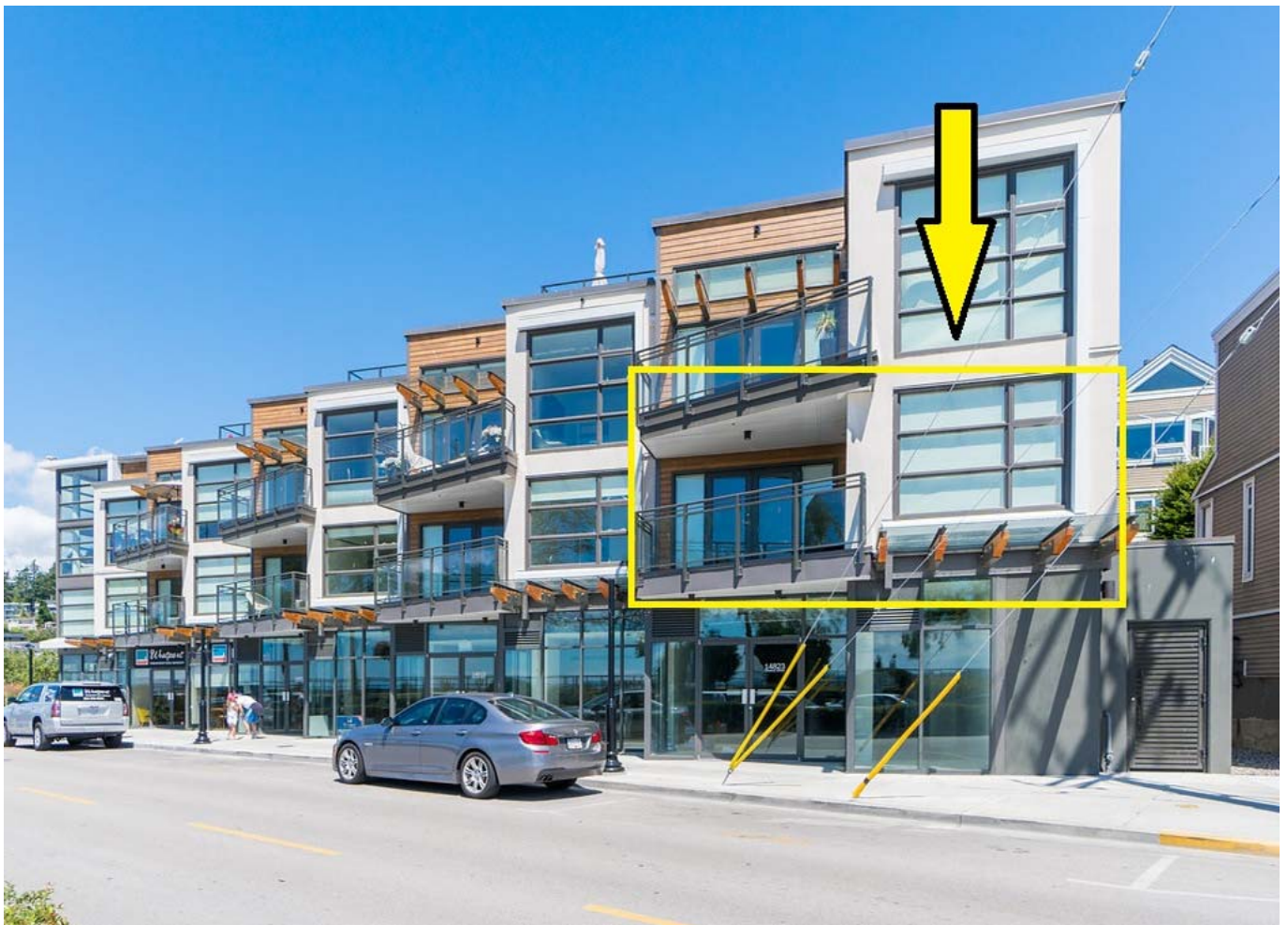












Presented by:
Beebe Cline - PREC

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



Active
R2342707

Board: F
Apartment/Condo

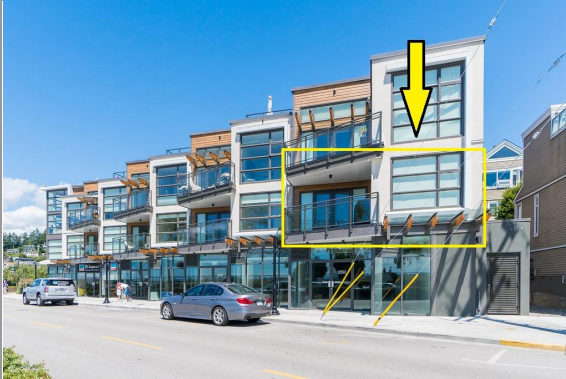
201 1150 OXFORD STREET

South Surrey White Rock
White Rock
V4B 0B3

Residential Attached

\$1,200,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,278,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2017
Depth / Size (ft.):	Bedrooms: 2	Age: 2
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: CD
Flood Plain: No	Full Baths: 2	Gross Taxes: \$5,081.29
Council Apprv?: No	Half Baths: 0	For Tax Year: 2018
Exposure: South	Maint. Fee: \$487.32	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 030-081-742
Mgmt. Co's Name: Dwell Property Management		Tour:
Mgmt. Co's Phone: 604-821-2999		
View: Yes: 180 Degree - Ocean		
Complex / Subdiv: NEWPORT at West Beach		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:		

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Frame - Wood	Parking: Garage; Underground, Visitor Parking		
Exterior: Brick, Hardi Plank, Stucco			Locker: Y
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1/2	Dist. to School Bus: 4
Rain Screen: Full	R.I. Plumbing:	Units in Development: 67	Total Units in Strata: 60
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 1	Fixtures Rmvd: No	
Outdoor Area: Balcony(s)		Floor Finish: Laminate, Other, Tile	
Type of Roof: Torch-On			

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Sewer, Snow removal**
Legal: **STRATA LOT 13, PLAN EPS3957, SECTION 10, TOWNSHIP 1, LD 36**

Amenities: **Bike Room, Elevator, Garden, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Gated Complex, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Heat Recov. Vent., Security System,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'6 x 7'10			x			x
Main	Kitchen	14'2 x 8'1			x			x
Main	Dining Room	12' x 10'6			x			x
Main	Living Room	21'3 x 10'6			x			x
Main	Master Bedroom	17'3 x 10'6			x			x
Main	Walk-In Closet	8'2 x 6'9			x			x
Main	Bedroom	15'2 x 11'3			x			x
Main	Den	9'7 x 8'6			x			x
Main	Laundry	8'6 x 5'8			x			x
		x			x			x

Finished Floor (Main): 1,545	# of Rooms: 9	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 1,545 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: 1,545 sq. ft.				7				
				8				

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

NEWPORT THE VILLAS. Courtyard entry with spectacular Ocean Views forward. South East corner unit 1,545 sqft. South views stretches over Pacific Ocean & White Rock beach. Exceptional 2 bdrm plus den. Open concept, natural gas fireplace & A/C. Ease of balcony access w/ natural gas BBQ. Dramatic floor-to-ceiling windows w/ remote blinds. Exceptional kitchen, fixtures & surfaces. Waterfall quartz island seats 4. Quality appl package w/ Sub-Zero fridge & freezer, gas range & quiet dishwasher. Master bedroom w/ A/C & spa ensuite. A deluxe bdrm w/ ocean views. The 2nd bdrm faces the quiet courtyard. Office/ den bonus room. Low strata fee: \$487.32 per month. Elevator, rentals & 2 pets okay. 1 parking (#65) & stge locker (#37A). Strata docs, flr plan & video tour avail. Excellent revenue property.



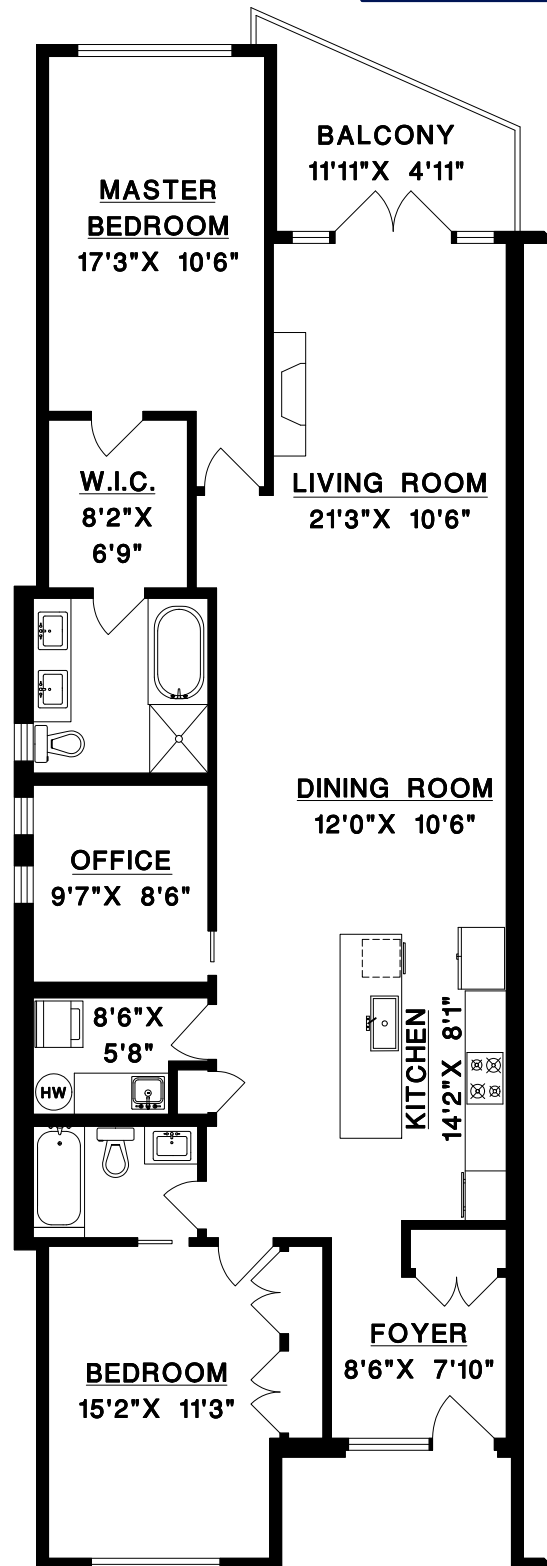
BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com

**#201 - 1150 OXFORD STREET,
WHITE ROCK, B.C.**



MAIN FLOOR	1545 SQ. FT.
FINISHED AREA	1545 SQ. FT.

BALCONY	88 SQ. FT.
---------	------------

*Area measurements taken
to center of all walls.



DRAWN BY: CN
DATE: JUNE 2018
REVISED:



Strata Property Act
Form B
INFORMATION CERTIFICATE
 (Section 59)

The Owners, Strata Plan EPS3957 (Residential Section) certify that the information contained in this certificate with respect to Strata Lot 13 (201 – 1150 Oxford St Whiterock BC) is correct as of the date of this certificate.

(a) Monthly strata fees payable by the owner of the strata lot described above	\$151.03	
(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)	\$233.69	
(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? If Yes, copy of all agreements attached.	No ☒	Yes ☐
(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 The payment is to be made by _____	\$0.00	
(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.	N/A	
(f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund.	\$6,635.36 12/31/2018	
(g) Are there any amendments to the bylaws that are not yet filed in the land title office? If Yes, copy of all amendments attached.	No ☒	Yes ☐
(h) Are there any resolutions passed by a ¾ 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? If yes, copy of all resolutions attached.	No ☒	Yes ☐
(h.1) Are there any winding-up resolutions that have been passed? If yes, copy of resolutions attached.	No ☒	Yes ☐
(i) Has notice been given for any resolutions, requiring a ¾ vote, 80% vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on? If yes, copy of all notices attached.	No ☒	Yes ☐
(j) Is the strata corporation party to any court proceedings, arbitration or tribunal proceeding, and/or are there any judgments or orders against the strata corporation? If yes, copy of details attached.	No ☒	Yes ☐
(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? If yes, copy of all notices or work orders attached.	No ☒	Yes ☐
(l) Number of strata lots in the strata plan that are rented. <i>*(There may be strata lots rented that the Strata Corporation is not aware of. There may be applications from owners for permission to rent which have not yet been considered by council)</i>	*	

Date: February 27, 2019



Signature of Strata Manager, Susan MacGregor
 On behalf of the Owners, Strata Plan EPS3957

(m)	Are there any parking stall(s) allocated to the Strata Lot?	No ☐	Yes ☒
(i) if no, complete the following by checking the box ☐ No parking stall is available ☐ No parking stall is allocated to the strata lot but parking stall(s) within common property maybe available			
(ii) if yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked 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) <u>65</u> is/are limited common property ☐ Parking stall(s) number(s) _____ 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 the Strata Council approval* ☐ Parking stall(s) number(s) _____ is/are allocated with the Strata Council approval and rented at \$ _____ per month* ☐ Parking stall(s) number(s) _____ may have been allocated by owner developer assignment Details: _____ *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.			

Date: February 27, 2019



Signature of Strata Manager, Susan MacGregor
On behalf of the Owners, Strata Plan EPS3957

(n)	Are there any storage locker(s) allocated to the Strata Lot?	No ☐	Yes ☒
	(i) if no, complete the following by checking the box ☐ No storage locker is available ☐ No storage locker is allocated to the strata lot but storage lockers within common property maybe available		
	(ii) if yes, complete the following by checking the correct box(es) and indicating the storage lockers(s) to which the checked 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 storage locker that is a separate strata lot or part of a separate strata lot) ☒ Storage locker (s) number(s) ____ 37A ____ is/are limited common property ☐ Storage locker (s) number(s) _____ is/are common property		
	(iii) For each storage locker 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 the Strata Council approval* ☐ Storage locker (s) number(s) _____ is/are allocated with the Strata Council approval and rented at \$ _____ per month* ☐ Storage locker (s) number(s) _____ may have been allocated by owner developer assignment Details: _____ *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.		

Required attachments: In addition to the 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: February 27, 2019



Signature of Strata Manager, Susan MacGregor
On behalf of the Owners, Strata Plan EPS3957

Strata Property Act
Form B
INFORMATION CERTIFICATE
 (Section 59)

The Owners, Strata Plan EPS3957 (Strata Corporation) certify that the information contained in this certificate with respect to Strata Lot 13 (201– 1150 Oxford St Whiterock, BC) is correct as of the date of this certificate.

(a) Monthly strata fees payable by the owner of the strata lot described above	\$336.29	
(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)	\$0.00	
(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? If Yes, copy of all agreements attached.	No ☒	Yes ☐
(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 The payment is to be made by _____	\$0.00	
(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.	N/A	
(f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund.	\$14,846.87 12/31/2018	
(g) Are there any amendments to the bylaws that are not yet filed in the land title office? If Yes, copy of all amendments attached.	No ☒	Yes ☐
(h) Are there any resolutions passed by a ¾ 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? If yes, copy of all resolutions attached.	No ☒	Yes ☐
(h.1) Are there any winding-up resolutions that have been passed? If yes, copy of resolutions attached.	No ☒	Yes ☐
(i) Has notice been given for any resolutions, requiring a ¾ vote, 80% vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on? If yes, copy of all notices attached.	No ☒	Yes ☐
(j) Is the strata corporation party to any court proceedings, arbitration or tribunal proceeding, and/or are there any judgments or orders against the strata corporation? If yes, copy of details attached.	No ☒	Yes ☐
(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? If yes, copy of all notices or work orders attached.	No ☒	Yes ☐
(l) Number of strata lots in the strata plan that are rented. <i>*(There may be strata lots rented that the Strata Corporation is not aware of. There may be applications from owners for permission to rent which have not yet been considered by council)</i>	*	

Date: February 27, 2019



Signature of Strata Manager, Susan MacGregor
 On behalf of the Owners, Strata Plan EPS3957

(m)	Are there any parking stall(s) allocated to the Strata Lot?	No ☐	Yes ☒
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Date: February 27, 2019



Signature of Strata Manager, Susan MacGregor
On behalf of the Owners, Strata Plan EPS3957

(n)	Are there any storage locker(s) allocated to the Strata Lot?	No ☐	Yes ☒
(i) if no, complete the following by checking the box ☐ No storage locker is available ☐ No storage locker is allocated to the strata lot but storage lockers within common property maybe available			
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Required attachments: In addition to the 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: February 27, 2019



Signature of Strata Manager, Susan MacGregor
On behalf of the Owners, Strata Plan EPS3957

Balance Sheet

December 2018

Books = Accrual

RE/MAX dWell Property Management
Suite 270, 4311 Viking Way
Richmond, BC V6V 2K9
p: 604.821.2999 f:604.821.1822

www.dwellproperty.ca

All Selected Properties - 'eps3957','eps3957r'

ASSETS

CURRENT ASSETS

Bank - Operating Account	7,138.21
Bank - Contingency Fund	11,938.88
Prepaid Insurance	6,144.03
Prepaid Expenses	675.70
Accounts Receivable	39,690.63
Receivable - Other	30,183.31
Various Chargeback	-105.00
Interfund Loan - Operating Fund	171.99
Interfund Loan - Contingency Fund	9,715.34

TOTAL CURRENT ASSETS

105,553.09

TOTAL ASSETS

105,553.09

LIABILITIES & OWNERS EQUITY

LIABILITIES

CURRENT LIABILITIES

Prepaid Strata Fees	236.26
Accounts Payable	22,319.93
Accrued Liabilities	30,183.31
Interfund Loan - Operating Fund	9,715.34
Interfund Loan - Contingency Fund	171.99

TOTAL CURRENT LIABILITIES

62,626.83

TOTAL LIABILITIES

62,626.83

OWNERS EQUITY

Operating Fund - Prior Years	547.46
Operating Fund - Current Year	20,896.57
Contingency Fund - Opening Balance	14,939.56
Contingency Fund - Current Year	6,480.75
Contingency Fund - Interest	61.92

TOTAL OWNERS EQUITY

42,926.26

TOTAL LIABILITIES & OWNERS EQUITY

105,553.09

Strata Plan EPS3957 (eps3957)

Balance Sheet December 2018

Books = Accrual

RE/MAX dWell Property Management
Suite 270, 4311 Viking Way
Richmond, BC V6V 2K9
p: 604.821.2999 f:604.821.1822

www.dwellproperty.ca

ASSETS

CURRENT ASSETS

Bank - Operating Account	2,191.47
Bank - Contingency Fund	10,414.09
Prepaid Insurance	6,144.03
Prepaid Expenses	405.60
Accounts Receivable	2,965.11
Receivable - Other	29,342.51
Interfund Loan - Contingency Fund	4,432.78

TOTAL CURRENT ASSETS	55,895.59
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TOTAL ASSETS	55,895.59
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LIABILITIES & OWNERS EQUITY

LIABILITIES

CURRENT LIABILITIES

Accounts Payable	20,953.61
Accrued Liabilities	840.80
Interfund Loan - Operating Fund	4,432.78

TOTAL CURRENT LIABILITIES	26,227.19
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TOTAL LIABILITIES	26,227.19
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OWNERS EQUITY

Operating Fund - Prior Years	-284.19
Operating Fund - Current Year	15,105.72
Contingency Fund - Opening Balance	10,173.98
Contingency Fund - Current Year	4,629.24
Contingency Fund - Interest	43.65

TOTAL OWNERS EQUITY	29,668.40
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TOTAL LIABILITIES & OWNERS EQUITY	55,895.59
--	------------------

Strata Plan EPS3957r (eps3957r)

Balance Sheet December 2018

Books = Accrual

RE/MAX dWell Property Management
Suite 270, 4311 Viking Way
Richmond, BC V6V 2K9
p: 604.821.2999 f:604.821.1822

www.dwellproperty.ca

ASSETS

CURRENT ASSETS

Bank - Operating Account	4,946.74
Bank - Contingency Fund	1,524.79
Prepaid Expenses	270.10
Accounts Receivable	36,725.52
Receivable - Other	840.80
Various Chargeback	-105.00
Interfund Loan - Operating Fund	171.99
Interfund Loan - Contingency Fund	5,282.56

TOTAL CURRENT ASSETS 49,657.50

TOTAL ASSETS 49,657.50

LIABILITIES & OWNERS EQUITY

LIABILITIES

CURRENT LIABILITIES

Prepaid Strata Fees	236.26
Accounts Payable	1,366.32
Accrued Liabilities	29,342.51
Interfund Loan - Operating Fund	5,282.56
Interfund Loan - Contingency Fund	171.99

TOTAL CURRENT LIABILITIES 36,399.64

TOTAL LIABILITIES 36,399.64

OWNERS EQUITY

Operating Fund - Prior Years	831.65
Operating Fund - Current Year	5,790.85
Contingency Fund - Opening Balance	4,765.58
Contingency Fund - Current Year	1,851.51
Contingency Fund - Interest	18.27

TOTAL OWNERS EQUITY 13,257.86

TOTAL LIABILITIES & OWNERS EQUITY 49,657.50

Budget Comparison

All Selected Properties (AllProp)

December 2018

Fiscal Year End September
Books = Accrual

RE/MAX dWell Property Management
Suite 270, 4311 Viking Way
Richmond, BC V6V 2K9
p: 604.821.2999 f:604.821.1822

www.dwellproperty.ca

All Selected Properties - 'eps3957','eps3957r'

	MTD Actual	MTD Budget	Variance	% Var.	YTD Actual	YTD Budget	Variance	% Var.	Annual Budget
REVENUE									
Strata Fees	46,751.78	23,823.17	22,928.61	96.25	71,469.84	71,469.51	0.33	0.00	285,878.00
Bylaw Fines	0.00	0.00	0.00	0.00	400.00	0.00	400.00	0.00	0.00
Interest Income	19.68	0.00	19.68	0.00	56.73	0.00	56.73	0.00	0.00
Miscellaneous Income	0.00	108.33	-108.33	-100.00	0.00	324.99	-324.99	-100.00	1,300.00
TRANSFER FROM RESERVES									
Prior Year Brought Forward	0.00	-168.58	168.58	-100.00	0.00	-505.74	505.74	-100.00	-2,023.00
TOTAL TRANSFER FROM RESERVES	0.00	-168.58	168.58	100.00	0.00	-505.74	505.74	100.00	-2,023.00
TOTAL REVENUE	46,771.46	23,762.92	23,008.54	96.83	71,926.57	71,288.76	637.81	0.89	285,155.00
OPERATING EXPENSES									
ADMINISTRATIVE EXPENSES									
Property Management	1,099.88	2,200.00	1,100.12	50.01	4,399.52	6,600.00	2,200.48	33.34	26,400.00
Bank Charges	105.18	95.84	-9.34	-9.75	299.18	287.52	-11.66	-4.06	1,150.00
Sundry, Postage & Copies	2,187.25	112.50	-2,074.75	1844.22	2,397.03	337.50	-2,059.53	-610.23	1,350.00
Professional - Audit	0.00	307.50	307.50	100.00	367.50	922.50	555.00	60.16	3,690.00
Professional - Legal	2,005.85	2,166.66	160.81	7.42	2,058.35	6,499.98	4,441.63	68.33	26,000.00
Insurance	8,080.77	4,041.67	-4,039.10	-99.94	12,622.05	12,125.01	-497.04	-4.10	48,500.00
Telephone	187.44	188.33	0.89	0.47	749.83	564.99	-184.84	-32.72	2,260.00
TOTAL ADMIN. EXPENSES	13,666.37	9,112.50	-4,553.87	-49.97	22,893.46	27,337.50	4,444.04	16.26	109,350.00
UTILITIES									
Utilities - Electricity	3,355.80	1,791.67	-1,564.13	-87.30	3,355.80	5,375.01	2,019.21	37.57	21,500.00
Utilities - Natural Gas	33.86	0.00	-33.86	0.00	90.73	0.00	-90.73	0.00	0.00
Sewer & Water Charges	0.00	1,541.67	1,541.67	100.00	4,725.40	4,625.01	-100.39	-2.17	18,500.00
TOTAL UTILITIES	3,389.66	3,333.34	-56.32	-1.69	8,171.93	10,000.02	1,828.09	18.28	40,000.00
BUILDING MAINTENANCE									
Garbage Disposal & Recycling	878.21	1,250.00	371.79	29.74	3,508.50	3,750.00	241.50	6.44	15,000.00
Janitorial Services	2,773.65	1,833.34	-940.31	-51.29	3,613.65	5,500.02	1,886.37	34.30	22,000.00
Pest Control	0.00	416.67	416.67	100.00	0.00	1,250.01	1,250.01	100.00	5,000.00
General Repairs & Maintenance	1,978.20	333.33	-1,644.87	-493.47	1,978.20	999.99	-978.21	-97.82	4,000.00
Elevator Maintenance	328.65	500.00	171.35	34.27	985.95	1,500.00	514.05	34.27	6,000.00
Mechanical Maintenance	0.00	500.00	500.00	100.00	0.00	1,500.00	1,500.00	100.00	6,000.00
Fire & Alarm Maintenance	0.00	898.33	898.33	100.00	0.00	2,694.99	2,694.99	100.00	10,780.00
Fire & Alarm Monitoring	0.00	0.00	0.00	0.00	630.00	0.00	-630.00	0.00	0.00
Security Service & Cameras	0.00	0.00	0.00	0.00	133.48	0.00	-133.48	0.00	0.00
Window Cleaning	0.00	508.33	508.33	100.00	0.00	1,524.99	1,524.99	100.00	6,100.00
Parkade & Garage Doors	105.00	477.09	372.09	77.99	105.00	1,431.27	1,326.27	92.66	5,725.00
Building Improvements	472.50	956.42	483.92	50.60	472.50	2,869.26	2,396.76	83.53	11,477.00
TOTAL BUILDING MAINTENANCE	6,536.21	7,673.51	1,137.30	14.82	11,427.28	23,020.53	11,593.25	50.36	92,082.00
GROUNDS MAINTENANCE									
Landscaping Services	848.40	916.67	68.27	7.45	1,530.90	2,750.01	1,219.11	44.33	11,000.00
Landscaping Improvement & Upgrades	0.00	233.33	233.33	100.00	135.55	699.99	564.44	80.64	2,800.00
Parking Lot Maintenance	0.00	0.00	0.00	0.00	390.13	0.00	-390.13	0.00	0.00
Snow Removal	0.00	333.33	333.33	100.00	0.00	999.99	999.99	100.00	4,000.00
TOTAL GROUNDS MAINTENANCE	848.40	1,483.33	634.93	42.80	2,056.58	4,449.99	2,393.41	53.78	17,800.00
TOTAL OPERATING EXPENSES	24,440.64	21,602.68	-2,837.96	-13.14	44,549.25	64,808.04	20,258.79	31.26	259,232.00
TRANSFER TO RESERVES									

Budget Comparison

All Selected Properties (AllProp)

December 2018

Fiscal Year End September
Books = Accrual

RE/MAX dWell Property Management
Suite 270, 4311 Viking Way
Richmond, BC V6V 2K9
p: 604.821.2999 f:604.821.1822

www.dwellproperty.ca

All Selected Properties - 'eps3957','eps3957r'

	MTD Actual	MTD Budget	Variance	% Var.	YTD Actual	YTD Budget	Variance	% Var.	Annual Budget
Transfer to Contingency Fund	5,303.81	2,160.25	-3,143.56	-145.52	6,480.75	6,480.75	0.00	0.00	25,923.00
TOTAL TRANSFER TO RESERVES	5,303.81	2,160.25	-3,143.56	-145.52	6,480.75	6,480.75	0.00	0.00	25,923.00
NET SURPLUS (DEFICIT)	17,027.01	-0.01	17,027.02	200.00	20,896.57	-0.03	20,896.60	333.33	0.00

Budget Comparison

Strata Plan EPS3957 (eps3957)

December 2018

Fiscal Year End September
Books = Accrual

RE/MAX dWell Property Management
Suite 270, 4311 Viking Way
Richmond, BC V6V 2K9
p: 604.821.2999 f:604.821.1822

www.dwellproperty.ca

	MTD Actual	MTD Budget	Variance	% Var.	YTD Actual	YTD Budget	Variance	% Var.	Annual Budget
REVENUE									
Strata Fees	34,023.08	16,925.17	17,097.91	101.02	50,775.84	50,775.51	0.33	0.00	203,102.00
Interest Income	6.33	0.00	6.33	0.00	21.87	0.00	21.87	0.00	0.00
Miscellaneous Income	0.00	108.33	-108.33	-100.00	0.00	324.99	-324.99	-100.00	1,300.00
TRANSFER FROM RESERVES									
Prior Year Brought Forward	0.00	-59.25	59.25	-100.00	0.00	-177.75	177.75	-100.00	-711.00
TOTAL TRANSFER FROM RESERVES	0.00	-59.25	59.25	-100.00	0.00	-177.75	177.75	-100.00	-711.00
TOTAL REVENUE	34,029.41	16,974.25	17,055.16	100.48	50,797.71	50,922.75	-125.04	-0.25	203,691.00
OPERATING EXPENSES									
ADMINISTRATIVE EXPENSES									
Property Management	1,099.88	1,100.00	0.12	0.01	3,299.64	3,300.00	0.36	0.01	13,200.00
Bank Charges	52.93	47.92	-5.01	-10.45	152.43	143.76	-8.67	-6.03	575.00
Sundry, Postage & Copies	2,187.09	62.50	-2,124.59	-3399.34	2,372.61	187.50	-2,185.11	-1165.39	750.00
Professional - Audit	0.00	153.75	153.75	100.00	367.50	461.25	93.75	20.33	1,845.00
Professional - Legal	883.39	1,833.33	949.94	51.82	935.89	5,499.99	4,564.10	82.98	22,000.00
Insurance	8,080.77	4,000.00	-4,080.77	-102.02	12,622.05	12,000.00	-622.05	-5.18	48,000.00
Telephone	187.44	125.83	-61.61	-48.96	565.35	377.49	-187.86	-49.77	1,510.00
TOTAL ADMIN. EXPENSES	12,491.50	7,323.33	-5,168.17	-70.57	20,315.47	21,969.99	1,654.52	7.53	87,880.00
UTILITIES									
Utilities - Electricity	3,355.80	1,791.67	-1,564.13	-87.30	3,355.80	5,375.01	2,019.21	37.57	21,500.00
Utilities - Natural Gas	0.00	0.00	0.00	0.00	25.70	0.00	-25.70	0.00	0.00
Sewer & Water Charges	0.00	0.00	0.00	0.00	-540.20	0.00	540.20	0.00	0.00
TOTAL UTILITIES	3,355.80	1,791.67	-1,564.13	-87.30	2,841.30	5,375.01	2,533.71	47.14	21,500.00
BUILDING MAINTENANCE									
Garbage Disposal & Recycling	0.00	0.00	0.00	0.00	894.77	0.00	-894.77	0.00	0.00
Janitorial Services	2,773.65	1,666.67	-1,106.98	-66.42	3,613.65	5,000.01	1,386.36	27.73	20,000.00
Pest Control	0.00	416.67	416.67	100.00	0.00	1,250.01	1,250.01	100.00	5,000.00
General Repairs & Maintenance	0.00	250.00	250.00	100.00	0.00	750.00	750.00	100.00	3,000.00
Mechanical Maintenance	0.00	500.00	500.00	100.00	0.00	1,500.00	1,500.00	100.00	6,000.00
Fire & Alarm Maintenance	0.00	648.33	648.33	100.00	0.00	1,944.99	1,944.99	100.00	7,780.00
Fire & Alarm Monitoring	0.00	0.00	0.00	0.00	630.00	0.00	-630.00	0.00	0.00
Security Service & Cameras	0.00	0.00	0.00	0.00	133.48	0.00	-133.48	0.00	0.00
Window Cleaning	0.00	508.33	508.33	100.00	0.00	1,524.99	1,524.99	100.00	6,100.00
Parkade & Garage Doors	105.00	410.42	305.42	74.42	105.00	1,231.26	1,126.26	91.47	4,925.00
Building Improvements	472.50	432.42	-40.08	-9.27	472.50	1,297.26	824.76	63.58	5,189.00
TOTAL BUILDING MAINTENANCE	3,351.15	4,832.84	1,481.69	30.66	5,849.40	14,498.52	8,649.12	59.66	57,994.00
GROUNDS MAINTENANCE									
Landscaping Services	848.40	916.67	68.27	7.45	1,530.90	2,750.01	1,219.11	44.33	11,000.00
Landscaping Improvement & Upgrades	0.00	233.33	233.33	100.00	135.55	699.99	564.44	80.64	2,800.00
Parking Lot Maintenance	0.00	0.00	0.00	0.00	390.13	0.00	-390.13	0.00	0.00
Snow Removal	0.00	333.33	333.33	100.00	0.00	999.99	999.99	100.00	4,000.00
TOTAL GROUNDS MAINTENANCE	848.40	1,483.33	634.93	42.80	2,056.58	4,449.99	2,393.41	53.78	17,800.00
TOTAL OPERATING EXPENSES	20,046.85	15,431.17	-4,615.68	-29.91	31,062.75	46,293.51	15,230.76	32.90	185,174.00
TRANSFER TO RESERVES									
Transfer to Contingency Fund	3,831.60	1,543.08	-2,288.52	-148.31	4,629.24	4,629.24	0.00	0.00	18,517.00
TOTAL TRANSFER TO RESERVES	3,831.60	1,543.08	-2,288.52	-148.31	4,629.24	4,629.24	0.00	0.00	18,517.00

Budget Comparison

Strata Plan EPS3957 (eps3957)

December 2018

Fiscal Year End September
Books = Accrual

RE/MAX dWell Property Management
Suite 270, 4311 Viking Way
Richmond, BC V6V 2K9
p: 604.821.2999 f:604.821.1822

www.dwellproperty.ca

	MTD Actual	MTD Budget	Variance	% Var.	YTD Actual	YTD Budget	Variance	% Var.	Annual Budget
NET SURPLUS (DEFICIT)	10,150.96	0.00	10,150.96	0.00	15,105.72	0.00	15,105.72	0.00	0.00

Budget Comparison

Strata Plan EPS3957r (eps3957r)

December 2018

Fiscal Year End September
Books = Accrual

RE/MAX dWell Property Management
Suite 270, 4311 Viking Way
Richmond, BC V6V 2K9
p: 604.821.2999 f:604.821.1822

www.dwellproperty.ca

	MTD Actual	MTD Budget	Variance	% Var.	YTD Actual	YTD Budget	Variance	% Var.	Annual Budget
REVENUE									
Strata Fees	12,728.70	6,898.00	5,830.70	84.53	20,694.00	20,694.00	0.00	0.00	82,776.00
Bylaw Fines	0.00	0.00	0.00	0.00	400.00	0.00	400.00	0.00	0.00
Interest Income	13.35	0.00	13.35	0.00	34.86	0.00	34.86	0.00	0.00
TRANSFER FROM RESERVES									
Prior Year Brought Forward	0.00	-109.33	109.33	-100.00	0.00	-327.99	327.99	-100.00	-1,312.00
TOTAL TRANSFER FROM RESERVES	0.00	-109.33	109.33	100.00	0.00	-327.99	327.99	100.00	-1,312.00
TOTAL REVENUE	12,742.05	6,788.67	5,953.38	87.70	21,128.86	20,366.01	762.85	3.75	81,464.00
OPERATING EXPENSES									
ADMINISTRATIVE EXPENSES									
Property Management	0.00	1,100.00	1,100.00	100.00	1,099.88	3,300.00	2,200.12	66.67	13,200.00
Bank Charges	52.25	47.92	-4.33	-9.04	146.75	143.76	-2.99	-2.08	575.00
Sundry, Postage & Copies	0.16	50.00	49.84	99.68	24.42	150.00	125.58	83.72	600.00
Professional - Audit	0.00	153.75	153.75	100.00	0.00	461.25	461.25	100.00	1,845.00
Professional - Legal	1,122.46	333.33	-789.13	-236.74	1,122.46	999.99	-122.47	-12.25	4,000.00
Insurance	0.00	41.67	41.67	100.00	0.00	125.01	125.01	100.00	500.00
Telephone	0.00	62.50	62.50	100.00	184.48	187.50	3.02	1.61	750.00
TOTAL ADMIN. EXPENSES	1,174.87	1,789.17	614.30	34.33	2,577.99	5,367.51	2,789.52	51.97	21,470.00
UTILITIES									
Utilities - Natural Gas	33.86	0.00	-33.86	0.00	65.03	0.00	-65.03	0.00	0.00
Sewer & Water Charges	0.00	1,541.67	1,541.67	100.00	5,265.60	4,625.01	-640.59	-13.85	18,500.00
TOTAL UTILITIES	33.86	1,541.67	1,507.81	97.80	5,330.63	4,625.01	-705.62	-15.26	18,500.00
BUILDING MAINTENANCE									
Garbage Disposal & Recycling	878.21	1,250.00	371.79	29.74	2,613.73	3,750.00	1,136.27	30.30	15,000.00
Janitorial Services	0.00	166.67	166.67	100.00	0.00	500.01	500.01	100.00	2,000.00
General Repairs & Maintenance	1,978.20	83.33	-1,894.87	-2273.93	1,978.20	249.99	-1,728.21	-691.31	1,000.00
Elevator Maintenance	328.65	500.00	171.35	34.27	985.95	1,500.00	514.05	34.27	6,000.00
Fire & Alarm Maintenance	0.00	250.00	250.00	100.00	0.00	750.00	750.00	100.00	3,000.00
Parkade & Garage Doors	0.00	66.67	66.67	100.00	0.00	200.01	200.01	100.00	800.00
Building Improvements	0.00	524.00	524.00	100.00	0.00	1,572.00	1,572.00	100.00	6,288.00
TOTAL BUILDING MAINTENANCE	3,185.06	2,840.67	-344.39	-12.12	5,577.88	8,522.01	2,944.13	34.55	34,088.00
TOTAL OPERATING EXPENSES	4,393.79	6,171.51	1,777.72	28.81	13,486.50	18,514.53	5,028.03	27.16	74,058.00
TRANSFER TO RESERVES									
Transfer to Contingency Fund	1,472.21	617.17	-855.04	-138.54	1,851.51	1,851.51	0.00	0.00	7,406.00
TOTAL TRANSFER TO RESERVES	1,472.21	617.17	-855.04	-138.54	1,851.51	1,851.51	0.00	0.00	7,406.00
NET SURPLUS (DEFICIT)	6,876.05	-0.01	6,876.06	600.00	5,790.85	-0.03	5,790.88	933.33	0.00

LOCATION AND DIMENSION PLAN

SHEET 2 OF 8 SHEETS

THIS SHEET SHOWS DIMENSIONS TO EXTERIOR OF CONCRETE FOUNDATION WALLS
AND EXTERIOR STUD WALLS OR GLAZING IN THE ABSENCE OF AN EXTERIOR STUD WALL

STRATA PLAN EPS 3957



DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT
(C SIZE) WHEN PLOTTED AT A SCALE OF 1:250

OXFORD STREET

BUENA VISTA AVENUE

REF PLAN EPP29100

BEACH VIEW AVENUE

LANE

13
PLAN 4270

SE 1/4 Sec 10

STRATA PLAN
NW2317

TP 1

BUILDING B

BUILDING C

BUILDING D

BUILDING A

A
PLAN EPP29101

THE BUILDINGS INCLUDED IN THIS STRATA PLAN
HAVE NOT BEEN PREVIOUSLY OCCUPIED.

THE BUILDINGS SHOWN HEREON ARE WITHIN THE
EXTERNAL BOUNDARIES OF THE LAND THAT IS THE
SUBJECT OF THE STRATA PLAN.

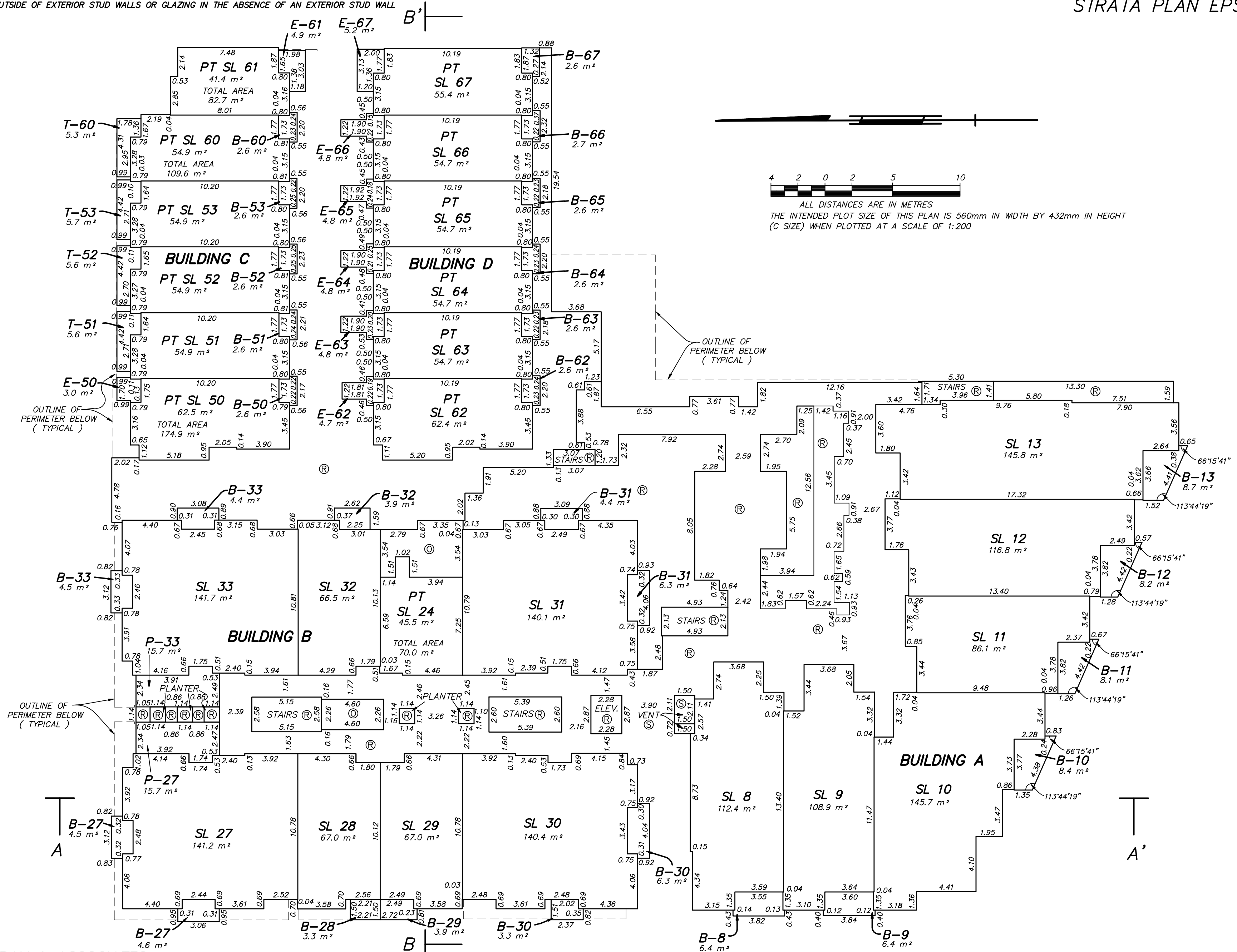
MURRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

201-12448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189

GREGORY MARSTON, BCLS 794
3rd MARCH, 2017
FILE 9663 Final Location

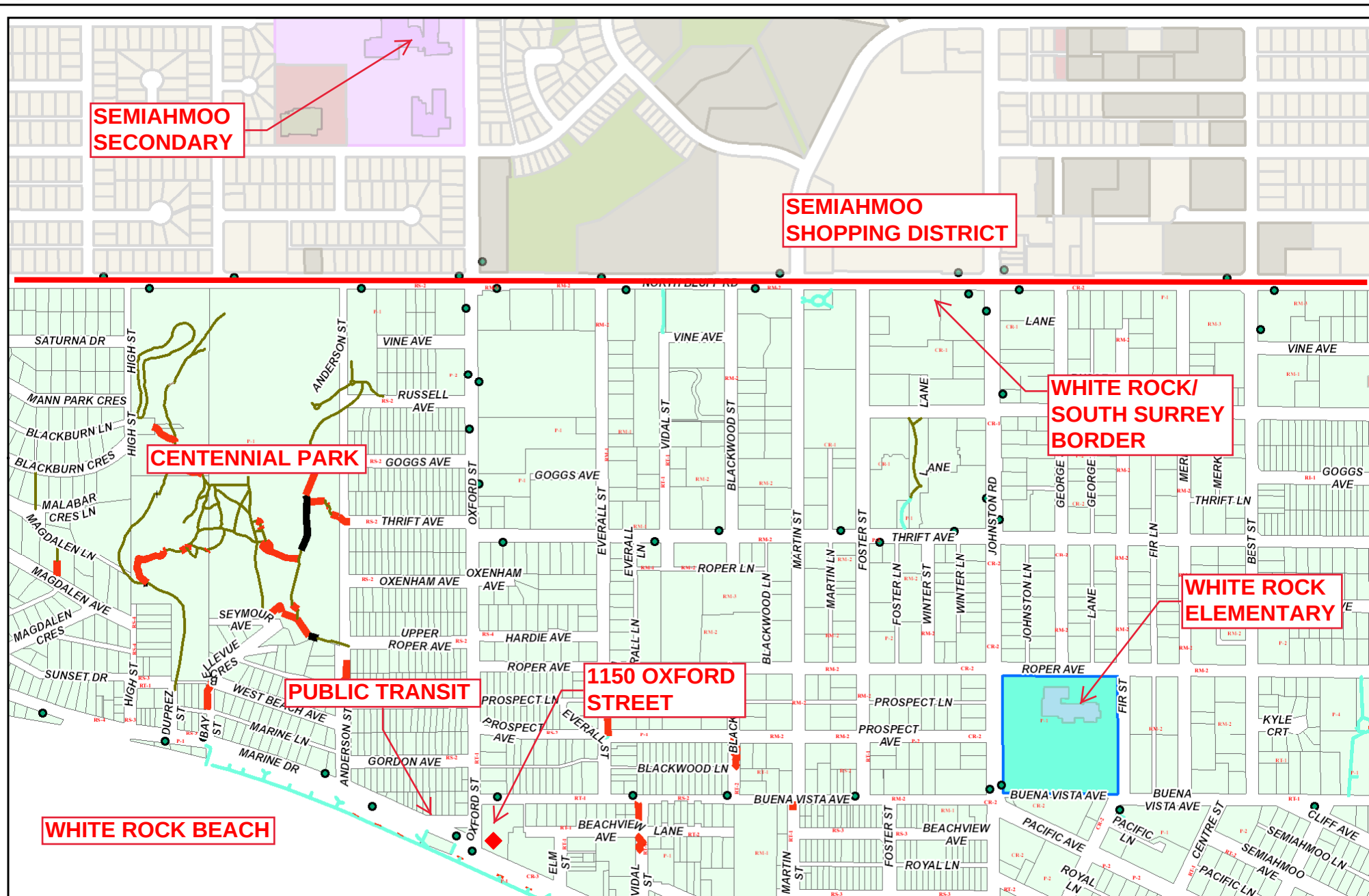
THIS SHEET SHOWS DIMENSIONS TO THE CENTRE LINE OF PARTY WALLS AND CORRIDOR WALLS
AND TO THE OUTSIDE OF EXTERIOR STUD WALLS OR GLAZING IN THE ABSENCE OF AN EXTERIOR STUD WALL

STRATA PLAN EPS 3957



201 1150 OXFORD STREET				
PROPERTY COST		Amount	Monthly	Yearly
List Price		\$ 1,278,000.00		
TOTAL REVENUE		Monthly	Monthly	Yearly
Total Revenue			\$ 3,150.00	\$ 37,800.00
EXPENSES	Monthly/Yearly	Amount	Monthly	Yearly
Property Taxes	Y	\$ 5,081.00	\$ 423.42	\$ 5,081.00
Insurance	Y	\$ 480.00	\$ 40.00	\$ 480.00
Hydro	Y	\$ 840.00	\$ 70.00	\$ 840.00
Gas	Y	\$ 600.00	\$ 50.00	\$ 600.00
Strata Fees	Y	\$ 5,844.00	\$ 487.00	\$ 5,844.00
Vacancy Allowance		1%	\$ 31.50	\$ 378.00
TOTAL EXPENSES			\$1,101.92	\$13,223.00

* Monthly rental income and expenses are based on estimated figures only and should be verified by your own Rental Agent and/or with utility companies if deemed important



1150 Oxford 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: 1:8,000



Map created on: 2018-09-19

North Bluff Rd./ 16th Ave.



Legend

- Legend:

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



WHITE ROCK

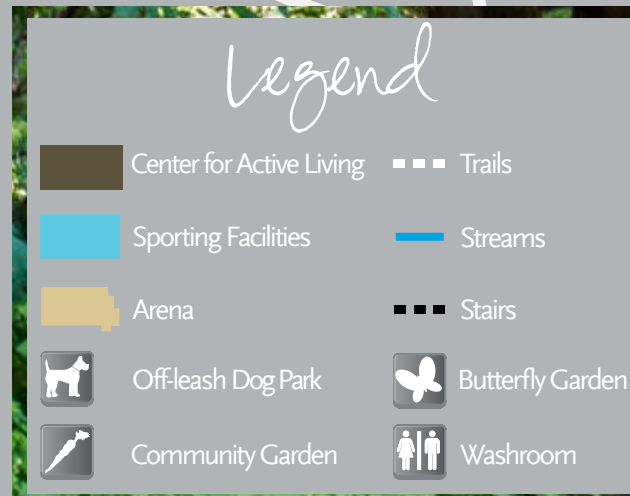
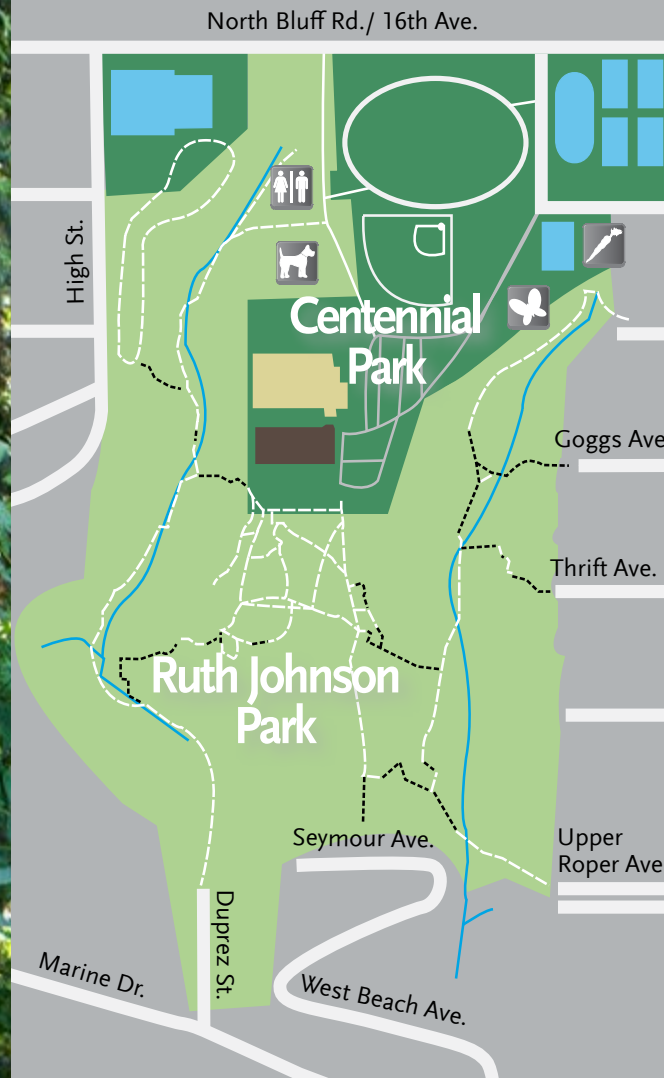
Our City by the Sea!

★ map is not to scale

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

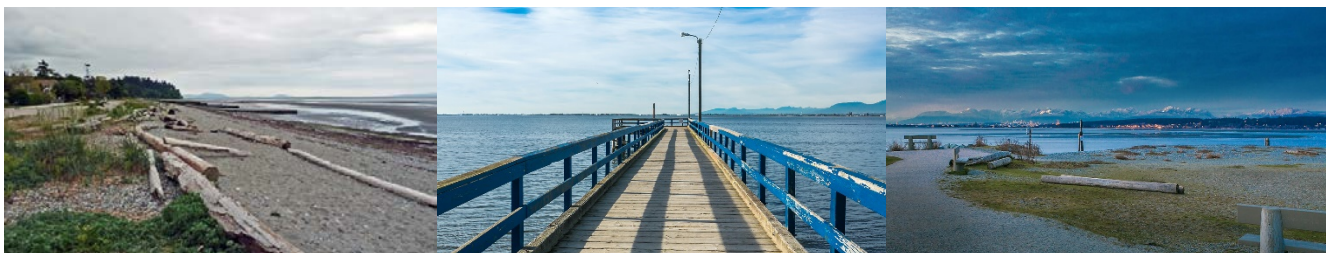
White Rock Beach is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and the 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

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:

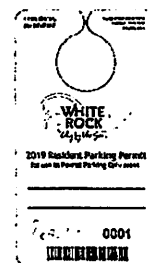
- Not entitled to park on streets posted as **Permit Parking Only**.
- Not valid in the Peace Arch Hospital's private parking lots.
- Not valid in the City of Surrey's pay parking stalls on the south side of Marine Drive between Finlay St & Stayte Rd
- Not valid at the **Limited Time Parking** meters 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.