END

GB. 13460

LAND TITLE ACT

FORM 17 (Section 152 (1))

APPLICATION

NOTE: Before submitting this application applicants should check and satisfy themselves as to the tax position, including taxes of the Crown, provincial, a municipality and improvement, water and irrigation districts.

NATURE OF INTEREST:

Charge [X] True Value:

RESTRICTIVE COVENANT PURSUANT TO SECTION 150 L.R.A.

(Nature of charge)

HEREWITH FEES OF $

ADDRESS of person entitled to be registered as owner, if different than shown in instrument:

Legal Description, if not shown in instrument being submitted with this application:

Full name, address, telephone number of person presenting application:

K.D. JACQUES, 800 HORNBY ST., VANC., B.C. V6Z 2C5

K.D. JACQUES

(Signature of applicant, or solicitor or authorized agent)

PER:

*LEGAL DESCRIPTION

02/12/88 H78233 CHG FREE .00

LT 1

LT 6

B.L. 9

D.L. 1427

PL 8762

No. 132819

OCT 11 '45 132819

LAND REGISTRY OFFICE RECEIVED

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

LAND REGISTRY ACT.

FORM A. *(Section 124.)*

Application for Registration of Fee-simple

Date Oct. 9, 1945

I, Whitney S. Bradley, solemnly declare that I am [*or* Solicitor *for or* the duly authorized Agent of ....., and that .....] entitled to be registered as the owner in fee-simple of the land hereunder described, and hereby make application under the provisions of the "Land Registry Act" and claim registration accordingly.

The full name, address, and occupation of the person so entitled to be registered as owner is Whitney Stanley Bradley, Builder, Lazaar Apts, Vancouver, B.C.

* Not applicable where the applicant is a corporation. Strike out words not applicable.

I am a British subject.* [*Or*]

~~I am not a~~ British subject.* [*Or*]

I am informed by ....., and (Adapt to suit circumstances.)

† For use where the application is made by a solicitor or agent.

verily believe, that the person so entitled to be registered as owner is a British subject [*or*] is not a British subject.*†

The fee-simple is registered in Vol. 1183, Fol. , of the Register.

DESCRIPTION OF LAND.

Municipality or Assessment District.	Lot or Section.	Admeasurement or Acreage.
Vancouver B.C.	Lot (6) Block (9) D.L. 1427 Plan 7134	50

Do not write outside the side-line. Space reserved for binding.

LIST OF INSTRUMENTS.

Date.	Parties.	Character of Deed.
Oct. 3/45	Easy Stanley Bell to Whitney Stanley Bradley	104656 Deed & Land

And I solemnly declare that I have investigated and ascertained the value of the said land, and that the market value thereof at the date of this application, including all buildings and improvements thereon erected, is 1,000.00 dollars, and that the title deeds mentioned hereon are all those in my custody, possession, or power, relating to the said land, [*in the case of a Solicitor or Agent, add*] and to the best of my belief there are no other title deeds in the custody, possession, or power of the owner, relating to the same; and I am duly authorized by the above-named owner to make this application, [*in the case of an Agent, add*] and I reside in the Province of British Columbia, and am of the full age of twenty-one years.

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 before me this 11 day of October, 1945, at Vancouver, British Columbia.

(Signature) Whitney S. Bradley

(Full Post-office address) Niagara Hotel, Vancouver, B.C.

For mailing notices and documents.

E. Schooley

★ 30M-645-0891 (2)

OFFICE OF LAND REGISTRY OFFICE VANCOUVER, B.C.

132819

THIS INDENTURE made the 3rd day of ~~September~~, October, in the year of our Lord one thousand nine hundred and forty-five.

IN PURSUANCE OF THE "SHORT FORM OF DEEDS ACT"

BETWEEN:

CARL STANTON BELL, Insurance Broker, of 930 Rogers Building, 470 Granville Street, in the City of Vancouver, Province of British Columbia, (hereinafter called the "Grantor")

OF THE ONE PART:

-and-

WHITNEY STAPLES BRADLEY, Builder, of Niagara Hotel, 435 West Pender Street, in the City of Vancouver, Province of British Columbia, (hereinafter called the "Grantee")

OF THE OTHER PART:

WITNESSETH: That in consideration of the sum of One thousand dollars ($1000.00) of lawful money of Canada now paid by the Grantee to the Grantor, (the receipt of which is hereby by him acknowledged) he the said Grantor DOTH GRANT unto the said Grantee his heirs and assigns FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the Vancouver Assessment District, in the Province of British Columbia, and known and described as Lot Six (6) of Block Nine (9), of the Subdivision of District Lot One thousand four hundred and twenty-seven (1427), Group One (1), New Westminster District, according to the registered map or plan of the said subdivision deposited in the Land Registry Office at Vancouver, British Columbia, and numbered 7134.

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof held or enjoyed or appurtenant thereto and all the estate, right, title, interest, property, claim and demand of him the said Grantor in, to or upon the said premises, but reserving to the Grantor his heirs, executors, administrators and assigns the

right and liberty to convey such quantity of water as the Grantor, his heirs, executors, administrators and assigns may think necessary over the said lands and the right and liberty for such purpose to lay and maintain in or on the said land, a pipe of such size and material and laid in such courses and manner as the Grantor, his heirs, executors, administrators or assigns shall determine, with liberty from time to time to enter on the said land to lay the said pipe and to open it up for the purpose of repairing the same as occasion may require, doing no unnecessary damage to the said land, either in installing the said pipe or maintaining the same and restoring the surface whenever opened up as soon as may be.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns to and for his sole and only use forever; SUBJECT NEVERTHELESS to the reservations, limitations, provisos and conditions expressed in this conveyance and in the original grant of the said lots from the Crown.

THE SAID land is sold and conveyed subject to the following conditions and stipulations for the benefit and protection of the other lands of the Grantor and his assigns shown on the said plan deposited in the Land Registry Office at Vancouver, and the Grantee covenants with the Grantor and also as a separate covenant with every owner for the time being of any part of the land shown on the said plan that the Grantee will observe and perform the conditions and stipulations hereinafter contained, particulars of which are as follows:

(a) That the said land or any part thereof shall not be sold, leased, mortgaged to or be occupied at any time by any person or persons other than members of the Caucasian Race.

(b) That no commercial, industrial or entertainment business shall be allowed to be carried on on the said lands.

(c) That no more than one dwelling of a minimum cost of $500.00, with reasonable appurtenant buildings shall be

erected thereon and that the location and plan of such dwelling and buildings shall first be submitted for the Grantor's approval and be approved by him (such approval not to be unreasonably withheld.)

(d) That the said lands and any dwelling situate thereon shall be used solely for private residential purposes.

THE ABOVE RESTRICTIONS lettered (a), (b), (c), & (d) shall run with the land during the continuance thereof and shall be binding for a period of twenty (20) years, beginning June 1st, 1944, unless sooner cancelled by an agreement in writing signed by all persons having a registered estate or interest in any of the said lots laid out on the said plan, and on failure of the Grantee to comply with any of the said stipulations and restrictions, all the estate, right, title and interest of the Grantee or his heirs, executors, administrators and assigns in the said lands shall be forfeited to the Grantor and the purchase price paid for the said lands shall be retained by the Grantor as liquidated damages for non performance of the said stipulations and restrictions.

THE GRANTOR covenants with the Grantee that any sale or sales made by him of the whole or any part of the lots marked on the said plan shall be subject to restrictions similar to those above set out.

THE GRANTOR covenants with the Grantee that he has the right to convey the said lands to the Grantee notwithstanding any act of the Grantor and that the said Grantee shall have quiet possession of the said lands free from all encumbrances save as aforesaid.

AND THE GRANTOR covenants with the Grantee that he will execute such further assurances of the said land as may be requisite and the Grantor covenants with the Grantee that he has done no act to encumber the said lands save as aforesaid.

AND THE GRANTOR releases to the Grantee all his

claims upon the said lands except as set out herein.

WHEREVER the words "Grantor" or "Grantee" is used throughout this indenture, the same shall be construed where the contract allows as applying and extending to not only the respective parties hereto, but also to their respective heirs, executors, administrators and assigns.

IN WITNESS WHEREOF the Grantor has, and the Grantee has hereunto set their hands and seals on the date first above mentioned.

SIGNED, SEALED AND DELIVERED)
by the Grantor in the pre-)
sence of:)
Name: [illegible])
Address: 718 Granville St.)
Vancouver B.C. [illegible])
Occupation:)
)

C.S. Bach

SIGNED, SEALED AND DELIVERED)
by the Grantee in the pre-)
sence of:)
Name: A.V. Youngberg)
Address: 575 Seymour)
Vancouver)
Occupation: Accountant)
)

Whitney S. Bradley.

Proof

132819

FOR MAKER

I HEREBY CERTIFY that on the 3rd day of ~~September~~ October 1945, at the City of Vancouver, in the Province of British Columbia, CARL STANTON BELL, who is personally known to me appeared before me and acknowledged to me that he is the person mentioned in the annexed instrument as the maker thereof, and whose name is subscribed thereto as party, that he knows the contents thereof, and that he executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand at the City of Vancouver, in the Province of British Columbia, this 3rd day of ~~September~~ October, in the year of our Lord one thousand nine hundred and forty-five.

A Commissioner for taking affidavits within British Columbia.

FOR WITNESS

Province of British Columbia
To Wit:

I, A. V. Springberg of the City of Vancouver, in the Province of British Columbia, make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by WHITNEY STAPLES BRADLEY, the party thereto, for the purposes named therein.

2. The said instrument was executed at Vancouver, British Columbia.

3. I know the said party, and that he is of the full age of twenty-one years.

4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

SWORN before me at Vancouver, in the County of Vancouver, in the Province of British Columbia, this 10 day of ~~September~~ October, A.D. 1945.

A Commissioner for taking affidavits within British Columbia.

A. V. Springberg

No. 132819 Registered the 24/10/45 19 in
Vol. 1294

on application received the
day of 11/10/45 at the hour of
11/28

Registrar

183-104636 L

Transfer:

1296-132819 L.

132819

Application No.

TC. Vancouver

Date and Time of Application: 11-10-45 S 1128

Indefeasible Fees, Vol.....Fol.....Date of Registration:

REGISTERED OWNER:

Whitney Stephen Bradley
Tuxedo Hotel
Vancouver BC

O.D.F.I.C.

PARCELS DESCRIPTION.

Van Dist Dist
Lot 6
Blk 9
D.L. 1427
Gr. 1 NWD
Plan 7134

LIST OF INSTRUMENTS:

3-10-45 Carl Stanton Bell

To

Ass in fac.

Deeds Deposited:

Documents Filed:

ENDORSATIONS:

Abl-E - Sec 148 JRact - 11-10-45 11.29 - Carl Stanton Bell - Easement as set out in 132819 L

Abl-RC - Sec 148 JRact - 11-10-45 11.27 - Carl Stanton Bell - Building and other restrictions as set out in 132819 L

22-10-45

★ R.C. 45—15M (100)-545-6567 (2)

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B.

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