



401 15323 17A Avenue
Semiahmoo Place \$450,000

- South West Corner, Top Floor Nine Foot Ceilings
- 1,034 sqft, 2 Bedrooms/2 Full Bathrooms
- No Shared Walls in Suite
- Very Bright, Lots of Windows
- Master Bedroom Ensued with Walk-in Closet
- Located in the Heart of South Surrey/White Rock • Walk Score: 84
- Walk to Transit, Mall, Banks, Library, Grocery Stores, Hospital, Theatre & Parks
- All Level, Well Lit Sidewalks • South Facing Balcony
- Strata Fee \$432/Month • Average Hydro Cost \$70/Month
- 2 Underground Side-by-Side Parking Stalls at Elevator
- All Ages, 2 Pets Permitted (Max Size 19" at Shoulder)
- Storage Locker • Only 29 Units in Building, Well Managed
- School Catchment: Semiahmoo Secondary with IB Program

<https://vimeo.com/352596933>



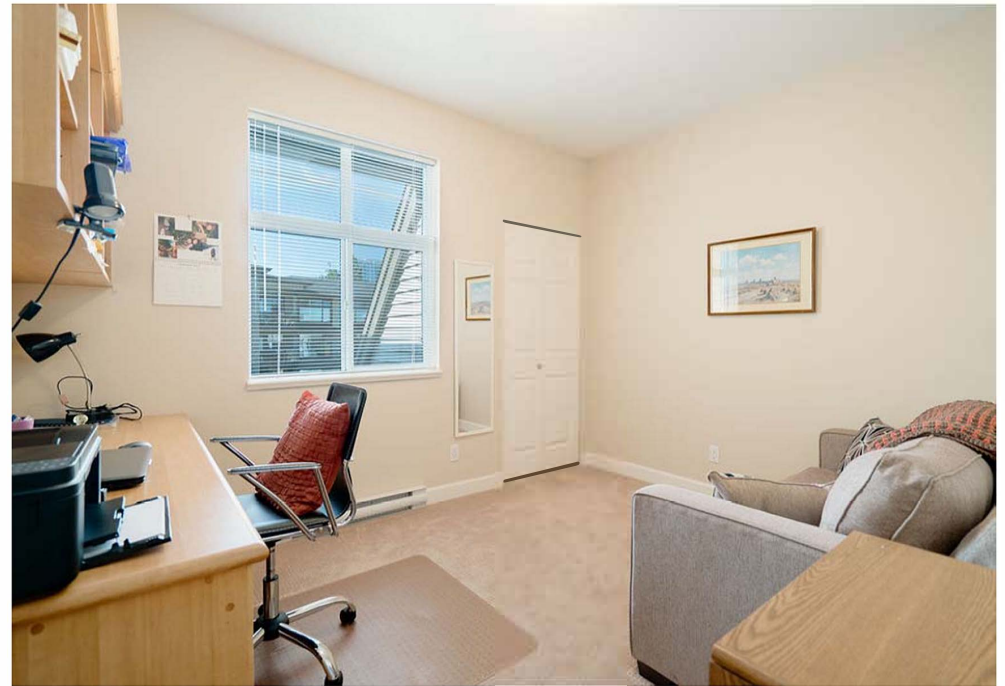
Beebe Cline

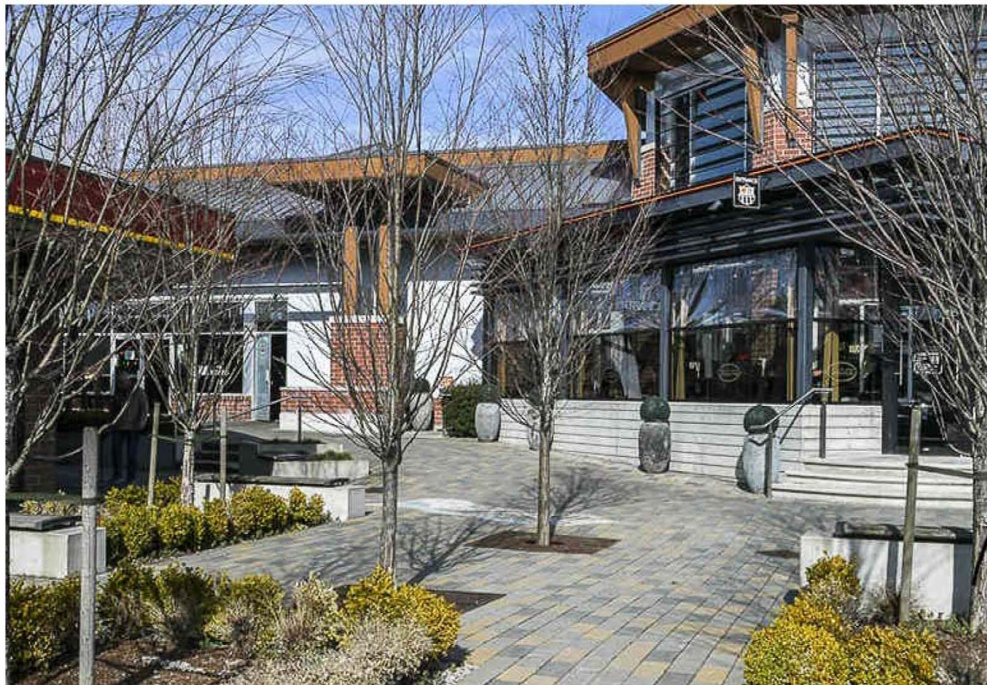
If it's important to You.... It's important to Me



Office: 604.531.1909 | Cell: 604.830.7458 | bcline@shaw.ca
Floor plans and virtual tours at www.whiterocklifestyles.com









Presented by:
Beebe Cline - PREC

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



Active
R2395518
Board: F
Apartment/Condo

401 15323 17A AVENUE
South Surrey White Rock
King George Corridor
V4A 1V4

Residential Attached
\$450,000 (LP)
(SP)



Sold Date: Frontage (feet): Original Price: **\$523,000**
Meas. Type: Frontage (metres): Approx. Year Built: **2003**
Depth / Size (ft.): Bedrooms: **2** Age: **16**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,170.13**
Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**
Exposure: **Southwest** Maint. Fee: **\$432.72** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **025-673-602**
Mgmt. Co's Name: **Gateway Property Management** Tour: **Virtual Tour URL**
Mgmt. Co's Phone: **604-635-5000**
View: **Yes: .**
Complex / Subdiv: ***Semiahmoo Place***
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: Corner Unit	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Underground, Visitor Parking		
Exterior: Stone, Vinyl	Locker: Y	Dist. to School Bus: 5 Blks	
Foundation: Concrete Perimeter	Reno. Year: 2015	Dist. to Public Transit: 1 Blk	Total Units in Strata: 29
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations: Partly	Metered Water:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: Electric	# of Fireplaces: 1	Fixtures Leased: No	
Fuel/Heating: Electric		Fixtures Rmvd: No	
Outdoor Area: Balcony(s)		Floor Finish: Laminate, Tile, Wall/Wall/Mixed	
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal, Water**
Legal: **STRATA LOT 27, PLAN BCS401, SECTION 14, 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: **Elevator, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Smoke Alarm, Sprinkler - Fire, Windows -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'5 x 4'6			x			x
Main	Living Room	10'11 x 10'6			x			x
Main	Dining Room	12'9 x 7'8			x			x
Main	Kitchen	11'10 x 7'11			x			x
Main	Eating Area	9' x 9'			x			x
Main	Master Bedroom	12'3 x 11'11			x			x
Main	Walk-In Closet	4'10 x 4'10			x			x
Main	Bedroom	11'10 x 9'5			x			x
Main	Laundry	9'1 x 4'5			x			x
		x			x			x

Finished Floor (Main): 1,034	# of Rooms: 9	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	No	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): 1,034 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht: 8'
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,034 sq. ft.				7				
				8				

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

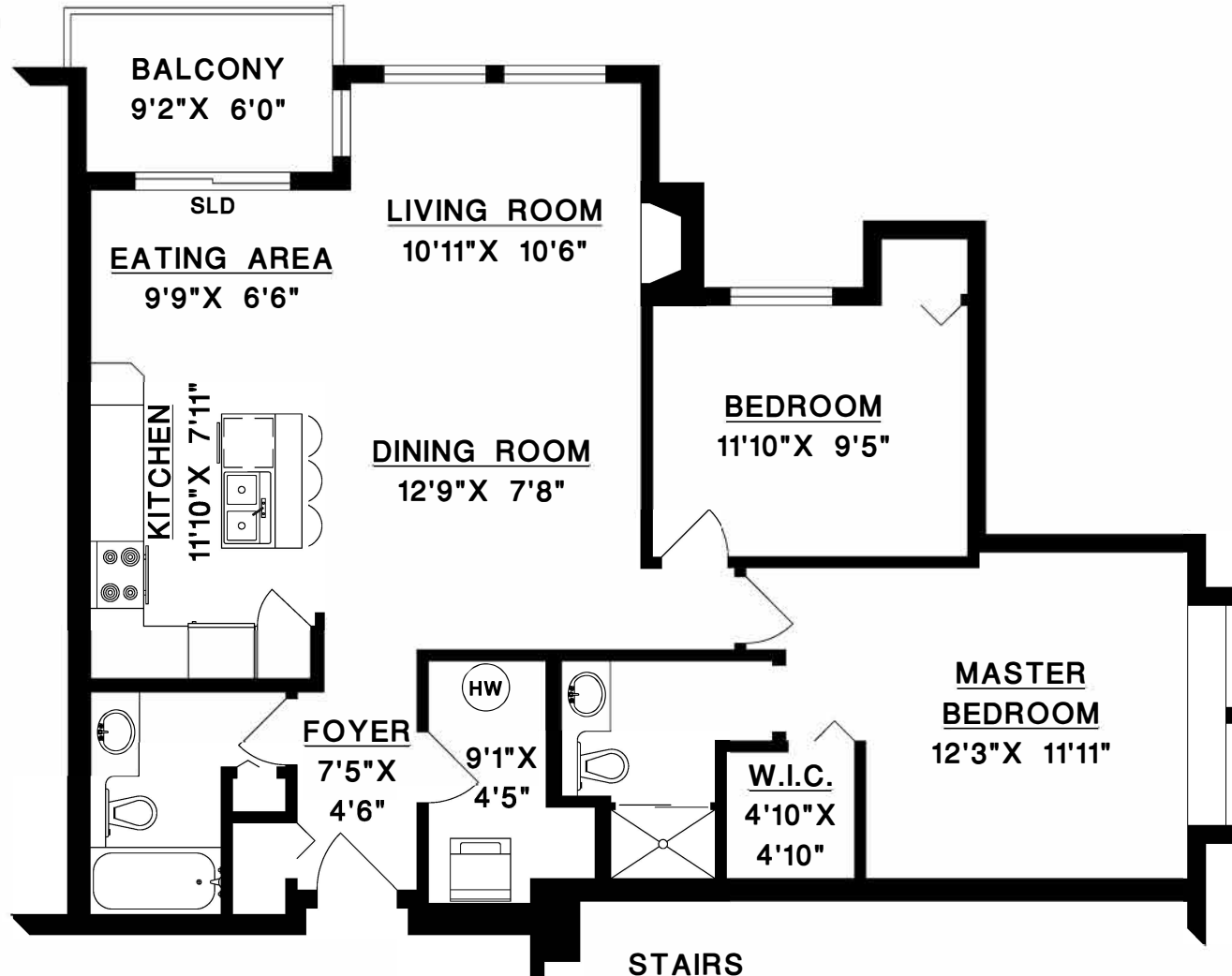
SEMIAHMOO PLACE South West corner, top floor, bright w/ lots of window. Only 6 units on top flr. 1,034 sqft, 2 bdrm plus 2 full bath. 9' foot ceilings & all new flooring. Great open floor plan w/ large kitchen, living & dining room. Spacious bdrms & south facing balcony. No. of rentals currently maxed at 4. 2 parking #24 & 25 + visitor parking, storage locker #401. Hydro usage cost averages \$70/ month-no gas. 2 dogs (max height 19" at shoulder) or 2 cat OK. Strata fee \$432/month. All Ages OK. Jessie Lee Elem. & Earl Marriot Sec. school catchment. Level sidewalks, no hills. Easy year-round walk to Semi. Mall, Banking, shopping, library, transit, Bakerview Park & Peach Arch Hospital. Walk score 84. Well managed building in the heart of South Surrey/White Rock. **** NEW PRICE: \$450,000 ****

BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

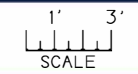
www.whiterocklifestyles.com



MAIN FLOOR	1034	SQ. FT.
FINISHED AREA	1034	SQ. FT.

BALCONY 56 SQ. FT.

*Area measurements taken to center of all walls.



DRAWN BY: CN
DATE: AUGUST 2019
REVISED:

Strata Property Act
Form B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan **BCS 401** certify that the information contained in this certificate with respect to **Strata Lot 27** is correct as of the date of this certificate.

(a) Monthly strata fees payable by the owner of the strata lot described above..... **\$432.72**

(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?

No Yes [attach copy of all 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..... **\$0.00**

The payment is to be made by _____ [month, day, year]

(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..... **\$0.00**

(f) Amount in the contingency reserve fund minus any expenditures **\$139,718.34**

(g) Are there any amendments to the bylaws that are not yet filed in the land title office?

No Yes [attach copy of all amendments]

(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 [attach copy of all resolutions]

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

No Yes [attach copy of all resolutions]

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

No Yes [attach copy of all notices]

(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 [attach details]

(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 [attach copies of all notices or work orders]

(l) Number of strata lots in the strata plan that are rented.....4

(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 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)..... 24, 25...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).....**24, 25**.....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.**

(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 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 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).....**401**...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 strata council approval*
- Storage locker(s) number(s)..... ...is/are allocated with strata council approval and rented at \$... ...per month*
- Storage locker(s) number(s).....401...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.**

Following must be attached to this Information Certificate Section 59(4):


- The rules of the Strata Corporation
- The current budget of the Strata Corporation
- The owner developer's Rental Disclosure Statement under Section 139
- The most recent depreciation report, if any, obtained by the Strata Corporation under section 94

Date: November 6, 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
Zoran Zugic

**NOTICE REGARDING
PROPERTY DISCLOSURE STATEMENT**

Please note that we, as Property Managers for Strata Plan **BCS 401** located at **15323 17A Ave, Surrey, BC, V4A 1V4** have not been consulted by the Vendor's Agent with respect to the preparation of the Property Disclosure Statement for the subject property.

GATEWAY PROPERTY MANAGEMENT CORPORATION



Strata Manager
Zoran Zugic

GATEWAY PROPERTY MANAGEMENT CORPORATION

STRATA PLAN BCS 401

STRATA LOT #27

To the best of our knowledge the information contained in this Form B is accurate as of the date of issue.

Date: November 6, 2019



Strata Manager
Zoran Zugic

**MINUTES OF THE SPECIAL GENERAL MEETING
SEMIAHMOO PLACE BCS401
HELD ON OCTOBER 10, 2019**

**HELD AT 7:00 P.M. IN THE AMENITY ROOM
15323 17A AVENUE, SURREY, BC**

CALL TO ORDER

A Motion was made to have the Property Manager chair the meeting. **Seconded. Carried.**

The meeting was called to order by Johanna Corvera, Gateway Property Management Corporation at 7:00 PM.

REGISTRATION OF VOTERS AND PROXIES

Johanna Corvera reported that the quorum requirement was 9 owners represented in person or by proxy in order for the meeting to commence. It was reported that there were **19** strata lots represented in person and by proxies. .

PROOF OF NOTICE

The notice of meeting was sent out on **September 20, 2019** which is in compliance with the required amount of time as per the Strata Property Act. A Motion was made to approve that the notice dated **September 20, 2019** was declared as proper Notice of Meeting in accordance with the Strata Property Act. **Seconded. Carried.**

APPROVAL OF AGENDA

It was **Moved, Seconded** and **Carried** to approve the agenda for the meeting.

APPROVAL OF PREVIOUS ANNUAL GENERAL MEETING MINUTES

It was **Moved, Seconded** and **Carried** to adopt the Minutes of the Annual General Meeting held on **June 4, 2019**.

**$\frac{3}{4}$ VOTE RESOLUTION #1
THE OWNERS, STRATA PLAN BCS 401
Bylaw Amendment – Section 4**

PREAMBLE: The Strata Council wishes to propose to amend paragraph 4. The Strata Council wishes to amend the current pet bylaw.

WHEREAS: The Strata Council of Strata Corporation BCS 401 Semiahmoo Place proposes to make a change to the bylaws as follows;

AND WHEREAS: The Strata Council of Strata Corporation BCS 401 Semiahmoo Place requires approval of the owners of Strata Corporation BCS 401 Semiahmoo Place to make a change to the bylaws as follows;

THEREFORE BE IT RESOLVED THAT: The Strata Council of Strata Corporation BCS 401 Semiahmoo Place be directed to make the change to the bylaws as follows;

Current:

Pets

4. An owner, tenant, occupant or visitor must ensure that all animals are leashed and or otherwise secured when on the common property or on land that is a common asset.

5. An owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:
 - (a) a reasonable number of fish or other small aquarium animals
 - (b) a reasonable number of small indoor mammals;
 - (c) up to 2 caged birds;
 - (d) one dog or one cat.

Change to:

4. Pets

- 1) An owner, tenant, or occupant must not keep any pets on a strata lot other than one or more of the following:
 - a) A reasonable number of fish or other small aquarium animals;
 - b) A reasonable number of small caged animals;
 - c) Up to 2 caged birds;
 - d) Up to 2 cats or dogs, maximum height 19" from the shoulder

- 2) Owner must submit a pet registration form for each pet. Should the owner, tenant, occupant, or visitor acquire a new or additional pet, the owner must complete a new form.

- 3) All pets must be spayed or neutered. If there is a reason the pet(s) cannot be spayed or neutered, please provide explanation in writing to the Strata Council.

- 4) All pets must be licensed or registered annually in accordance with any existing municipal bylaw.

- 5) The owner, tenant, occupant, or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.

- 6) All dogs and cats must have permanent identification in the form of tattoo or microchip.

- 7) The owner, tenant, occupant, or visitor will pick up the pets' waste immediately (and disinfect) from any area on the residential property. Failure to act promptly will be a breach of the Schedule of Standard Bylaws Use of Property 3(2).

(Reminder: Schedule of Standard Bylaws Use of Property 3 (2): An owner, tenant, occupant, or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets, or those

parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the Act.

- 8) The owner, tenant, occupant, or visitor will maintain a regular flea control and vaccination program appropriate to the type of pet. Should flea infestation from these pet(s) occur on the residential property, the Strata Council may require all owners who use the space to have carpets shampooed and de-fleaed. Failure by the owners to act promptly on the Strata Council's request will be a breach of the Schedule of Standard Bylaws Use of Property 3(2).
- 9) The owner or tenant must act in accordance with Schedule of Standard Bylaws Use of Property 3 (1) (b). If the owner, tenant, occupant, or visitor's pet is disturbing the quiet enjoyment of others, the owner, tenant, occupant, or visitor will remediate the problem in a timely manner through work with a pet trainer, behaviourist, daycare, or sitter/walker at their own expense. If the problem has not been remediated in a timely manner, a bylaw enforcement hearing will be held in accordance with the provisions of the Strata Property Act. At the end of the hearing, the council may take no action, fine the owner, or order the immediate removal of the pet from the strata lot. The owner of the pet will be advised about the outcome of the hearing in writing.
- 10) The owner must ensure that all pets are kept well-groomed, in particular the nails of dogs and cats are kept trimmed to limit potential noise and damage related to pacing or scratching.
- 11) The pets must not be left in the unit if the owner, tenant, occupant, or visitor will be absent from the unit for an extended period of time. If the pets are left in the care of an alternate caregiver in the unit, the name and telephone number of the caregiver must be provided to the Strata Council.
- 12) Prohibited or restricted exotic animals, as defined by the B.C. Wildlife Act Controlled Alien Species Regulation are not permitted as pets.

End Resolution

After discussion, a Motion was made to amend resolution #1 **SL03 Moved. SL 25 Carried.** to read as follows:

Change to:

4. Pets

- 1) An owner, tenant, or occupant must not keep any pets on a strata lot other than one or more of the following:
 - e) A reasonable number of fish or other small aquarium animals;
 - f) A reasonable number of small caged animals;
 - g) Up to 2 caged birds;
 - h) Up to 2 cats or dogs, maximum height 19" from the shoulder
- 2) Owner must submit a pet registration form for each pet. Should the owner, tenant, occupant, or visitor acquire a new or additional pet, the owner must complete a new form.
- 3) All pets must be licensed or registered annually in accordance with any existing municipal bylaw.

- 4) The owner, tenant, occupant, or visitor must ensure that all animals are leashed or under control when on the common property or on land that is a common asset.
- 5) All dogs and cats must have some form of identification in the form of tattoo or microchip, or collar.
- 6) The owner, tenant, occupant, or visitor will pick up the pets' waste immediately (and disinfect) from any area on the residential property. Failure to act promptly will be a breach of the Schedule of Standard Bylaws Use of Property 3(2).

(Reminder: Schedule of Standard Bylaws Use of Property 3 (2): An owner, tenant, occupant, or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets, or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the Act.

- 7) The owner, tenant, occupant, or visitor will maintain a regular flea control. Should flea infestation from these pet(s) occur on the residential property, the Strata Council may require all owners who use the space to have carpets shampooed and de-fleaed. Failure by the owners to act promptly on the Strata Council's request will be a breach of the Schedule of Standard Bylaws Use of Property 3(2).
- 8) The owner or tenant must act in accordance with Schedule of Standard Bylaws Use of Property 3 (1) (b). If the owner, tenant, occupant, or visitor's pet is disturbing the quiet enjoyment of others, the owner, tenant, occupant, or visitor will remediate the problem in a timely manner through work with a pet trainer, behaviourist, daycare, or sitter/walker at their own expense. If the problem has not been remediated in a timely manner, a bylaw enforcement hearing will be held in accordance with the provisions of the Strata Property Act. At the end of the hearing, the council may take no action, fine the owner, or order the immediate removal of the pet from the strata lot. The owner of the pet will be advised about the outcome of the hearing in writing.
- 9) The owner must ensure that all pets are kept well-groomed, in particular the nails of dogs and cats are kept trimmed to limit potential noise and damage related to pacing or scratching.
- 10) The pets must not be left in the unit if the owner, tenant, occupant, or visitor will be absent from the unit for an extended period of time. If the pets are left in the care of an alternate caregiver in the unit, the name and telephone number of the caregiver must be provided to the Strata Council.
- 11) Prohibited or restricted exotic animals, as defined by the B.C. Wildlife Act Controlled Alien Species Regulation are not permitted as pets.

End Resolution

A vote was called on $\frac{3}{4}$ Vote Resolution #1 for amendment.

14 in Favour, 5 Opposed, 0 Abstain

The $\frac{3}{4}$ Vote Resolution #1 was ***Moved, Seconded and Carried*** as it received the required $\frac{3}{4}$ vote approval.

**THE OWNERS, STRATA PLAN BCS401
3/4 VOTE RESOLUTION #2**

Repair of: Fire Pump, Garage Gate & Landscaping Upgrades

SPECIAL ASSESSMENT

PREAMBLE

The fire pump at the property recently failed and it was recommended that the fire pump be replaced; the garage gate also required repairs as it was not working properly. Lastly, there were some areas of the property that required landscaping repairs. The repairs mentioned above were not budgeted for as they were unforeseen expenses. The Strata Council determined that the repairs were necessary and are now presenting the costs to owners for a vote to approve funding for the repair costs.

WHEREAS: the cost of the replacement/repair is deemed to be necessary expense;

AND WHEREAS: The Strata Corporation BCS401, Semiahmoo Place wish to expense cost of this undertaking in the amount of \$16,620.00.

AND WHEREAS: The Strata Council requires approval of the owners of the Strata Corporation BCS401 to raise this amount under Section 108 of the Strata Property Act.

THEREFORE BE IT RESOLVED that the Owners of Strata Plan **BCS 401** by way of a $\frac{3}{4}$ vote of The Owners, Strata Plan BCS 401 (“the Strata Corporation”) at this Special General Meeting hereby raise **\$16,620.00** for the above-mentioned project. The funds are to be raised by way of special assessment, as per the attached schedule. The special assessment shall become due and payable on **November, 30, 2019** upon the passing of this resolution; however, owners may pay this on or before November 30, 2019 without penalty.

In the event of a conveyance of a strata lot subsequent to the passing of the special levy, the vendor, registered owner of title at the time of the passing of the special levy, is responsible for full payment of the special levy.

END OF RESOLUTION

Following discussion, a Motion was made to amend Resolution #2, **SL 24 Moved. SL10 Carried.** to state:

The fire pump expenses to be withdrawn from the CRF, and the remainder of the funds to cover the landscaping and garage gate repairs to be a CRF loan that will be repaid during the fiscal year.

A vote was called on $\frac{3}{4}$ Vote Resolution #2

19 in Favour, 0 Opposed, 0 Abstain

The $\frac{3}{4}$ Vote Resolution #2 was **Moved, Seconded** and **Carried** as it received the required 3/4 vote approval.

TERMINATION

There being no further business, it was **SL24 Moved, SL 10 Seconded** and ***Carried*** to terminate the meeting at **7:45 PM**.

Please retain at least 24 months of Strata Council and General Meeting minutes. Should you decide to sell or re-mortgage your suite, these minutes will be required by the potential purchaser or lending institute. The Property Management Company has copies of the minutes however there will be a charge for obtaining a copy of the minutes.

Gateway Property Management Corporation
400-11950-80th Avenue
Delta, BC V4C 1Y2

Main Switchboard 604 635 5000
Facsimile 604 635 5001
After Hour Emergency: 604 635 5000 (#1)

Silvia Hoogstins – Director, Property Management
shoogstins@gatewaypm.com
Direct Line: 604-635-5022

Johanna Corvera – Property Manager
jcorvera@gatewaypm.com
Direct Line: 604-635-5070

Balance Sheet

Period = Sep 2019

Book = Accrual ; Tree = gw_bs

Current Balance

0099-0000	ASSETS	
0100-0000	CASH	
0110-0000	Bank - Operating	3,150.20
0140-0000	Petty Cash	400.00
0199-9999	TOTAL CASH	<u>3,550.20</u>
0250-0000	RESERVES	
0251-0000	Contingency Reserve	139,718.34
0299-9999	TOTAL RESERVES	<u>139,718.34</u>
0300-0000	ACCOUNTS RECEIVABLE	
0305-0000	Accounts Receivable	843.32
0399-9999	TOTAL ACCOUNTS RECEIVABLE	<u>843.32</u>
0500-0000	PREPAID EXPENSES AND ADVANCES	
0535-0000	Prepaid Insurance	10,542.99
0599-9999	TOTAL PREPAID EXPENSES AND ADVANCES	<u>10,542.99</u>
1499-9999	TOTAL ASSETS	<u><u>154,654.85</u></u>
1550-0000	LIABILITIES AND EQUITIES	
1550-0001	LIABILITIES	
1600-0000	ACCOUNTS PAYABLE	
1610-0000	Accounts Payable	3,421.97
1690-9999	TOTAL ACCOUNTS PAYABLE	<u>3,421.97</u>
2800-0000	RESERVES	
2810-0000	CONTINGENCY RESERVE FUND	
2810-0010	CRF - Opening Balance	136,092.13
2810-0020	CRF - Curr. Yr. Contributions	13,207.86
2810-0030	CRF - Curr. Yr. Withdrawals	-4,408.95
2810-0040	CRF - Curr Yr. Interest	1,499.30
2810-0099	TOTAL CONTINGENCY RESERVE FUND	<u>146,390.34</u>
2879-9999	TOTAL RESERVES	<u>146,390.34</u>
2889-9999	TOTAL LIABILITIES	<u>149,812.31</u>
2900-0000	OWNERS EQUITY	
2949-9999	Prior Earnings	-1,915.63
2950-0000	Current Earnings	6,758.17
2979-9999	TOTAL OWNERS EQUITY	<u>4,842.54</u>
2989-9999	TOTAL LIABILITIES AND EQUITIES	<u><u>154,654.85</u></u>

Budget Comparison

Period = Sep 2019

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	REVENUE									
3100-0000	CONDOMINIUM REVENUE									
3105-0000	Condominium Contribution	12,043.17	12,043.24	-0.07	0.00	72,259.02	72,259.44	-0.42	0.00	144,518.83
3199-9999	TOTAL CONDOMINIUM REVENUE	12,043.17	12,043.24	-0.07	0.00	72,259.02	72,259.44	-0.42	0.00	144,518.83
3300-0000	OTHER REVENUE									
3357-0000	Transmitters	0.00	0.00	0.00	N/A	50.00	0.00	50.00	N/A	0.00
3399-9999	TOTAL OTHER REVENUE	0.00	0.00	0.00	N/A	50.00	0.00	50.00	N/A	0.00
3999-9999	TOTAL REVENUE	12,043.17	12,043.24	-0.07	0.00	72,309.02	72,259.44	49.58	0.07	144,518.83
4000-0000	OPERATING EXPENSES									
4100-0000	INSURANCE									
4110-0000	Insurance	1,757.17	1,757.17	0.00	0.00	10,543.01	10,543.02	0.01	0.00	21,086.00
4199-9999	TOTAL INSURANCE	1,757.17	1,757.17	0.00	0.00	10,543.01	10,543.02	0.01	0.00	21,086.00
4200-0000	MANAGEMENT FEES									
4210-0000	Management Fees	1,006.30	1,026.43	20.13	1.96	6,037.80	6,158.58	120.78	1.96	12,317.11
4299-9999	TOTAL MANAGEMENT FEES	1,006.30	1,026.43	20.13	1.96	6,037.80	6,158.58	120.78	1.96	12,317.11
4400-0000	PROFESSIONAL FEES									
4410-0000	Legal Fees	0.00	16.67	16.67	100.00	0.00	100.02	100.02	100.00	200.00
4499-9999	TOTAL PROFESSIONAL FEES	0.00	16.67	16.67	100.00	0.00	100.02	100.02	100.00	200.00
4500-0000	OFFICE ADMINISTRATION									
4520-0000	Office Charges	4.18	83.33	79.15	94.98	456.41	499.98	43.57	8.71	1,000.00
4599-9999	TOTAL OFFICE ADMINISTRATION	4.18	83.33	79.15	94.98	456.41	499.98	43.57	8.71	1,000.00
5000-0000	UTILITIES									
5010-0000	Electricity	1,936.00	1,025.00	-911.00	-88.88	5,485.42	6,150.00	664.58	10.81	12,300.00
5020-0000	Gas	139.33	500.00	360.67	72.13	85.82	3,000.00	2,914.18	97.14	6,000.00
5040-0000	Sewer	0.00	0.00	0.00	N/A	1,967.35	0.00	-1,967.35	N/A	0.00
5050-0000	Water	0.00	508.33	508.33	100.00	2,171.37	3,049.98	878.61	28.81	6,100.00
5060-0000	Waste Removal	248.29	416.67	168.38	40.41	2,080.85	2,500.02	419.17	16.77	5,000.00
5071-0000	Intercom	0.00	166.67	166.67	100.00	797.40	1,000.02	202.62	20.26	2,000.00
5099-9999	TOTAL UTILITIES	2,323.62	2,616.67	293.05	11.20	12,588.21	15,700.02	3,111.81	19.82	31,400.00
5100-0000	CONTRACTORS									
5110-0000	Elevator Contract	235.71	316.67	80.96	25.57	1,616.30	1,900.02	283.72	14.93	3,800.00
5120-0000	Overhead Gates - Contract	309.75	50.00	-259.75	-519.50	603.75	300.00	-303.75	-101.25	600.00
5130-0000	Pest Control - Contract	57.75	58.33	0.58	0.99	346.50	349.98	3.48	0.99	700.00
5145-0000	Janitorial - Contract	228.90	250.00	21.10	8.44	1,144.50	1,500.00	355.50	23.70	3,000.00
5155-0000	Landscaping Contract	0.00	1,566.67	1,566.67	100.00	8,293.22	9,400.02	1,106.80	11.77	18,800.00
5160-0000	Security - Contract	0.00	41.67	41.67	100.00	236.78	250.02	13.24	5.30	500.00
5175-0000	Fire Service - Contract	0.00	583.33	583.33	100.00	896.37	3,499.98	2,603.61	74.39	7,000.00
5199-9999	TOTAL CONTRACTORS	832.11	2,866.67	2,034.56	70.97	13,137.42	17,200.02	4,062.60	23.62	34,400.00
5200-0000	CLEANING									
5220-0000	Window Cleaning	0.00	0.00	0.00	N/A	1,065.75	0.00	-1,065.75	N/A	0.00

Budget Comparison

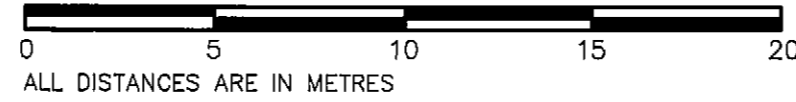
Period = Sep 2019

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5225-0000 Dryer Duct Cleaning	0.00	0.00	0.00	N/A	1,375.89	0.00	-1,375.89	N/A	0.00
5249-9999 TOTAL CLEANING	0.00	0.00	0.00	N/A	2,441.64	0.00	-2,441.64	N/A	0.00
5300-0000 REPAIRS AND MAINTENANCE									
5304-0000 Exterior - RM	0.00	704.17	704.17	100.00	-2,887.50	4,225.02	7,112.52	168.34	8,450.00
5308-0000 Common Area - RM	0.00	416.67	416.67	100.00	5,753.15	2,500.02	-3,253.13	-130.12	5,000.00
5312-0000 Elevator - RM	0.00	0.00	0.00	N/A	157.50	0.00	-157.50	N/A	0.00
5314-0000 HVAC - RM	0.00	333.33	333.33	100.00	727.12	1,999.98	1,272.86	63.64	4,000.00
5324-0000 Snow Removal- RM	0.00	0.00	0.00	N/A	278.22	0.00	-278.22	N/A	0.00
5327-0000 Pool - RM	159.48	0.00	-159.48	N/A	159.48	0.00	-159.48	N/A	0.00
5340-0000 Plumbing- RM	0.00	0.00	0.00	N/A	212.10	0.00	-212.10	N/A	0.00
5346-0000 Fire Service- RM	307.13	0.00	-307.13	N/A	2,497.43	0.00	-2,497.43	N/A	0.00
5399-9999 TOTAL REPAIRS AND MAINTENANCE	466.61	1,454.17	987.56	67.91	6,897.50	8,725.02	1,827.52	20.95	17,450.00
5600-0000 LICENSES AND DUES									
5610-0000 Licenses and Dues	0.00	20.83	20.83	100.00	241.00	124.98	-116.02	-92.83	250.00
5699-9999 TOTAL LICENSES AND DUES	0.00	20.83	20.83	100.00	241.00	124.98	-116.02	-92.83	250.00
5999-9999 TOTAL OPERATING EXPENSES	6,389.99	9,841.94	3,451.95	35.07	52,342.99	59,051.64	6,708.65	11.36	118,103.11
6000-9999 NET OPERATING INCOME	5,653.18	2,201.30	3,451.88	156.81	19,966.03	13,207.80	6,758.23	51.17	26,415.72
7000-0000 NON-OPERATING EXPENSES									
7400-0000 RESERVES									
7410-0000 Contingency Reserve	2,201.31	2,201.31	0.00	0.00	13,207.86	13,207.86	0.00	0.00	26,415.72
7477-9999 TOTAL RESERVES	2,201.31	2,201.31	0.00	0.00	13,207.86	13,207.86	0.00	0.00	26,415.72
7869-9999 TOTAL NON-OPERATING EXPENSES	2,201.31	2,201.31	0.00	0.00	13,207.86	13,207.86	0.00	0.00	26,415.72
9959-9999 NET INCOME	3,451.87	-0.01	3,451.88	34,518,800.00	6,758.17	-0.06	6,758.23	11,263,716.67	0.00

FLOOR PLANS—FOURTH FLOOR

SCALE 1:200

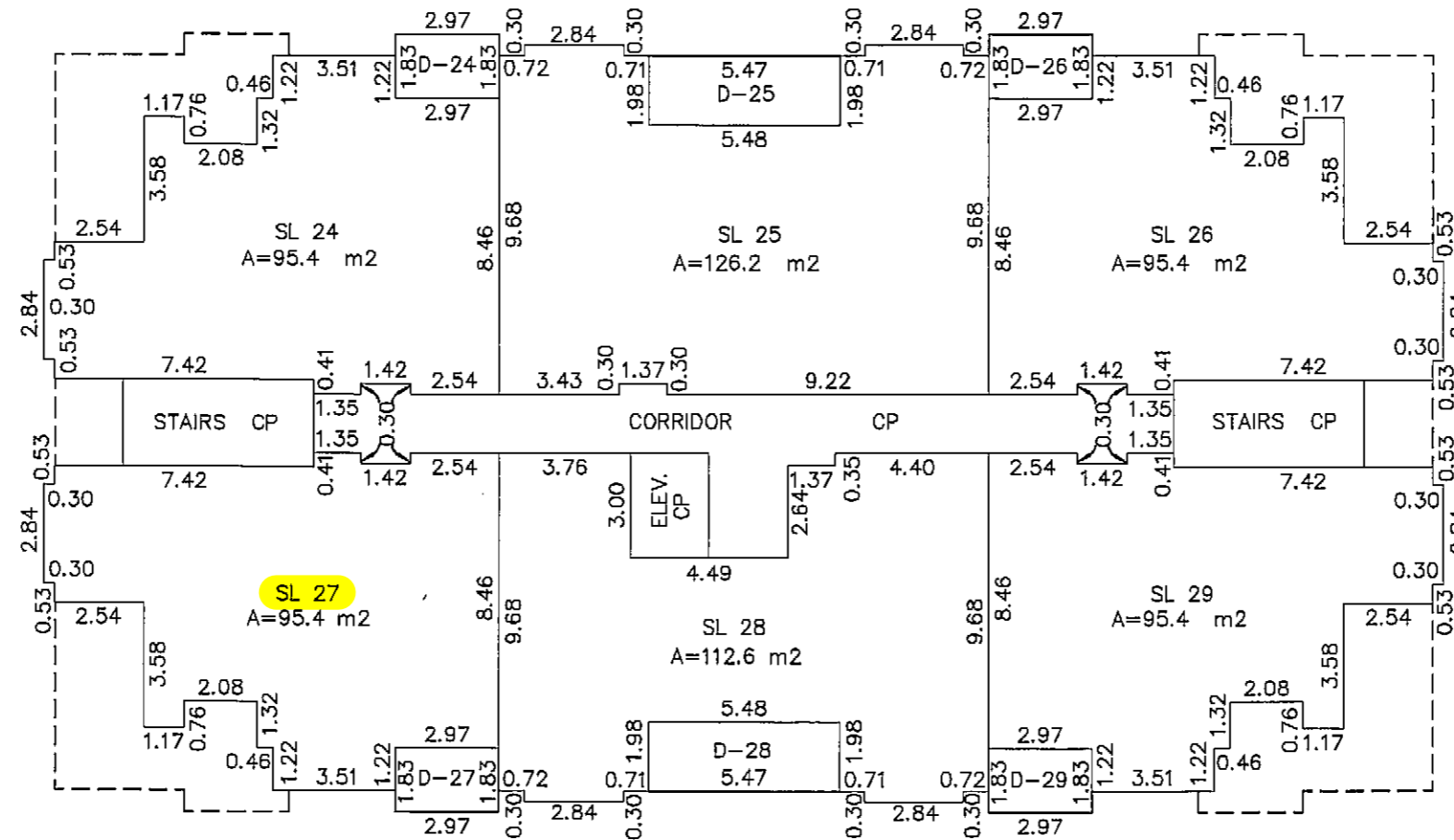
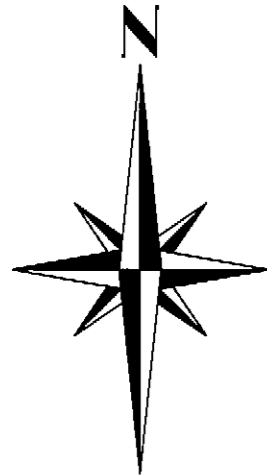


SHEET 8 OF 9 SHEETS

STRATA PLAN BCS 401

LEGEND:

D-1 DENOTES DECK, LCP OF STRATA LOT 1 (Typical)
 PA-1 DENOTES PATIO, LCP OF STRATA LOT 1 (Typical)

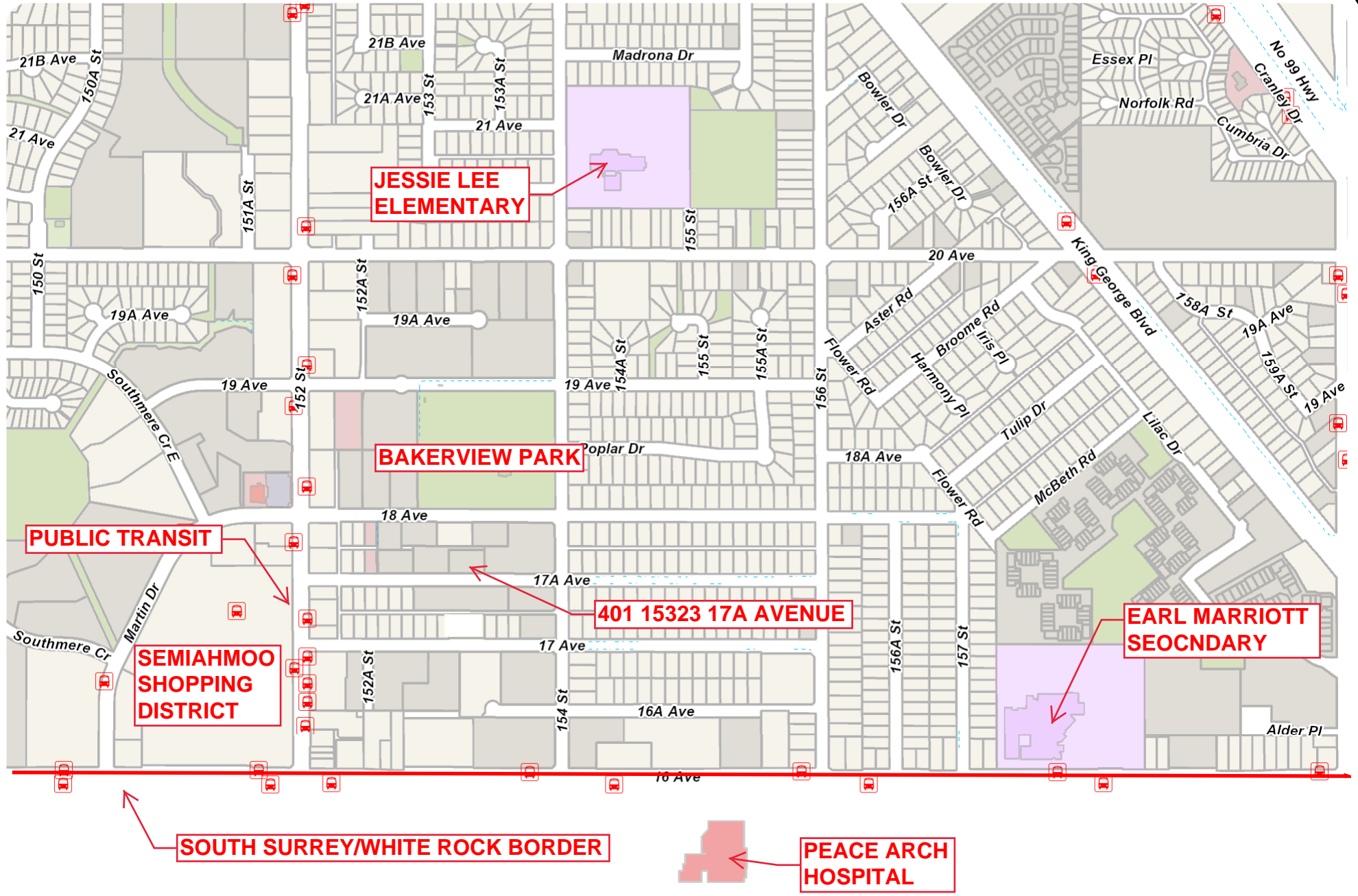


JOHN ONDERWATER & ASSOC.
 B.C. LAND SURVEYORS
 CLOVERDALE B.C.
 PHONE 604-574-7311
 FAX 604-574-3018
 FILE: JS0269F8

Dated this 7th day of May, 2003

John Underwater
 B.C.L.S.

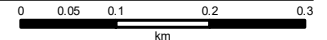
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15323 17A AVENUE

Scale: 1:8,000

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



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

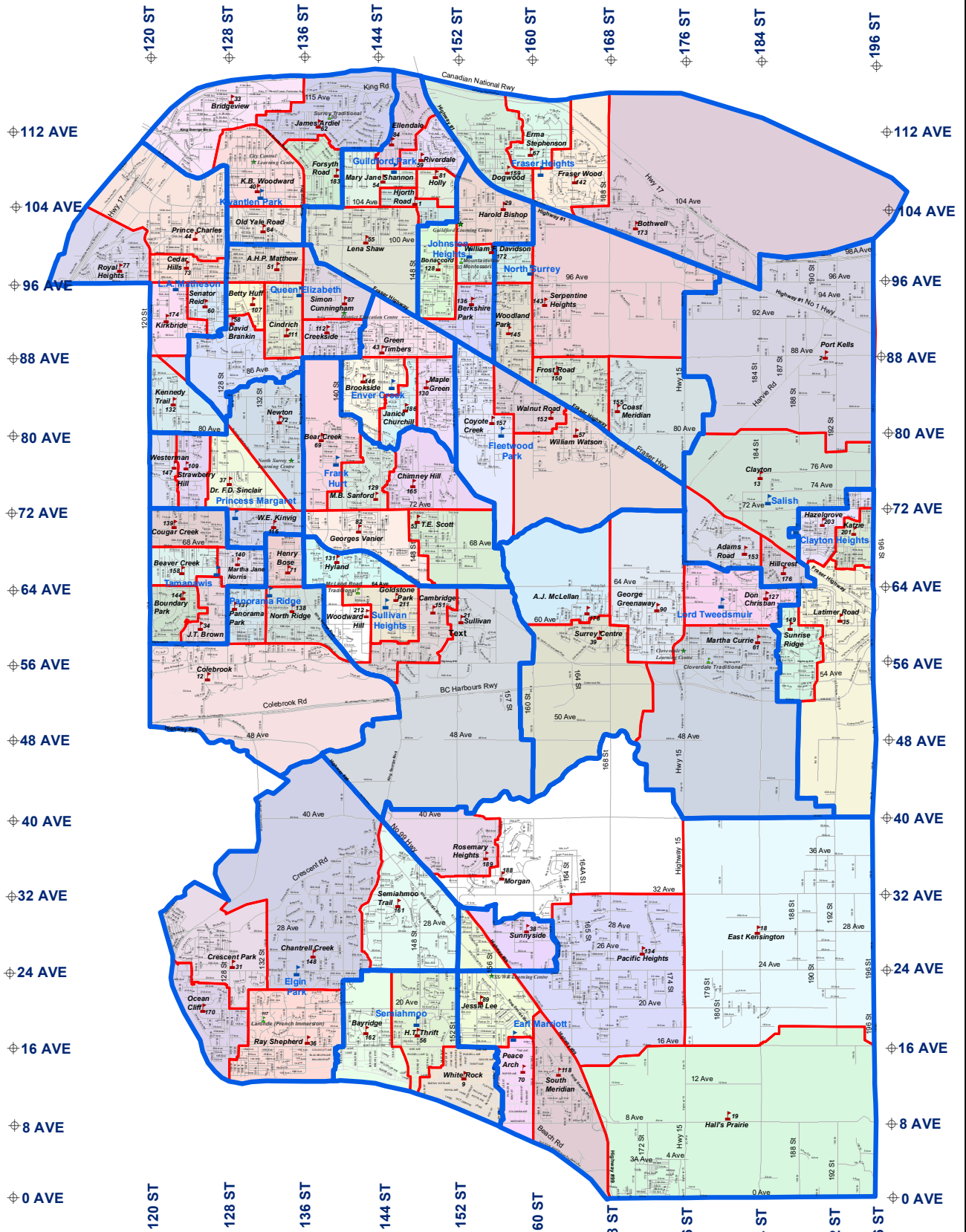
Elementary Schools cont'd

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

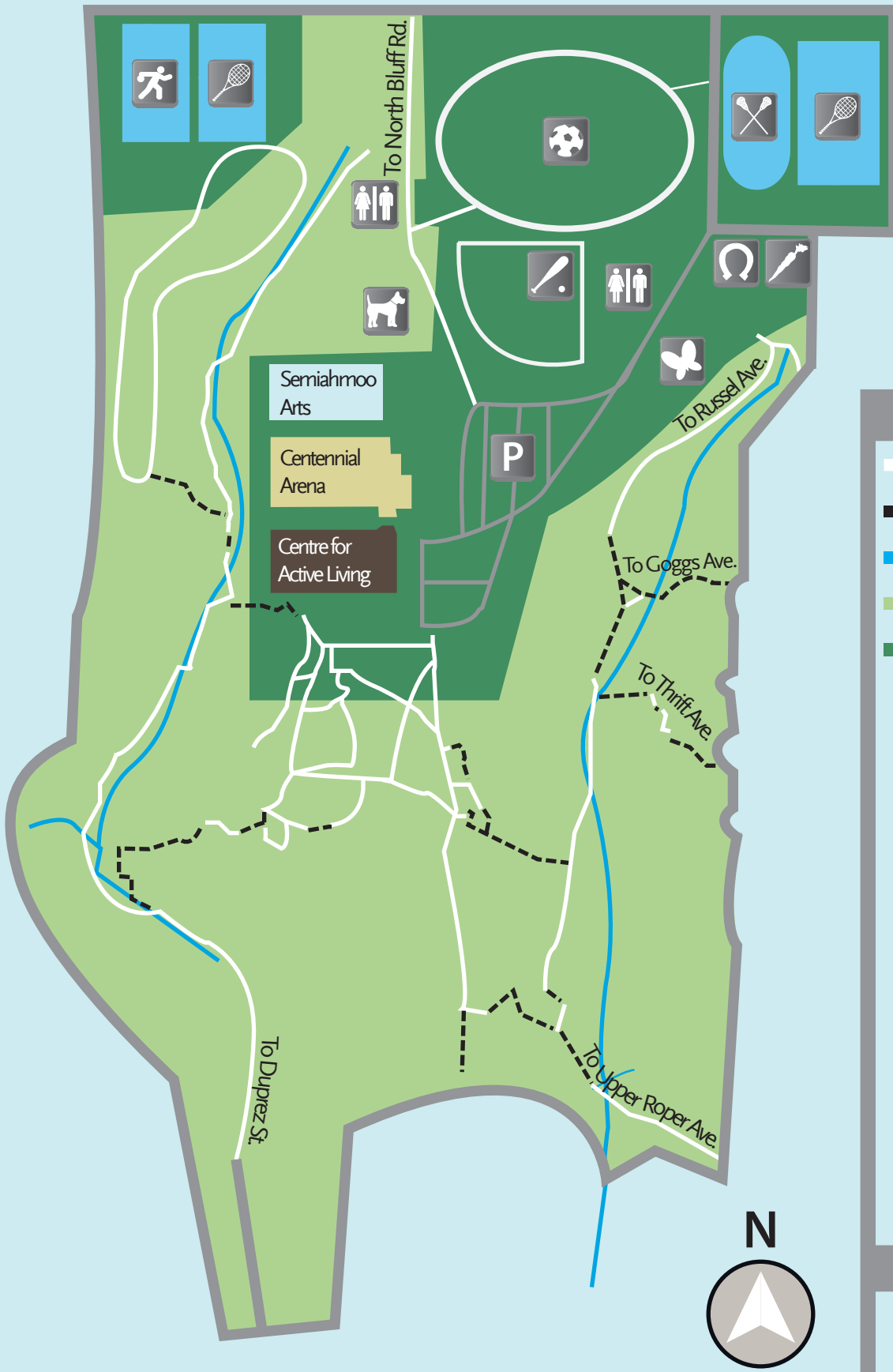
Secondary Schools

Fleetwood Park Secondary
 Panorama Ridge Secondary
Semiahmoo Secondary
 Sullivan Heights Secondary

2019-20 Boundary Catchment



Centennial & Ruth Johnson Park

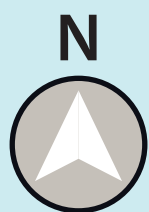


LEGEND

-  Trails
-  Stairs
-  Streams
-  Ruth Johnson Park
-  Centennial Park
-  Baseball Diamond
-  Butterfly Garden
-  Tennis Courts
-  Lacrosse Box
-  Soccer Field
-  Mann Park Lawn Bowling
-  Off-Leash Dog Park
-  Community Garden
-  Horseshoe Pit

PARK INFORMATION

- Park Hours: Dawn to Dusk
- Pay Parking is in effect 24/7
- 14600 North Bluff Rd., White Rock
Phone: (604) 541-2161



BAKERVIEW PARK

LOCATION: 1845 154 Street, South Surrey



Bakerview Park is a popular neighbourhood park with a range of park amenities.

Bakerview Park is home to the Sunnyside Community Hall (1845 154 Street), which offers a community space with kitchen facility that can accommodate 100 people. Host your banquet, wedding reception or birthday at a community hall in South Surrey. South Surrey has two community halls that are available for rental opportunities. Plan your next banquet, wedding reception or birthday at Sunnyside Hall or Elgin Hall. We offer excellent rental rates for banquets, wedding receptions and ceremonies, birthdays, anniversaries, reunions and meetings.

Adjacent to the community hall, you'll find a beautifully gardened horticultural area, with a playground and lots of picnic tables. There is a parking lot next to the community hall which can be accessed from 154 Street. You'll also find 2 baseball diamonds and a soccer field at the north end of the park. In the summer, the larger fields tend to get busy, so be sure to book a field if you have a formal team practice or game.