobawsky
Barrister & Solicitor

7648 F.T.

C A V E A T.

HE REGISTRAR
FOR THE SOUTH ALBERTA LAND REGISTRATION DISTRICT:

TAKE NOTICE that the CANADIAN PACIFIC RAILWAY COMPANY claims an interest in:

70.0246

- Lots One (1) to Seven (7), Block Seventy-eight (78);
- Lots One (1) to Nine (9), Block Seventy-nine (79);
- Lots One (1) to Five (5) and Lot Eight in Block Eighty (80);
- Lots Two (2), Three (3), Five (5), Six (6) and Seven (7), Block Ninety (90);

70.0247

- Lots One (1), Four (4) and Lots Eight (8) to Eleven (11) inclusive, Block Ninety-one (91);
- Lots One (1), Seven (7), Eight (8) and Nine (9), Block Ninety-two (92); and
- Lots One (1) to Eight (8) inclusive, Block Ninety-three (93), according to a plan of part of the City of Calgary, of record in the Land Titles Office for the South Alberta Land Registration District as Plan 3605 F.O., all standing in the register in the name of the Canadian Pacific Railway Company;

P.K. AS TO FORM
Assistant Solicitor

under and by virtue of an Agreement made between the Canadian Pacific Railway Company and Joseph J. Greenan, Barrister, and Mary P. Greenan (his wife), both of the City of Calgary, dated the 29th day of April, 1948, copy of which Agreement is hereto attached.

AND the Canadian Pacific Railway Company 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 its Department of Natural Resources in the City of Calgary, in the Province of Alberta,

as the place at which notices and proceedings relating hereto may be served.

DATED this 29th day of April, A.D.1948.

Witness.

CANADIAN PACIFIC RAILWAY COMPANY

Per Leslie Munroe
Leslie Munroe, Manager,
Department of Natural Resources.

7648 F.T.

THIS AGREEMENT made in duplicate this 29th of April, A.D.1948.

BETWEEN:

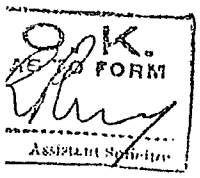
CANADIAN PACIFIC RAILWAY COMPANY, (hereinafter called "the Owner"),

OF THE FIRST PART,

- and -

JOSEPH J. GREENAN, Barrister, and MARY P. GREENAN, (his wife), both of the City of Calgary, in the Province of Alberta, (hereinafter called "the Purchasers"),

OF THE SECOND PART.



IN CONSIDERATION of the sum of Nine Hundred Dollars ($900.00) paid by the Purchasers to the Owner, receipt of which sum is hereby acknowledged, the Owner has sold and agreed to transfer to the Purchasers Lot Seven (7), in Block Ninety (90), according to a plan of part of the City of Calgary of record in the Land Titles Office for the South Alberta Land Registration District as Plan No. 3605 F.O., subject to the following covenants, terms and conditions:

1. That the Owner shall, as and when requested by the Purchasers, transfer to the Purchasers said Lot Seven (7), Block Ninety (90), Plan No. 3605 F.O.

2. As the amount of the 1948 taxes in respect of the said Lot is not yet known, the Purchasers agree to pay the full year's taxes for the year 1948 in respect of the said lot, and upon production by them of their Tax Receipt, the Owner hereby

agrees to refund to them the proportion of the said taxes due from the 1st day of January, 1948, to the 31st day of March, 1948.

3. The Owner hereby agrees to insert in all Agreements for Sale entered into by the Owner for the sale of any one of the following lots or parcels of land, namely:

Lots One (1) to Seven (7), Block Seventy-eight (78).
Lots One (1) to Nine (9), Block Seventy-nine (79).
Lots One (1) to Five (5) and Lot Eight (8) in Block Eighty (80).
Lots Two (2), Three (3), Five (5) and Six (6), Block Ninety (90).
Lots One (1), Four (4), and Lots Eight (8) to Eleven (11), Block Ninety-one (91).
Lots One (1), Seven (7), Eight (8) and Nine (9), Block Ninety-two (92); and
Lots One (1) to Eight (8), Block Ninety-three (93), as shown on said plan No. 3605 F.O.,

restrictive covenants similar to the covenants hereinafter contained.

IT IS HEREBY COVENANTED AND AGREED with the Owner by the above mentioned Purchasers on behalf of themselves, their executors, administrators and assigns, and successors in title, as follows:

(a) That there shall not be erected or suffered or permitted to be erected or used or placed upon the said Lot Seven (7), Block Ninety (90), Plan 3605 F.O., any building whatsoever except for the purposes of a private residence and private garage in connection therewith.

(b) That there shall not be erected upon the said Lot more than one (1) such residence and garage.

(c) That there shall not be erected on the said lot any dwelling house to cost less than Seven Thousand Dollars ($7,000.00), and same shall be of a neat design and completed in a proper and workmanlike manner.

(d) That if the said dwelling house consists of basement and one floor, the ground area occupied by same shall not be less than Twelve Hundred (1200) square feet, exclusive of the garage, and if it consists of One and a Half (1½) or more storeys, said dwelling house shall occupy a ground area of not less than One Thousand (1,000) square feet, exclusive of the garage.

(e) That no house or other building shall be located or placed on the said lot within Twenty-five (25) feet of the Street or Avenue, and any dwelling house shall be not less than Twenty-five (25) feet from the rear of said lot.

(f) That the said lot shall not be used for the purpose of a sand or gravel pit or quarry, and there shall not be removed or suffered or permitted to be removed any sand, gravel, stone or other material, except such as may be necessary for improving the lot or building thereon.

(g) That no house or other building on the said lot shall be used for mercantile, business or manufacturing purposes, and no work of an offensive, dangerous or noisy character shall be carried on which may be or become an annoyance or nuisance.

(h) That all work done on the said lot shall comply in all

respects with By-laws or Building Regulations of the City of Calgary.

(i) That covenants similar to the above shall be inserted in all Agreements for Sale made by the Purchasers for a resale of the said lot.

(j) That the Purchasers and their executors, administrators and assigns, and successors in title, shall observe the aforesaid restrictions applicable to the said lot, and that same shall be enforceable against him or them or on behalf of the owner or owners from time to time of any of the said lots or parcels of land referred to in Paragraph 3 hereof.

(k) That the restrictions aforementioned as imposed on each of the said lots or parcels of land referred to in Paragraph 3 hereof shall be enforceable by or on behalf of or against the owner or owners from time to time of any one or more of the said lots or parcels of land referred to in said Paragraph 3.

(l) The Purchasers shall be entitled to register in the Land Titles Office a Caveat protecting the restrictions above set out, and the transfer by the owner to the purchasers of the said lots or parcels of land referred to in Paragraph 3

hereof shall be expressed to be subject to said Caveat to be registered as aforesaid.

IN WITNESS WHEREOF the Owner has caused these presents to be executed by the Manager of its Department of Natural Resources, and the Purchasers have hereunto set their hands and seals, all on the day and year first above written.

CANADIAN PACIFIC RAILWAY COMPANY

Per Leslie Munroe
Leslie Munroe, Manager,
Department of Natural Resources.

Joseph J. Greenan
Joseph J. Greenan.

Mary P. Greenan
Mary P. Greenan.

Witness.

Witness.

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

I, Cecil L. Webb, of the City of Calgary, in the Province of Alberta, Secretary, make oath and say:

1. THAT I was personally present and did see Leslie Munroe, Manager of the Department of Natural Resources of the Canadian Pacific Railway Company at Calgary, in the Province of Alberta, named in the within instrument, who is personally known to me to be the person named therein, duly sign and execute same for the purposes named therein.

2. THAT the same was executed at the City of Calgary, in the Province of Alberta, and that I am the subscribing witness thereto.

3. THAT I personally know the said Leslie Munroe, and he is in my belief of the full age of twenty-one years.

SWORN before me at the City of Calgary, in the Province of Alberta, this 21st day of May, A.D.1948.

Cecil L. Webb

E. W. Winchell

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

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

I, Betty Gabelhouse, of the City of Calgary, in the Province of Alberta, Stenographer, make oath and say:

1. THAT I was personally present and did see Joseph J. Greenan and Mary P. Greenan named in the within instrument, who are personally known to me to be the persons named therein, duly sign and execute the same for the purposes named therein.

2. THAT the same was executed at the City of Calgary, in the Province of Alberta, and I am the subscribing witness thereto.

3. THAT I personally know the said Joseph J. Greenan and Mary P. Greenan, and they are in my belief of the full age of twenty-one years.

SWORN before me at the City)
of Calgary, in the Province)
of Alberta, this 5th day)
of May, A.D.1948.)

Betty Gabelhouse

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

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

I, Leslie Munroe, of the City of Calgary, in the Province of Alberta, Manager, make oath and say :

1. THAT I am agent of the above-named Caveator.

2. THAT I believe I have a good and valid claim upon the said lands and I say this Caveat is not being filed for the purpose of delaying or embarrassing any person interested therein or proposing to deal therewith.

SWORN before me at the City of Calgary, in the Province of Alberta, this 21st day of May, A.D.1948.

Leslie Munroe.

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

DATED D.194

BETWEEN:

CANADIAN PACIFIC RAILWAY COMPANY,

OF THE FIRST PART,

- and -

JOSEPH J. GREENAN & MARY P. GREENAN,

OF THE SECOND PART.

A G R E E M E N T.

File 16129
RRM/JAF

JAMES Mc CAIG, K.C.
C.P.R. SOLICITOR
CALGARY, ALBERTA.

7648 F.T. A.D. 1948

SIGN. FEE
TRA. REF. CERT.
EXTRA NEW TITLE
EL. TRACT

Lots 1 to 7, Block 78; Lots 1 to 9, Block 79; Lots 1 to 5, and Lot 8, in Block 80; Lots 2, 3, 5, 6 and 7 in Block 90; Lots 1, 4, and Lots 8 to 11 inclusive, Block 91; Lots 1, 7, 8 and 9, Block 92; and Lots 1 to 8 inclusive, Block 93.

70 O 246,
70 O 247

CAVEAT.

70 O 246
247

I certify that the within instrument is duly Entered and Registered in the Land Titles Office for the South Alberta Land Registration District at Calgary, in the Province of Alberta at ..... o'clock ..... M., on the 21 day of ..... A.D., 19..... Number ..... Book ..... Folio .....

..... Registrar
S. A. L. R. D.

File 16129

C.P.R. BUILDING
CALGARY, ALBERTA.

This is Exhibit "C"
referred to in the Affidavit of Robert Engbloom
sworn before me this 30th day of March, 2021.

A (Notary Public)
(Commissioner for Oaths)
in and for the Province of Alberta

Matthew Bobawsky
A Commissioner for Oaths in and for Alberta

Matthew Bobawsky
Barrister & Solicitor

ORIGINAL

ORIGINAL

Ref. Cert 70 D 156
New - 70 O 246 247

MOUNT ROYAL
CALGARY

Resubdivision of
LOTS A & B BLOCK 90, LOTS A & B BLOCK 91, & BLOCK X,
REG^D PLAN No 7080 A.J. all in
S.E. ¼ SEC. 9, TP. 24, R. 1 W. 5TH M.
ALBERTA

By E. Bartlett, A.L.S., 1946

Scale: 100 feet = 1 inch.

Canadian Pacific Railway Coy,
Dept. of Natural Resources,
By its Attorney,
A. Griffin
Manager.
Witness:
Calgary, Alberta, 12th August 1946.

Note:
All measurements are given in feet and decimals of a foot.
Portion required under this plan is enclosed within red lines and contains 6.7 acres.
Standard iron posts established are shown thus: •
Standard iron posts found are shown thus: •
12" iron pipe found are shown thus: ⊙
Calculated dimensions are shown in blue.
Measurements copied or adapted from previous registered plans are shown in purple.
Original building plans of lots A & B Block 90, lots A & B Block 91 and Block X (plan 7080 A.J.) are shown in green.

I, Edmund Bartlett, of the City of Calgary in the Province of Alberta, Alberta Land Surveyor, make oath and say that the survey represented by this plan has been made by me in accordance with the provisions of the Alberta Surveys Act, that the survey was completed between the dates of June 6th and July 3rd 1946 and that this plan is correct and true and is prepared in accordance with the provisions of the Land Titles Act.
Sworn before me at Calgary in the Province of Alberta, this 16th day of July A.D. 1946
A. Bartlett
A.L.S.
A Commissioner in and for the Province of Alberta.

City of Calgary.
Mayor
City Clerk.

City Engineer

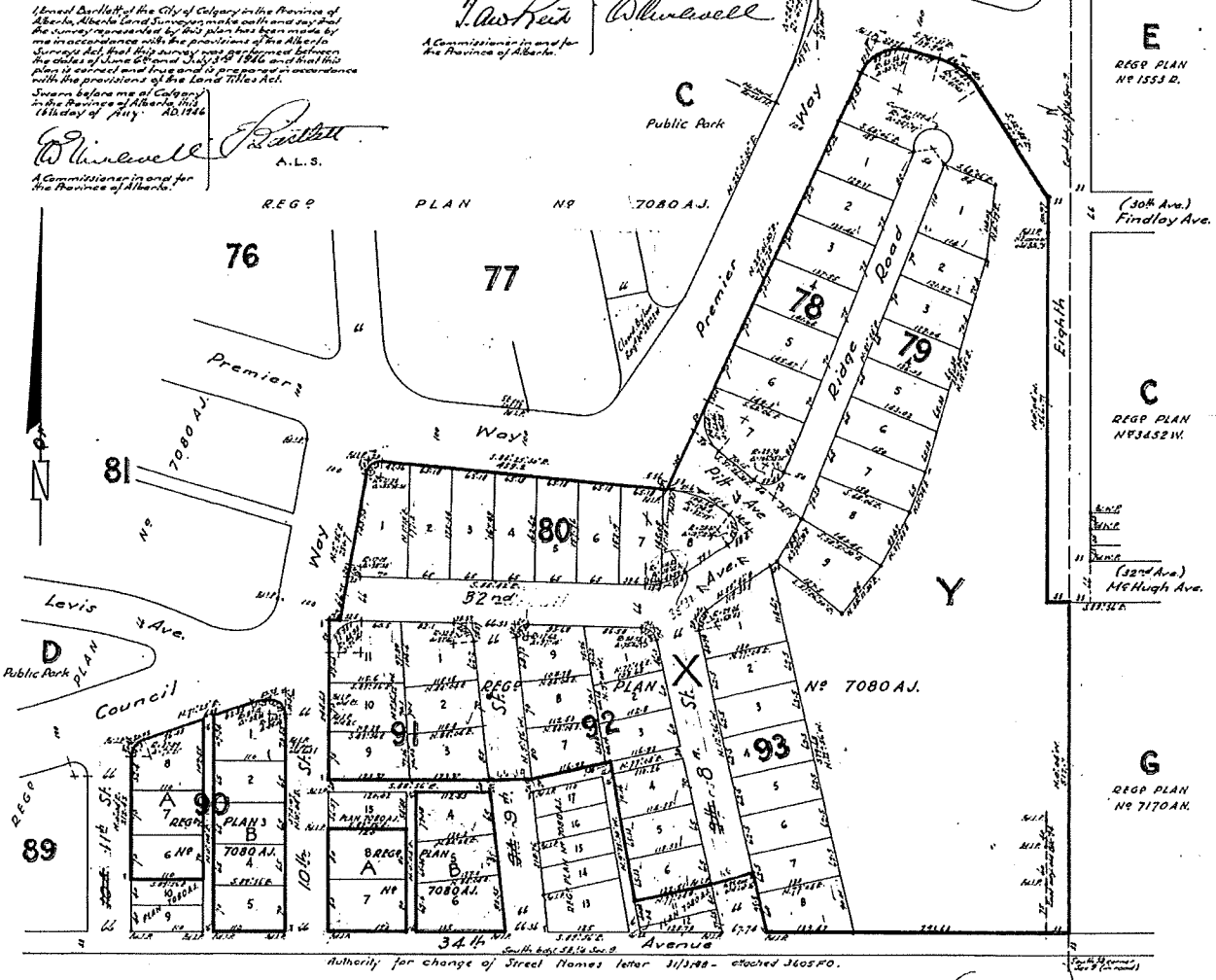
Canada,
Province of Alberta, } I, Edmund W. Thirlwall of the City of Calgary in the Province of Alberta, Clerk, make oath and say:
1. That I was personally present and did see Augustus Griffin named in this plan, and who is personally known to me to be the person named therein, duly sign and execute the same for the purposes named therein.
2. That the same was executed at the said City of Calgary and that I am a subscribing witness thereto.
3. That I know the said Augustus Griffin and he is in my belief of the full age of twenty one years.
Sworn before me at Calgary in the Province of Alberta, this 26th day of August A.D. 1946
A Commissioner in and for the Province of Alberta.

VAULT 1047
I certify that the within instrument is duly Entered and Registered in the Land Titles Office for the South Alberta Land Registration District of Calgary, in the Province of Alberta, at 3.35 o'clock P.M. on the 11th day of October A.D., 1946 as Number 3605 F.O. Book 104.
J. G. Kendall
Registrar

Subdivision approved subject to registration on or before Oct. 31, 1946
Director of Subdivision

APPROVED 12/9/46
TOWN AND RURAL PLANNING ACT
Director of Town Planning

CALGARY TOWN PLANNING COMMISSION
APPROVED Aug. 23, 1946
Per
PROVIDED BAND IS CONSOLIDATED WITH



Authority for change of Street Names letter 31/3/48 - attached 3605 F.O.

3605 F O (1047)

This is Exhibit "D"
referred to in the Affidavit of Robert Engbloom
sworn before me this 30th day of March, 2021.

A (Notary Public)
(Commissioner for Oaths)
in and for the Province of Alberta

Matthew Bobawsky
A Commissioner for Oaths in and for Alb...

Matthew Bobawsky
Barrister & Solicitor

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

7648FT .

ORDER NUMBER: 40493750

Alberta
GOVERNMENT SERVICES

Consumer Services &
Land Titles South

Alberta Government Services Bldg.
2nd Floor, 710 - 4th Avenue S.W.
Calgary, Alberta
T2P 0K3

Telephone (403) 297-6511
Fax (403) 297-8641

THE LAND TITLES ACT

(Section 21)

CERTIFICATE

Dear Sir/Madam:

Re: Missing Instrument

Pursuant to Section 21 of the Land Titles Act, I hereby certify that registered document:

Numbered **7648 F.T.**

has been lost, mislaid or destroyed and has not been micro photographed.

Yours truly,

Brian D. Harning
Assistant Deputy Registrar
Land Titles South

BDH/jd

Certificate Under Sec. 71 issued June 03, 05 72 July 25th, 2006		

This is Exhibit "E"
referred to in the Affidavit of Robert Engbloom
sworn before me this 30th day of March, 2021.

A (Notary Public)
(Commissioner for Oaths)
in and for the Province of Alberta

Matthew Bobawsky
A Commissioner for Oaths in and for Alberta

Matthew Bobawsky
Barrister & Solicitor

COURT FILE NUMBER	
COURT	COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE	CALGARY
APPLICANT	THOMAS H. FERGUSON, Q.C.
RESPONDENTS	REGISTRAR OF TITLES for the LAND TITLES OFFICE
DOCUMENT	**ORDER**
ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT	**Curtis E. Marble** Carbert Waite LLP 2300 Encor Place, 645 - 7th Ave SW Calgary, AB T2P 4G8 Tel: 403-705-3642 Fax: 403-263-5553 File: 120632.001

JUDICIAL CENTRE OF CALGARY
FILED
Court's Stamp
DEC 22 2020
CLERK OF THE COURT

I hereby certify this to be a true copy of the original ORDER.

Dated this 22 day of Dec 2020

for Clerk of the Court

DATE ON WHICH ORDER WAS PRONOUNCED: December 16, 2020.

NAME OF JUSTICE WHO MADE THIS ORDER: O.P. MARUK.

LOCATION WHERE ORDER WAS PRONOUNCED: CALGARY

UPON the Application of the Applicant, Mr. Thomas H. Ferguson, Q.C. (the "**Applicant**"), for an Order declaring his copy of Instrument Number 7648 FT is a true copy of such instrument, and directing the registrar to rectify the missing document status of said instrument; **AND UPON** having read the Affidavit of the Applicant, sworn November 24, 2020, filed, **AND UPON** having read the Affidavit of Mr. Robert Engbloom, Q.C., sworn November 24, 2020, **AND UPON** having noted that the Registrar takes no position on this application;

IT IS HEREBY ORDERED AND DECLARED THAT:

1. The Applicant's copy of Instrument Number 7648 FT, appended hereto at Schedule "A" to this Order is declared to be a true copy of the original (the "True Copy"); and

2. The Registrar shall rectify the missing document status of the Caveat and file the True Copy as Instrument 7648FT.

Per: OPM

J.C.Q.B.A.

SCHEDULE "A"

7648 FT

C A V E A T.

HE REGISTRAR
OR THE SOUTH ALBERTA LAND REGISTRATION DISTRICT:

TAKE NOTICE that the CANADIAN PACIFIC RAILWAY COMPANY claims an interest in:

- Lots One (1) to Seven (7), Block Seventy-eight (78);
- Lots One (1) to Nine (9), Block Seventy-nine (79);
- Lots One (1) to Five (5) and Lot Eight in Block Eighty (80);
- Lots Two (2), Three (3), Five (5), Six (6) and Seven (7), Block Ninety (90);
- Lots One (1), Four (4) and Lots Eight (8) to Eleven (11) inclusive, Block Ninety-one (91);
- Lots One (1), Seven (7), Eight (8) and Nine (9), Block Ninety-two (92); and
- Lots One (1) to Eight (8) inclusive, Block Ninety-three (93), according to a plan of part of the City of Calgary, of record in the Land Titles Office for the South Alberta Land Registration District as Plan 3605 F.O., all standing in the register in the name of the Canadian Pacific Railway Company;

under and by virtue of an Agreement made between the Canadian Pacific Railway Company and Joseph J. Greenan, Barrister, and Mary P. Greenan (his wife), both of the City of Calgary, dated the 29th day of April, 1948, copy of which Agreement is hereto attached.

AND the Canadian Pacific Railway Company 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 its Department of Natural Resources in the City of Calgary, in the Province of Alberta,

as the place at which notices and proceedings relating hereto may be served.

DATED this 29th day of April, A.D.1948.

CANADIAN PACIFIC RAILWAY COMPANY

Per Leslie Munroe
Leslie Munroe, Manager,
Department of Natural Resources.

Witness.

7648 F.T.

THIS AGREEMENT made in duplicate this 29th of April, A.D.1948.

BETWEEN:

CANADIAN PACIFIC RAILWAY COMPANY, (hereinafter called "the Owner"),

OF THE FIRST PART,

- and -

JOSEPH J. GREENAN, Barrister, and MARY P. GREENAN, (his wife), both of the City of Calgary, in the Province of Alberta, (hereinafter called "the Purchasers"),

OF THE SECOND PART.

IN CONSIDERATION of the sum of Nine Hundred Dollars ($900.00) paid by the Purchasers to the Owner, receipt of which sum is hereby acknowledged, the Owner has sold and agreed to transfer to the Purchasers Lot Seven (7), in Block Ninety (90), according to a plan of part of the City of Calgary of record in the Land Titles Office for the South Alberta Land Registration District as Plan No. 3605 F.O., subject to the following covenants, terms and conditions:

1. That the Owner shall, as and when requested by the Purchasers, transfer to the Purchasers said Lot Seven (7), Block Ninety (90), Plan No. 3605 F.O.

2. As the amount of the 1948 taxes in respect of the said Lot is not yet known, the Purchasers agree to pay the full year's taxes for the year 1948 in respect of the said lot, and upon production by them of their Tax Receipt, the Owner hereby

agrees to refund to them the proportion of the said taxes due from the 1st day of January, 1948, to the 31st day of March, 1948.

3. The Owner hereby agrees to insert in all Agreements for Sale entered into by the Owner for the sale of any one of the following lots or parcels of land, namely:

Lots One (1) to Seven (7), Block Seventy-eight (78).
Lots One (1) to Nine (9), Block Seventy-nine (79).
Lots One (1) to Five (5) and Lot Eight (8) in Block Eighty (80).
Lots Two (2), Three (3), Five (5) and Six (6), Block Ninety (90).
Lots One (1), Four (4), and Lots Eight (8) to Eleven (11), Block Ninety-one (91).
Lots One (1), Seven (7), Eight (8) and Nine (9), Block Ninety-two (92); and
Lots One (1) to Eight (8), Block Ninety-three (93), as shown on said plan No. 3605 F.O.,

restrictive covenants similar to the covenants hereinafter contained.

IT IS HEREBY COVENANTED AND AGREED with the Owner by the above mentioned Purchasers on behalf of themselves, their executors, administrators and assigns, and successors in title, as follows:

(a) That there shall not be erected or suffered or permitted to be erected or used or placed upon the said Lot Seven (7), Block Ninety (90), Plan 3605 F.O., any building whatsoever except for the purposes of a private residence and private garage in connection therewith.

(b) That there shall not be erected upon the said Lot more than one (1) such residence and garage.

(c) That there shall not be erected on the said lot any dwelling house to cost less than Seven Thousand Dollars ($7,000.00), and same shall be of a neat design and completed in a proper and workmanlike manner.

(d) That if the said dwelling house consists of basement and one floor, the ground area occupied by same shall not be less than Twelve Hundred (1200) square feet, exclusive of the garage, and if it consists of One and a Half (1½) or more storeys, said dwelling house shall occupy a ground area of not less than One Thousand (1,000) square feet, exclusive of the garage.

(e) That no house or other building shall be located or placed on the said lot within Twenty-five (25) feet of the Street or Avenue, and any dwelling house shall be not less than Twenty-five (25) feet from the rear of said lot.

(f) That the said lot shall not be used for the purpose of a sand or gravel pit or quarry, and there shall not be removed or suffered or permitted to be removed any sand, gravel, stone or other material, except such as may be necessary for improving the lot or building thereon.

(g) That no house or other building on the said lot shall be used for mercantile, business or manufacturing purposes, and no work of an offensive, dangerous or noisy character shall be carried on which may be or become an annoyance or nuisance.

(h) That all work done on the said lot shall comply in all

respects with By-laws or Building Regulations of the City of Calgary.

(i) That covenants similar to the above shall be inserted in all Agreements for Sale made by the Purchasers for a resale of the said lot.

(j) That the Purchasers and their executors, administrators and assigns, and successors in title, shall observe the aforesaid restrictions applicable to the said lot, and that same shall be enforceable against him or them or on behalf of the owner or owners from time to time of any of the said lots or parcels of land referred to in Paragraph 3 hereof.

(k) That the restrictions aforementioned as imposed on each of the said lots or parcels of land referred to in Paragraph 3 hereof shall be enforceable by or on behalf of or against the owner or owners from time to time of any one or more of the said lots or parcels of land referred to in said Paragraph 3.

(l) The Purchasers shall be entitled to register in the Land Titles Office a Caveat protecting the restrictions above set out, and the transfer by the owner to the purchasers of the said lots or parcels of land referred to in Paragraph 3

hereof shall be expressed to be subject to said Caveat to be registered as aforesaid.

IN WITNESS WHEREOF the Owner has caused these presents to be executed by the Manager of its Department of Natural Resources, and the Purchasers have hereunto set their hands and seals, all on the day and year first above written.

CANADIAN PACIFIC RAILWAY COMPANY

Per Leslie Munroe
Leslie Munroe, Manager,
Department of Natural Resources.

Joseph J. Greenan
Joseph J. Greenan.

Witness.

Mary P. Greenan
Mary P. Greenan.

Witness.

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

I, Cecil D. Loeb, of the City of Calgary, in the Province of Alberta, Secretary, make oath and say:

1. THAT I was personally present and did see Leslie Munroe, Manager of the Department of Natural Resources of the Canadian Pacific Railway Company at Calgary, in the Province of Alberta, named in the within instrument, who is personally known to me to be the person named therein, duly sign and execute same for the purposes named therein.

2. THAT the same was executed at the City of Calgary, in the Province of Alberta, and that I am the subscribing witness thereto.

3. THAT I personally know the said Leslie Munroe, and he is in my belief of the full age of twenty-one years.

SWORN before me at the City of Calgary, in the Province of Alberta, this 21st day of May, A.D. 1948.

Cecil D. Loeb

E. W. Winchell

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

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

I, Betty Gabelhouse, of the City of Calgary, in the Province of Alberta, Stenographer, make oath and say:

1. THAT I was personally present and did see Joseph J. Greenan and Mary P. Greenan named in the within instrument, who are personally known to me to be the persons named therein, duly sign and execute the same for the purposes named therein.

2. THAT the same was executed at the City of Calgary, in the Province of Alberta, and I am the subscribing witness thereto.

3. THAT I personally know the said Joseph J. Greenan and Mary P. Greenan, and they are in my belief of the full age of twenty-one years.

SWORN before me at the City of Calgary, in the Province of Alberta, this 5th day of May; A.D.1948.

Betty Gabelhouse

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

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

I, Leslie Munroe, of the City of Calgary, in the Province of Alberta, Manager, make oath and say:

1. THAT I am agent of the above-named Caveator.

2. THAT I believe I have a good and valid claim upon the said lands and I say this Caveat is not being filed for the purpose of delaying or embarrassing any person interested therein or proposing to deal therewith.

SWORN before me at the City of Calgary, in the Province of Alberta, this 21st day of May, A.D.1948.

Leslie Munroe.

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

DATED D. 194

BETWEEN:

CANADIAN PACIFIC RAILWAY COMPANY,

OF THE FIRST PART,

- and -

JOSEPH J. GREENAN & MARY P. GREENAN,

OF THE SECOND PART.

A G R E E M E N T.

File 16129
RRM/JAF

JAMES Mc CAIG, K.C.
C.P.R. SOLICITOR
CALGARY, ALBERTA.

2648 F.T. Apr. 1948

Lots 1 to 7, Block 78; Lots 1 to 9, Block 79; Lots 1 to 5, and Lot 8, in Block 80; Lots 2, 3, 5, 6 and 7 in Block 90; Lots 1, 4, and Lots 8 to 11 inclusive, Block 91; Lots 1, 7, 8 and 9, Block 92; and Lots 1 to 8 inclusive, Block 93.

LAND TITLES OFFICE CALGARY

70 O 246

70 O 246

CAVEAT.

70 O 246 247

I certify that the within instrument is duly Entered and Registered in the Land Titles Office for the South Alberta Land Registration District at Calgary, in the Province of Alberta at ..... o'clock ..... M., on the 21 day of ..... A.D., 19..... Number ..... Book ..... Folio .....

..... Registrar

S. A. L. R. D.

No. 16129

C.P.R. SCHEDULE
CALGARY, ALBERTA.

This is Exhibit "F"
referred to in the Affidavit of Robert Engbloom
sworn before me this 30th day of March, 2021.

A (Notary Public)
(Commissioner for Oaths)
in and for the Province of Alberta

Matthew Bobawsky
A Commissioner for Oaths in and for Alb

Matthew Bobawsky
Barrister & Solicitor

ORIGINAL

ORIGINAL

Ref. Cert 70 D156
New - 70 O 246
247

MOUNT ROYAL
CALGARY

Resubdivision of
LOTS A & B BLOCK 90, LOTS A & B BLOCK 91, & BLOCK X,
REGD PLAN No 7080 AJ. all in
S.E.¼ SEC. 9, TP. 24, R. 1 W. 5TH M.
ALBERTA

By E. Bartlett, A.L.S., 1946

Scale: 100 feet = 1 inch.

VAULT 1047

I certify that the within instrument is duly Entered and Registered in the Land Titles Office for the South Alberta Land Registration District of Calgary, in the Province of Alberta at 3.25 o'clock P.M., on the 11th day of October A.D., 1946 as Number 3605 Book F.O. Page 104.

J. Glendaff
Registrar

System of subdivision approved subject to registration can be before Oct. 31 1946
Edmonton Oct. 12 1946

APPROVED 12/9/46
TOWN AND RURAL PLANNING BOARD
Director of City Planning

CALGARY TOWN PLANNING COMMISSION
APPROVED Aug. 23 1946
Per
PROVIDED SAME IS CONSOLIDATED WITH

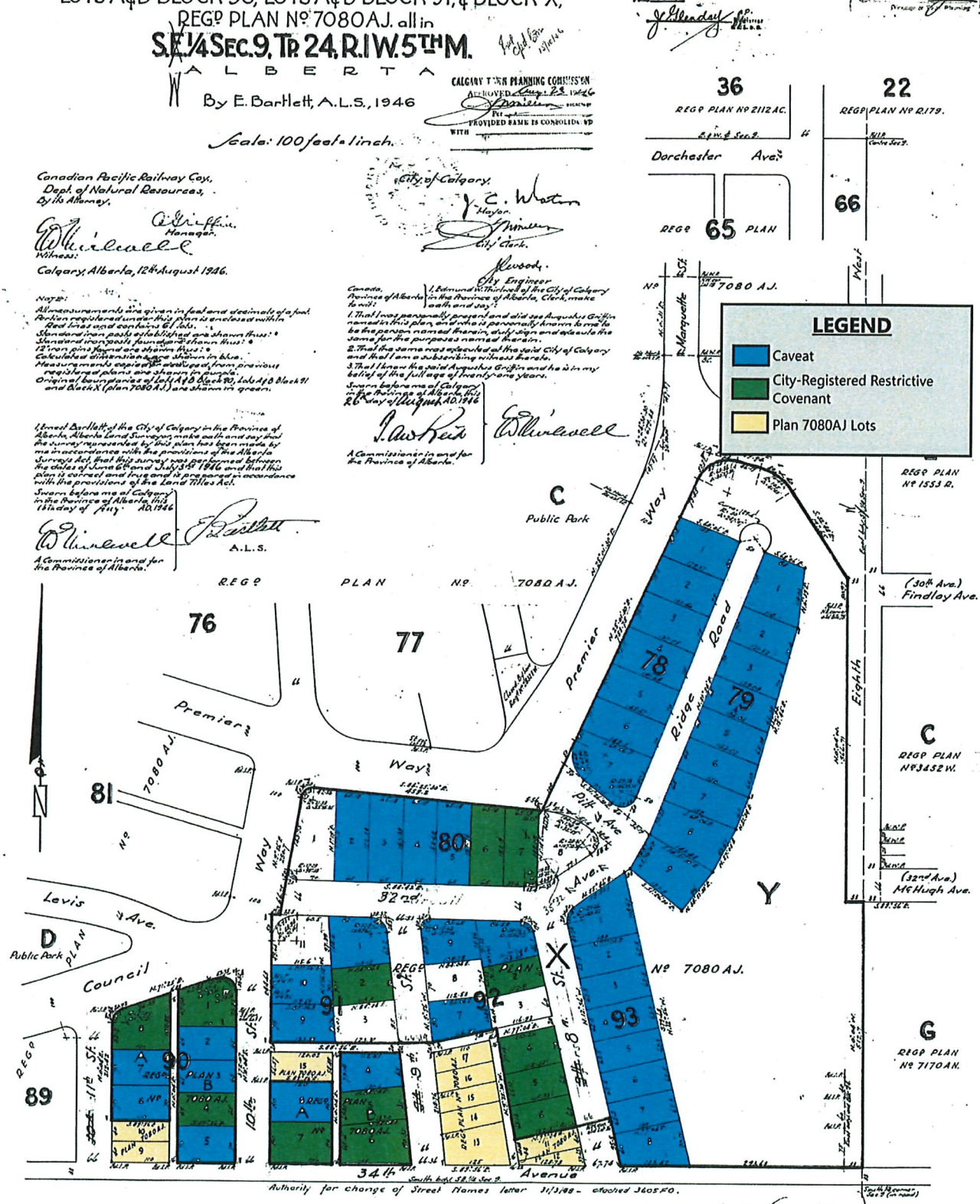
City of Calgary.
Mayor.
City Clerk.
City Engineer

Canadian Pacific Railway Coy.,
Dept. of Natural Resources,
By its Attorney,
Manager.
Witness:
Calgary, Alberta, 12th August 1946.

Note:
All measurements are given in feet and decimals of a foot.
Portion registered under this plan is enclosed within red lines and contains 61 ac.
Standard iron posts established are shown thus: •
Standard iron posts found are shown thus: •
12" iron pins found are shown thus: •
Calculated dimensions are shown in blue.
Measurements copied or deduced from previous registered plans are shown in purple.
Original boundaries of Lots A & B Block 90, Lots A & B Block 91 and Block X (plan 7080 AJ.) are shown in green.

I, Ernest Bartlett, of the City of Calgary in the Province of Alberta, Alberta Land Surveyor, make oath and say that the survey represented by this plan has been made by me in accordance with the provisions of the Alberta Surveys Act that this survey was performed between the dates of June 6th and July 5th 1946 and that this plan is correct and true and is prepared in accordance with the provisions of the Land Titles Act.
Sworn before me at Calgary in the Province of Alberta this 13th day of July A.D. 1946
A.L.S.
A Commissioner in and for the Province of Alberta.

Canada, Province of Alberta } I, Edmund W. Thirlwell of the City of Calgary in the Province of Alberta, Clerk, make oath and say:
1. That I was personally present and did see Augustus Griffin named in this plan, and who is personally known to me to be the person named therein, duly sign and execute the same for the purposes named therein.
2. That the same was executed at the said City of Calgary and that I am a subscribing witness thereto.
3. That I know the said Augustus Griffin and he is in my belief of the full age of twenty-one years.
Sworn before me at Calgary in the Province of Alberta this 26th day of August A.D. 1946
A Commissioner in and for the Province of Alberta.



Authority for change of Street Names letter 31/3/48 - attached 3605 FO.

3605 FO (1047)

This is Exhibit "G"
referred to in the Affidavit of Robert Engbloom
sworn before me this 30th day of March, 2021.

A (Notary Public)
(Commissioner for Oaths)
in and for the Province of Alberta

Matthew Bobawsky
A Commissioner for Oaths in and for Alberta

Matthew Bobawsky
Barrister & Solicitor

01024698.v1

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

1241GF .

ORDER NUMBER: 41195108

Entered and Checked:

ASSESSOR.

REG'N FEE	5	00
EXTRA REF. CERT.		
EXTRA NEW TITLE		
ABSTRACT		
GEN. CERT.		
CERT. OF CHG.		
ASSCE. FUND	3	60
New Value 1791		
Old Value		
INC. TAX 1791		
TOTAL FEES	8	60

Clerk D.B.

Charge to A. Bullas

Agreement for Sale Produced Sworn to

Dated ..... 19.....

Consideration $.....

Assessed 1913 for $.....

Assured Value $ 1791

Increment Value $ 1791

Present Value $ 1791

Last Value $ Surp

LAND TITLES OFFICE CALGARY JUN 28 1950 Inspector of Transfers

P-A-I-D

G.R. 437 ADD. 8

1241 G.F.

Day Book Number.....

1-2

TRANSFER

THE CITY OF CALGARY

LAND TITLES OFFICE JUN 28 1950 CALGARY

73M106

To

A. BULLAS

REFERENCE CERTIFICATE 73M106

I certify that the within Instrument is duly Entered and Registered in the Land Titles Office for the North Alberta Land Registration District at Calgary in the Province of Alberta, at 10½ o'clock A. m., on 29 day of June A.D. 1950.

Number 1241 Book GF Folio 35

W Murray

Registrar

A.L.R.D.

NEW CERTIFICATE NUMBER 85X82

LAND TITLES ACT

SECTION 142

AFFIDAVIT FOR TRANSFEREE

PROVINCE OF ALBERTA
CANADA
To Wit:

I, Abram Bullas.
of
in the Province of Alberta
occupation Builder. make oath and say:

1. I am the transferee (or agent of the transferee) in the within transfer and I know the lands therein described.

2. The improvements upon the said land at the date I purchased the same were of the fair value of $ N/C

3. Since the date I purchased the same I have created the following improvements at a cost set out opposite each:

Building used as a			$
Building used as a	none		$
Other Buildings			$
Fencing (State length)	none		$
Clearing	acres @ $ none	per acre	$
Breaking	acres @ $	per acre	$
Other Improvements	none (Specify)		$
		Total $	N.C

4. I know the circumstances of the within transfer and the true consideration passing between the parties thereto is as follows:

(Full details, cash, assumption of mortgage, exchange, or other consideration, with cash value of same)

The sum of $1791

5. The consideration herein of $ 1795-00 is fairly apportioned between land and improvements as follows:

Land	$	1795-00
Improvements as per Clause 2	$	
Total	$	1795-00

6. The present value of the subsequent improvements which I have created upon the said lands is $ N/C

7. The transferor named herein is the person from whom I purchased the within described property.

(If Transferor is other than above, give particulars)

SWORN at Calgary
in the Province of Alberta
this 28th day of June
A.D. 1950, before me

A. Bullas

A Commissioner for Oaths in and for the Alberta of

2000—1—49 10

Statutory Declaration

CANADA
Province of Alberta
To Wit:

In the Matter of the Tax Recovery Act, 1922, being Chapter 162 of the Revised Statutes of Alberta, 1942, and in the matter of the sale of

Lot 6, Block 91, Plan 3605-F.O., Section 9.

I, FREDERICK NYE, of the City of Calgary, in the Province of Alberta, Land Superintendent, do solemnly declare as follows:

1. That I am the Land Superintendent of the City of Calgary, and as such, have a full knowledge of the facts herein declared to.

2. That the owner does not reside on the said parcel of land, nor is it in the actual occupation of any person under any arrangement, agreement or lease, by, with or through the owner.

And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at the City of Calgary, in the Province of Alberta, this 29th day of MARCH, A.D. 19 50

F Nye

BEFORE ME

A Commissioner for Oaths in and for the Province of Alberta.

LAND TITLES ACT

SECTION 142

AFFIDAVIT FOR TRANSFEROR

PROVINCE OF ALBERTA
CANADA
To Wit:

I, Fred Nye,
of The City of Calgary,
in the Province of Alberta,
occupation Superintendent, make oath and say:

1. I am the agent of the transferor in the within transfer and I know the lands therein described.

2. The improvements upon the said lands at the date the Transferor purchased the same were of the fair value of $ Nil

3. Since the date the Transferor purchased the same it has created the following improvements at a cost set out opposite each

Building used as a			$
Building used as a			$
Other Buildings			$
Fencing (State length)			$
Clearing	acres @ $	per acre	$
Breaking	acres @ $	per acre	$
Other Improvements (Specify)			$

Acreage in crop during the twelve months immediately preceding the transaction resulting in this transfer

Total $

4. I know the circumstances of the within transfer and the true consideration passing between the parties thereto is as follows:

(Full details, cash, assumption of mortgage, exchange, or other consideration, with cash value of same)

THE SUM OF ONE THOUSAND SEVEN HUNDRED NINETY ONE DOLLARS

($1,791.00)

5. Immediately before the transaction which resulted in the making of the within transfer, including the lands mentioned therein, the Transferor was beneficially interested in not more than acres of land in the Province of Alberta. The land contained in the said transfer was as to acres thereof, under cultivation and was actually and bona fide used by the Transferor for agricultural purposes during the twelve months immediately preceding the said transaction.

6. The consideration herein of $ 1,791.00 is fairly apportioned between land and improvements as follows:

Land	$ 1,791.00
Improvements	$
	Total $ 1,791.00

7. The transferee named herein is the person to whom the Transferor sold the within described property.

(If the Transferee is other than above, give particulars)

SWORN at The City of Calgary,
in the Province of Alberta
this 29th day of MARCH,
A.D. 19 50, before me

F. Nye

A Commissioner for Oaths in and for the Province of Alberta.

Esc. thereout all mines & minerals and the right to work the same. AS

5000-2-50. 3

Acct. No. 2-4530

Title No. 2435B ~~73M206~~. 73M106

LAND TITLES ACT

Transfer of Land

THE CITY OF CALGARY, a municipal corporation having jurisdiction in the City of Calgary in the Province of Alberta, being registered owner of an estate in fee simple, subject however, to such encumbrances, liens and interests as are notified by memorandum as underwritten, in all that certain tract of land situate in the Province of Alberta, being composed of

Lot Six (6) in Block Ninety-one (91), according to a plan of part of the City of Calgary in the Province of Alberta, of record in the Land Titles Office for the South Alberta Land Registration District as "Calgary 3605-F.O."

Subject to the following covenants and conditions which shall apply to all building lots in the said plan:

1. Only one single family dwelling house and a private garage attached or unattached to such dwelling house may be erected on each lot. Such private garage shall, in either case, conform in style and exterior finish to the dwelling house on the same lot.

2. Each such dwelling house shall occupy a ground area of at least:

(a) 1,200 square feet when of single storey construction,
(b) 1,000 square feet when of one and one-half or two-storey construction.

The dimensions of any garage (attached or unattached), porch, verandah, sun-room or other appurtenant structure shall be excluded in computing such ground area.

3. No lot in the said plan or any building erected thereon shall be used for any trade or business or otherwise than for private residential purposes.

Subject to reservations and conditions in existing Certificate of Title.

does hereby in consideration of the sum of

ONE THOUSAND SEVEN HUNDRED NINETY ONE ($1,791.00)---------- Dollars

paid to it by ABRAM BULLAS, Builder,

of the City of Calgary, in the Province of Alberta

the receipt of which sum is hereby acknowledged, transfer to the said

---------- ABRAM BULLAS ----------

all its estate and interest in the said piece of land.

IN WITNESS WHEREOF the City of Calgary has caused its seal to be affixed hereto and to be duly attested by the proper officers in that behalf this 29th day of MARCH, A.D. 19 50.

Don Mackay
Mayor.

City Clerk.

(Seal)

MEMO. OF ENCUMBRANCES

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

1242GF .

ORDER NUMBER: 41195108

Entered and Checked:

ASSESSOR.

REG'N FEE	5	00
EXTRA REF. CERT.		
EXTRA NEW TITLE		
ABSTRACT		
GEN. CERT.		
CERT. OF CHG.		
ASSCE. FUND	2	80
New Value 1396		
Old Value —		
INC. TAX		
TOTAL FEES	7	80

Clerk D.B.

Charge to

Agreement for Sale Produced Sworn to

Dated 19

Consideration $

Assessed 1913 for $

Assured Value $ 1296

Increment Value $ 1396

Present Value $ 1296

Last Value $

Tax Payable $

LAND TITLES OFFICE CALGARY Inspector of Transfers

JUN 28 1950

P-A-I-D

437 Amt. 7 80

1242 G.F.

Day Book Number

TRANSFER

THE CITY OF CALGARY

LAND TITLES OFFICE JUN 28 1950 CALGARY

ABRAM G. DULLAS

73M106

REFERENCE CERTIFICATE 73M106

I certify that the within Instrument is duly Entered and Registered in the Land Titles Office for the Alberta Land Registration District at Calgary in the Province of Alberta, at 10 12 o'clock A m., on 29 day of June A.D. 19 50

Number 1242 Book GF Folio 35

W Murray for

Registrar, A.L.R.D.

NEW CERTIFICATE NUMBER 85X83

LAND TITLES ACT

SECTION 142

AFFIDAVIT FOR TRANSFEREE

PROVINCE OF ALBERTA
CANADA
To Wit:

I, Abram Bullas
of Calgary.
in the Province of Alta.
occupation Builder make oath and say:

1. I am the transferee (or agent of the transferee) in the within transfer and I know the lands therein described.

2. The improvements upon the said land at the date I purchased the same were of the fair value of $ NIL

3. Since the date I purchased the same I have created the following improvements at a cost set out opposite each:

Building used as a			$
Building used as a		none.	$
Other Buildings			$
Fencing (State length)		none.	$
Clearing	acres @ $	per acre	$
Breaking	acres @ $	none per acre	$
Other Improvements		(Specify)	$
		Total $	NIL

4. I know the circumstances of the within transfer and the true consideration passing between the parties thereto is as follows:

(Full details, cash, assumption of mortgage, exchange, or other consideration, with cash value of same)

The sum of $1396.00

5. The consideration herein of $ 1396.00 is fairly apportioned between land and improvements as follows:

Land	$	1396.00
Improvements as per Clause 2	$	
Total	$	1396.00

6. The present value of the subsequent improvements which I have created upon the said lands is $ NIL

7. The transferor named herein is the person from whom I purchased the within described property.

(If Transferor is other than above, give particulars)

SWORN at Calgary
in the Province of Alberta
this 28th day of June
A.D. 1950, before me

A Commissioner for Oaths in and for the Alberta of

A Bullas.

Exc therefrom all mines & minerals and the right to work the same.

5000-2-50. 3

Acct. No. 2-4530

Title No. 2435B ~~73.M.206~~ 73M106

LAND TITLES ACT

Transfer of Land

THE CITY OF CALGARY, a municipal corporation having jurisdiction in the City of Calgary in the Province of Alberta, being registered owner of an estate in fee simple, subject however, to such encumbrances, liens and interests as are notified by memorandum as underwritten, in all that certain tract of land situate in the Province of Alberta, being composed of

Lot Five (5) in Block Ninety-one (91), according to a plan of part of the City of Calgary in the Province of Alberta, of record in the Land Titles Office for the South Alberta Land Registration District as "Calgary 3605-F.O."

Subject to the following covenants and conditions which shall apply to all building lots in the said plan:

1. Only one single family dwelling house and a private garage attached or unattached to such dwelling house may be erected on each lot. Such private garage shall, in either case, conform in style and exterior finish to the dwelling house on the same lot.

2. Each such dwelling house shall occupy a ground area of at least:
(a) 1,200 square feet when of single storey construction,
(b) 1,000 square feet when of one and one-half or two-storey construction.

The dimensions of any garage (attached or unattached), porch, verandah, sun-room or other appurtenant structure shall be excluded in computing such ground area.

3. No lot in the said plan or any building erected thereon shall be used for any trade or business or otherwise than for private residential purposes.

Subject to reservations and conditions in existing Certificate of Title.

does hereby in consideration of the sum of

ONE THOUSAND THREE HUNDRED NINETY SIX ($1,396.00)---------- Dollars

paid to it by ABRAM BULLAS, Builder,

of the City of Calgary, in the Province of Alberta

the receipt of which sum is hereby acknowledged, transfer to the said

---------- ABRAM BULLAS ----------

all its estate and interest in the said piece of land.

IN WITNESS WHEREOF the City of Calgary has caused its seal to be affixed hereto and to be duly attested by the proper officers in that behalf this 29th day of MARCH, A.D. 1950.

Don Mackay
Mayor.

J. Miller
City Clerk.

(Seal)

MEMO. OF ENCUMBRANCES

LAND TITLES ACT

SECTION 142

AFFIDAVIT FOR TRANSFEROR

PROVINCE OF ALBERTA
CANADA
To Wit:

I, Fred Nye,
of The City of Calgary,
in the Province of Alberta,
occupation Superintendent, make oath and say:

1. I am the agent of the transferor in the within transfer and I know the lands therein described.

2. The improvements upon the said lands at the date the Transferor purchased the same were of the fair value of $ Nil

3. Since the date the Transferor purchased the same it has created the following improvements at a cost set out opposite each

Building used as a			$
Building used as a			$
Other Buildings			$
Fencing (State length)			$
Clearing	acres @ $	per acre	$
Breaking	acres @ $	per acre	$
Other Improvements (Specify)			$

Acreage in crop during the twelve months immediately preceding the transaction resulting in this transfer

Total $

4. I know the circumstances of the within transfer and the true consideration passing between the parties thereto is as follows:

(Full details, cash, assumption of mortgage, exchange, or other consideration, with cash value of same)

THE SUM OF ONE THOUSAND THREE HUNDRED NINETY SIX DOLLARS

($1,396.00)

5. Immediately before the transaction which resulted in the making of the within transfer, including the lands mentioned therein, the Transferor was beneficially interested in not more than acres of land in the Province of Alberta. The land contained in the said transfer was as to acres thereof, under cultivation and was actually and bona fide used by the Transferor for agricultural purposes during the twelve months immediately preceding the said transaction.

6. The consideration herein of $1,396.00 is fairly apportioned between land and improvements as follows:

Land	$ 1,396.00
Improvements	$
	Total $ 1,396.00

7. The transferee named herein is the person to whom the Transferor sold the within described property.

(If the Transferee is other than above, give particulars)

SWORN at The City of Calgary,
in the Province of Alberta
this 29th day of MARCH,
A.D. 19 50 before me

A Commissioner for Oaths in and for the Province of Alberta.

2000—1—49 19

Statutory Declaration

CANADA
Province of Alberta
To Wit:

In the Matter of the Tax Recovery Act, 1922, being Chapter 162 of the Revised Statutes of Alberta, 1942, and in the matter of the sale of

Lot 5, Block 91, Plan 3605-F.O., Section 9.

I, FREDERICK NYE, of the City of Calgary, in the Province of Alberta, Land Superintendent, do solemnly declare as follows:

1. That I am the Land Superintendent of the City of Calgary, and as such, have a full knowledge of the facts herein declared to.

2. That the owner does not reside on the said parcel of land, nor is it in the actual occupation of any person under any arrangement, agreement or lease, by, with or through the owner.

And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at the City of Calgary, in the Province of Alberta, this 29th day of MARCH, A.D. 1950.

Nye

BEFORE ME

A Commissioner for Oaths in and for the Province of Alberta.

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

1389GE .

ORDER NUMBER: 41195108

Entered and Checked: AM

	Assessor.
REG'N FEE	2
EXTRA REF. CERT.	
EXTRA NEW TITLE	
ABSTRACT	
GEN. CERT.	
CERT. OF CHG.	2 60
ASSCE. FUND	2
New Value 1285	
Old Value	
INC. TAX	
TOTAL FEES	7 60

Clerk ..... D.B. M

Charge to R. H. Griffiths

Agreement for Sale Produced Sworn to

Dated ..... 19.....

Consideration $.....

Assessed 1913 for $.....

Assured Value $ 1286

Increment Value $ 1286

Present Value $ 1286

Last Value $ Same

Tax Payable $.....

LAND TITLES OFFICE CALGARY Inspector of Transfers APR 11 1950

P-A-I-D 7 60

B.B. 358 Amt.

1389 G.E.

Day Book Number

TRANSFER RC

LAND TITLES OFFICE APR 11 1950 CALGARY

THE CITY OF CALGARY

TO

ROBERT H. GRIFFITHS

73 M 105

REFERENCE CERTIFICATE 73 M 106

I certify that the within Instrument is duly Entered and Registered in the Land Titles Office for the Alberta Land Registration District at Calgary in the Province of Alberta, at 11 19 o'clock, a.m., on 11 day of April A.D. 19 50.

Number 1389 Book G. E. Folio 39

W. Murray for

Registrar, A.L.R.D.

NEW CERTIFICATE NUMBER 81 J. 217

LAND TITLES ACT

SECTION 142

AFFIDAVIT FOR TRANSFEREE

PROVINCE OF ALBERTA
CANADA
To Wit:

I, Robert H. Guppitts
of Calgary
in the Province of Alberta
occupation Manager make oath and say:

1. I am the transferee (or agent of the transferee) in the within transfer and I know the lands therein described.

2. The improvements upon the said land at the date I purchased the same were of the fair value of $ nil

3. Since the date I purchased the same I have created the following improvements at a cost set out opposite each:

Building used as a			$
Building used as a			$
Other Buildings			$
Fencing (State length)			$
Clearing	acres @ $	per acre	$
Breaking	acres @ $	per acre	$
Other Improvements (Specify)			$
		Total $	nil

4. I know the circumstances of the within transfer and the true consideration passing between the parties thereto is as follows:

(Full details, cash, assumption of mortgage, exchange, or other consideration, with cash value of same)

1286 00

5. The consideration herein of $ 1286 00 is fairly apportioned between land and improvements as follows:

Land	$	1286 00
Improvements as per Clause 2	$	nil
Total	$	1286 00

6. The present value of the subsequent improvements which I have created upon the said lands is $ nil

7. The transferor named herein is the person from whom I purchased the within described property.

(If Transferor is other than above, give particulars)

SWORN at Calgary
in the Province of Alberta
this 5th day of April
A.D. 19 50, before me

A Commissioner for Oaths in and for the Prov. of Alta.

Robert H. Guppitts

Government of Canada [illegible] and through to and the same

5000-2-50. 3

Acct. No. 2-4519

Title No. 2435B 73.M.106.

LAND TITLES ACT

Transfer of Land

THE CITY OF CALGARY, a municipal corporation having jurisdiction in the City of Calgary in the Province of Alberta, being registered owner of an estate in fee simple, subject however, to such encumbrances, liens and interests as are notified by memorandum as underwritten, in all that certain tract of land situate in the Province of Alberta, being composed of

Lot Four (4) in Block Ninety (90), according to a plan of part of the City of Calgary in the Province of Alberta, of record in the Land Titles Office for the South Alberta Land Registration District as "Calgary 3605-F.O."

Subject to reservations and conditions in existing Certificate of Title, and Subject to the following covenants and conditions which are to apply to all building lots in the said plan:

1. Only one single family dwelling house and a private garage attached or unattached to such dwelling house may be erected on each lot. Such private garage shall, in either case, conform in style and exterior finish to the dwelling house on the same lot.

2. Each such dwelling house shall occupy a ground area of at least:

(a) 1,200 square feet when of single storey construction,
(b) 1,000 square feet when of one and one-half or two-storey construction.

The dimensionf of any garage (attached or unattached), porch, verandah, sun-room or other appurtenant structure shall be excluded in computing such ground area.

3. No lot in the said plan or any building erected thereon shall be used for any trade or business than for private residential purposes.

does hereby in consideration of the sum of

ONE THOUSAND TWO HUNDRED EIGHTY SIX ($1,286.00)----------Dollars

paid to it by ROBERT H. GRIFFITHS, Manager,

of the City of Calgary, in the Province of Alberta

the receipt of which sum is hereby acknowledged, transfer to the said

---------- ROBERT H. GRIFFITHS ----------

all its estate and interest in the said piece of land.

IN WITNESS WHEREOF the City of Calgary has caused its seal to be affixed hereto and to be duly attested by the proper officers in that behalf this 29th day of MARCH, A.D. 19 50.

Mayor.

City Clerk.

(Seal)

MEMO. OF ENCUMBRANCES

LAND TITLES ACT

SECTION 142

AFFIDAVIT FOR TRANSFEROR

PROVINCE OF ALBERTA
CANADA
To Wit:

I, Fred Nye,
of The City of Calgary,
in the Province of Alberta,
occupation Superintendent, make oath and say:

1. I am the agent of the transferor in the within transfer and I know the lands therein described.

2. The improvements upon the said lands at the date the Transferor purchased the same were of the fair value of $ Nil

3. Since the date the Transferor purchased the same it has created the following improvements at a cost set out opposite each

Building used as a			$
Building used as a			$
Other Buildings			$
Fencing (State length)			$
Clearing	acres @ $	per acre	$
Breaking	acres @ $	per acre	$
Other Improvements (Specify)			$

Acreage in crop during the twelve months immediately preceding the transaction resulting in this transfer

Total $

4. I know the circumstances of the within transfer and the true consideration passing between the parties thereto is as follows:

(Full details, cash, assumption of mortgage, exchange, or other consideration, with cash value of same)

THE SUM OF ONE THOUSAND TWO HUNDRED EIGHTY SIX DOLLARS

($1,286.00)

5. Immediately before the transaction which resulted in the making of the within transfer, including the lands mentioned therein, the Transferor was beneficially interested in not more than acres of land in the Province of Alberta. The land contained in the said transfer was as to acres thereof, under cultivation and was actually and bona fide used by the Transferor for agricultural purposes during the twelve months immediately preceding the said transaction.

6. The consideration herein of $1,286.00 is fairly apportioned between land and improvements as follows:

Land	$1,286.00
Improvements	$
	Total $ 1,286.00

7. The transferee named herein is the person to whom the Transferor sold the within described property.

(If the Transferee is other than above, give particulars)

SWORN at The City of Calgary,
in the Province of Alberta
this 29th day of MARCH,
A.D. 1950, before me

A Commissioner for Oaths in and for the Province of Alberta.

2000—1—49 19

Statutory Declaration

CANADA
Province of Alberta
To Wit:

In the Matter of the Tax Recovery Act, 1922, being Chapter 162 of the Revised Statutes of Alberta, 1942, and in the matter of the sale of

Lot 4, Block 90, Plan 3605-F.O., Section 9.

I, FREDERICK NYE, of the City of Calgary, in the Province of Alberta, Land Superintendent, do solemnly declare as follows:

1. That I am the Land Superintendent of the City of Calgary, and as such, have a full knowledge of the facts herein declared to.

2. That the owner does not reside on the said parcel of land, nor is it in the actual occupation of any person under any arrangement, agreement or lease, by, with or through the owner.

And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at the City of Calgary, in the Province of Alberta, this 29th day of MARCH, A.D. 1950.

F Nye

BEFORE ME

A Commissioner for Oaths in and for the Province of Alberta.

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

2278GE .

ORDER NUMBER: 41195108

Entered and Checked:

ARM

ASSESSOR.

REG'N FEE	9	00
EXTRA REF. CERT.		
EXTRA NEW TITLE		
ABSTRACT		
GEN. CERT.		
CERT. OF CHG.		
ASSCE. FUND	11	50
New Value 6520		
Old Value		
INC. TAX		
TOTAL FEES	20	50

Clerk ... D.R. ...

Charge ~~to~~ Farthing & Farmer

Agreement for Sale Produced Sworn to

Dated ..... 19.....

Consideration $.....

Assessed 1913 for $.....

Assured Value $ 6520

Increment Value $ 1520

Present Value $ 1520

Last Value $ Same

Tax Payable $.....

LAND TITLES OFFICE
Inspector of Voters
CALGARY
MAY 4 - 1950

P-A-I-D

2278 G.E.

~~Day Book Number~~

1-2

TRANSFER

LAND TITLES OFFICE
MAY 4
CALGARY

THE CITY OF CALGARY

TO

73 M 106

WILFRED F. COSTELLO

REFERENCE CERTIFICATE 73M106

I certify that the within Instrument is duly Entered and Registered in the Land Titles Office for the Alberta Land Registration District at Calgary in the Province of Alberta, at 2 38 o'clock P m., on 5 day of May A.D. 1950 Number 2278 Book G. E. Folio 64

E. D. Gurney
for Registrar,
A.L.R.D.

NEW CERTIFICATE NUMBER 82 K. 188

LAND TITLES ACT

SECTION 142

AFFIDAVIT FOR TRANSFEREE

PROVINCE OF ALBERTA
CANADA
To Wit:

I, Wilfred J. Costello
of Calgary
in the Province of Alberta
occupation Builder make oath and say:

1. I am the transferee (~~or agent of the transferee~~) in the within transfer and I know the lands therein described.

2. The improvements upon the said land at the date I purchased the same were of the fair value of $ nil

3. Since the date I purchased the same I have created the following improvements at a cost set out opposite each:

Building used as a dwelling-house		$	5,000.00
Building used as a		$	
Other Buildings under construction est		$	
Fencing (State length)		$	
Clearing	acres @ $ per acre	$	
Breaking	acres @ $ per acre	$	
Other Improvements (Specify)		$	
	Total	$	5,000.00

4. I know the circumstances of the within transfer and the true consideration passing between the parties thereto is as follows:

(Full details, cash, assumption of mortgage, exchange, or other consideration, with cash value of same)

$1,520.00 in cash

5. The consideration herein of $ 1,520.00 is fairly apportioned between land and improvements as follows:

Land	$	1,520.00
Improvements as per Clause 2	$	
Total	$	1,520.00

6. The present value of the subsequent improvements which I have created upon the said lands is $ 5,000.00

7. The transferor named herein is the person from whom I purchased the within described property.

(If Transferor is other than above, give particulars)

SWORN at Calgary
in the Province of Alberta
this 28th day of April
A.D. 1950, before me

W. J. Costello

[illegible]
A Commissioner for Oaths in and for the of

Excepting thereout all Mines & Minerals

PTN. 22786 E.

5000-7-50. 3

Acct. No. 2-4163

Title No. ~~806B 28.H.132~~ 2435B 73.M.206.

LAND TITLES ACT

Transfer of Land

THE CITY OF CALGARY, a municipal corporation having jurisdiction in the City of Calgary in the Province of Alberta, being registered owner of an estate in fee simple, subject however, to such encumbrances, liens and interests as are notified by memorandum as underwritten, in all that certain tract of land situate in the Province of Alberta, being composed of

Lot One (1) in Block Ninety (90), according to a plan of part of the City of Calgary in the Province of Alberta, of record in the Land Titles Office for the South Alberta Land Registration District as "Calgary 3605-F.O."

Subject to the following covenants and conditions which shall apply to all building lots in the said plan:

1. Only one single family dwelling house and a private garage, attached or unattached to such dwelling house may be erected on each lot. Such private garage shall, in either case conform in style and exterior finish to the dwelling house on the same lot.

2. Each such dwelling house shall occupy a ground area of at least:
(a) 1,200 square feet when of single storey construction
(b) 1,000 square feet when of one and one-half or two-storey construction.
The dimensions of any garage (attached or unattached), porch, verandah, sun-room or other appurtenant structure shall be excluded in computing such ground area.

3. No lot in the said plan or any building erected thereon shall be used for any trade or business or otherwise than for private residential purposes.
Subject to reservations and conditions in existing Certificate of Title.

does hereby in consideration of the sum of
ONE THOUSAND FIVE HUNDRED TWENTY ($1,520.00)---------- Dollars
paid to it by WILFRED F. COSTELLO, Real Estate Agent,
of the City of Calgary, in the Province of Alberta
the receipt of which sum is hereby acknowledged, transfer to the said
---------- WILFRED F. COSTELLO ----------
all its estate and interest in the said piece of land.

IN WITNESS WHEREOF the City of Calgary has caused its seal to be affixed hereto and to be duly attested by the proper officers in that behalf this 14th day of APRIL, A.D. 1950.

Mayor.

City Clerk.

(Seal)

MEMO. OF ENCUMBRANCES

LAND TITLES ACT

SECTION 142

AFFIDAVIT FOR TRANSFEROR

PROVINCE OF ALBERTA
CANADA
To Wit:

I, Fred Nye,
of The City of Calgary,
in the Province of Alberta,
occupation Superintendent, make oath and say:

1. I am the agent of the transferor in the within transfer and I know the lands therein described.

2. The improvements upon the said lands at the date the Transferor purchased the same were of the fair value of $ Nil

3. Since the date the Transferor purchased the same it has created the following improvements at a cost set out opposite each

Building used as a			$
Building used as a			$
Other Buildings			$
Fencing (State length)			$
Clearing	acres @ $	per acre	$
Breaking	acres @ $	per acre	$
Other Improvements (Specify)			$
Acreage in crop during the twelve months immediately preceding the transaction resulting in this transfer			
		Total	$

4. I know the circumstances of the within transfer and the true consideration passing between the parties thereto is as follows:

(Full details, cash, assumption of mortgage, exchange, or other consideration, with cash value of same)

THE SUM OF ONE THOUSAND FIVE HUNDRED TWENTY DOLLARS ($1,520.00)

5. Immediately before the transaction which resulted in the making of the within transfer, including the lands mentioned therein, the Transferor was beneficially interested in not more than acres of land in the Province of Alberta. The land contained in the said transfer was as to acres thereof, under cultivation and was actually and bona fide used by the Transferor for agricultural purposes during the twelve months immediately preceding the said transaction.

6. The consideration herein of $1,520.00 is fairly apportioned between land and improvements as follows:

Land	$ 1,520.00
Improvements	$
	Total $1,520.00

7. The transferee named herein is the person to whom the Transferor sold the within described property.

(If the Transferee is other than above, give particulars)

SWORN at The City of Calgary,
in the Province of Alberta
this 14th day of APRIL,
A.D. 1950, before me

A Commissioner for Oaths in and for the Province of Alberta.

2000—1—49 19

Statutory Declaration

CANADA
Province of Alberta
To Wit:

In the Matter of the Tax Recovery Act, 1922, being Chapter 162 of the Revised Statutes of Alberta, 1942, and in the matter of the sale of

Lot 1, Block 90, Plan 3605-F.O., Section 9.

I, FREDERICK NYE, of the City of Calgary, in the Province of Alberta, Land Superintendent, do solemnly declare as follows:

1. That I am the Land Superintendent of the City of Calgary, and as such, have a full knowledge of the facts herein declared to.

2. That the owner does not reside on the said parcel of land, nor is it in the actual occupation of any person under any arrangement, agreement or lease, by, with or through the owner.

And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at the City of Calgary, in the Province of Alberta, this 14th day of APRIL, A.D. 1950.

F. Nye

BEFORE ME

A Commissioner for Oaths in and for the Province of Alberta.

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

2895FU .

ORDER NUMBER: 41195108

Cert's & Ck'd [illegible] Assessor [illegible]

REG'N FEE	7	—
EXTRA REF. CERT.		
EXTRA NEW TITLE		
ABSTRACT		
GEN. CERT.		
CERT. OF CHG.	6	55
ASSCE. FUND		
New Value 3284		
Old Value N.L.		
INC. TAX		14
TOTAL FEES	13	55

Clerk [illegible] D.B. [illegible]

Charge to [illegible]

Agreement for Sale Produced Sworn to

Dated ..... 19.....

Consideration $.....

Assessed 1913 for $.....

Assured Value $ 3284

Increment Value $ 638

Present Value $ 638

Last Value $ [illegible]

Tax Payable $.....

Inspector of Transfers

2895 F.U.

Day Book Number.....

TRANSFER

1-2

LAND TITLES OFFICE AUG 11 1948 CALGARY

THE CITY OF CALGARY

to 73M106

JOHN ARCHIBALD ARMSTRONG

-and-

JUNE ARMSTRONG

REFERENCE CERTIFICATE 73M106

3

I certify that the within Instrument is duly Entered and Registered in the Land Titles Office for the No. Alberta Land Registration District at Calgary in the Province of Alberta, at 3.25 o'clock P. m., on 11 day of Aug. A.D. 19 48.

Number 2895 Book F.U. Folio 82

[illegible]

Registrar

D.A.L.R.D.

NEW CERTIFICATE NUMBER 79.G.14.

LAND TITLES ACT

SECTION 142

AFFIDAVIT FOR TRANSFEREE

PROVINCE OF ALBERTA
CANADA
To Wit:

I, John Archibald Armstrong
of Calgary
in the Province of Alberta
occupation Engineer make oath and say:

1. I am the transferee (or agent of the transferee) in the within transfer and I know the lands therein described.

2. The improvements upon the said land at the date I purchased the same were of the fair value of $ Nil

3. Since the date I purchased the same I have created the following improvements at a cost set out opposite each:

Building used as a Partially completed dwelling house			$ 2500.00
Building used as a			$
Other Buildings			$
Fencing (State length)			$
Clearing	acres @ $	per acre	$
Breaking	acres @ $	per acre	$
Other Improvements Grading lot (Specify)			$ 146.50
		Total $	2646.50

4. I know the circumstances of the within transfer and the true consideration passing between the parties thereto is as follows:

(Full details, cash, assumption of mortgage, exchange, or other consideration, with cash value of same)

The sum of six hundred thirty-seven 50/100 dollars ($637.50)

JWR — consideration

5. The ~~consideration~~ herein of $ 637.50 is fairly apportioned between land and improvements as follows:

Land	$	637.50
Improvements as per Clause 2	$	Nil
Total	$	637.50

6. The present value of the subsequent improvements which I have created upon the said lands is $ 2,646.50

7. The transferor named herein is the person from whom I purchased the within described property.

(If Transferor is other than above, give particulars)

SWORN at Calgary
in the Province of Alberta
this 6th day of August
A.D. 1945, before me
A Commissioner for Oaths in and for the Province of Alberta

John A. Armstrong

Excepting thereout all mines and the right to work the same

5000-4/48. 3

Acct. No. 292519

Title No. 2435B ~~73 M 006~~

73 M 106

LAND TITLES ACT

Transfer of Land

THE CITY OF CALGARY, a municipal corporation having jurisdiction in the City of Calgary in the Province of Alberta, being registered owner of an estate in fee simple, subject however, to such encumbrances, liens and interests as are notified by memorandum as underwritten, in all that certain tract of land situate in the Province of Alberta, being composed of

Lot Four (4) in Block Ninety-two (92), according to a plan of part of the City of Calgary in the Province of Alberta, of record in the Land Titles Office for the South Alberta Land Registration District as "Calgary 3605-F.O."

Subject to the following express covenants and conditions which are hereby made conditions precedent and of the essence of this Transfer. The Transferees hereinafter mentioned for themselves, their executors, administrators, successors and assigns hereby covenants with the Transferor.

1. That they will not erect or cause or suffer or permit to be erected or placed on each lot more than one dwelling house and the said house shall be of neat design nd shall be completed in a proper and workmanlike manner and the value of said dwelling house when erected shall not be less than FIVE THOUSAND DOLLARS ($5,000.00), exclusive of the land or any outbuilding.

2. That no building shall at any time be erected or used on the said land for manufacturing purposes, and no manufacture or work of an offensive, dangerous or noisy kind shall be carried on upon the same, nor shall anything be done which may be or become an annoyance or nuisance.

Subject to reservations and conditions in existing Certificate of Title.

does hereby in consideration of the sum of
SIX HUNDRED THIRTY SEVEN and 50/100 ($637.50)---------- Dollars
paid to it by JOHN ARCHIBALD ARMSTRONG and JUNE ARMSTRONG,
of the City of Calgary, in the Province of Alberta
the receipt of which sum is hereby acknowledged, transfer to the said - - - -
JOHN ARCHIBALD ARMSTRONG, Engineer, and JUNE ARMSTRONG, his Wife, as Joint Tenants,
all its estate and interest in the said piece of land.

IN WITNESS WHEREOF the City of Calgary has caused its seal to be affixed hereto and to be duly attested by the proper officers in that behalf this 20th day of July, A.D. 1948.

DEPUTY Mayor.

City Clerk.

(Seal)

MEMO. OF ENCUMBRANCES

LAND TITLES ACT

SECTION 142

AFFIDAVIT FOR TRANSFEROR

PROVINCE OF ALBERTA
CANADA

To Wit:

I, ~~XXXXXXXXX~~ Russell Riley,
of The City of Calgary,
in the Province of Alberta,
occupation Agst. Superintendent, make oath and say:

1. I am the ~~transferor (or~~ agent of the transferor) in the within transfer and I know the lands therein described.

2. The improvements upon the said lands at the date I purchased the same were of the fair value of $ Nil

3. Since the date I purchased the same I have created the following improvements at a cost set out opposite each

Building used as a			$
Building used as a			$
Other Buildings			$
Fencing (State length)			$
Clearing	acres @ $	per acre	$
Breaking	acres @ $	per acre	$
Other Improvements (Specify)			$

Acreage in crop during the twelve months immediately preceding the transaction resulting in this transfer

Total $

4. I know the circumstances of the within transfer and the true consideration passing between the parties thereto is as follows:

(Full details, cash, assumption of mortgage, exchange, or other consideration, with cash value of same)

THE SUM OF SIX HUNDRED THIRTY SEVEN DOLLARS AND FIFTY CENTS

($637.50)

5. Immediately before the transaction which resulted in the making of the within transfer, including the lands mentioned therein, I was beneficially interested in not more than acres of land in the Province of Alberta. The land contained in the said transfer was as to acres thereof, under cultivation and was actually and bona fide used by me for agricultural purposes during the twelve months immediately preceding the said transaction.

6. The consideration herein of $ 637.50 is fairly apportioned between land and improvements as follows:

Land	$ 637.50
Improvements	$
	Total $ 637.50

7. The transferee named herein is the person to whom I sold the within described property.
(If the Transferee is other than above, give particulars)

SWORN at The City of Calgary,
in the Province of Alberta
this 20th day of July,
A.D. 19 48, before me

R. Riley

A Commissioner in and for the Province of Alberta.

5000—1-'45—S.S. 19

Statutory Declaration

CANADA
Province of Alberta
To Wit:

In the Matter of the Tax Recovery Act, 1922,
and in the matter of the sale of:
Lot 4, Block 92, Plan 3605-F.O., Section 9.

I, DUDLEY EDWARD BATCHELOR of the City of Calgary, in the Province of Alberta, Asst. Treasurer, do solemnly declare as follows:

1. That I am the Asst. Treasurer of the City of Calgary, and as such have a full knowledge of the facts herein declared to.

2. ~~That the above described land was duly advertised by the City before the 1st of Jan-~~

xxxxx

2. That neither the owner nor any person claiming any interest from or through such owner is residing on or in actual occupation of the above described land.

And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at the City of Calgary
in the Province of Alberta, this
20th day of July,
A.D. 1948.

D. E. Batchelor

BEFORE ME

J. Muller

A Commissioner in and for the Province of Alberta.

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

3589GD .

ORDER NUMBER: 41195108

Ent'd & Assessor

REG'N FEE	9	00
EXTRA REF. CERT.		
EXTRA NEW TITLE		
ABSTRACT		
GEN. CERT.		
CERT. OF CHG.		
ASSCE. FUND	11	55
New Value 6525		
Old Value —		
INC. TAX		
TOTAL FEES	20	55

Clerk WJ D.B. M

Charge to McLeod Kelly

Agreement for Sale Produced Sworn to

Dated ..... 19.....

Consideration $.....

Assessed 1913 for $.....

Assured Value $ 6525

Increment Value $ 1525

Present Value $ 1525

Last Value $ Satisfied

Tax Payable $.....

Inspector of Transfers

(23)

3589 G.D.

Day Book Number.....

RC 1—2

TRANSFER

LAND TITLES OFFICE MAY 11 1950 CALGARY

THE CITY OF CALGARY

73 M 106

LESLIE GEORGE GREIG

REFERENCE CERTIFICATE 73 M 106

3

I certify that the within Instrument is duly Entered and Registered in the Land Titles Office for the Alberta Land Registration District at Calgary in the Province of Alberta, at 3 29 o'clock P m., on 11 day of May A.D. 1950

Number 3589 Book G.D. Folio 96

Registrar, A.L.R.D.

NEW CERTIFICATE NUMBER 83 E 60

LAND TITLES ACT

SECTION 142

AFFIDAVIT FOR TRANSFEREE

PROVINCE OF ALBERTA
CANADA
To Wit:

I, LESLIE GEORGE GREIG
of 404 - 6th STR. W. CALGARY
in the Province of ALBERTA
occupation CLERK make oath and say:

1. I am the transferee (or agent of the transferee) in the within transfer and I know the lands therein described.

2. The improvements upon the said land at the date I purchased the same were of the fair value of $ NIL

3. Since the date I purchased the same I have created the following improvements at a cost set out opposite each:

Building used as a Dwelling house in			$
Building used as a Garage			$ 5000.00
Other Buildings Construction			$
Fencing (State length)			$
Clearing	acres @ $	per acre	$
Breaking	acres @ $	per acre	$
Other Improvements (Specify)			$
		Total $	

4. I know the circumstances of the within transfer and the true consideration passing between the parties thereto is as follows:

(Full details, cash, assumption of mortgage, exchange, or other consideration, with cash value of same)

The sum of one thousand five hundred & twenty five ($1525.00)

5. The consideration herein of $ 1525.00 is fairly apportioned between land and improvements as follows:

Land	$ 1525.00
Improvements as per Clause 2	$
Total	$ 1525.00

6. The present value of the subsequent improvements which I have created upon the said lands is $ 5000.00

7. The transferor named herein is the person from whom I purchased the within described property.

(If Transferor is other than above, give particulars)

SWORN at Calgary
in the Province of Alberta
this 8th day of May
A.D. 19[illegible] before me

L. G. Greig

A Commissioner in and for the Province of Alberta

Exc. thereout all mines and the right to work the same

5000-4-48. 3

Acct. No. 2-4224

Title No. 2435B 73.M.106.

LAND TITLES ACT

Transfer of Land

THE CITY OF CALGARY, a municipal corporation having jurisdiction in the City of Calgary in the Province of Alberta, being registered owner of an estate in fee simple, subject however, to such encumbrances, liens and interests as are notified by memorandum as underwritten, in all that certain tract of land situate in the Province of Alberta, being composed of

Lot Six (6) in Block Eighty (80), according to a plan of part of the City of Calgary in the Province of Alberta, of record in the Land Titles Office for the South Alberta Land Registration District as "Calgary 3605-F.O."

Subject to the following covenants and conditions which shall apply to all building lots in the said Plan:

1. Only one single family dwelling house and a private garage, attached or unattached, to such dwelling house may be erected on each lot. Such private garage shall, in either case conform in style and exterior finish to the dwelling house on the same lot.

2. Such dwelling house shall occupy a ground area of at least:
   (a) 1,200 square feet when of single storey construction
   (b) 1,000 square feet when of one and one-half or two-storey construction.

The dimensions of any garage (attached or unattached), porch, verandah, sun-room or other appurtenant structure shall be excluded in computing such ground area.

3. No lot in the said plan or any building erected thereon shall be used for any trade or business or otherwise than for private residential purposes.

Subject to reservations and conditions in existing Certificate of Title.

does hereby in consideration of the sum of

ONE THOUSAND FIVE HUNDRED TWENTY FIVE ($1,525.00)---------- Dollars

paid to it by LESLIE GEORGE GREIG, Clerk,

of the City of Calgary, in the Province of Alberta

the receipt of which sum is hereby acknowledged, transfer to the said

---------- LESLIE GEORGE GREIG ----------

all its estate and interest in the said piece of land.

IN WITNESS WHEREOF the City of Calgary has caused its seal to be affixed hereto and to be duly attested by the proper officers in that behalf this 16th day of December, A.D. 1949.

J C Watson
Mayor.

J Mullen
City Clerk.

(Seal)

MEMO. OF ENCUMBRANCES

LAND TITLES ACT

SECTION 142

AFFIDAVIT FOR TRANSFEROR

PROVINCE OF ALBERTA
CANADA
To Wit:

I, Fred Nye,
of The City of Calgary,
in the Province of Alberta,
occupation Superintendent, make oath and say:

1. I am the ~~transferor~~ (or agent of the transferor) in the within transfer and I know the lands therein described.

2. The improvements upon the said lands at the date I purchased the same were of the fair value of $ Nil

3. Since the date I purchased the same I have created the following improvements at a cost set out opposite each

Building used as a			$
Building used as a			$
Other Buildings			$
Fencing (State length)			$
Clearing	acres @ $	per acre	$
Breaking	acres @ $	per acre	$
Other Improvements (Specify)			$

Acreage in crop during the twelve months immediately preceding the transaction resulting in this transfer

Total $

4. I know the circumstances of the within transfer and the true consideration passing between the parties thereto is as follows:

(Full details, cash, assumption of mortgage, exchange, or other consideration, with cash value of same)

THE SUM OF ONE THOUSAND FIVE HUNDRED TWENTY FIVE ($1,525.00)

5. Immediately before the transaction which resulted in the making of the within transfer, including the lands mentioned therein, I was beneficially interested in not more than acres of land in the Province of Alberta. The land contained in the said transfer was as to acres thereof, under cultivation and was actually and bona fide used by me for agricultural purposes during the twelve months immediately preceding the said transaction.

6. The consideration herein of $ 1,525.00 is fairly apportioned between land and improvements as follows:

Land	$ 1,525.00
Improvements	$
	Total $ 1,525.00

7. The transferee named herein is the person to whom I sold the within described property.
(If the Transferee is other than above, give particulars)

SWORN at The City of Calgary,
in the Province of Alberta
this 16th day of December,
A.D. 1949, before me

F. Nye

Commissioner for Oaths in and for the Province of Alberta.

2000—1—49 19

Statutory Declaration

CANADA
Province of Alberta
To Wit:

In the Matter of the Tax Recovery Act, 1922, being Chapter 162 of the Revised Statutes of Alberta, 1942, and in the matter of the sale of

Lot 6, Block 80, Plan 3605-F.O., Section 9.

I, FREDERICK NYE, of the City of Calgary, in the Province of Alberta, Land Superintendent, do solemnly declare as follows:

1. That I am the Land Superintendent of the City of Calgary, and as such, have a full knowledge of the facts herein declared to.

2. That the owner does not reside on the said parcel of land, nor is it in the actual occupation of any person under any arrangement, agreement or lease, by, with or through the owner.

And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at the City of Calgary, in the Province of Alberta, this 16th day of December, A.D. 19 49.

F Nye

BEFORE ME

A Commissioner for Oaths in and for the Province of Alberta.

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

3702FW .

ORDER NUMBER: 41195108

d & Ck'd

Assessor

REG'N FEE	13	50
EXTRA REF. CERT.		
EXTRA NEW TITLE		
ABSTRACT		
GEN. CERT.		
CERT. OF CHG.		
ASSCE. FUND	17	85
New Value 12850		
Old Value		
INC. TAX		
TOTAL FEES	31	35

Clerk D.B.

Charge to Madsen Co.

Agreement for Sale Produced Sworn to

Dated ..... 19.....

Consideration $.....

Assessed 1913 for $.....

Assured Value $ 12850

Increment Value $ 850

Present Value $ 850

Last Value $ Same

Tax Payable $.....

Inspector of Transfers

3702 F.W.

Day Book Number.....

102

TRANSFER

THE CITY OF CALGARY

LAND TITLES OFFICE DEC 2 1948 TO CALGARY

73 M 106

PATRICK EDWARD SULLIVAN

-and-

ELSIE SULLIVAN

REFERENCE CERTIFICATE 73 M 106

I certify that the within Instrument is duly Entered and Registered in the Land Titles Office for the South Alberta Land Registration District at Calgary in the Province of Alberta, at 3 32 o'clock, P.m., on 2 day of Dec. A.D. 19 48.

Number 3702 Book F W Folio 105

(Registrar) A.L.R.D.

NEW CERTIFICATE NUMBER 75 T 246

LAND TITLES ACT

SECTION 142

AFFIDAVIT FOR TRANSFEREE

PROVINCE OF ALBERTA
CANADA
To Wit:

I, Patrick E. Sullivan
of Calgary Alberta
in the Province of
occupation Contractor make oath and say:

1. I am one of the ~~transferee (or agent of the transferee)~~ in the within transfer and I know the lands therein described.

2. The improvements upon the said land at the date I purchased the same were of the fair value of $ Nil

3. Since the date I purchased the same I have created the following improvements at a cost set out opposite each:

Building used as a	Dwelling House		$
Building used as a	in process of		$
Other Buildings	Construction		$ 12000.00
Fencing (State length)			$
Clearing	acres @ $	per acre	$
Breaking	acres @ $	per acre	$
Other Improvements (Specify)			$
		Total $	

4. I know the circumstances of the within transfer and the true consideration passing between the parties thereto is as follows: $850.00

(Full details, cash, assumption of mortgage, exchange, or other consideration, with cash value of same)

5. The consideration herein of $ 850.00 is fairly apportioned between land and improvements as follows:

Land	$ 850.00
Improvements as per Clause 2	$ Nil.
Total	$ 850.00

6. The present value of the subsequent improvements which I have created upon the said lands is $ 12000.00

7. The transferor named herein is the person from whom I purchased the within described property.

(If Transferor is other than above, give particulars)

SWORN at Calgary.
in the Province of Alberta
this 2nd day of December
A.D. 1940 before me

Patrick E. Sullivan

A Commissioner in and for the Province of Alberta.

Ex. thereon all morn and the right to work the same

5000-4-48. 3

Acct. No. 2-2336

Title No. 2435B 73.M.106.

LAND TITLES ACT

Transfer of Land

THE CITY OF CALGARY, a municipal corporation having jurisdiction in the City of Calgary in the Province of Alberta, being registered owner of an estate in fee simple, subject however, to such encumbrances, liens and interests as are notified by memorandum as underwritten, in all that certain tract of land situate in the Province of Alberta, being composed of

Lot Eight (8) in Block Ninety (90), according to a plan of part of the City of Calgary in the Province of Alberta, of record in the Land Titles Office for the South Alberta Land Registration District as "Calgary 3605-F.O."

Subject to reservations and conditions in existing Certificate of Title, and Subject to the following express covenants and conditions which are hereby made conditions precedent and of the essence of this Transfer. The Transferees hereinafter mentioned for themsleves, their executors, administrators, successors and assigns hereby covenants with the Transferor.

1. That they will not erect or cause or suffer or permit to be erected or placed on each lot more than one dwelling house and the said house shall be of neat design and shall be completed in a proper and workmanlike manner and the value of said dwelling house when erected shall not be less than FIVE THOUSAND DOLLARS ($5,000.00), exclusive of the land or any outbuilding.

2. That no building shall at any time be erected or used on the said land for manufacturing purpose , and no manufacture or work of an offensive, dangerous or noisy kind shall be carried on upon the same, nor shall anything be done which may be or become an annoyance or nuisance.

does hereby in consideration of the sum of
EIGHT HUNDRED FIFTY ($850.00)----------Dollars
paid to it by PATRICK EDWARD SULLIVAN and ELSIE SULLIVAN,
of the City of Calgary, in the Province of Alberta
the receipt of which sum is hereby acknowledged, transfer to the said PATRICK EDWARD SULLIVAN, Contractor, and ELSIE SULLIVAN, His Wife, as Joint Tenants,
all its estate and interest in the said piece of land.

IN WITNESS WHEREOF the City of Calgary has caused its seal to be affixed hereto and to be duly attested by the proper officers in that behalf this 4th day of May, A.D. 1948.

DEPUTY Mayor.

City Clerk.

(Seal)

MEMO. OF ENCUMBRANCES

LAND TITLES ACT

SECTION 142

AFFIDAVIT FOR TRANSFEROR

PROVINCE OF ALBERTA
CANADA
To Wit:

I, Fred Nye,
of The City of Calgary,
in the Province of Alberta,
occupation Superintendent, make oath and say:

1. I am the ~~transferor (or~~ agent of the transferor) in the within transfer and I know the lands therein described.

2. The improvements upon the said lands at the date I purchased the same were of the fair value of $ Nil

3. Since the date I purchased the same I have created the following improvements at a cost set out opposite each

Building used as a			$
Building used as a			$
Other Buildings			$
Fencing (State length)			$
Clearing	acres @ $	per acre	$
Breaking	acres @ $	per acre	$
Other Improvements (Specify)			$
Acreage in crop during the twelve months immediately preceding the transaction resulting in this transfer			
		Total $	

4. I know the circumstances of the within transfer and the true consideration passing between the parties thereto is as follows:

(Full details, cash, assumption of mortgage, exchange, or other consideration, with cash value of same)

THE SUM OF EIGHT HUNDRED FIFTY DOLLARS ($850.00)

5. Immediately before the transaction which resulted in the making of the within transfer, including the lands mentioned therein, I was beneficially interested in not more than acres of land in the Province of Alberta. The land contained in the said transfer was as to acres thereof, under cultivation and was actually and bona fide used by me for agricultural purposes during the twelve months immediately preceding the said transaction.

6. The consideration herein of $ 850.00 is fairly apportioned between land and improvements as follows:

Land	$ 850.00
Improvements	$
	Total $ 850.00

7. The transferee named herein is the person to whom I sold the within described property.
(If the Transferee is other than above, give particulars)

SWORN at The City of Calgary,
in the Province of Alberta
this ~~XXXX~~ 4th day of May,
A.D. 19 48, before me

A Commissioner in and for the Province of Alberta.

5000—1-'45—S.S. 19

Statutory Declaration

CANADA
Province of Alberta
To Wit:

In the Matter of the Tax Recovery Act, 1922,
and in the matter of the sale of:
Lot 8, Block 90, Plan 3605-F.O., Sec. 9.

I, WILLIAM HENRY PARTIN, of the City of Calgary, in the Province of Alberta, Treasurer, do solemnly declare as follows:

1. That I am the Treasurer of the City of Calgary, and as such have a full knowledge of the facts herein declared to.

2. ~~That the above described land was finally acquired by the said City before the 1st of January 1935~~

~~XXXXX~~

2. That neither the owner nor any person claiming any interest from or through such owner is residing on or in actual occupation of the above described land.

And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at the City of Calgary
in the Province of Alberta, this
4th day of May,
A.D. 19 48.

W H Partin

BEFORE ME

J Miller
A Commissioner in and for the Province of Alberta.

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

4180GB .

ORDER NUMBER: 41195108

Assessor

REG'N FEE	5	00
EXTRA REF. CERT.		
EXTRA NEW TITLE		
ABSTRACT		
GEN. CERT.		
CERT. OF CHG.		
ASSCE. FUND	2	40
New Value 1201		
Old Value NIL		
INC. TAX		
TOTAL FEES	7	40

Clerk E D.B. P

Charge to T. F. Noland

Agreement for Sale Produced Sworn to

Dated ..... 19.....

Consideration $.....

Assessed 1913 for $.....

Assured Value $ 1201

Increment Value $ 1055

Present Value $ 1055

Last Value $ Sup. Fr.

Tax Payable $.....

Inspector of Transfers

LAND TITLES OFFICE CALGARY AUG 26 1949

P-A-T-E-N-T 162 1 40

4180 G.B.

Day Book Number.....

CC

TRANSFER

73M106

LAND TITLES OFFICE AUG 26 1949 CALGARY

THE CITY OF CALGARY

TO

THOMAS FRANKLIN NOLAND

-and-

ELIZABETH NOLAND

REFERENCE CERTIFICATE 73M106

I certify that the within Instrument is duly Entered and Registered in the Land Titles Office for the South Alberta Land Registration District at Calgary in the Province of Alberta, at 3.10 o'clock, P.m., on 26 day of Aug A.D. 19 49

Number 4180 Book G.B. Folio 119

Registrar, A.L.R.D.

NEW CERTIFICATE NUMBER 82Y122

LAND TITLES ACT

SECTION 142

AFFIDAVIT FOR TRANSFEREE

PROVINCE OF ALBERTA
CANADA
To Wit:

I, Elizabeth Mland Thomas Franklin Poland
of 708 Crescent Rd. Calgary,
in the Province of Alberta.
occupation District Manager, make oath and say:

1. I am the transferee (or agent of the transferee) in the within transfer and I know the lands therein described.

2. The improvements upon the said land at the date I purchased the same were of the fair value of $

3. Since the date I purchased the same I have created the following improvements at a cost set out opposite each:

Building used as a			$
Building used as a			$
Other Buildings			$
Fencing (State length)			$
Clearing	acres @ $	per acre	$
Breaking	acres @ $	per acre	$
Other Improvements (City) Grading (Specify)			$ 146.00
		Total $	146.00

4. I know the circumstances of the within transfer and the true consideration passing between the parties thereto is as follows:

(Full details, cash, assumption of mortgage, exchange, or other consideration, with cash value of same)

5. The consideration herein of $ 1055.00/ex. is fairly apportioned between land and improvements as follows:

Land	$ 1055.—
Improvements as per Clause 2	$ —
Total	$ 1055.—

6. The present value of the subsequent improvements which I have created upon the said lands is $ 146.—

7. The transferor named herein is the person from whom I purchased the within described property.

(If Transferor is other than above, give particulars)

SWORN at Calgary
in the Province of Alberta
this 26. day of Aug.
A.D. 19 49 before me

T. F. Poland.
Elizabeth Mland

A. B. Calle
Commissioner in and for the Prov. of Alta.

Exc. thereout all mines and the right to work the same.

5000-4-48. 3

Acct. No. 243374

Title No. 2435B 73.M.286.

106

LAND TITLES ACT

Transfer of Land

THE CITY OF CALGARY, a municipal corporation having jurisdiction in the City of Calgary in the Province of Alberta, being registered owner of an estate in fee simple, subject however, to such encumbrances, liens and interests as are notified by memorandum as underwritten, in all that certain tract of land situate in the Province of Alberta, being composed of

Lot Two (2) in Block Ninety-two (92), according to a plan of part of the City of Calgary in the Province of Alberta, of record in the Land Titles Office for the South Alberta Land Registration District as "Calgary 3605-F.O."

Subject to the following express covenants and conditions which are hereby made conditions precedent and of the essence of this Transfer. The Transferees hereinafter mentioned for themselves, their executors administrators, successors and assigns hereby covenants with the Transferor.

1. That they will not erect or cause or suffer or permit to be erected or placed on each lot more than one dwelling house and the said house shall be of neat design and shall be completed in a proper and workmanlike manner and the said house shall occupy a ground floor area of not less than ONE THOUSAND (1,000) Square Feet, and the dimensions of any garage (attached or unattached) or other appurtenant structure shall be excluded in computing such ground floor area.

2. No lot in the said plan or any building erected thereon shall be used for any trade or business or otherwise than for private residential purposes.

Subject to reservations and conditions in existing Certificate of Title.

does hereby in consideration of the sum of

ONE THOUSAND AND FIFTY FIVE ($1,055.00)---------- Dollars

paid to it by THOMAS FRANKLIN NOLAND and ELIZABETH NOLAND,

of the City of Calgary, in the Province of Alberta

the receipt of which sum is hereby acknowledged, transfer to the said THOMAS FRANKLIN NOLAND, District Manager, and ELIZABETH NOLAND, his Wife, as Joint Tenants, all its estate and interest in the said piece of land.

IN WITNESS WHEREOF the City of Calgary has caused its seal to be affixed hereto and to be duly attested by the proper officers in that behalf this 8th day of JULY, A.D. 1949.

J. C. Watson
Mayor.

City Clerk.

(Seal)

MEMO. OF ENCUMBRANCES

LAND TITLES ACT

SECTION 142

AFFIDAVIT FOR TRANSFEROR

PROVINCE OF ALBERTA
CANADA
To Wit:

I, Russell Riley,
of CITY OF CALGARY,
in the Province of Alberta,
occupation ASST. SUPERINTENDENT, make oath and say:

1. I am the ~~transferor or~~ agent of the transferor) in the within transfer and I know the lands therein described.

2. The improvements upon the said lands at the date I purchased the same were of the fair value of $ Nil

3. Since the date I purchased the same I have created the following improvements at a cost set out opposite each

Building used as a			$
Building used as a			$
Other Buildings			$
Fencing (State length)			$
Clearing	acres @ $	per acre	$
Breaking	acres @ $	per acre	$
Other Improvements (Specify)			$

Acreage in crop during the twelve months immediately preceding the transaction resulting in this transfer

Total $

4. I know the circumstances of the within transfer and the true consideration passing between the parties thereto is as follows:

(Full details, cash, assumption of mortgage, exchange, or other consideration, with cash value of same)

THE SUM OF ONE THOUSAND AND FIFTY FIVE DOLLARS ($1,055.00)

5. Immediately before the transaction which resulted in the making of the within transfer, including the lands mentioned therein, I was beneficially interested in not more than acres of land in the Province of Alberta. The land contained in the said transfer was as to acres thereof, under cultivation and was actually and bona fide used by me for agricultural purposes during the twelve months immediately preceding the said transaction.

6. The consideration herein of $1,055.00 is fairly apportioned between land and improvements as follows:

Land	$ 1,055.00
Improvements	$
	Total $ 1,055.00

7. The transferee named herein is the person to whom I sold the within described property.
(If the Transferee is other than above, give particulars)

SWORN at The City of Calgary,
in the Province of Alberta
this 8th day of JULY,
A.D. 1949, before me

R. Riley

A Commissioner in and for the Province of Alberta.

2000—1—49 19

Statutory Declaration

CANADA
Province of Alberta
To Wit:

In the Matter of the Tax Recovery Act, 1922, being Chapter 162 of the Revised Statutes of Alberta, 1942, and in the matter of the sale of

Lot 2, Block 92, Plan 3605-F.O., Section 9.

I, ~~FREDERICK NYE~~ RUSSELL RILEY, of the City of Calgary, in the Province of Alberta, ASST. Land Superintendent, do solemnly declare as follows:

1. That I am the ASST. Land Superintendent of the City of Calgary, and as such, have a full knowledge of the facts herein declared to.

2. That the owner does not reside on the said parcel of land, nor is it in the actual occupation of any person under any arrangement, agreement or lease, by, with or through the owner.

And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at the City of Calgary, in the Province of Alberta, this 8th day of JULY, A.D. 1949.

R. Riley

BEFORE ME

A Commissioner for Oaths in and for the Province of Alberta.

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

4531GI .

ORDER NUMBER: 41195108

Entered and Checked: [illegible]

[illegible] ASSESSOR.

REG'N FEE	5	-
EXTRA REF. CERT.		
EXTRA NEW TITLE		
ABSTRACT		
GEN. CERT.		
CERT. OF CHG.		
ASSCE. FUND	3	65
New Value 1831		
Old Value —		
INC. TAX	✓	
TOTAL FEES	8	65

Clerk [illegible] D.B. [illegible]

Charge to Mackeck, Kelly

Agreement for Sale Produced Sworn to

Dated ..... 19.....

Consideration $.....

Assessed 1913 for $.....

Assured Value $ 1831 -

Increment Value $ 1831 -

Present Value $ 1831 -

East Value $ See Sale

Tax Payable $.....

Inspector of Transfers

4531 G.I.

Day Book Number

TRANSFER (1-2)

THE CITY OF CALGARY

TO

ROSE HALLIS

LAND TITLES OFFICE AUG 14 1951 CALGARY

12 M 106

REFERENCE CERTIFICATE 12 M. 106.

I certify that the within Instrument is duly Entered and Registered in the Land Titles Office for the South Alberta Land Registration District at Calgary in the Province of Alberta, at 1 44 o'clock A m., on 15 day of Aug. A.D. 19 51

Number 4531 Book G.I. Folio 128

[illegible] A.R.D.

Registrar, A.L.R.D.

NEW CERTIFICATE NUMBER 851 209

LAND TITLES ACT

SECTION 142

AFFIDAVIT FOR TRANSFEREE

PROVINCE OF ALBERTA
CANADA
To Wit:

I, Mrs Rose Hallis
of Calgary
in the Province of Alta.
occupation make oath and say:

1. I am the transferee (or agent of the transferee) in the within transfer and I know the lands therein described.

2. The improvements upon the said land at the date I purchased the same were of the fair value of $ —

3. Since the date I purchased the same I have created the following improvements at a cost set out opposite each: —

Building used as a			$
Building used as a			$
Other Buildings			$
Fencing (State length)			$
Clearing	acres @ $	per acre	$
Breaking	acres @ $	per acre	$
Other Improvements (Specify)			$
		Total $	nil

4. I know the circumstances of the within transfer and the true consideration passing between the parties thereto is as follows:

(Full details, cash, assumption of mortgage, exchange, or other consideration, with cash value of same)

$1831.00

5. The consideration herein of $ 1831.00 is fairly apportioned between land and improvements as follows:

Land	$	1831.00
Improvements as per Clause 2	$	nil
Total	$	1831.00

6. The present value of the subsequent improvements which I have created upon the said lands is $ nil

7. The transferor named herein is the person from whom I purchased the within described property.

(If Transferor is other than above, give particulars)

SWORN at City of Calgary
in the Province of Alberta
this 27 day of July
A.D. 19 51, before me
A Commissioner in and for the Province of Alberta

Mrs Rose Hallis.

L. L. Phillips

Statutory Declaration

CANADA
Province of Alberta
To Wit:

In the Matter of the Tax Recovery Act, 1922, being Chapter 162 of the Revised Statutes of Alberta, 1942, and in the matter of the sale of

Lot 7, Block 91, Plan 3605-F.O., Section 9.

I, FREDERICK NYE, of the City of Calgary, in the Province of Alberta, Land Superintendent, do solemnly declare as follows:

1. That I am the Land Superintendent of the City of Calgary, and as such, have a full knowledge of the facts herein declared to.

2. That the owner does not reside on the said parcel of land, nor is it in the actual occupation of any person under any arrangement, agreement or lease, by, with or through the owner.

And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at the City of Calgary, in the Province of Alberta, this 28th day of MAY, A.D. 19 51.

F Nye

BEFORE ME

A Commissioner for Oaths in and for the Province of Alberta.

LAND TITLES ACT

SECTION 142

AFFIDAVIT FOR TRANSFEROR

PROVINCE OF ALBERTA
CANADA
To Wit:

I, Fred Nye,
of The City of Calgary,
in the Province of Alberta,
occupation Superintendent, make oath and say:

1. I am the agent of the transferor in the within transfer and I know the lands therein described.

2. The improvements upon the said lands at the date the Transferor purchased the same were of the fair value of $ Nil

3. Since the date the Transferor purchased the same it has created the following improvements at a cost set out opposite each

Building used as a			$
Building used as a			$
Other Buildings			$
Fencing (State length)			$
Clearing	acres @ $	per acre	$
Breaking	acres @ $	per acre	$
Other Improvements (Specify)			$

Acreage in crop during the twelve months immediately preceding the transaction resulting in this transfer

Total $

4. I know the circumstances of the within transfer and the true consideration passing between the parties thereto is as follows:

(Full details, cash, assumption of mortgage, exchange, or other consideration, with cash value of same)

THE SUM OF ONE THOUSAND EIGHT HUNDRED THIRTY ONE DOLLARS

($1,831.00)

5. Immediately before the transaction which resulted in the making of the within transfer, including the lands mentioned therein, the Transferor was beneficially interested in not more than acres of land in the Province of Alberta. The land contained in the said transfer was as to acres thereof, under cultivation and was actually and bona fide used by the Transferor for agricultural purposes during the twelve months immediately preceding the said transaction.

6. The consideration herein of $ 1,831.00 is fairly apportioned between land and improvements as follows:

Land	$ 1,831.00
Improvements	$
	Total $ 1,831.00

7. The transferee named herein is the person to whom the Transferor sold the within described property.

(If the Transferee is other than above, give particulars)

SWORN at The City of Calgary,
in the Province of Alberta
this 28th day of MAY,
A.D. 19 51, before me

F Nye

A Commissioner for Oaths in and for the Province of Alberta.

Excepting thereout all mines & minerals & the right to work the same

5000-2-50 3

Acct. No. 2-4410

Title No. 2435B 73.M.206.

LAND TITLES ACT

Transfer of Land

THE CITY OF CALGARY, a municipal corporation having jurisdiction in the City of Calgary in the Province of Alberta, being registered owner of an estate in fee simple, subject however, to such encumbrances, liens and interests as are notified by memorandum as underwritten, in all that certain tract of land situate in the Province of Alberta, being composed of

Lot Seven (7) in Block Ninety-one (91), according to a plan of part of the city of Calgary in the Province of Alberta, of record in the Land Titles Office for the South Alberta Land Registration District as "Calgary 3605-F.O."

Subject to the following covenants and conditions:

1. Only one single family dwelling house and a private garage attached or unattached to such dwelling house may be erected on the said lot. Such private garage shall , in either case, conform in style and exterior finish to the dwelling house on the same lot.

2. Each such dwelling house shall occupy a ground area of at least:

(a) 1,200 square feet when of single storey construction,
(b) 1,000 square feet when of one and one-half or two-storey construction.

The dimensions of any garage (attached or unattached), porch, verandah, sun-room or other appurtenant structure shall be excluded in computing such ground area.

3. No lot in the said plan or any building erected thereon shall be used for any trade or business or otherwise than for private residential purposes.

Subject to reservations and conditions in existing Certificate of Title.

does hereby in consideration of the sum of

ONE THOUSAND EIGHT HUNDRED THIRTY-ONE ($1,831.00)----------Dollars

paid to it by ROSE HALLIS, Married Woman,

of the City of Calgary, in the Province of Alberta

the receipt of which sum is hereby acknowledged, transfer to the said

- - - - - - - - - - - ROSE HALLIS - - - - - - - - - - - - - - - - - - -

all its estate and interest in the said piece of land.

IN WITNESS WHEREOF the City of Calgary has caused its seal to be affixed hereto and to be duly attested by the proper officers in that behalf this 28th day of MAY, A.D. 19 51.

Mayor.

City Clerk.

(Seal)

MEMO. OF ENCUMBRANCES

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

6192GB .

ORDER NUMBER: 41195108

Ent'd & Chk'd ____ Asst Assessor

REG'N FEE	5	
EXTRA REF. CERT.		
EXTRA NEW TITLE		
ABSTRACT		
GEN. CERT.	5	55
CERT. OF CHG.		
ASSCE. FUND		
New Value 2777		
Old Value		
INC. TAX		
TOTAL FEES	10	55

Clerk ____ D.B. ____

Charge to ____

Agreement for Sale Produced Sworn to

Dated ____ 19____

Consideration $____

Assessed 1913 for $____

Assured Value $ 2777

Increment Value $ 2485

Present Value $ 2485

Last Value $ greater

Tax Payable $ ✓

Inspector of Transfers

LAND TITLES OFFICE CALGARY

6192 G.B.

Day Book Number____

TRANSFER

LAND TITLES OFFICE CALGARY NOV 2 1949

THE CITY OF CALGARY

TO

DON COLLIN

72M/106

REFERENCE CERTIFICATE

I certify that the within Instrument is duly Entered and Registered in the Land Titles Office for the Alberta Land Registration District at Calgary in the Province of Alberta, at 10½ o'clock, a.m., on 2 day of Nov. A.D. 1949

Number 6192 Book G.B. Folio 172

Registrar

A.L.R.D.

NEW CERTIFICATE NUMBER 81 Z. 238

LAND TITLES ACT

SECTION 142

AFFIDAVIT FOR TRANSFEREE

PROVINCE OF ALBERTA
CANADA
To Wit:

I, Leon Collins
of The City of Calgary,
in the Province of Alberta
occupation Merchant. make oath and say:

1. I am the transferee (or agent of the transferee) in the within transfer and I know the lands therein described.

2. The improvements upon the said land at the date I purchased the same were of the fair value of $ Nil

3. Since the date I purchased the same I have created the following improvements at a cost set out opposite each:

Building used as a			$
Building used as a			$
Other Buildings			$
Fencing (State length)			$
Clearing	acres @ $	per acre	$
Breaking	acres @ $	per acre	$
Other Improvements Grading		(Specify)	$ 292 00/100
		Total $	~~Nil~~ 292 00/100

4. I know the circumstances of the within transfer and the true consideration passing between the parties thereto is as follows:

(Full details, cash, assumption of mortgage, exchange, or other consideration, with cash value of same)

2485 00/100

5. The consideration herein of $ 2485 00/100 is fairly apportioned between land and improvements as follows:

Land	$	2485 00
Improvements as per Clause 2	$	
Total	$	2485 00/100

6. The present value of the subsequent improvements which I have created upon the said lands is $ 292 00/100

7. The transferor named herein is the person from whom I purchased the within described property.

(If Transferor is other than above, give particulars)

SWORN at Calgary
in the Province of Alberta
this 2 day of Nov
A.D. 1947, before me

A Commissioner in and for the Prov of Alta

5000-4-48. 3

Excepting the said oil and the right to mine the same

Acct. No. 2-3624

Title No. 2435B 73.M.106.

LAND TITLES ACT

Transfer of Land

THE CITY OF CALGARY, a municipal corporation having jurisdiction in the City of Calgary in the Province of Alberta, being registered owner of an estate in fee simple, subject however, to such encumbrances, liens and interests as are notified by memorandum as underwritten, in all that certain tract of land situate in the Province of Alberta, being composed of

Lots Five (5) and Six (6) in Block Ninety-two (92), according to a plan of part of the City of Calgary in the Province of Alberta, of record in the Land Titles Office for the South Alberta Land Registration District as "Calgary 3605-F.O."

Subject to the following express covenants and conditions which are hereby made conditions precedent and of the essence of this Transfer. The Transferee hereinafter mentioned for himself, his executors, administrators, successors and assigns hereby covenants with the Transferor.

1. That he will not erect or cause or suffer or permit to be erected or placed on each lot more than one dwelling house and the said house shall be of neat design and shall be completed in a proper and workmanlike manner and the said dwelling house shall occupy a ground area of not less than ONE THOUSAND (1,000) square feet and the dimensions of any garage (attached or unattached) or appurtenant structure shall be excluded in computing such ground area.

2. That no lot in the said plan or any building erected thereon shall be used for any trade or business or otherwise than for private residential purposes.

Subject to reservations and conditions in existing Certificate of Title.

does hereby in consideration of the sum of

TWO THOUSAND FOUR HUNDRED EIGHTY FIVE ($2,485.00)---------- Dollars

paid to it by DON COLLIN, Merchant,

of the City of Calgary, in the Province of Alberta

the receipt of which sum is hereby acknowledged, transfer to the said

---------- DON COLLIN ----------

all its estate and interest in the said piece of land.

IN WITNESS WHEREOF the City of Calgary has caused its seal to be affixed hereto and to be duly attested by the proper officers in that behalf this 31st day of October, A.D. 19 49.

Mayor.

City Clerk.

(Seal)

MEMO. OF ENCUMBRANCES

LAND TITLES ACT

SECTION 142

AFFIDAVIT FOR TRANSFEROR

PROVINCE OF ALBERTA
CANADA
To Wit:

I, Fred Nye,
of The City of Calgary,
in the Province of Alberta,
occupation Superintendent, make oath and say:

1. I am the ~~transferor (or~~ agent of the transferor) in the within transfer and I know the lands therein described.

2. The improvements upon the said lands at the date ~~X~~ the Transferor purchased the same were of the fair value of $ Nil

3. Since the date I purchased the same I have created the following improvements at a cost set out opposite each

Building used as a			$
Building used as a			$
Other Buildings			$
Fencing (State length)			$
Clearing	acres @ $	per acre	$
Breaking	acres @ $	per acre	$
Other Improvements (Specify)			$
Acreage in crop during the twelve months immediately preceding the transaction resulting in this transfer			
		Total $	

4. I know the circumstances of the within transfer and the true consideration passing between the parties thereto is as follows:

(Full details, cash, assumption of mortgage, exchange, or other consideration, with cash value of same)

THE SUM OF TWO THOUSAND FOUR HUNDRED EIGHTY FIVE DOLLARS

($2,485.00)

5. Immediately before the transaction which resulted in the making of the within transfer, including the lands mentioned therein, I was beneficially interested in not more than acres of land in the Province of Alberta. The land contained in the said transfer was as to acres thereof, under cultivation and was actually and bona fide used by me for agricultural purposes during the twelve months immediately preceding the said transaction.

6. The consideration herein of $2,485.00 is fairly apportioned between land and improvements as follows:

Land	$ 2,485.00
Improvements	$
	Total $ 2,485.00

7. The transferee named herein is the person to whom I sold the within described property.
(If the Transferee is other than above, give particulars)

SWORN at The City of Calgary,
in the Province of Alberta
this 31st day of October,
A.D. 1949 before me

A Commissioner in and for the Province of Alberta.

F Nye

2000—1—49 19

Statutory Declaration

CANADA
Province of Alberta
To Wit:

In the Matter of the Tax Recovery Act, 1922, being Chapter 162 of the Revised Statutes of Alberta, 1942, and in the matter of the sale of

Lots 5 and 6, Block 92, Plan 3605-F.O., Section 9.

I, FREDERICK NYE, of the City of Calgary, in the Province of Alberta, Land Superintendent, do solemnly declare as follows:

1. That I am the Land Superintendent of the City of Calgary, and as such, have a full knowledge of the facts herein declared to.

2. That the owner does not reside on the said parcel of land, nor is it in the actual occupation of any person under any arrangement, agreement or lease, by, with or through the owner.

And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at the City of Calgary, in the Province of Alberta, this 31st day of OCTOBER, A.D. 1949.

Nye

BEFORE ME

A Commissioner for Oaths in and for the Province of Alberta.

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

7488GD .

ORDER NUMBER: 41195108

Entered and Checked:

ASSESSOR.

REG'N FEE	5	00
EXTRA REF. CERT.		
EXTRA NEW TITLE		
ABSTRACT		
GEN. CERT.		
CERT. OF CHG.		
ASSCE. FUND	2	50
New Value 1436		
Old Value nil		
INC. TAX		
TOTAL FEES	7	50

Clerk ..... D.B. ..... Charge to Security

Agreement for Sale Produced Sworn to

Dated ..... 19.....

Consideration $.....

Assessed 1913 for $.....

Assured Value $ 1436

Increment Value $ 1436

Present Value $ 1436

Last Value $ Surfy

Tax Payable $.....

Inspector of Transfers

7488 G.D.

Day Book Number.....

TRANSFER

LAND TITLES OFFICE 22 SEP 20 CALGARY

THE CITY OF CALGARY

TO 73M106

ARTHUR H. SULLIVAN

REFERENCE CERTIFICATE 73M106

I certify that the within Instrument is duly Entered and Registered in the Land Titles Office for the Alberta Land Registration District at Calgary, in the Province of Alberta, at 3 38 o'clock, P m., on 22 day of Sept A.D. 1950 Number 7488 Book G.D. Folio 206

W Murray for

Registrar, A.L.R.D.

NEW CERTIFICATE NUMBER 84P.115

LAND TITLES ACT

SECTION 142

AFFIDAVIT FOR TRANSFEREE

PROVINCE OF ALBERTA
CANADA
To Wit:

I, Arthur H. Sullivan
of Calgary
in the Province of Alberta
occupation Contractor make oath and say:

1. I am the transferee (or agent of the transferee) in the within transfer and I know the lands therein described.

2. The improvements upon the said land at the date I purchased the same were of the fair value of $ Nil

3. Since the date I purchased the same I have created the following improvements at a cost set out opposite each:

Building used as a			$
Building used as a			$
Other Buildings			$
Fencing (State length)			$
Clearing	acres @ $	per acre	$
Breaking	acres @ $	per acre	$
Other Improvements (Specify)			$
		Total $	Nil

4. I know the circumstances of the within transfer and the true consideration passing between the parties thereto is as follows:

(Full details, cash, assumption of mortgage, exchange, or other consideration, with cash value of same)

The sum of One Thousand Four Hundred Thirty Six Dollars ($ 1436.00)

5. The consideration herein of $ 1436.00 is fairly apportioned between land and improvements as follows:

Land	$	1436.00
Improvements as per Clause 2	$	Nil
	Total $	1436.00

6. The present value of the subsequent improvements which I have created upon the said lands is $ Nil

7. The transferor named herein is the person from whom I purchased the within described property.

(If Transferor is other than above, give particulars)

SWORN at Calgary
in the Province of Alberta
this 6 day of September
A.D. 19 50, before me
A Commissioner for Oaths in and for the Province of Alberta

Arthur H. Sullivan

Statutory Declaration

CANADA
Province of Alberta
To Wit:

In the Matter of the Tax Recovery Act, 1922, being Chapter 162 of the Revised Statutes of Alberta, 1942, and in the matter of the sale of

Lot 2, Block 91, Plan 3605-F.O., Section 9.

I, FREDERICK NYE, of the City of Calgary, in the Province of Alberta, Land Superintendent, do solemnly declare as follows:

1. That I am the Land Superintendent of the City of Calgary, and as such, have a full knowledge of the facts herein declared to.

2. That the owner does not reside on the said parcel of land, nor is it in the actual occupation of any person under any arrangement, agreement or lease, by, with or through the owner.

And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at the City of Calgary, in the Province of Alberta, this 12th day of JUNE, A.D. 1950.

F Nye

BEFORE ME

C. R. Hammer

A Commissioner for Oaths in and for the Province of Alberta.

LAND TITLES ACT

SECTION 142

AFFIDAVIT FOR TRANSFEROR

PROVINCE OF ALBERTA
CANADA
To Wit:

I, Fred Nye,
of The City of Calgary,
in the Province of Alberta,
occupation Superintendent, make oath and say:

1. I am the agent of the transferor in the within transfer and I know the lands therein described.

2. The improvements upon the said lands at the date the Transferor purchased the same were of the fair value of $ Nil.

3. Since the date the Transferor purchased the same it has created the following improvements at a cost set out opposite each

Building used as a			$
Building used as a			$
Other Buildings			$
Fencing (State length)			$
Clearing	acres @ $	per acre	$
Breaking	acres @ $	per acre	$
Other Improvements (Specify)			$
Acreage in crop during the twelve months immediately preceding the transaction resulting in this transfer			
		Total $	

4. I know the circumstances of the within transfer and the true consideration passing between the parties thereto is as follows:

(Full details, cash, assumption of mortgage, exchange, or other consideration, with cash value of same)

THE SUM OF ONE THOUSAND FOUR HUNDRED THIRTY SIX DOLLARS

($1,436.00)

5. Immediately before the transaction which resulted in the making of the within transfer, including the lands mentioned therein, the Transferor was beneficially interested in not more than acres of land in the Province of Alberta. The land contained in the said transfer was as to acres thereof, under cultivation and was actually and bona fide used by the Transferor for agricultural purposes during the twelve months immediately preceding the said transaction.

6. The consideration herein of $ 1,436.00 is fairly apportioned between land and improvements as follows:

Land	$ 1,436.00
Improvements	$
	Total $ 1,436.00

7. The transferee named herein is the person to whom the Transferor sold the within described property.

(If the Transferee is other than above, give particulars)

SWORN at The City of Calgary,
in the Province of Alberta
this 12th day of JUNE,
A.D. 19 50, before me C. B. Brumwell

F. Nye

A Commissioner for Oaths in and for the Province of Alberta.

6000-7-50. 3

Acct. No. 2-4523

Title No. 2435B 73.M.206.

LAND TITLES ACT

Transfer of Land

THE CITY OF CALGARY, a municipal corporation having jurisdiction in the City of Calgary in the Province of Alberta, being registered owner of an estate in fee simple, subject however, to such encumbrances, liens and interests as are notified by memorandum as underwritten, in all that certain tract of land situate in the Province of Alberta, being composed of

Lot Two (2) in Block Ninety-one (91), according to a plan of part of the City of Calgary in the Province of Alberta, of record in the Land Titles Office for the South Alberta Land Registration District as "Calgary 3605-F.O."

Subject to reservations and conditions in existing Certificate of Title, and Subject to the following covenants and conditions which shall apply to all lots in the said plan:

1. Only one single family dwelling house and a private garage, attached or unattached to such dwelling house may be erected on each lot. Such private garage shall, in either case, conform in style and exterior finish to the dwelling house on the same lot.

2. Each such dwelling house shall occupy a ground area of at least:

(a) 1,200 square feet when of single storey construction,
(b) 1,000 square feet when of one and one-half or two storey construction.

The dimensions of any garage (attached or unattached), porch, verandah, sun-room or other appurtenant structure shall be excluded in computing such ground area.

3. No lot in the said plan or any building erected thereon shall be used for any trade or business or otherwise than for private residential purposes.

does hereby in consideration of the sum of

ONE THOUSAND FOUR HUNDRED THIRTY-SIX ($1,436.00)---------- Dollars

paid to it by ARTHUR H. SULLIVAN, Contractor,

of the City of Calgary, in the Province of Alberta

the receipt of which sum is hereby acknowledged, transfer to the said

- - - - - - - - - - - ARTHUR H. SULLIVAN - - - - - - - - - - - - - - - - -

all its estate and interest in the said piece of land.

IN WITNESS WHEREOF the City of Calgary has caused its seal to be affixed hereto and to be duly attested by the proper officers in that behalf this 12th day of JUNE, A.D. 19 50.

Dan Mackay
Mayor.

C. R. Brummer
Acty. City Clerk.

(Seal)

MEMO. OF ENCUMBRANCES

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

7558GE .

ORDER NUMBER: 41195108

Entered and Checked:

ASSESSOR.

REG'N FEE	5 00
EXTRA REF. CERT.	
EXTRA NEW TITLE	
ABSTRACT	
GEN. CERT.	
CERT. OF CHG.	
ASSCE. FUND	3 20
New Value 1596	
Old Value —	
INC. TAX	✓
TOTAL FEES	8 20

Clerk D.B.

Charge to

Agreement for Sale Produced Sworn to

Dated ..... 19.....

Consideration $.....

Assessed 1913 for $.....

Assured Value $ 1596

Increment Value $ 1450

Present Value $ 1450

Last Value $ Tax fr.

Tax Payable $ ✓

Inspector of Transfers

7558 G.E.

Day Book Number.....

RC ok

TRANSFER

THE CITY OF CALGARY

TO 73M106

EDWARD EVERETT GILBERT

-and-

EVELYN ELSIE HALLIDAY GILBERT

REFERENCE CERTIFICATE 73M106

I certify that the within Instrument is duly Entered and Registered in the Land Titles Office for the ~~S.~~ Alberta Land Registration District at Calgary in the Province of Alberta, at 2 38 o'clock P m., on 26 day of Oct A.D. 19 50 Number 255 Book G.E. Folio 205

Registrar,
S.A.L.R.D.

NEW CERTIFICATE NUMBER 86H.107

LAND TITLES ACT

SECTION 142

AFFIDAVIT FOR TRANSFEREE

PROVINCE OF ALBERTA
CANADA
To Wit:

I, EDWARD EVERETT GILBERT
of Calgary
in the Province of Alberta
occupation Geologist make oath and say:

1. I am one of the transferees ~~(or agent of the transferee)~~ in the within transfer and I know the lands therein described.

2. The improvements upon the said land at the date I purchased the same were of the fair value of $ nil

3. Since the date I purchased the same I have created the following improvements at a cost set out opposite each:

Building used as a			$
Building used as a			$
Other Buildings			$
Fencing (State length)			$
Clearing	acres @ $	per acre	$
Breaking	acres @ $	per acre	$
Other Improvements	Grading (Specify)		$ 146.00
		Total	$ 146.00

4. I know the circumstances of the within transfer and the true consideration passing between the parties thereto is as follows:

(Full details, cash, assumption of mortgage, exchange, or other consideration, with cash value of same)

One Thousand, Four Hundred and Fifty Dollars ($1,450.00) cash for the land plus a grading charge of $146.00 all as set out in agreement for sale dated the 14th day of November, 1949.

5. The consideration herein of $ 1,596.00 is fairly apportioned between land and improvements as follows:

Land	$ 1,450.00
Improvements as per Clause 2	$ 146.00
Total	$ 1,596.00

6. The present value of the subsequent improvements which I have created upon the said lands is $146.00

1596

7. The transferor named herein is the person from whom I purchased the within described property.

(If Transferor is other than above, give particulars)

SWORN at Calgary
in the Province of Alberta
this 30 day of September
A.D. 1950 ~~, before me~~

E. E. Gilbert

~~A Commissioner for Oaths~~ in and for the Province of Alberta.

Ex. Harvest all mem. and the right to mark the same

50CO-2-50. 3

Acct. No. 2-4220

Title No. 2435B 73.M.206.

LAND TITLES ACT

Transfer of Land

THE CITY OF CALGARY, a municipal corporation having jurisdiction in the City of Calgary in the Province of Alberta, being registered owner of an estate in fee simple, subject however, to such encumbrances, liens and interests as are notified by memorandum as underwritten, in all that certain tract of land situate in the Province of Alberta, being composed of

Lot Seven (7) in Block Eighty (80), according to a plan of part of the City of Calgary on the Province of Alberta, of record in the Land Titles Office for the South Alberta Land Registration District as "Calgary 3605-F.O."

Subject to the following covenants and conditions which shall apply to all building lots in the said plan:

1. Only one single family dwelling house and a private garage attached or unattached to such dwelling house may be erected on each lot. Such private garage, shall in wither case, conform in style and exterior finish to the dwelling house on the same lot.

2. Each such dwelling house shall occupy a ground area of at least:

(a) 1,200 square feet when of single storey construction,
(b) 1,000 square feet when of one and one-half or two-storey construction.

The dimensions of any garage (attached or unattached), porch, verandah, sun-room or other appurtenant structure shall be excluded in computing such ground area.

3. No lot in the said plan or any building erected thereon shall be used for any trade or business or otherwise than for private residential purposes.

Subject to reservations and conditions in existing Certificate of Title.

does hereby in consideration of the sum of

ONE THOUSAND FIVE HUNDRED NINETY SIX ($1,596.00)---------- Dollars

paid to it by EDWARD EVERETT GILBERT, Geologist, and EVELYN ELSIE HALLIDAY GILBERT, his Wife, both of the City of Calgary, in the Province of Alberta, as Joint Tenants,

the receipt of which sum is hereby acknowledged, transfer to the said

--- EDWARD EVERETT GILBERT and EVELYN ELSIE HALLIDAY GILBERT ----

all its estate and interest in the said piece of land.

IN WITNESS WHEREOF the City of Calgary has caused its seal to be affixed hereto and to be duly attested by the proper officers in that behalf this 14th day of September, A.D. 19 50.

Don Mackay
Mayor.

C.R. Cummer
Reg. City Clerk.

(Seal)

MEMO. OF ENCUMBRANCES

LAND TITLES ACT

SECTION 142

AFFIDAVIT FOR TRANSFEROR

PROVINCE OF ALBERTA
CANADA
To Wit:

I, Russell Riley,
of The City of Calgary,
in the Province of Alberta,
occupation Asst. Superintendent, make oath and say:

1. I am the agent of the transferor in the within transfer and I know the lands therein described.

2. The improvements upon the said lands at the date the Transferor purchased the same were of the fair value of $ Nil

3. Since the date the Transferor purchased the same it has created the following improvements at a cost set out opposite each

Building used as a			$
Building used as a			$
Other Buildings			$
Fencing (State length)			$
Clearing	acres @ $	per acre	$
Breaking	acres @ $	per acre	$
Other Improvements (Specify)			$

Acreage in crop during the twelve months immediately preceding the transaction resulting in this transfer

Total $

4. I know the circumstances of the within transfer and the true consideration passing between the parties thereto is as follows:

(Full details, cash, assumption of mortgage, exchange, or other consideration, with cash value of same)

THE SUM OF ONE THOUSAND FIVE HUNDRED NINETY SIX DOLLARS

($1,596.00)

5. Immediately before the transaction which resulted in the making of the within transfer, including the lands mentioned therein, the Transferor was beneficially interested in not more than acres of land in the Province of Alberta. The land contained in the said transfer was as to acres thereof, under cultivation and was actually and bona fide used by the Transferor for agricultural purposes during the twelve months immediately preceding the said transaction.

6. The consideration herein of $ 1,596.00 is fairly apportioned between land and improvements as follows:

Land	$ 1,596.00
Improvements	$
	Total $ 1,596.00

7. The transferee named herein is the person to whom the Transferor sold the within described property.

(If the Transferee is other than above, give particulars)

SWORN at The City of Calgary,
in the Province of Alberta
this 14th day of September,
A.D. 19 50, before me

R. Riley

A Commissioner for Oaths in and for the Province of Alberta.

Statutory Declaration

CANADA
Province of Alberta
To Wit:

In the Matter of the Tax Recovery Act, 1922, being Chapter 162 of the Revised Statutes of Alberta, 1942, and in the matter of the sale of

Lot 7, Block 80, Plan 3605-F.O., Section 9.

I, RUSSELL RILEY, of the City of Calgary, in the Province of Alberta, Asst. Land Superintendent, do solemnly declare as follows:

1. That I am the Land Superintendent of the City of Calgary, and as such, have a full knowledge of the facts herein declared to.

2. That the owner does not reside on the said parcel of land, nor is it in the actual occupation of any person under any arrangement, agreement or lease, by, with or through the owner.

And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at the City of Calgary, in the Province of Alberta, this 14th day of September, A.D. 19 50.

R. Riley

BEFORE ME

C. B. Brunner

A Commissioner for Oaths in and for the Province of Alberta.

This is Exhibit "H"
referred to in the Affidavit of Robert Engbloom
sworn before me this 30th day of March, 2021.

A (Notary Public)
(Commissioner for Oaths)
in and for the Province of Alberta

Matthew Bobawsky
A Commissioner for Oaths in and for Alberta

Matthew Bobawsky
Barrister & Solicitor

This is Exhibit "I"
referred to in the Affidavit of Robert Engbloom
sworn before me this 30th day of March, 2021.

A (Notary Public)
(Commissioner for Oaths)
in and for the Province of Alberta

Matthew Bobawsky
A Commissioner for Oaths in and for Alberta

Matthew Bobawsky
Barrister & Solicitor


32 AVE SW
MAXIMUM
40

This is Exhibit "J"
referred to in the Affidavit of Robert Engbloom
sworn before me this 30th day of March, 2021.

A (Notary Public)
(Commissioner for Oaths)
in and for the Province of Alberta

Matthew Bobawsky
A Commissioner for Oaths in and for Alberta

Matthew Bobawsky
Barrister & Solicitor

10 ST SW

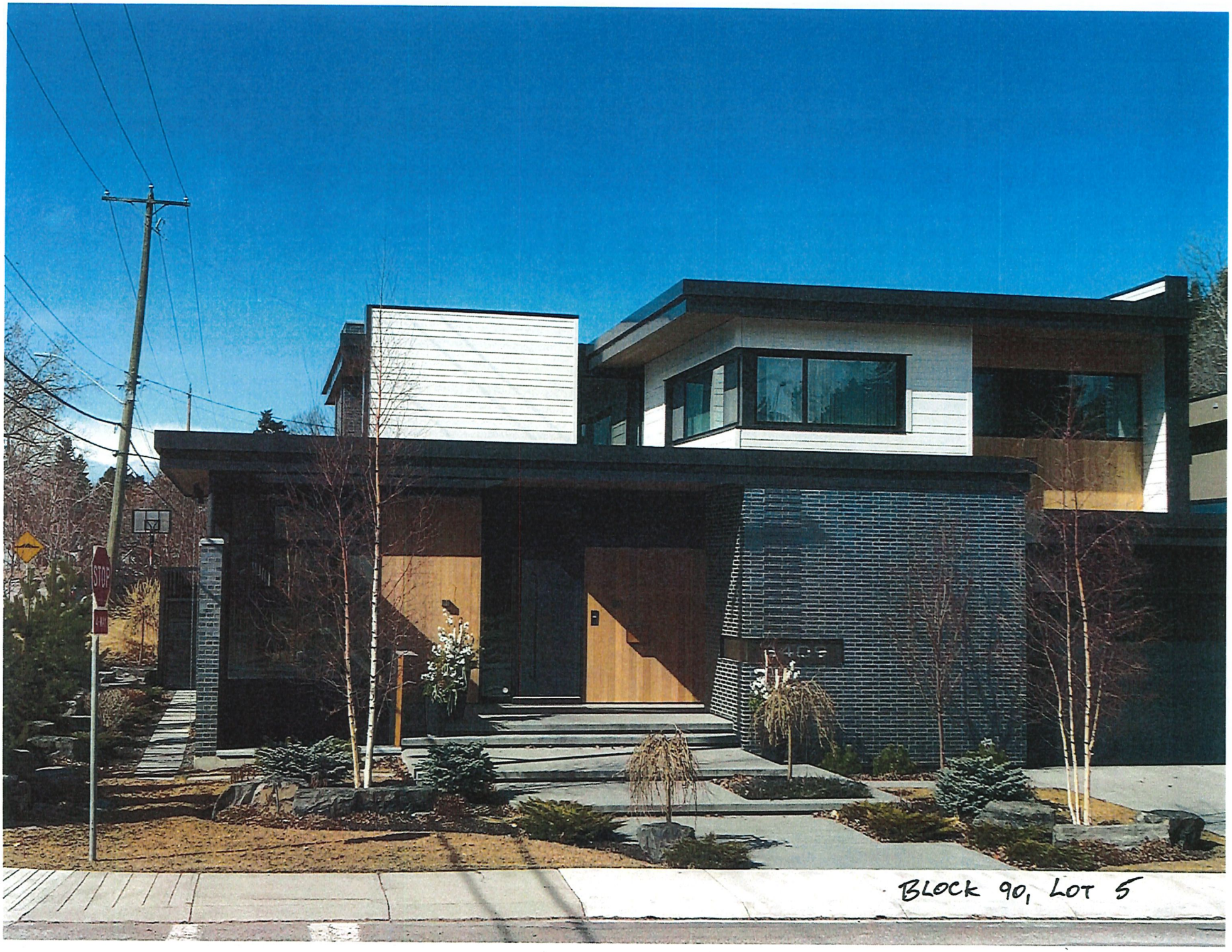
This is Exhibit "K"
referred to in the Affidavit of Robert Engbloom
sworn before me this 30th day of March, 2021.

A (Notary Public)
(Commissioner for Oaths)
in and for the Province of Alberta

Matthew Bobawsky
A Commissioner for Oaths in and for Alberta

Matthew Bobawsky
Barrister & Solicitor

BLOCK 90, LOT 1



BLOCK 90, LOT 5

This is Exhibit "L"
referred to in the Affidavit of Robert Engbloom
sworn before me this 30th day of March, 2021.

A (Notary Public)
(Commissioner for Oaths)
in and for the Province of Alberta

Matthew Bobawsky
A Commissioner for Oaths in and for Alberta

Matthew Bobawsky
Barrister & Solicitor


3483

This is Exhibit "M"
referred to in the Affidavit of Robert Engbloom
sworn before me this 30th day of March, 2021.

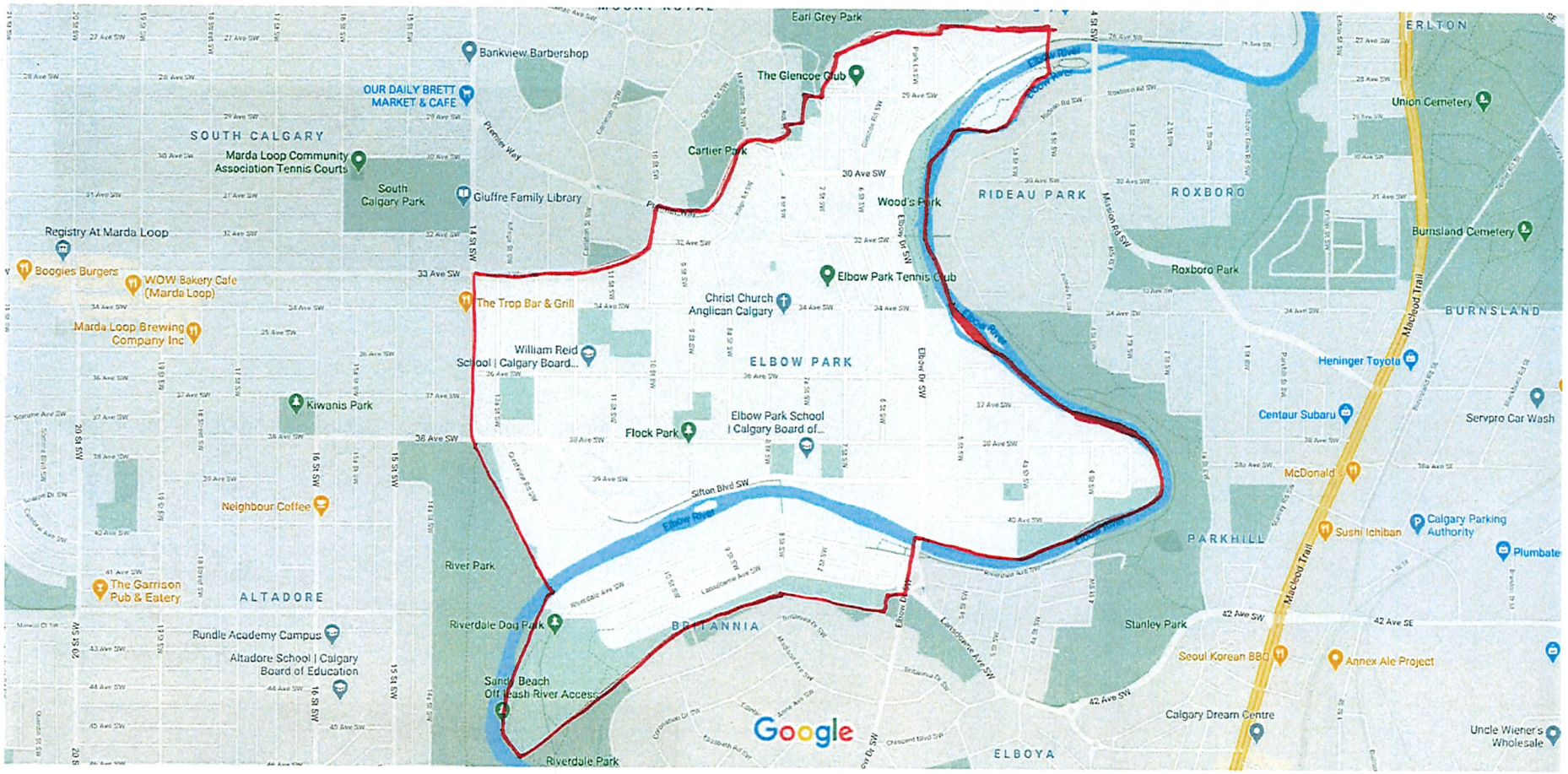
A (Notary Public)
(Commissioner for Oaths)
in and for the Province of Alberta

Matthew Bobawsky
A Commissioner for Oaths in and for Alberta

Matthew Bobawsky
Barrister & Solicitor

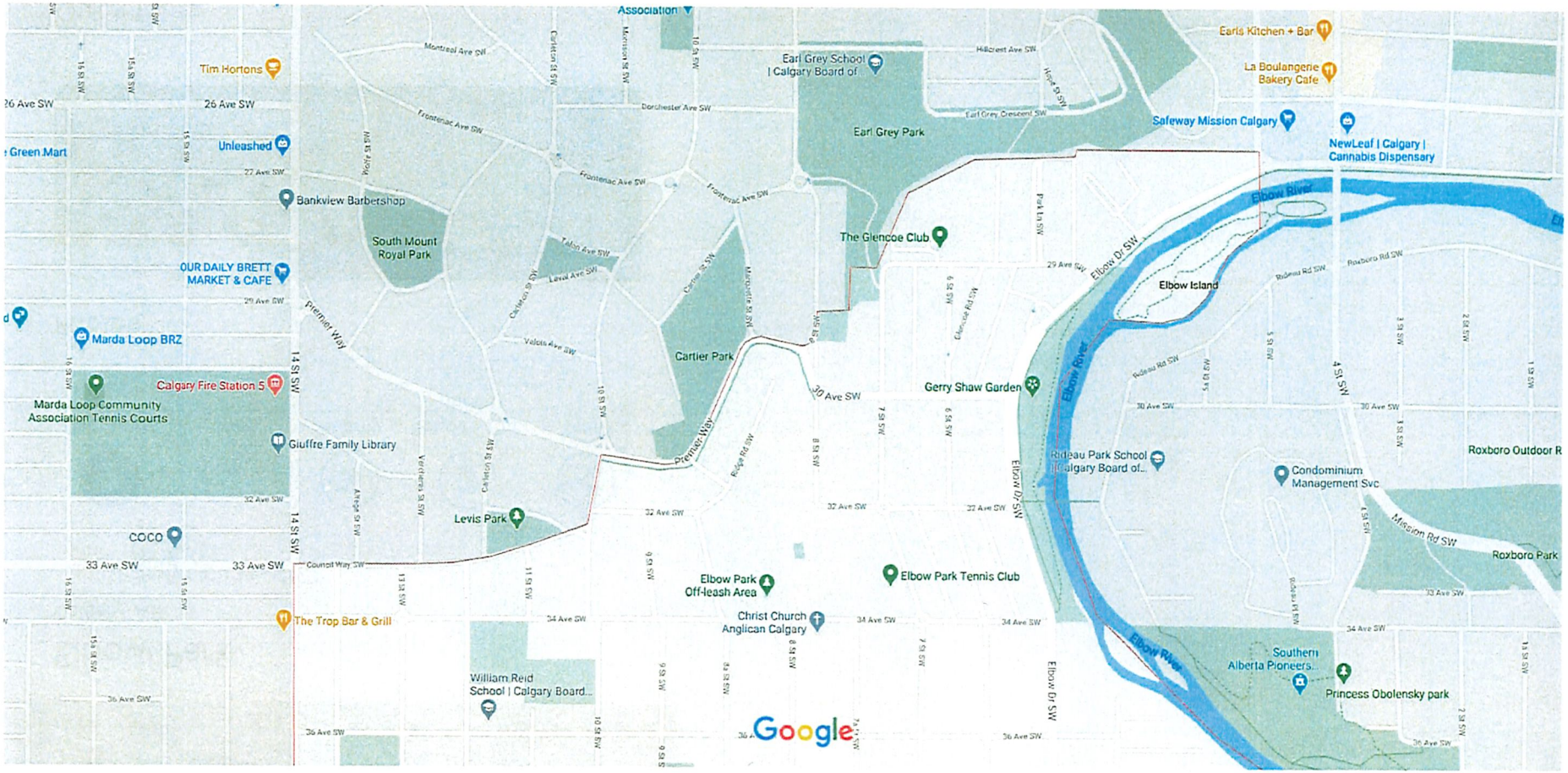
100% Google Camera: 5,034 m 51°02'18"N 114°02'42"W 1,072 m

Google Maps Elbow Park



Map data ©2021 Google 200 m

Google Maps Elbow Park



Map data ©2021 Google 100 m