Status: N/A Doc #: A74917 RCVD: 1973-10-31 RQST: 2017-09-29 16.17.17

REGISTRY VANCOUVER B.C.

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LAND REGISTRY ACT

FORM "V"

DECLARATION OF CREATION OF BUILDING SCHEME

Cameo Lands Ltd., of 324 East 5th Avenue, in the City of Vancouver, in the Province of British Columbia declares:

1. That Cameo Lands Ltd. is the owner in fee simple of the following lands hereinafter called "the lots";

Lots One (1) to Twenty-four (24) inclusive, District Lot One thousand twenty-eight (1028), Plan 15078, and

Lots Twenty-five (25) to Thirty-six (36) inclusive, District Lot One thousand twenty-eight (1028), Plan 15079, Vancouver Assessment District.

2. Cameo Lands Ltd. hereby creates a building scheme relating to the lots.

3. A sale of any of the lots is subject to the restrictions enumerated in the Schedule.

4. The restrictions shall be for the benefit of all of the lots.

The common seal of CAMEO LANDS)
LTD. was hereunto affixed in)
the presence of:)
)
)
Director

SCHEDULE OF RESTRICTIONS

1. Any dwelling or structure on the said land shall be fully completed on the exterior within a period of 12 months from the date of commencement of construction of the said dwelling or structure.

2. No dwelling or structure erected on the said land shall be occupied or permitted to be occupied until the exterior of the said dwelling or structure has been fully completed.

3. No poultry, swine, sheep, cows, cattle or other livestock shall be kept on the lands.

4. No trade or business whatsoever shall be carried on upon the said lands or in any dwelling or structure thereon save and except in such place of business, worship, congregation or otherwise as may be approved by the Declarant.

FORM G. LAND REGISTRY ACT
(SECTION 80)
MEMORANDUM OF REGISTRATION
REGISTERED

SEP 5 1973

on application received at the time written or stamped on the application.
D. M. STURCH, REGISTRAR
VANCOUVER LAND REGISTRATION DISTRICT

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Substitute for form C

Date October 30 1973

Declared value $ nominal

Please merge n/a

Telephone number 988-5244

Nature of Interest Statutory Building Scheme (36 titles)

Disposition of C/T Cancelled

Applicant

Leslie Thomas Gray

L. T. GRAY
BARRISTER & SOLICITOR
149 EAST 15th STREET
NORTH VANCOUVER, B. C.

as Solicitor/Agent for Cameo Lands Ltd.

Please return all titles to
Mr L.T. GRAY 149 E 15th St
North Vancouver BC

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5. No placard or advertising sign other than the usual doorplate of any professional person shall be exposed or maintained or permitted to be erected, exposed or maintained upon the said lands save and except such as may be approved by the Declarant.

6. No building nor part thereof on the said land shall be used as a boarding house, hotel, beer parlour, resort, store, restaurant, shop or place of trade or business, and no trade or business shall be carried on, on the said land, unless approved by the Declarant, PROVIDED HOWEVER, that this restriction shall not prevent physicians, lawyers, writers, artists or other professional persons from having their offices or studios on the said lands.

7. No septic tank nor other sewage disposal facilities shall be constructed upon the said lands except in conformity with the Regulations of the Provincial Health Unit or any other regulatory authority having powers relative to sewage disposal.

8. Not more than one dwelling for one family or household unit, including garage, shall be erected on any one lot unless approval shall first be given in writing by the Declarant.

9. No dwelling, building, wall, fence, pole, aerial or other structure shall be erected or maintained on any lot nor shall any addition thereto nor alteration thereof be constructed until plans and specifications thereof showing the nature, kind, size, height, material, colour scheme, and location of such dwelling, building, structure, addition or alteration shall first have been submitted to and approved in writing by the Declarant.

10. No fence shall be erected nor hedge maintained at a height greater than six feet. No outdoor pulley-type clothes line shall be placed upon the said land.

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11. The owner of the land shall not commit any act that shall pollute his own or the surrounding land, air or water.

12. No mobile home nor any dwelling constructed on the modular home principle shall be allowed to remain on any lot nor allowed to be constructed thereon without the express written consent of the Declarant.

13. Wherever and whenever the approval or consent of the Declarant is required to be obtained such approval or consent may be given by such officer, agent, committee, person or persons or Approving Officer as may from time to time be designated in writing by the Declarant for such purposes and such person, persons or body shall have all the rights, powers and privileges hereby granted to the Declarant.

14. The restrictions herein contained shall not be deemed to be exclusive and do not relieve any owner of any obligation or liability imposed by any statute, by-law, regulation, law or equity on any owner of occupier of land, all of which shall be duly observed and complied with and nothing herein contained shall be construed as adding any burden or obligation to or upon the Declarant.

15. PROVIDED ALWAYS that the Declarant hereby reserves the right of exempting any portion of the land or any lot within this building scheme from all or any of these restrictions and benefits.

FORREST, GRAY & MUNRO
BARRISTERS & SOLICITORS

T. GRAY G. NEVILLE MUNRO ROBERT T. LEWIS

TELEPHONE 988-3244

ROYAL GEORGE BUILDING
149 EAST 15TH STREET
NORTH VANCOUVER, B.C.

74917

REPLY ATTENTION MR Gray

October 31, 1973

Registrar of Titles
Land Registry Office
Vancouver, B.C.

Dear Sirs:

Re: Lots 1 to 24 inclusive, District Lot 1028, Plan 15078, and Lots 25 to 36 inclusive, District Lot 1028, Plan 15079, Vancouver Assessment District

We enclose herewith certificates of title numbered A68593-L to A68604-L inclusive and A68934-L to A68957-L inclusive. The enclosed certificates of title are for the purposes of endorsing thereon the declaration of creation of building scheme and upon completion of the endorsements please return all certificates of title to us as we are holding the same on behalf of an equitable mortgagee and have given our undertaking in that regard.

Your co-operation will be greatly appreciated.

Yours very truly,
FORREST, GRAY & MUNRO

Per: T. Gray

LTG/cb
Enc