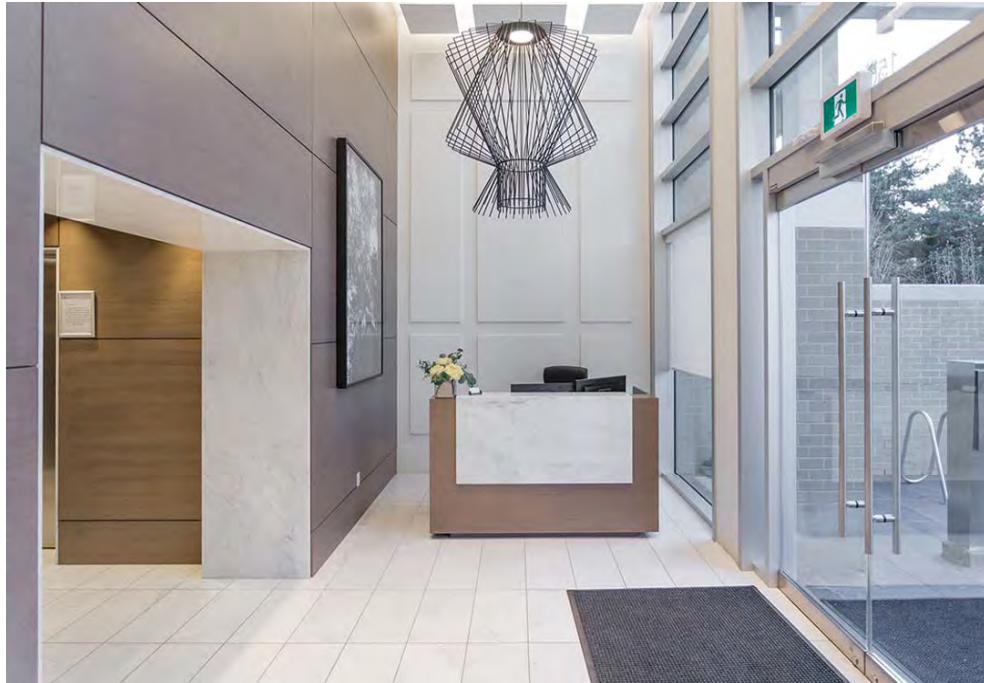












Presented by:
Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
Phone: 604-830-7458
www.whiterocklifestyles.com
bcline@shaw.ca



Active
R2344151
Board: F
Apartment/Condo

201 1501 VIDAL STREET

South Surrey White Rock
White Rock
V4B 0B5

Residential Attached

\$928,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,048,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2017
Depth / Size (ft.):	Bedrooms: 2	Age: 2
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: MF
Flood Plain: No	Full Baths: 2	Gross Taxes: \$3,555.77
Council Apprv?: No	Half Baths: 1	For Tax Year: 2018
Exposure: East	Maint. Fee: \$572.06	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 030-200-199
Mgmt. Co's Name: First Service		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-683-8900		
View: Yes: Ocean at Rooftop Decks/Garden		
Complex / Subdiv: Beverley		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:		

Style of Home: Inside Unit	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Concrete	Parking: Garage; Underground, Open, Visitor Parking		
Exterior: Brick, Concrete, Glass			Locker: Y
Foundation: Concrete Perimeter	Dist. to Public Transit: 2		Dist. to School Bus: 2
Rain Screen: Full	Units in Development: 88		Total Units in Strata: 88
Renovations:	Title to Land: Freehold Strata		
Water Supply: City/Municipal	Metered Water:		
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Property Disc.: Yes	
Fuel/Heating: Electric, Heat Pump, Natural Gas	# of Fireplaces: 1	Fixtures Leased: No	
Outdoor Area: Balcony(s), Balcny(s) Patio(s) Dck(s), Rooftop Deck		Fixtures Rmvd: No	
Type of Roof: Other		Floor Finish: Hardwood, Tile	

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**
Legal: **STRATA LOT 8, PLAN EPS4111, SECTION 10, TOWNSHIP 1, LD 36, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
Amenities: **Air Cond./Central, Exercise Centre, Garden, Guest Suite, Pool; Indoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Intercom,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'10 x 6'8			x			x
Main	Great Room	22'4 x 12'6			x			x
Main	Kitchen	18'9 x 9'1			x			x
Main	Office	9'7 x 8'7			x			x
Main	Master Bedroom	13'6 x 11'9			x			x
Main	Walk-In Closet	6'3 x 5'9			x			x
Main	Bedroom	10'7 x 10'2			x			x
Main	Walk-In Closet	5'3 x 4'11			x			x
Main	Laundry	8'11 x 4'11			x			x
		x			x			x

Finished Floor (Main): 1,289	# of Rooms: 9	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Main	3	No	Pool:
Finished Floor (Total): 1,289 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,289 sq. ft.				7				
				8				

Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

\$719 a sq.ft for Concrete Construction WHAT A GREAT PRICE*The BEVERLEY Built by CRESSEY . The Premiere concrete high-rise in White Rock, luxurious plan A unit w/2 bedrooms PLUS DEN/2.5 bath. 1,289 sq.feet w/ concrete balcony. Top of the line finishes , pro Jenn-Air appl pkge 2 Crystal Chandeliers,Custom Living rm draperies, custom shower in second bathroom. 2 parking (#357-#358) & storage locker (#5) World class amenities:exceptional Ocean panoramic view @rooftop deck built-in BBQ seating areas, indoor lounge, party rm (accommodates up to 150 people), guest suite, sauna, steam rm, swirl pool & indoor pool. Gym yoga . Concierge at lobby. 2 pets* See video tour & digital brochure. Priced far below assessment *. \$500,000* Assumable TD Mortg avail @ 2.39% maturing Sept 1,2022.

#201 - 1501 VIDAL STREET,
WHITE ROCK, B.C.

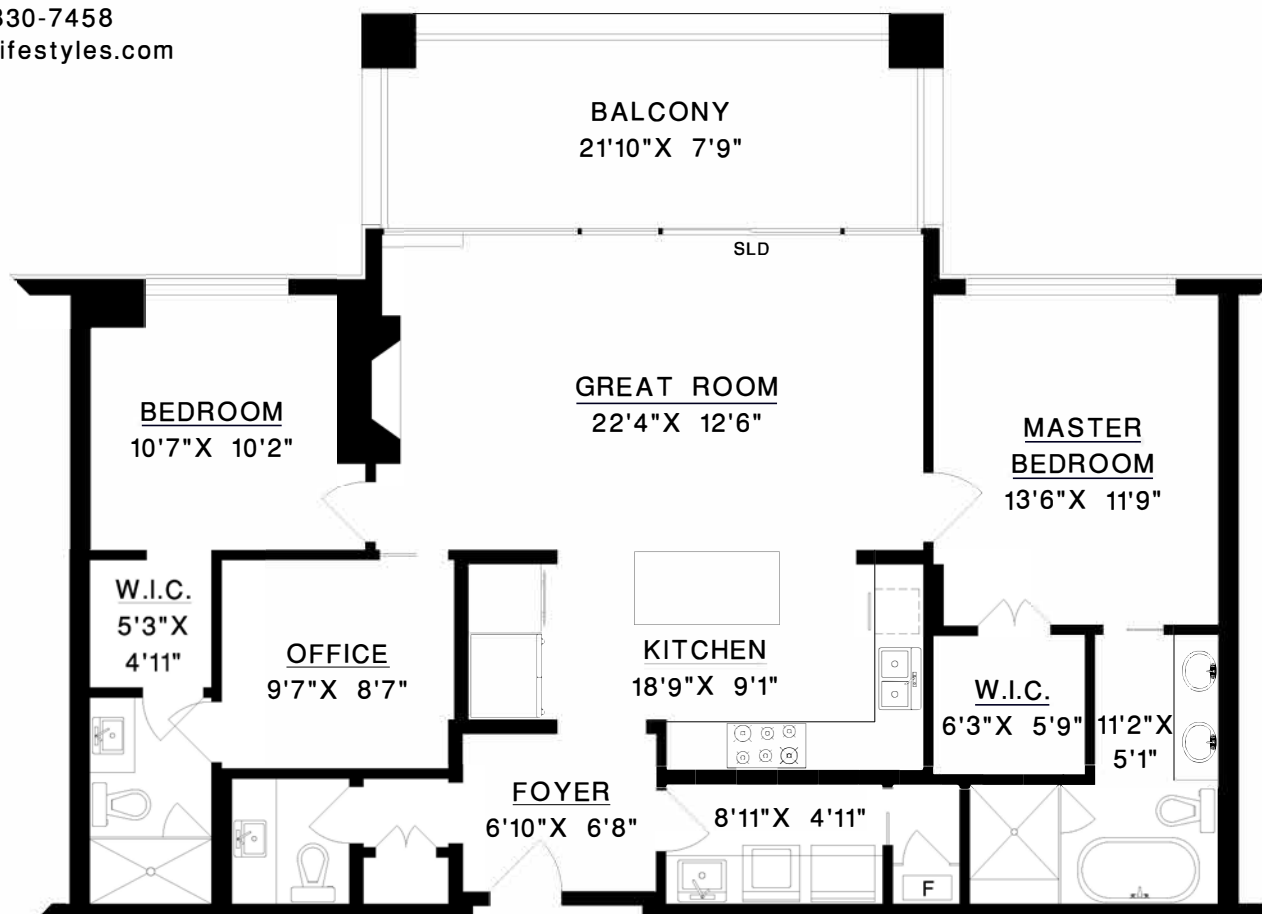


BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com



MAIN FLOOR	1268	SQ. FT.
FINISHED AREA	1268	SQ. FT.

BALCONY	169	SQ. FT.
---------	-----	---------

*Area measurements taken
to center of all walls.



DRAWN BY: CN
DATE: JANUARY 2018
REVISED:

MEASURE MASTERS
SURREY/WHITE ROCK
(604) 539-0285
surrey@measuremasters.ca

FEATURES

 **beverley**
by cressey

AN ENVIABLE HOME:

- Come home to a sophisticated, well-designed White Rock residence by Cressey Development Group, a trusted name known for creating exceptional homes
- High-quality concrete construction minimizes noise and provides a relaxing home environment
- Enjoy year-round comfort with energy-efficient forced air heating and cooling
- All living, dining and bedroom spaces feature over-height 9' to 9'10" smooth, painted ceilings for a spacious, airy feel
- Wide planked engineered hardwood oak flooring provides gorgeous continuity in all living areas and bedrooms
- Cozy natural gas fireplaces in living areas, along with custom millwork, creates the ambiance of a single family home
- Express your decorating style with one of two classic colour palettes
- Enjoy a spacious laundry room with side-by-side front loading energy efficient Blomberg washer and dryer, Caesarstone countertop and under-mount deep basin sink, as well as a built-in clothing hamper
- Closet organizers throughout keep your belongings neat and tidy
- Step out into fresh air, relax and gaze out over surrounding views on your spacious outdoor patio or balcony
- Every room and closet features solid core doors
- Double sliding doors reveal a remarkable 7-foot opening onto every balcony and patio, allowing you to step into fresh air and gaze out over sensational views

THE CRESSEYKITCHEN™:

- All homes feature the renowned CresseyKitchen™, famous for its functional walk-through layout, ample storage space and seamless design
- A fully integrated Chef's Wall houses key appliances at eye level and within easy reach, while creating more circulation room and entertaining space
- The Pro-Style Jenn-Air appliance package includes:
 - 42" fully integrated refrigerator with French doors, ice maker and freezer drawer
 - 36" six-burner gas range top features stainless steel knobs with diamond etching
 - Pro-style 30" stainless steel combination wall-oven and microwave / speed oven with colour LCD display
 - Fully integrated energy and water efficient dishwasher with TriFecta™ wash system (including Quiet System mode), variable-speed motor and Steam Finish option

- 36" Pro-Style stainless steel hood fan with four fan speed settings and built-in heat lamp
- Continuous marble countertops and backsplash provide a seamless look
- Under-cabinet lighting gently illuminates work areas
- Beautiful reverse shaker and wood veneer cabinetry with soft close stops
- Built in cutlery drawers for easy organization
- Enjoy a built-in garbage and recycling centre within your kitchen island for extra convenience
- Polished chrome, pull-down faucet by Grohe offers elegance and function in one

ELEGANT BATHROOMS:

- Step into style on rich porcelain tile, marble or travertine flooring. Ensuites offer comfort underfoot with heated flooring by Nu-heat
- Classic marble or travertine countertops, with modern under-mount sinks featuring polished chrome faucets
- Resilient wood-grained floating vanity with under-cabinet lighting that illuminates when you enter the room
- Ensuite showers include shower seat for added comfort and peace of mind
- A free-standing soaker tub and a stone tiled, glass-enclosed shower in master ensembles provide a spa-worthy experience every day
- Powder rooms include a floor-to-ceiling marble herringbone feature wall, engineered hardwood floors, flat-panel wood veneer cabinetry, semi-vessel sink and wall mount chrome faucet
- Look your best with backlit floating vanity mirrors
- Kohler plumbing fixtures add an elegant and classic finish

CLASSIC UPGRADES:

- Add surround sound throughout your home and balcony for a theatre-quality experience
- Include electric heaters on your balcony to keep you warm even on cool nights
- Replace the tub in your second bathroom with a free standing shower for a sleek, modern feel
- Make a dramatic first impression with beautiful light fixtures in the entryway, bedrooms and powder room
- Personalize your den and guest bedroom with beautiful millwork
- Add a stunning wine refrigerator to your CresseyKitchen™

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan EPS 4111 certify that the information contained in this certificate with respect to Strata Lot 8 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above is: **\$ 572.06**
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*): **\$ Nil**
- (c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?

☒ No

☐ Yes

(Since records may be unavailable or incomplete, purchaser should request the seller to disclose any applicable agreements.)

- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved:

Any special levy that has been approved is due and payable now by the current owner.

- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year: **Final Expenses Are Undetermined**
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund:

\$ 90,324.92 as of **March 14, 2019**.

(The amount of the Contingency Reserve Fund may not be supported by cash and may not include emergency expenditures approved by Council.)

- (g) Are there any amendments to the bylaws that are not yet filed in the Land Title Office?

☒ No

☐ Yes

- (h) Are there any resolutions passed by a 3/4 vote or unanimous vote that are required to be filed in the Land Title Office but that have not yet been filed in the Land Title Office?

☒ No

☐ Yes

- (h.1) Are there any winding-up resolutions that have been passed?

☒ No

☐ Yes

- (i) Has notice been given for any resolutions, requiring a 3/4 vote, 80% vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?

☒ No

☐ Yes

- (j) Is the strata corporation party to any court proceeding, arbitration or tribunal proceeding, and/or are there any judgments or orders against the strata corporation?

☒ No

☐ Yes

(The above may not include notices that were served directly to the Council or foreclosure proceedings against individual strata lots)

- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?

☒ No

☐ Yes

- (l) Number of strata lots in the strata plan that are rented:

To the best of our knowledge and as reported to us is 5 as of March 4, 2019.

(m) Are there any parking stall(s) allocated to the strata lot?

☐ No

☒ Yes

(i) If no, complete the following by checking the correct box

☐ No parking stall is available

☐ No parking stall is allocated to the strata lot but parking stall(s) within common property might be available

(ii) If yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the check box(es) apply.

☐ Parking stall(s) number(s).....is/are part of the strata lot

☐ Parking stall(s) number(s).....is/are separate strata lot(s)
or parts of a strata lot[strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot]

☐ Parking stall(s) number(s)is/are limited common property

☒ Parking stall(s) number(s) ...357, 358...is/are common property

(iii) For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.

☐ Parking stall(s) number(s)is/are allocated with strata council approval*

☐ Parking stall(s) number(s)is/are allocated with strata council approval and rented at \$.....per month*

☒ Parking stall(s) number(s) ...357, 358...may have been allocated by owner developer assignment

Details:

.....[Provide background on the allocation of parking stalls referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

***Note:** The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.

Disclaimer:

The parking stall number(s) provided above is to the best of our knowledge as compiled from the records of the Strata Corporation and information collected from the owners. FirstService Residential makes no representations and gives no warranties of any kind, including without limitation, implied warranties or conditions as to the accuracy, completeness or currency of the information. In addition, FirstService Residential makes no representations or warranties regarding compliance with the Strata Property Act in relation to the allocation of parking stalls.

(n) Are there any storage locker(s) allocated to the strata lot?

☐ No

☒ Yes

(i) If no, complete the following by checking the correct box

☐ No storage locker is available

☐ No storage locker is allocated to the strata lot but storage locker(s) within common property might be available

(ii) If yes, complete the following by checking the correct box(es) and indicating the storage locker(s) to which the check box(es) apply.

☐ Storage locker(s) number(s).....is/are part of the strata lot

☐ Storage locker(s) number(s).....is/are separate strata lot(s)
or parts of a strata lot[strata lot number(s), if known, for each locker that is a separate strata lot or part of a separate strata lot]

☐ Storage locker(s) number(s)is/are limited common property

☒ Storage locker(s) number(s) ...5...is/are common property

(iii) For each storage locker(s) allocated to the strata lot that is common property, check the correct box and complete the required information.

☐ Storage locker(s) number(s)is/are allocated with strata council approval*

☐ Storage locker(s) number(s)is/are allocated with strata council approval and rented at \$.....per month*

☒ Storage locker(s) ...5...may have been allocated by owner developer assignment

Details:

.....[Provide background on the allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

***Note:** The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.

Disclaimer:

The storage locker number(s) provided above is to the best of our knowledge as compiled from the records of the Strata Corporation and information collected from the owners. FirstService Residential makes no representations and gives no warranties of any kind, including without limitation, implied warranties or conditions as to the accuracy, completeness or currency of the information. In addition, FirstService Residential makes no representations or warranties regarding compliance with the Strata Property Act in relation to the allocation of storage lockers.

Required Attachments:

In addition to attachments mentioned above, section 59(4) of the Strata Property Act requires that copies of the following must be attached to this Information Certificate:

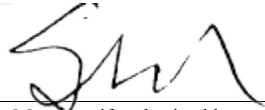
- ☒ The rules of the strata corporation;
- ☒ The current budget of the strata corporation;
- ☐ The owner developer's Rental Disclosure Statement under section 139, if any; and
- ☐ The most recent depreciation report, if any, obtained by the strata corporation under section 94.

Date: March 14, 2019

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation

EPS 4111 - BEVERLEY
Approved Annual Budget
Aug 01, 2018 to Jul 31, 2019

<u>A/C Description</u>	<u>APPROVED</u> <u>2018/2019</u> <u>Budget</u> \$
<u>INCOME</u>	
<u>STRATA FEES</u>	
4002 Operating Fund Contribution	556,737
4003 Contingency Fund Contribution	55,674
TOTAL STRATA FEES	612,411
4523 Bylaw / Late Payment Fine	500
4543 Common Room / Guest Suite Income	7,000
4640 Interest Income	600
4700 Miscellaneous Income	500
4702 Move In / Move Out Fee	1,000
TOTAL INCOME	622,011
<u>EXPENSES</u>	
<u>GENERAL EXPENSES</u>	
5005 Administration	2,796
5016 Audit / Legal	5,399
5435 Strata's Suite - Strata Fee	4,552
5479 Concierge	58,400
6021 Guest Suite-Mortgage	24,000
6300 Insurance	75,000
6700 Management Fees	29,484
6705 Miscellaneous	1,500
7600 Telephone and Pager	756
TOTAL GENERAL EXPENSES	201,887
<u>BUILDING & GROUND EXPENSES</u>	
5010 Alarm Monitoring	950
5218 Building Envelope Inspection	7,000
5450 Cleaning and Janitorial Supplies	59,730
5605 Dryer Vent Cleaning	4,000
5705 Electricity	62,996
5715 Elevator Maintenance	12,758
5902 Fire Equipment Maintenance / Monitoring	6,500
6005 Gas	56,776

EPS 4111 - BEVERLEY
Approved Annual Budget
Aug 01, 2018 to Jul 31, 2019

<u>A/C Description</u>	<u>APPROVED</u> <u>2018/2019</u> <u>Budget</u> \$
6027 Garbage & Recycling	17,413
6513 Landscape - Maintenance	37,515
6701 Mechanical Maintenance	19,981
7240 Repair and Maintenance	33,343
Floor Maintenance	12,000
Anchor inspection	900
Parkade maintenance	3,500
7415 Snow Removal	3,344
7850 Water / Sewer	16,888
7855 Window Cleaning	19,000
TOTAL BUILDING & GROUND EXPENSES	374,594
<u>REC. CENTRE EXPENSES</u>	
7200 Recreation Facilities	14,403
TOTAL REC. CENTRE EXPENSES	14,403
9010 Reserve - Contingency Fund	55,674
TOTAL EXPENSES	646,558
CURRENT YR NET SURPLUS/(DEFICIT)	(24,547)
9990 Operating Surplus (Deficit) Balance Forward	35,407
ENDING OP SURPLUS/(DEFICIT)	10,860

EPS4111 BALANCE SHEET



Company Code:	EPS 4111 - Beverley (EPS4111)
Report Title:	BALANCE SHEET
Report Date:	As at February 28, 2019
Division:	EPS4111 - 0000

Year to Date

ASSETS

CURRENT ASSETS

CASH

1030 Petty Cash	500.00
1050 Bank - Operating Account	44,944.93
1051 Bank - Contingency Reserve	91,997.63

TOTAL CASH	137,442.56
-------------------	-------------------

1200 Accounts Receivable	1,077.40
1205 Accounts Receivable - Others	10,920.43
1258 Other Reserve - Due from CRF	6,500.00
1300 Prepaid Expenses	742.43
1302 Prepaid Insurance	2,162.35

TOTAL CURRENT ASSETS	158,845.17
-----------------------------	-------------------

FIXED ASSETS

1509 Guest Suite#1	380,000.00
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TOTAL FIXED ASSETS	380,000.00
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TOTAL ASSETS	538,845.17
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LIABILITIES & EQUITY

LIABILITIES

2010 Accrued Payable	29,648.79
2023 CRF - Due to Other Reserve	6,500.00
2100 Prepayment - Revenue	2,131.61
2202 1st Mortgage	371,694.60

TOTAL LIABILITIES	409,975.00
--------------------------	-------------------

EQUITY

2308 Guest Suite#1 Equity	8,305.40
2340 Preliminary Interim Budget Surplus(Deficit)	(6,774.48)
2350 Operating Surplus(Deficit)	35,341.62
2999 Contingency Fund Balance	85,497.63
3606 Reserve - Depreciation Report	6,500.00

TOTAL EQUITY	128,870.17
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TOTAL LIABILITIES & EQUITY	538,845.17
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EPS4111 BALANCE SHEET



Company Code:	EPS 4111 - Beverley (EPS4111)
Report Title:	BALANCE SHEET
Report Date:	As at February 28, 2019
Division:	EPS4111 - 0000

Year to Date

Notice to Reader

<i>CAUTION TO READER - This financial statement is intended for use by the strata council to monitor details of its disbursements and its cash flow requirements. Readers other than the strata council are cautioned that this statement may not necessarily be appropriate for their use. PREPARED WITHOUT AUDIT</i>
--

03/13/2019 9:48AM

EPS4111 CRF SCHEDULE



Company Code:	EPS 4111 - Beverley (EPS4111)
Report Title:	CRF SCHEDULE REPORT
Report Date:	As at February 28, 2019
Division:	EPS4111 - 0000

Year to Date

CONTINGENCY RESERVE SCHEDULE

INCOME

2705 Balance Forward-Prior Year	59,658.58
2710 Current Year Contribution - Contingency	31,540.61
2711 Interest	798.44

TOTAL INCOME	91,997.63
---------------------	------------------

EXPENDITURES

2806 Transfer To Other Reserve	(6,500.00)
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TOTAL EXPENDITURES	(6,500.00)
---------------------------	-------------------

CONTINGENCY FUND BALANCE	85,497.63
---------------------------------	------------------

03/13/2019 9:48AM

EPS4111 BUDGET COMPARATIVE



Company Code:	EPS 4111 - Beverley (EPS4111)
Report Title:	Operating Statement
Report Date:	For the 7 Month Ended 02/28/2019
Division:	EPS4111 - 0000

<u>Curr Month</u> <u>Actual</u>	<u>Curr Month</u> <u>Budget</u>	<u>A/C Description</u>	<u>YTD</u> <u>Actual</u>	<u>YTD</u> <u>Budget</u>	<u>YTD</u> <u>Variance</u>	<u>Total</u> <u>Budget</u>
INCOME						
STRATA FEES						
48,269.51	48,270.00	4002 Operating Fund Contribution	315,389.73	315,392.00	(2.27)	556,737.00
4,827.29	4,827.00	4003 Contingency Fund Contribution	31,540.61	31,539.00	1.61	55,674.00
53,096.80	53,097.00	TOTAL STRATA FEES	346,930.34	346,931.00	(0.66)	612,411.00
--	41.67	4523 Bylaw / Late Payment Fine	--	291.69	(291.69)	500.00
--	583.00	4543 Common Room / Guest Suite Income	8,425.00	4,081.00	4,344.00	7,000.00
32.99	50.00	4640 Interest Income	244.39	350.00	(105.61)	600.00
--	42.00	4700 Miscellaneous Income	--	294.00	(294.00)	500.00
--	83.00	4702 Move In / Move Out Fee	600.00	581.00	19.00	1,000.00
--	--	4763 Security Card / Key Income	519.25	--	519.25	--
53,129.79	53,896.67	TOTAL INCOME	356,718.98	352,528.69	4,190.29	622,011.00
EXPENSES						
GENERAL EXPENSES						
229.70	233.00	5005 Administration	4,544.40	1,631.00	(2,913.40)	2,796.00
15.75	450.00	5016 Audit / Legal	4,054.64	3,150.00	(904.64)	5,399.00
309.87	379.00	5435 Strata's Suite - Strata Fee	2,024.65	2,653.00	628.35	4,552.00
3,204.08	4,867.00	5479 Concierge	31,553.06	34,069.00	2,515.94	58,400.00
1,998.88	2,000.00	6021 Guest Suite-Mortgage	13,992.16	14,000.00	7.84	24,000.00
6,163.97	6,250.00	6300 Insurance	42,917.87	43,750.00	832.13	75,000.00
2,457.00	2,457.00	6700 Management Fees	17,199.00	17,199.00	--	29,484.00
--	125.00	6705 Miscellaneous	1,058.93	875.00	(183.93)	1,500.00
64.29	63.00	7600 Telephone and Pager	380.35	441.00	60.65	756.00
14,443.54	16,824.00	TOTAL GENERAL EXPENSES	117,725.06	117,768.00	42.94	201,887.00
BUILDING & GROUND EXPENSES						
--	79.00	5010 Alarm Monitoring	420.00	553.00	133.00	950.00
--	583.00	5218 Building Envelope Inspection	4,252.75	4,081.00	(171.75)	7,000.00
4,817.60	4,978.00	5450 Cleaning and Janitorial Supplies	33,053.92	34,846.00	1,792.08	59,730.00
--	333.00	5605 Dryer Duct Cleaning	4,725.00	2,331.00	(2,394.00)	4,000.00
4,100.14	5,670.00	5705 Electricity	33,380.23	37,796.00	4,415.77	62,996.00
1,561.62	1,063.00	5715 Elevator Maintenance	9,516.11	7,441.00	(2,075.11)	12,758.00
1,660.32	542.00	5902 Fire Equipment Maintenance / Monitoring	2,629.42	3,794.00	1,164.58	6,500.00
4,494.85	5,678.00	6005 Gas	23,232.90	33,498.00	10,265.10	56,776.00
1,364.11	1,451.00	6027 Garbage & Recycling	11,103.50	10,157.00	(946.50)	17,413.00
2,940.00	3,126.00	6513 Landscape - Maintenance	24,953.25	21,882.00	(3,071.25)	37,515.00
3,402.00	1,665.00	6701 Mechanical Maintenance	7,198.80	11,655.00	4,456.20	19,981.00
(4,302.05)	4,145.00	7240 Repair and Maintenance	20,797.25	29,015.00	8,217.75	49,743.00
--	279.00	7415 Snow Removal	782.88	1,953.00	1,170.12	3,344.00
1,943.44	1,182.00	7850 Water / Sewer	10,802.00	9,457.00	(1,345.00)	16,888.00
--	1,583.00	7855 Window Cleaning	8,820.00	11,081.00	2,261.00	19,000.00
21,982.03	32,357.00	TOTAL BUILDING & GROUND EXPENSES	195,668.01	219,540.00	23,871.99	374,594.00

EPS4111 BUDGET COMPARATIVE



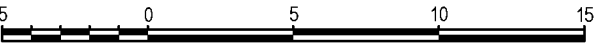
Company Code:	EPS 4111 - Beverley (EPS4111)
Report Title:	Operating Statement
Report Date:	For the 7 Month Ended 02/28/2019
Division:	EPS4111 - 0000

<u>Curr Month</u> <u>Actual</u>	<u>Curr Month</u> <u>Budget</u>	<u>A/C Description</u>	<u>YTD</u> <u>Actual</u>	<u>YTD</u> <u>Budget</u>	<u>YTD</u> <u>Variance</u>	<u>Total</u> <u>Budget</u>
		REC. CENTRE EXPENSES				
2,257.96	1,200.00	7200 Recreation Facilities	11,850.76	8,400.00	(3,450.76)	14,403.00
2,257.96	1,200.00	TOTAL REC. CENTRE EXPENSES	11,850.76	8,400.00	(3,450.76)	14,403.00
4,827.29	4,827.00	9010 Reserve - Contingency Fund	31,540.61	31,539.00	(1.61)	55,674.00
43,510.82	55,208.00	TOTAL EXPENSES	356,784.44	377,247.00	20,462.56	646,558.00
9,618.97	(1,311.33)	CURRENT YR NET SURPLUS/(DEFICIT)	(65.46)	(24,718.31)	24,652.85	(24,547.00)
--	--	9990 Operating Surplus (Deficit) Balance Forward	35,407.08	35,407.00	0.08	35,407.00
9,618.97	(1,311.33)	ENDING OP SURPLUS/(DEFICIT)	35,341.62	10,688.69	24,652.93	10,860.00

03/13/2019 12:27PM

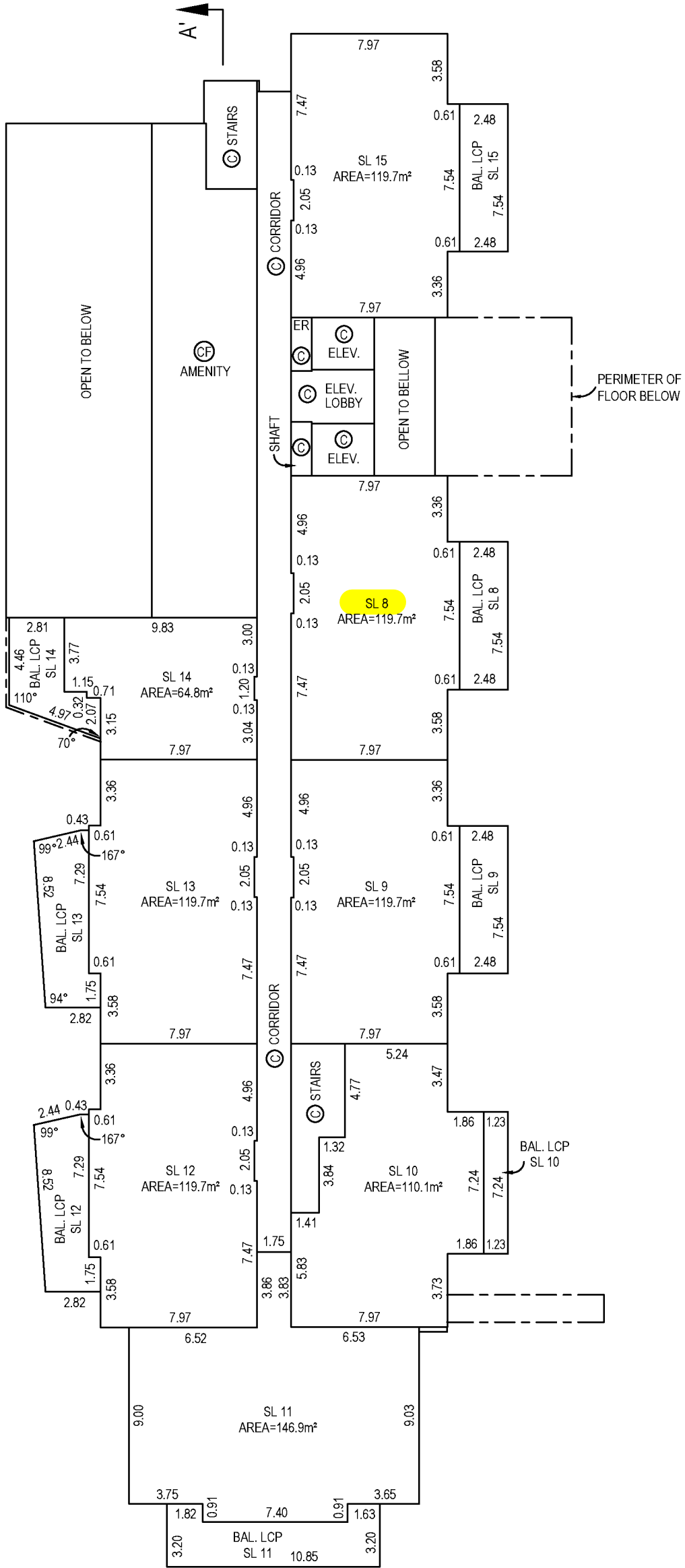
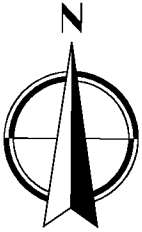
LEVEL 2

STRATA PLAN EPS4111



All distances and elevations are in meters and decimals thereof, unless otherwise noted

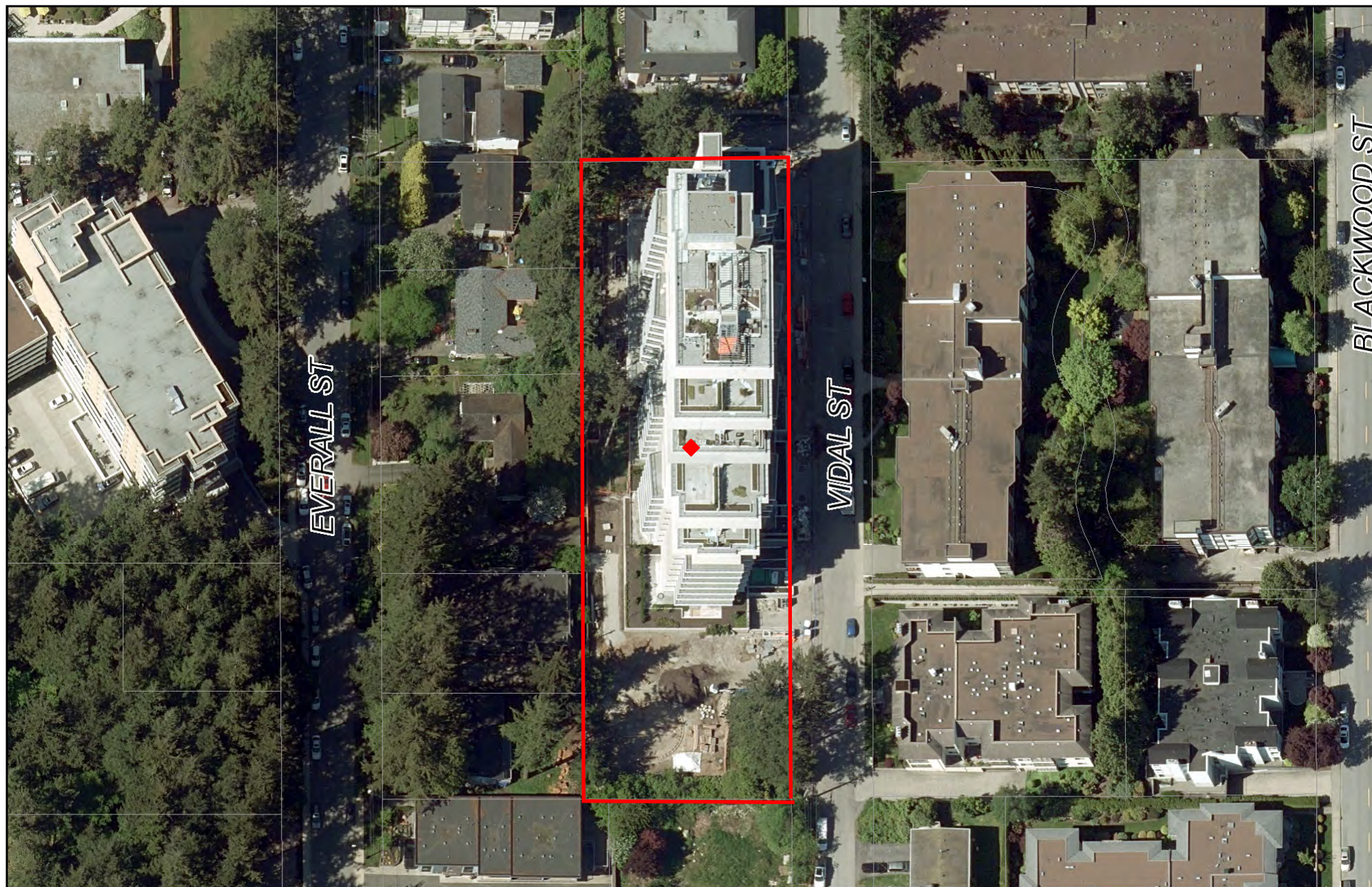
The intended plot size of this plan is 432mm in width 280mm in height (insert sheet size e.g. B Size) when plotted at a scale of 1:250



OLSEN & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS
204-15585 24th AVENUE, SURREY, B.C. V4A 2J4
PHONE : 604-531-4067 Fax : 604-531-5811
email: info@olsensurveying.ca

File No 17773 Lot A Final

Vessellina Stoyneva, BCLS No.924
the 11th day of July, 2017



1501 Vidal Street

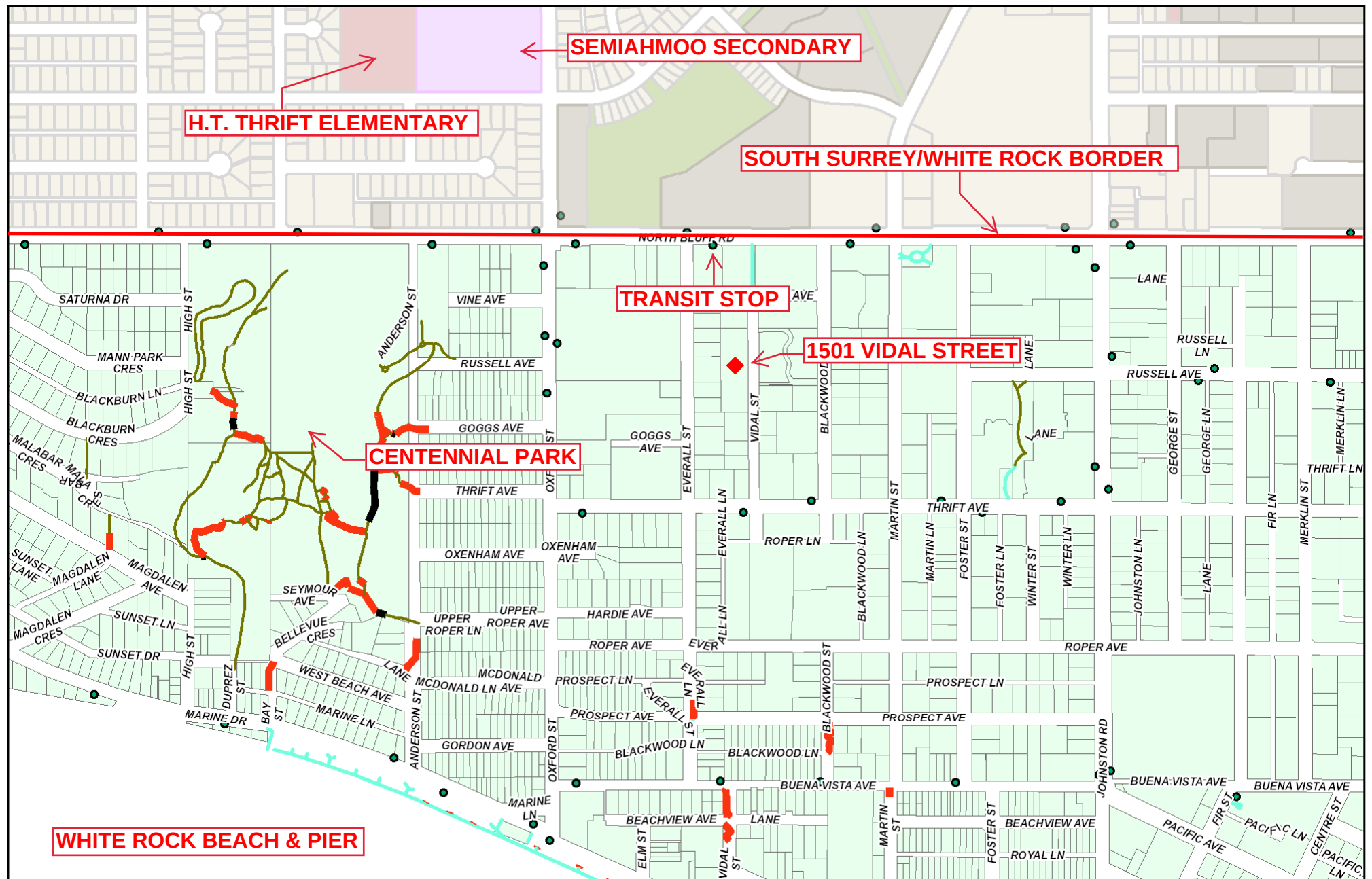
The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

Scale: 1:1,000



Map created on: 2018-01-30

WHITE ROCK
My City by the Sea!



1501 Vidal Street

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Scale: 1:7,500



Map created on: 2018-01-30

WHITE ROCK
My City by the Sea!

North Bluff Rd./ 16th Ave.



Legend

- City Limits
- Walkways
- Heritage Marker
- Parks
- Streets
- Trails

★ map is not to scale

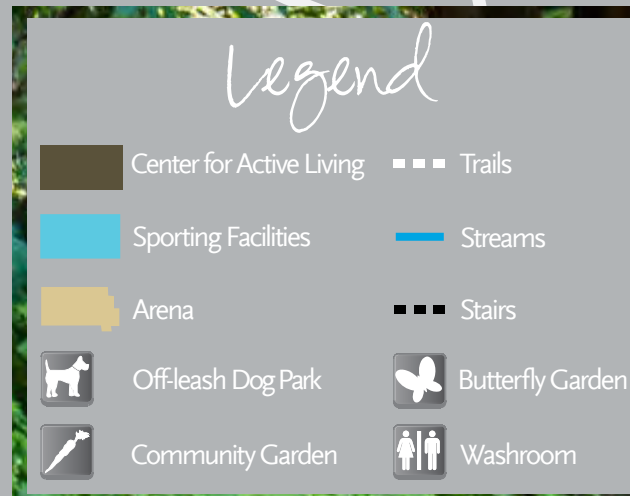
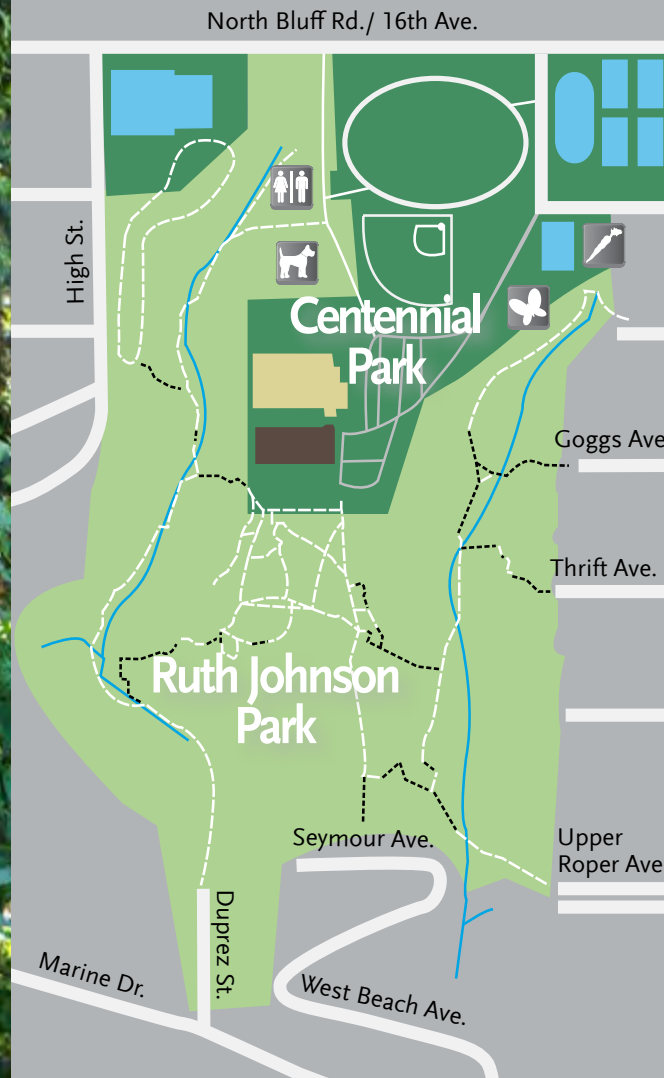


WHITE ROCK
Our City by the Sea!

City Parks

All parks are open from dawn to dusk

- 1 **Barge Park**
13689 Malabar Avenue
- 2 **Bayview Park**
14586 Marine Drive
- 3 **Bryant Park**
15150 Russell Avenue
- 4 **Centennial/Ruth Johnson Park**
14600 North Bluff Road
- 5 **Coldicutt Park**
14064 Marine Drive
- 6 **Davey Park**
1131 Finlay Street
- 7 **Dr. R.J. Allan Hogg Rotary Park**
15479 Buena Vista Avenue
- 8 **Emerson Park**
15707/15725 Columbia Avenue
- 9 **Gage Park**
15100 Columbia Avenue
- 10 **Goggs Park**
15497 Goggs Avenue
- 11 **Hodgson Park**
15050 North Bluff Road
- 12 **Maccaud Park**
1475 Kent Street
- 13 **Memorial Park**
15300 Block Marine Drive
- 14 **Stager Park**
15200 Columbia Avenue
- 15 **Totem Park**
15400 Block Marine Drive



City of White Rock Map

PARKS AND TRAILS

WHITE ROCK
City by the Sea!

WHITE ROCK BEACHES

White Rock Beach is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and the 2.5km long beach promenade promises strollers a refreshing walk and connects west beach and east beach at the ocean's side. West Beach is the hip and trendy Laguna Beach of the lower mainland, with ocean view bistros, fine restaurants, live music waterfront musicians, artists and fabulous shopping that extend along Marine Drive.



East Beach is the closest White Rock Beach to the US border with both the Semiahmoo Park and Reserve as its neighbors. East Beach is the quieter side of White Rock and has a familial ambiance that appeals to the young and old alike. You may enjoy fish & chips on the beach, visit Marine Drive shops and galleries or dine in at one of many White Rock restaurants.



Crescent Beach in nearby South Surrey, is located at the end of Crescent Road near the northern end of Semiahmoo Bay and the mouth of the Nicomekl River'. This beach has a more rustic, natural feel with a graveled seaside promenade, quaint ocean side homes, and a variety of bistros that will please most every palate. **Crescent Rock Naturist Beach** is just South of Crescent Beach. You walk past the 101 steps metal staircase (West end of 24th Ave) until you get to the Crescent Rock Boulder. It's like the White Rock, but a little smaller, only 120 tonnes! Just past this point and for the next 200m is Crescent Rock Naturist Beach.



SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2016/2017

	Elementary Schools	Public/Private	2016/17 Ranking	Ranking in the Most Recent 5 Yrs.	Overall Rating
1	Semiahmoo Trail Elementary	Public	193/946	101/811	7.9/10
2	Morgan Elementary	Public	229/946	106/811	7.8/10
3	Chantrell Park Elementary	Public	193/946	106/811	7.8/10
4	Rosemary Heights Elementary	Public	256/946	117/811	7.7/10
5	Bayridge Elementary	Public	132/946	117/811	7.7/10
6	Crescent Park Elementary	Public	240/946	161/811	7.3/10
7	Ocean Cliff Elementary	Public	215/946	187/811	7.1/10
8	Laronde Elementary	Public	271/946	187/811	7.1/10
9	Ray Shepherd Elementary	Public	315/946	265/811	6.7/10
10	South Meridian Elementary	Public	361/946	319/811	6.4/10
11	Peace Arch Elementary	Public	640/946	319/811	6.4/10
12	Sunnyside Elementary	Public	382/946	342/811	6.3/10
13	White Rock Elementary	Public	663/946	360/811	6.2/10
14	H.T. Thrift Elementary	Public	538/946	428/811	5.9/10
15	Pacific Heights Elementary	Public	432/946	456/811	5.8/10
16	Jessie Lee Elementary	Public	335/946	471/811	5.7/10
	Private Schools		2016/17 Ranking		
1	Southridge	Private	1/946	1/811	10.0/10
2	Star of the Sea	Private	44/946	24/811	9.4/10
3	White Rock Christian	Private	64/946	161/811	7.3/10
	Secondary Schools		2016/17 Ranking		
1	Elgin Park Secondary	Public	57/253	42/246	7.4/10
2	Semiahmoo Secondary	Public	37/253	34/246	6.9/10
3	Earl Marriott Secondary	Public	52/253	87/246	6.6/10

Out of Catchment Registration

Out of catchment registration

As a growing district, enrolment at some district schools is already at, or over capacity. No waiting list can be maintained at the following schools at this time. Please see the school district's [regulations](#) for more details on how the allocation process works. **The following schools are unable to accept out-of-catchment registrations (except siblings of current students):**

Elementary Schools

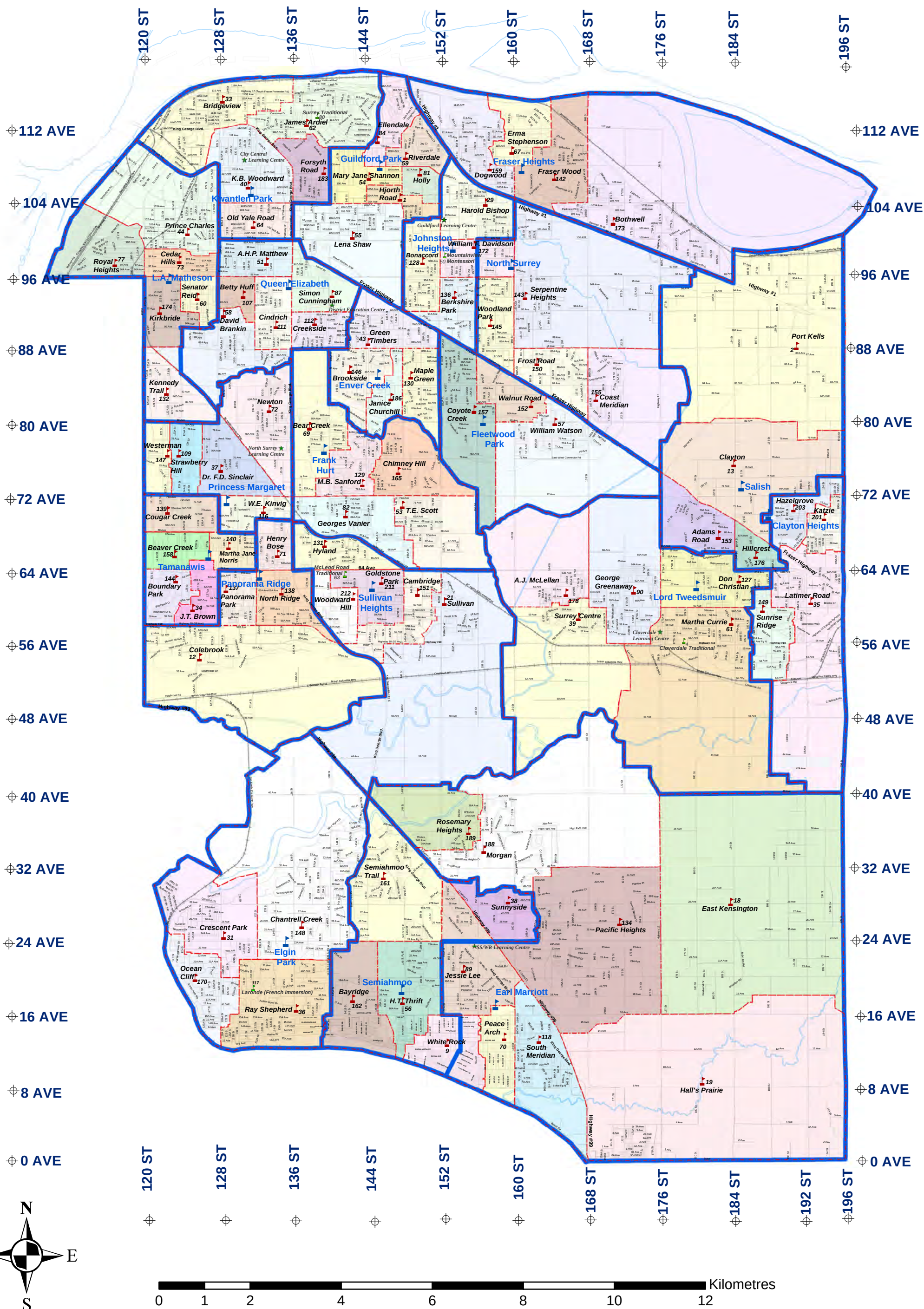
A.H.P. Matthew Elementary
A.J. McLellan Elementary
Adams Road Elementary
Bayridge Elementary
Cambridge Elementary
Chimney Hill Elementary
Clayton Elementary
Coast Meridian Elementary
Coyote Creek Elementary
Erma Stephenson Elementary
Fraser Wood Elementary
Frost Road Elementary
George Greenaway Elementary
Goldstone Park Elementary
H.T. Thrift Elementary
Hall's Prairie Elementary
Hazelgrove Elementary
Hillcrest Elementary
Hyland Elementary
K.B. Woodward Elementary

Elementary Schools cont'd

Katzie Elementary
Latimer Road Elementary
Morgan Elementary
North Ridge Elementary
Ocean Cliff Elementary
Old Yale Road Elementary
Pacific Heights Elementary
Panorama Park Elementary
Rosemary Heights Elementary
Semiahmoo Trail Elementary
Simon Cunningham Elementary
Sullivan Elementary
Sunnyside Elementary
Sunrise Ridge Elementary
Surrey Centre Elementary
T.E. Scott Elementary
Walnut Road Elementary
White Rock Elementary
William Watson Elementary
Woodward Hill Elementary

Secondary Schools

Fleetwood Park Secondary
Panorama Ridge Secondary
Semiahmoo Secondary
Sullivan Heights Secondary



VALID PAY PARKING DECAL AREAS:

- City's Pay Parking Areas only for up to four (4) hours per day.
 - Marine Drive/Waterfront and Centennial Park pay parking in lots and on street.
 - Hospital pay parking on street.

RESTRICTED AREAS:

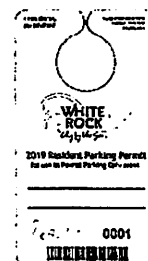
- Not entitled to park on streets posted as Permit Parking Only.
- Not valid in the Peace Arch Hospital's private parking lots.
- Not valid in the City of Surrey's pay parking stalls on the south side of Marine Drive between Finlay St & Stayte Rd
- Not valid at the Limited Time Parking meters at the Arena, posted as ½ hr short term.
- Not valid in any Private Pay Parking Lots located throughout the City.

NOTE:

- **THE DECAL EXPIRES ANNUALLY ON DECEMBER 31.** Please purchase your next year's Decal before December 31. The next year's Decals are available for sale starting in November every year.
- Relocating your vehicle to another location does not entitle you to additional free use (maximum 4 hrs per day).
- If you change vehicles and keep the same licence plates, the decal may be transferred to the new vehicle. If you change licence plates you **MUST** register your new plates to match the decal in the Finance Department at City Hall

THE DECAL MUST:

- Be Permanently Affixed on the lower inside, bottom left of your windshield (driver's side).
- Decals are non-refundable and are not to be tampered with, i.e. trimmed.



VALID AREAS:

- City's Resident Permit Parking Areas only.

TERMS & CONDITIONS:

- Hang Permit on rear view mirror, address side facing out, to avoid being ticketed.
- Permit only valid on the block printed on front of the Permit and the next adjacent block.
- Vehicle not displaying permit will be ticketed or possibly towed at owner's expense.
- Permit may not be duplicated in any manner.
- Not valid in Pay Parking or Time Limited Parking areas.

NOTE:

- **THE PERMIT EXPIRES ANNUALLY ON DECEMBER 31.** Please purchase your next year's Permit before December 31. The next year's Permits are available for sale starting in November every year.
- Temporary one-day permits for special events can be acquired from the Finance Department at City Hall.

LOST PERMITS:

- Each year, up to four replacement permits can be purchased from the Finance Department at City hall.
- You will be required to inform the Finance Department of which serial numbers you have remaining in your possession before a replacement permit can be purchased (this is to ensure that the lost permit serial number can be recorded).
- Serial numbers of lost permits will be recorded and any vehicle found displaying the lost permit will be ticketed.