



**#80 15677 28th Avenue
South Surrey \$1,099,000**

- Privileged Enclave Hyde Park a Georgie Award Winner
- Esteemed Builder Zenterra, a Grandview Development
- Largest Floor Space - F Plan
- 2,945 sqft of Exquisite Finished Living Space on Three Levels
- Main Floor Hosts an Open Plan Vaulted Living Space Full of Natural Light
- Large Living Room & Kitchen Overlooks the Landscaped Grounds
- Top Floor Master Bedroom Suite & Second Bedroom
- Third Bedroom in Fully Finished Basement - 1,096 sqft with Wet Bar
- Living Area Extends out to Private Open & Covered Patios.
- Double Garage and Professional Built in Storage Wall
- The Lancaster Clubhouse Offers 5,500+ sqft including Fitness Studio, Billiards Room, Sports Court & Theatre

Floor plans and virtual tours at www.whiterocklifestyles.com

Beebe Cline

If it's important to You....
it's important to Me

Business: 604-531-1909 (24 hrs)
Cell: 604-830-7458
bcline@shaw.ca
www.whiterocklifestyles.com



HUGH & MCKINNON
REALTY ESTABLISHED 1909



Hugh & McKinnon Realty
14007 North Bluff Road, White Rock











Presented by:
Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
Phone: 604-531-1909
www.whiterocklifestyles.com
bcline@shaw.ca



Active
R2440351
Board: F
Townhouse

80 15677 28 AVENUE
South Surrey White Rock
Grandview Surrey
V3Z 0E5

Residential Attached
\$1,099,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,099,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2015
Depth / Size (ft.):	Bedrooms: 3	Age: 5
Lot Area (sq.ft.): 0.00	Bathrooms: 4	Zoning: CD
Flood Plain: No	Full Baths: 3	Gross Taxes: \$4,075.84
Council Apprv?: No	Half Baths: 1	For Tax Year: 2019
Exposure:	Maint. Fee: \$424.45	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 029-856-736
Mgmt. Co's Name: FIRST SERVICE RESIDENTIAL		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-683-8900		
View: Yes: GARDENS		
Complex / Subdiv: HYDE PARK		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: Community		

Style of Home: 2 Storey w/Bsmt., End Unit	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Brick			Locker: N
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 2 BLKS	Dist. to School Bus: 2BLKS
Rain Screen: Full	R.I. Plumbing:	Units in Development:	Total Units in Strata: 156
Renovations:		Title to Land: Freehold Strata	
Water Supply: Community	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Electric	R.I. Fireplaces:	Fixtures Leased: Yes: ADT Alarm System Monitored	
Fuel/Heating: Electric, Forced Air, Heat Pump	# of Fireplaces: 2	Fixtures Rmvd: No	
Outdoor Area: Fenced Yard, Patio(s)		Floor Finish: Hardwood, Tile	
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 141, PLAN EPS2381, SECTION 23, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Club House, Exercise Centre, Garden, Playground, Recreation Center, Storage**
 Site Influences: **Central Location, Golf Course Nearby, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Sprinkler**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'1 x 6'11	Below	Family Room	18'3 x 18'			x
Main	Living Room	19'3 x 12'	Below	Bar Room	17'2 x 15'3			x
Main	Kitchen	16' x 13'	Below	Steam Room	9'9 x 6'3			x
Main	Dining Room	11'3 x 9'1						x
Main	Eating Area	12'11 x 8'6						x
Above	Master Bedroom	15'10 x 12'10						x
Above	Walk-In Closet	6'3 x 4'11						x
Above	Bedroom	13'10 x 9'5						x
Above	Laundry	8' x 4'						x
Below	Bedroom	12'10 x 10'						x

Finished Floor (Main): 1,098	# of Rooms: 13	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 726	Crawl/Bsmt. Height: 8'			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 1,036	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Above	5	Yes	Pool:
Finished Floor (Total): 2,860 sq. ft.	# or % of Rentals Allowed:			4	Below	3	No	Garage Sz: 19'11 x
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions			5				Grg Dr Ht: 7'
Grand Total: 2,860 sq. ft.	Basement: Full, Fully Finished			6				
				7				
				8				

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

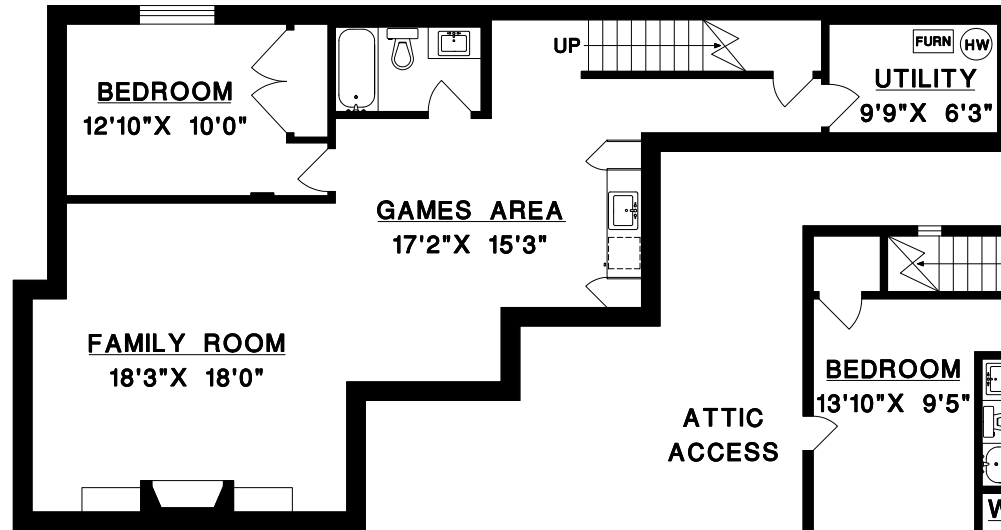
Welcome to Hyde Park Grandview's Premier Neighbourhood. Largest flr space in development, end unit-duplex. Plan F: 2,880 sf of exquisite living on 3 levels. Main floor hosts an open plan, vaulted full of natural light, many windows. Lrg living rm & Jen Air appl. pkg. Kitchen overlooks gardens. Top flr master bdrm suite & 2nd bdrm. 3rd bdrm in fully finished basement 1,096 sq.ft. w/wet bar. Large fenced garden with grass & landscaped + west facing patios both open & covered for year round use. 2 gas outlets for BBQ & heater. Dbl garage w/prof. build-in storage wall. The Lancaster Clubhouse offers 5,500 + sq.ft. incl fitness studio, billiards rm, sports ctr & theatre. Strata fee \$424. rentals & 2 pets ok, all ages welcome. Schools: 1 blk to Southridge & Sunnyside Elem, Semiahmoo w/IB Program



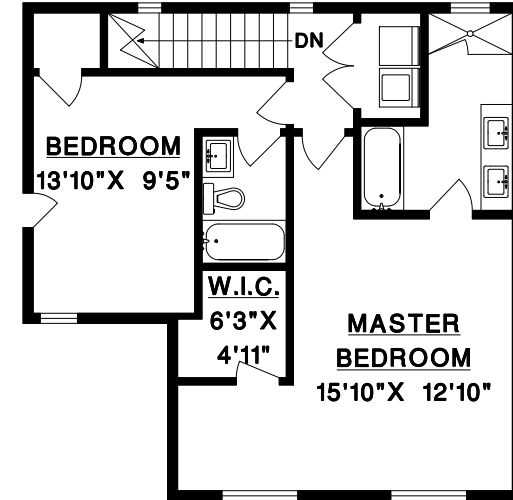
BEEBE CLINE

BUS: 604-531-1909
 CEL: 604-830-7458
 www.whiterocklifestyles.com

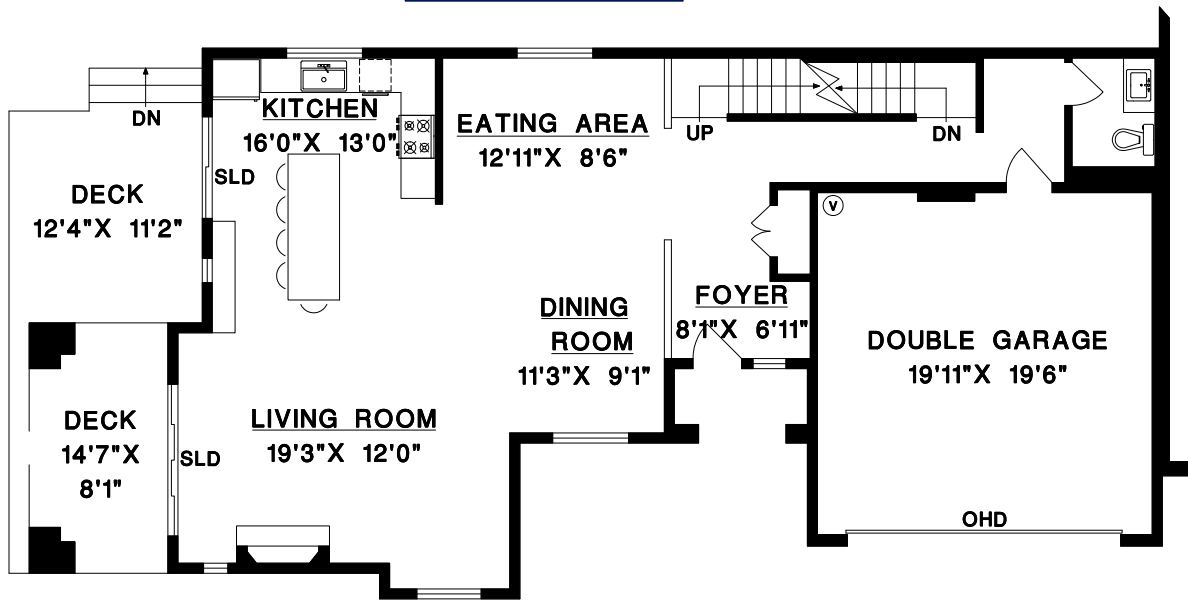
#80 - 15677 28TH AVENUE,
 SURREY, B.C.



LOWER FLOOR



UPPER FLOOR



MAIN FLOOR

UPPER FLOOR	726	SQ. FT.
MAIN FLOOR	1098	SQ. FT.
LOWER FLOOR	1036	SQ. FT.
FINISHED AREA	2860	SQ. FT.

GARAGE	408	SQ. FT.
DECK	274	SQ. FT.

*Area measurements taken to center of all walls.



1" = 6'
 SCALE

DRAWN BY: CN
 DATE: MAY 2019
 REVISED:



Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan EPS 2381 certify that the information contained in this certificate with respect to Strata Lot 141 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above is: \$ **513.81**
- (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:

\$ 400,185.30 as of July 8, 2020 .

(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 19 as of June 28, 2020 .

(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)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)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)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)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: July 8, 2020

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

EPS2381 BALANCE SHEET



Company Code:	EPS 2381 - Hyde Park (EPS2381)
Report Title:	BALANCE SHEET
Report Date:	As at May 31, 2020
Division:	EPS2381 - 0000

Year to Date

ASSETS

CURRENT ASSETS

CASH

1050 Bank - Operating Account	24,760.90
1051 Bank - Contingency Reserve	349,093.08
1068 Bank - Gutters	16,971.02

TOTAL CASH

390,825.00

1200 Accounts Receivable	8,070.07
1251 Due From / (To) Developer	273.00
1253 CRF - Due from Operating Fund	46,644.55
1254 Other Reserve - Due from Operating Fund	1,540.95
1258 Other Reserve - Due from CRF	9,839.77
1300 Prepaid Expenses	211.77
1302 Prepaid Insurance	76,352.06

TOTAL CURRENT ASSETS

533,757.17

TOTAL ASSETS

533,757.17

LIABILITIES & EQUITY

LIABILITIES

2010 Accrued Payable	28,021.73
2019 Operating Fund - Due to CRF	46,644.55
2023 CRF - Due to Other Reserve	9,839.77
2026 Operating Fund - Due to Other Reserve	1,540.95
2100 Prepayment - Revenue	8,490.26

TOTAL LIABILITIES

94,537.26

EQUITY

2350 Operating Surplus(Deficit)	24,970.31
2999 Contingency Fund Balance	385,897.86
3639 Reserve - Warranty Review	9,839.77
3676 Reserve - Gutter / Siding	16,971.02
3730 Reserve - Access Control System	1,540.95

TOTAL EQUITY

439,219.91

TOTAL LIABILITIES & EQUITY

533,757.17

EPS2381 BALANCE SHEET



Company Code:	EPS 2381 - Hyde Park (EPS2381)
Report Title:	BALANCE SHEET
Report Date:	As at May 31, 2020
Division:	EPS2381 - 0000

Year to Date

Notice to Reader

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

06/15/2020 2:38PM

EPS2381 CRF SCHEDULE



Company Code:	EPS 2381 - Hyde Park (EPS2381)
Report Title:	CRF SCHEDULE REPORT
Report Date:	As at May 31, 2020
Division:	EPS2381 - 0000

Year to Date

CONTINGENCY RESERVE SCHEDULE

INCOME

2705 Balance Forward-Prior Year	355,608.70
2710 Current Year Contribution - Contingency	49,583.31
2711 Interest	2,054.63

TOTAL INCOME

407,246.64

EXPENDITURES

2806 Transfer To Other Reserve	(14,000.00)
2818 Emergency Expenses	(7,348.78)

TOTAL EXPENDITURES

(21,348.78)

CONTINGENCY FUND BALANCE

385,897.86

06/15/2020 2:38PM

EPS2381 BUDGET COMPARATIVE



Company Code:	EPS 2381 - Hyde Park (EPS2381)
Report Title:	Operating Statement
Report Date:	For the 7 Month Ended 05/31/2020
Division:	EPS2381 - 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						
48,295.90	48,296.08	4002 Operating Fund Contribution	338,071.30	338,072.56	(1.26)	579,553.00
7,083.33	7,083.33	4003 Contingency Fund Contribution	49,583.31	49,583.31	--	85,000.00
55,379.23	55,379.41	TOTAL STRATA FEES	387,654.61	387,655.87	(1.26)	664,553.00
1,038.16	--	4523 Bylaw / Late Payment Fine	1,988.11	--	1,988.11	--
1.42	--	4640 Interest Income	136.13	--	136.13	--
--	--	4700 Miscellaneous Income	860.00	--	860.00	--
--	83.00	4744 Rental Income / Amenity Room	1,517.50	581.00	936.50	1,000.00
56,418.81	55,462.41	TOTAL INCOME	392,156.35	388,236.87	3,919.48	665,553.00
EXPENSES						
GENERAL EXPENSES						
334.58	250.00	5005 Administration	2,912.88	1,750.00	(1,162.88)	3,000.00
--	158.00	5015 Audit	315.00	1,106.00	791.00	1,900.00
921.90	917.00	5467 Cleaning Contract	6,413.49	6,419.00	5.51	11,000.00
15,270.42	15,270.00	6300 Insurance	98,492.94	106,890.00	8,397.06	183,245.00
15.75	250.00	6504 Legal Fees	3,399.85	1,750.00	(1,649.85)	3,000.00
3,602.55	3,783.00	6700 Management Fees	25,644.42	26,481.00	836.58	45,400.00
20,145.20	20,628.00	TOTAL GENERAL EXPENSES	137,178.58	144,396.00	7,217.42	247,545.00
BUILDING & GROUND EXPENSES						
--	250.00	5605 Dryer Duct Cleaning	--	1,750.00	1,750.00	3,000.00
386.57	365.00	5705 Electricity	4,759.27	4,721.00	(38.27)	6,789.00
197.65	133.00	5715 Elevator Maintenance	973.57	931.00	(42.57)	1,600.00
--	250.00	5909 Fire System	1,312.99	1,750.00	437.01	3,000.00
13.91	20.00	6005 Gas	138.83	140.00	1.17	235.00
--	2,000.00	6025 Gutter Cleaning	21,310.70	14,000.00	(7,310.70)	24,000.00
3,165.23	3,017.00	6027 Garbage & Recycling	21,855.25	21,119.00	(736.25)	36,200.00
--	417.00	6306 Irrigation System	707.68	2,919.00	2,211.32	5,000.00
8,610.00	8,750.00	6511 Landscaping	51,660.00	61,250.00	9,590.00	105,000.00
481.07	833.00	6517 Landscape - Improvements	2,670.32	5,831.00	3,160.68	10,000.00
263.37	208.00	7015 Pest Control	1,213.59	1,456.00	242.41	2,500.00
3,067.48	2,917.00	7240 Repair and Maintenance	29,083.48	20,419.00	(8,664.48)	35,000.00
--	--	7415 Snow Removal	11,812.50	15,000.00	3,187.50	15,000.00
2,205.00	833.00	7607 Tree Maintenance	9,141.25	5,831.00	(3,310.25)	10,000.00
4,559.07	7,992.00	7850 Water / Sewer	21,484.98	35,968.00	14,483.02	71,184.00
--	375.00	7855 Window Cleaning	--	2,625.00	2,625.00	4,500.00
22,949.35	28,360.00	TOTAL BUILDING & GROUND EXPENSES	178,124.41	195,710.00	17,585.59	333,008.00
7,083.33	7,083.33	9010 Reserve - Contingency Fund	49,583.31	49,583.31	--	85,000.00
50,177.88	56,071.33	TOTAL EXPENSES	364,886.30	389,689.31	24,803.01	665,553.00

EPS2381 BUDGET COMPARATIVE



Company Code:	EPS 2381 - Hyde Park (EPS2381)
Report Title:	Operating Statement
Report Date:	For the 7 Month Ended 05/31/2020
Division:	EPS2381 - 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>
6,240.93	(608.92)	CURRENT YR NET SURPLUS/(DEFICIT)	27,270.05	(1,452.44)	28,722.49	--
--	--	9990 Operating Surplus (Deficit) Balance Forward	15,097.26	17,397.00	(2,299.74)	17,397.00
--	--	9996 Transfer From/ (To) Other Reserve	(17,397.00)	(17,397.00)	--	(17,397.00)
6,240.93	(608.92)	ENDING OP SURPLUS/(DEFICIT)	24,970.31	(1,452.44)	26,422.75	--

06/15/2020 2:39PM

EPS 2381 - HYDE PARK
Approved Annual Budget
Nov 01, 2019 to Oct 31, 2020

<u>A/C Description</u>	<u>Approved 2019/2020 Budget</u> \$
 <u>INCOME</u>	
 <u>STRATA FEES</u>	
4002 Operating Fund Contribution	579,553
4003 Contingency Fund Contribution	85,000
TOTAL STRATA FEES	<hr/> 664,553
 4744 Rental Income / Amenity Room	 1,000
TOTAL INCOME	<hr/> 665,553
 <u>EXPENSES</u>	
 <u>GENERAL EXPENSES</u>	
5005 Administration	3,000
5015 Audit	1,900
5467 Cleaning Contract	11,000
6300 Insurance	183,245
6504 Legal Fees	3,000
6700 Management Fees	45,400
TOTAL GENERAL EXPENSES	<hr/> 247,545
 <u>BUILDING & GROUND EXPENSES</u>	
5605 Dryer Duct Cleaning	3,000
5705 Electricity	6,789
5715 Elevator Maintenance	1,600
5909 Fire System	3,000
6005 Gas	235
6025 Gutter Cleaning	24,000
6027 Garbage & Recycling	36,200
6306 Irrigation System	5,000
6511 Landscaping	105,000
6517 Landscape - Improvements	10,000
7015 Pest Control	2,500

EPS 2381 - HYDE PARK
Approved Annual Budget
Nov 01, 2019 to Oct 31, 2020

<u>A/C Description</u>	<u>Approved 2019/2020 Budget</u> \$
7240 Repair and Maintenance	35,000
7415 Snow Removal	15,000
7607 Tree Maintenance	10,000
7850 Water / Sewer	71,184
7855 Window Cleaning	4,500
TOTAL BUILDING & GROUND EXPENSES	333,008
9010 Reserve - Contingency Fund	85,000
TOTAL EXPENSES	665,553
CURRENT YR NET SURPLUS/(DEFICIT)	0
9990 Operating Surplus (Deficit) Balance Forward	17,397
9996 Transfer Surplus to Other Reserve	(17,397)
ENDING OP SURPLUS/(DEFICIT)	0

Named Insured	The Owners, Strata Plan EPS2381, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners
Project Name	HYDE PARK
Project Manager	FirstService Residential BC Ltd. dba FirstService Residential
Policy Period	October 31, 2019 to October 31, 2020
Policy Number	BFL04EPS2381
Insured Location(s)	15677 28th Avenue, Surrey, BC V3Z 0E5, 2853 Helc Place, Surrey, BC V3Z 0N5, 2888 156th Street, Surrey, BC V3Z 0C7

INSURING AGREEMENT	DEDUCTIBLE	LIMIT
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PROPERTY (Appraisal Date: August 31, 2019)

All Property, Blanket By-Laws.		\$69,000,000
130% Extended Replacement Cost		\$89,700,000
Property Extensions		\$5,000,000
Lock & Key	\$250	Included
Additional Living Expenses - \$50,000 Per Unit		Included
All Risks	\$5,000	
Sewer Backup	\$15,000	
Water Damage	\$15,000	
Earthquake (Annual Aggregate not to exceed \$ 89,700,000)	10% min \$100,000.	
Flood (Annual Aggregate not to exceed \$ 89,700,000)	\$25,000	
Gross Rents, 100% Co-Insurance, Indemnity Period (Months) :		
N/A	N/A	Not Covered

CRIME

Employee Dishonesty - Including Property Manager and Elected Officer Theft	Nil	\$1,000,000
Broad Form Money and Securities	Nil	\$10,000

COMMERCIAL GENERAL LIABILITY

Bodily Injury & Property Damage	\$500	\$30,000,000
Non-Owned Automobile	\$500	\$30,000,000
Sudden and Accidental Pollution	\$5,000	\$1,000,000

CONDOMINIUM DIRECTORS & OFFICERS LIABILITY

Claims Made Form - Including Property Manager	Nil	\$20,000,000
Privacy Event Expenses	Nil	\$50,000
Cyber Liability	Nil	\$50,000

BLANKET GLASS - Includes Lobby Glass

Residential	\$100	Blanket
Commercial	\$250	
Canopy	\$500	



BFL CANADA Insurance Services Inc.
1177 West Hastings Street, Suite 200
Vancouver, British Columbia, V6E 2K3

Tel.: 604-669-9600
Fax: 604-683-9316
Toll Free: 1-866-669-9602

INSURING AGREEMENT	DEDUCTIBLE	LIMIT
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EQUIPMENT BREAKDOWN

Standard Comprehensive Form including Production Machines and Electronic Equipment	\$1,000	\$69,000,000
- Deductible Waiver Endorsement with respect to losses exceeding \$25,000		
Extra Expense – 100% available in first month	24 Hour Waiting Period	\$1,000,000
- Additional Living Expenses Endorsement - Per Unit		\$25,000
Loss of Profits – Rents, Indemnity Period (Months): N/A	N/A	Not Covered



ENVIRONMENTAL LIABILITY

Each Incident - Insuring Agreements A-G	\$10,000	\$1,000,000
Business Interruption, Each Incident - Insuring Agreement H	5 Days	\$250,000
Policy Aggregate		\$5,000,000



VOLUNTEER ACCIDENT

Maximum Limit of Loss	See Policy Wordings	\$1,000,000
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LEGAL EXPENSES

Each Event	Nil	\$1,000,000
Annual Aggregate.		\$5,000,000



TERRORISM

Per Occurrence.	\$1,000	\$500,000
Annual Aggregate		\$500,000

Loss Payable

All Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property.

This record sheet is intended for reference only. Please refer to your polic(ies) for complete details.

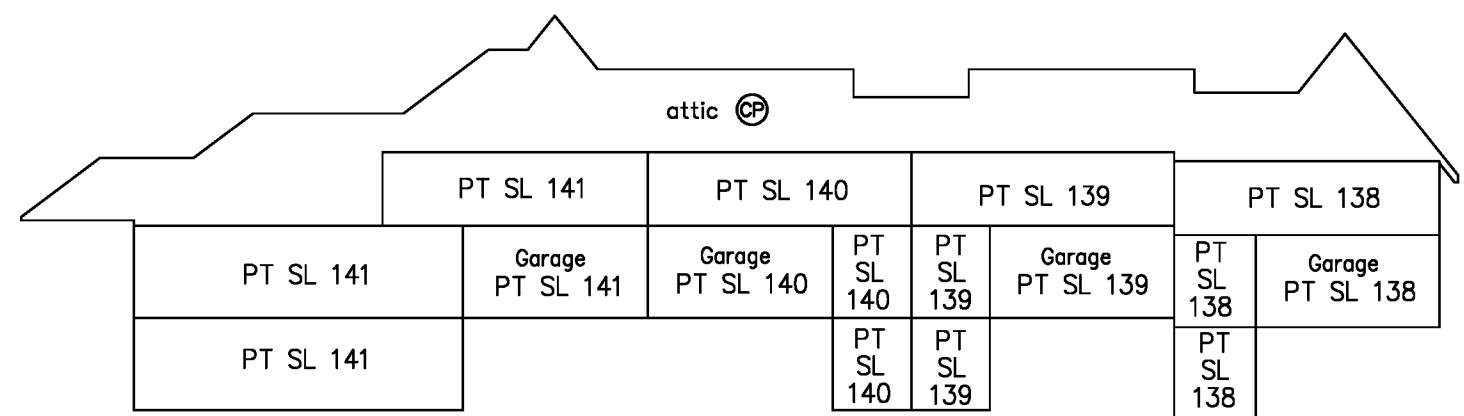
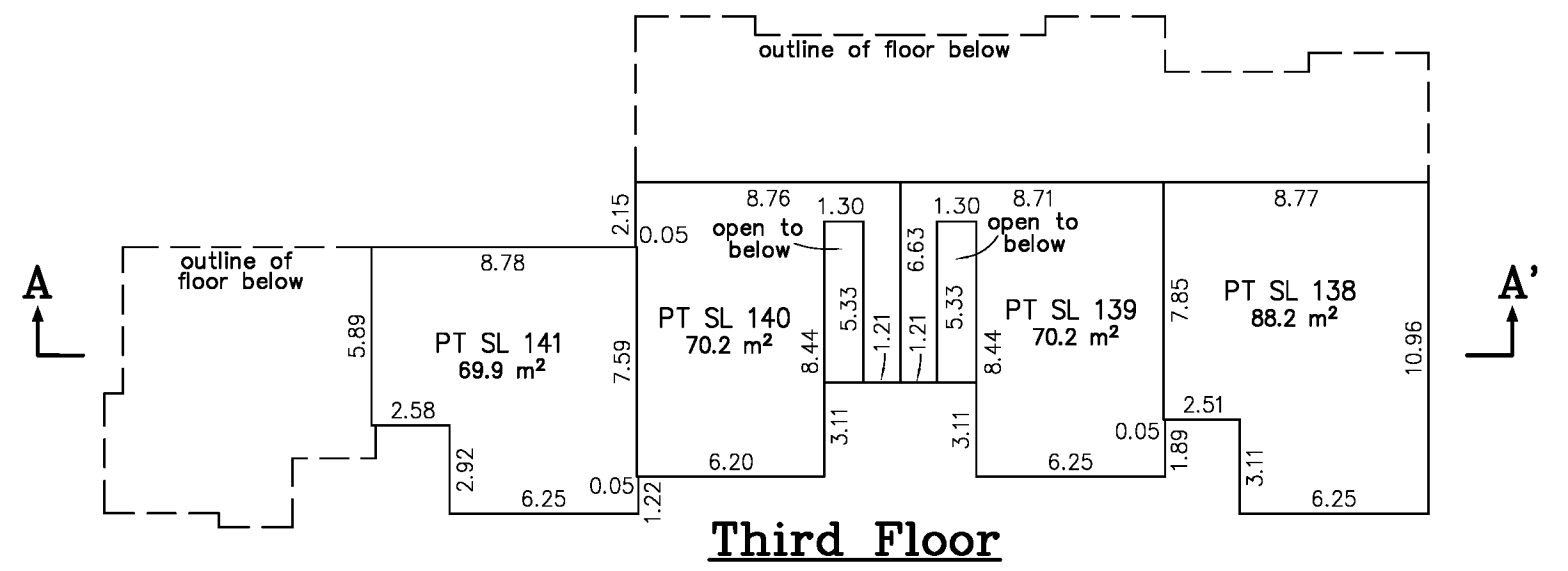
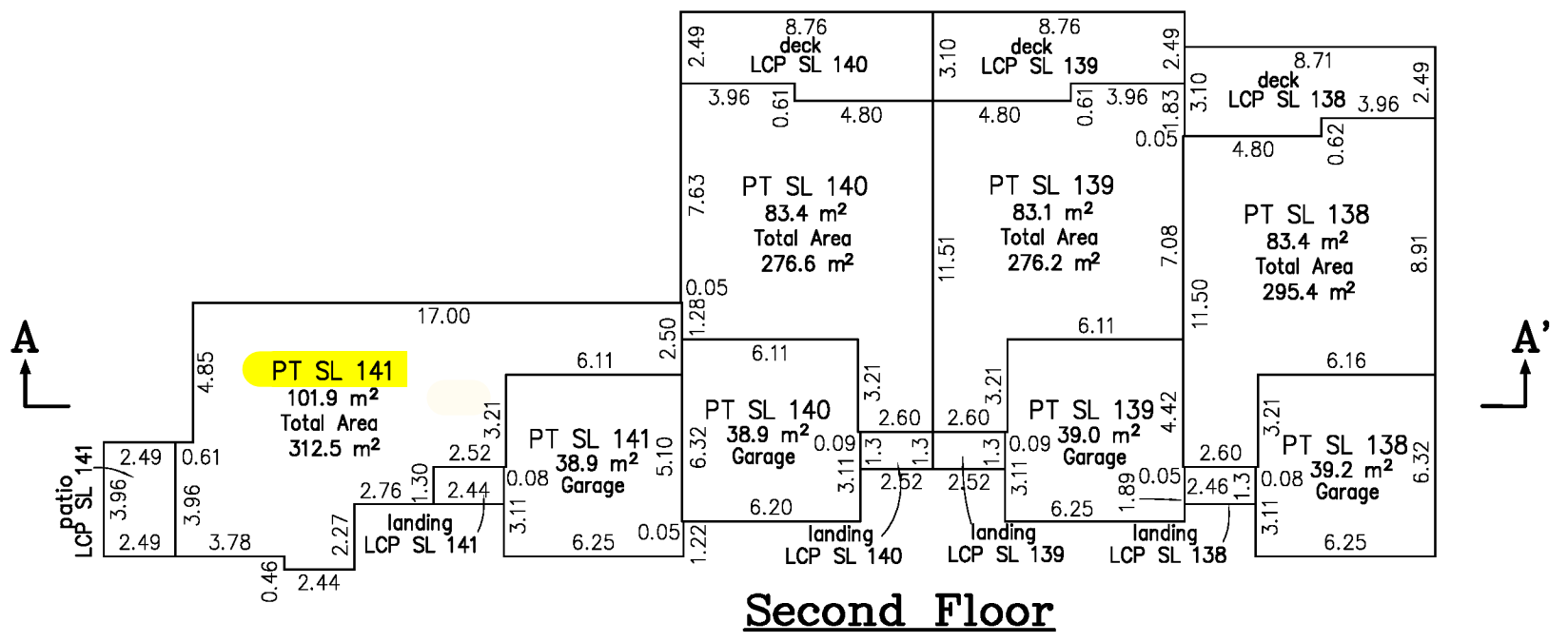
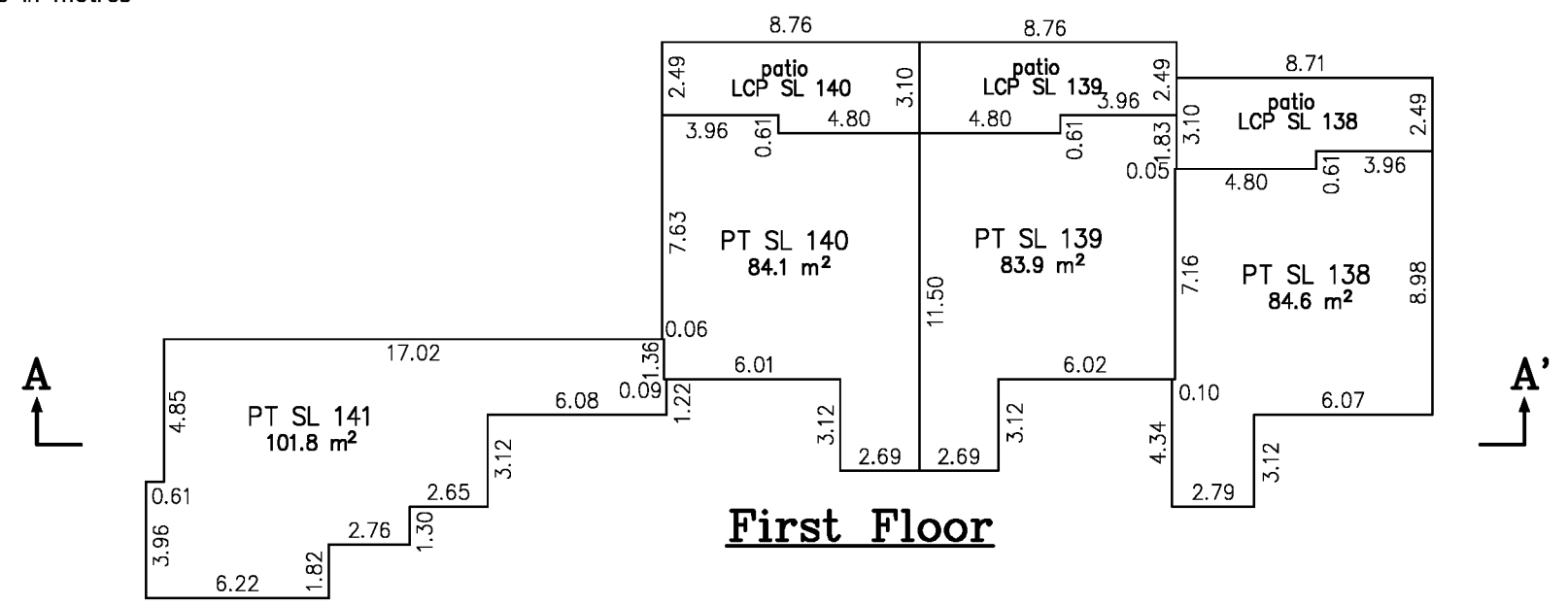
FLOOR PLAN AND SECTIONS

Sheet 4 of 4 Sheets
STRATA PLAN EPS2381
Phase 14

BUILDING 27



SCALE - 1 : 250
All distances are in metres



Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 206 -16055 Fraser Highway
 Surrey, B.C. V4N 0G2
 Phone: 604-597-3777
 Fax: 604-597-3783

Sean Costello, BCLS 900
 May 16, 2016
 File: 5315-STRATA-PHASE 14

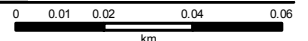


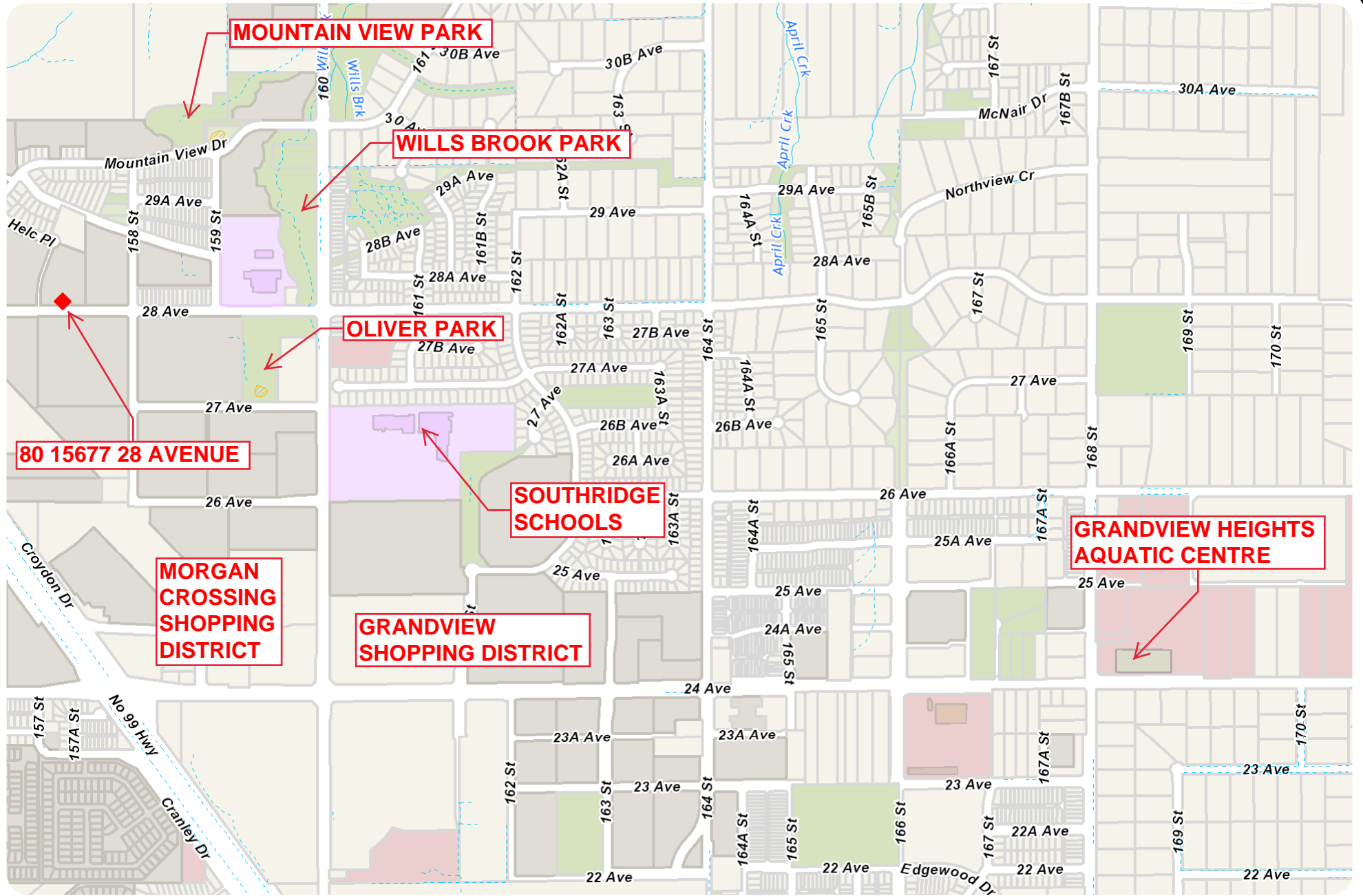
UNIT 80

15677 28 Avenue

Scale: 1:1,700

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



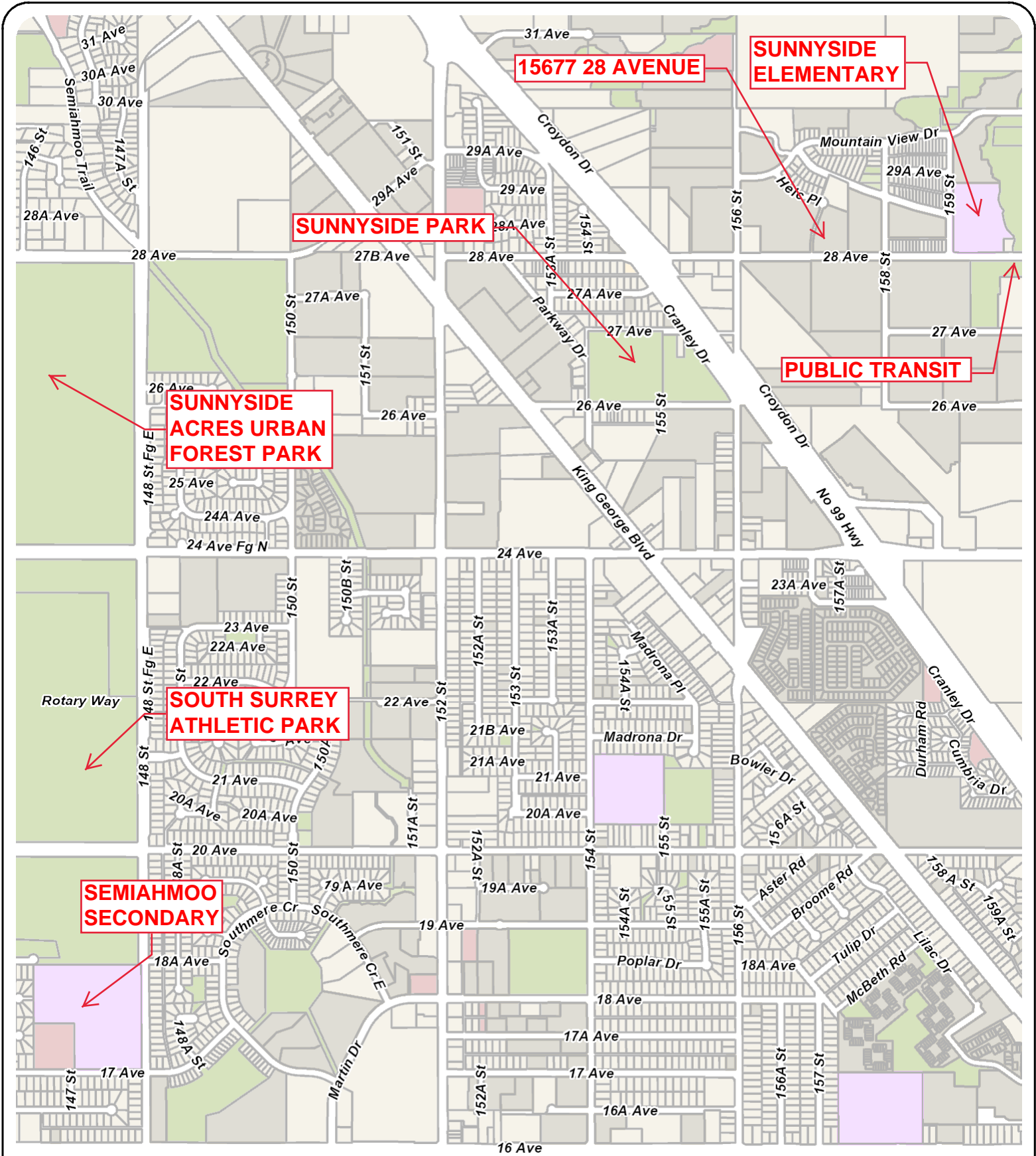


80 15677 28 AVENUE

15677 28 Avenue

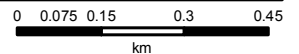
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15677 28 Avenue

Scale: 1:13,600



SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2017/2018

	Elementary Schools	Public/Private	2017/18 Ranking	Ranking in the Most Recent 5 Yrs.	2017/18 Rating
1	Ocean Cliff Elementary	Public	143/955	164/805	7.6/10
2	Laronde Elementary	Public	170/955	177/805	7.4/10
3	Semiahmoo Trail Elementary	Public	181/955	106/805	7.3/10
4	Chantrell Creek Elementary	Public	181/955	116/805	7.3/10
5	Bayridge Elementary	Public	215/955	116/805	7.1/10
6	Ray Shepherd Elementary	Public	215/955	232/805	7.1/10
7	Rosemary Heights Elementary	Public	237/955	140/805	7.0/10
8	Crescent Park Elementary	Public	285/955	177/805	6.8/10
9	Morgan Elementary	Public	311/955	130/805	6.7/10
10	South Meridian Elementary	Public	311/955	316/805	6.7/10
11	Sunnyside Elementary	Public	482/955	385/805	5.9/10
12	H.T. Thrift Elementary	Public	512/955	429/805	5.8/10
13	Peace Arch Elementary	Public	567/955	359/805	5.6/10
14	White Rock Elementary	Public	567/955	402/805	5.6/10
15	Pacific Heights Elementary	Public	844/955	508/805	3.9/10
16	Jessie Lee Elementary	Public	868/955	541/805	3.6/10
	Private Schools		2017/18 Ranking		
1	Southridge	Private	24/955	12/805	9.7/10
2	Star of the Sea	Private	55/955	28/805	9.0/10
3	White Rock Christian	Private	143/955	130/805	7.6/10
	Secondary Schools		2017/18 Ranking		
1	Semiahmoo Secondary	Public	30/251	26/240	7.8/10
2	Earl Marriott Secondary	Public	66/251	75/240	6.9/10
3	Elgin Park Secondary	Public	93/251	48/240	6.5/10

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

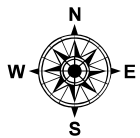
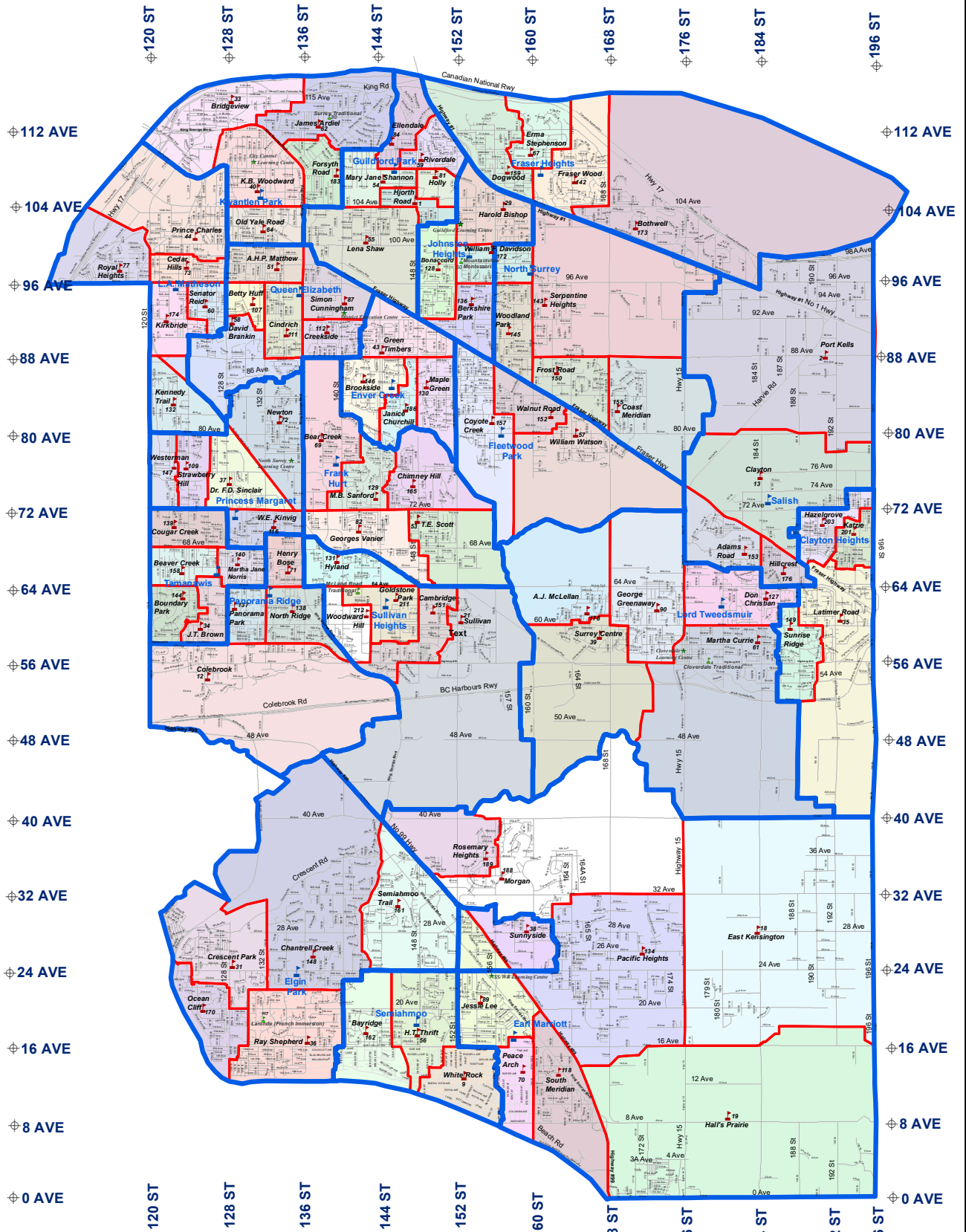
Elementary Schools cont'd

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

2019-20 Boundary Catchment



WILLS BROOK PARK



LOCATION: 2955 160 STREET, SURREY

About Wills Brook Park:

Wills Brook Park is primarily a natural area protecting Wills Brook, which flows north to the Nicomekl River. The park, which measures 7.7 acres, was acquired during the subdivision and development of the lands to the west. At this park you will find a forest trail that bridges Wills Brook, linking Mountain View Drive with 160 Street. In the fall, the bridge provides an excellent spot to look for spawning salmon.

Wills Brook Dog Off-leash Area

Within the park you'll also find a 1.2-acre off-leash area for dogs, with access from 160 Street, as well as Mountain View Drive via the forest trail. Note that this park offers the same area for dogs of different sizes.