









Presented by:
Beebe Cline - PREC

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



Active
R2440198

Board: F
 Townhouse

1 12911 17 AVENUE

South Surrey White Rock
 Crescent Bch Ocean Pk.
 V4A 8T6

Residential Attached

\$768,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	Original Price: \$768,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1988
Depth / Size (ft.):	Bedrooms: 2	Age: 32
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: MF
Flood Plain: No	Full Baths: 2	Gross Taxes: \$3,222.79
Council Apprv?: No	Half Baths: 0	For Tax Year: 2019
Exposure: South	Maint. Fee: \$482.33	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 008-555-788
Mgmt. Co's Name: Leonis Property Management		Tour:
Mgmt. Co's Phone: 604-575-5474		
View: No :		
Complex / Subdiv: Ocean Park Grove		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: Community		

Style of Home: Rancher/Bungalow	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Stucco			Locker: N
Foundation: Concrete Perimeter	Reno. Year: 2017	Dist. to Public Transit: 1/2 BLK	Dist. to School Bus: 3 BLKS
Rain Screen:	R.I. Plumbing:	Units in Development:	Total Units in Strata: 48
Renovations: Completely		Title to Land: Freehold Strata	
Water Supply: Community	Metered Water: N	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Fixtures Leased: No :	
Fuel/Heating: Forced Air, Natural Gas	# of Fireplaces: 1	Fixtures Rmvd: No :	
Outdoor Area: Patio(s), Sundeck(s)		Floor Finish: Hardwood, Tile	
Type of Roof: Asphalt			

Maint Fee Inc: **Cable/Satellite, Garbage Pickup, Gardening, Other, Snow removal, Water**
 Legal: **STRATA LOT 43, PLAN NWS2502, SECTION 17, 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 1 OR V, AS**
 Amenities: **Club House, In Suite Laundry, Wheelchair Access**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Vacuum - Built In, Vaulted Ceiling,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'1 x 6'4			x			x
Main	Dining Room	11'1 x 10'4			x			x
Main	Living Room	15'5 x 13'1			x			x
Main	Kitchen	9'11 x 8'10			x			x
Main	Eating Area	10'4 x 9'4			x			x
Main	Bedroom	11'9 x 10'10			x			x
Main	Master Bedroom	14'1 x 13'8			x			x
Main	Laundry	8' x 6'			x			x
					x			x
					x			x

Finished Floor (Main): 1,515	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age: 19+			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats: Yes	Dogs: No	3				Pool:
Finished Floor (Total): 1,515 sq. ft.	# or % of Rentals Allowed: 2			4				Garage Sz: 20x20
Unfinished Floor: 0	Bylaws: Age Restrictions, Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht: 7'
Grand Total: 1,515 sq. ft.	Basement: Crawl			6				
				7				
				8				

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

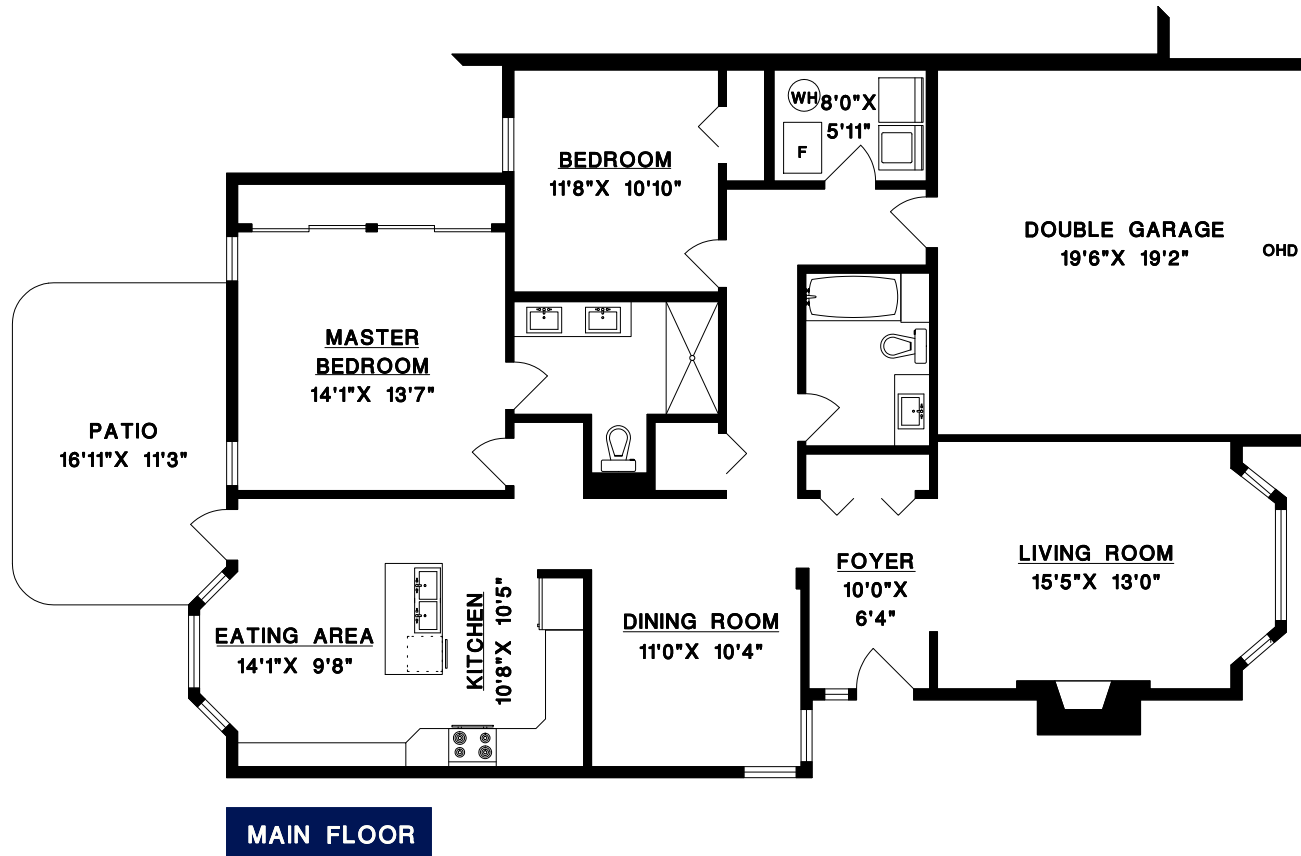
Welcome to OCEAN PARK GROVE townhouses. Ocean Park Villages most desirable neighbourhood. Located on a sunny street w/ southern exposure. This beautifully renovated corner rancher 1,515 sqft 2 bed/2 bath. Boasts all new windows w/ custom blinds & skylights/opening. Hardwood flrs thru-out, beautifully renovated kitchen & bathrooms w/ superior finishing. Master bdrm ensuited & ample closets. You are welcomed into the open floor plan w/ formal living rm & dining rm for easy entertaining. Large eating area off the kitchen leads to landscaped patio area. Dble garage w/ new insulated garage door & opener. New hot water tank. High speed internet/cable upgraded, TV cable incl. in strata fee. Age 19+, cats ok. Only 2 rentals allowed w/ 58 units. Walk to shopping.

BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com



MAIN FLOOR	1549	SQ. FT.
FINISHED AREA	1549	SQ. FT.

GARAGE	397	SQ. FT.
PATIO	186	SQ. FT.



DRAWN BY: CN
 DATE: MARCH 2020
 REVISED:

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan NW 2502 certify that the information contained in this certificate with respect to Strata Lot 43 is correct as of the date of this certificate.

(a) Monthly strata fees payable by the owner of the strata lot described above
.....\$482.33

(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 [*attach copy of all agreements*] SEE ATTACHED

(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\$NIL

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...\$NIL
(The amount indicated is the sum total of individual line items on the budget that are over budget and does not necessarily refer to the annual budget as a whole; see financial report for details.)

(f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund.....\$446,481.30

(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*] SEE ATTACHED

(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*] SEE ATTACHED

(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, 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

(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

.....To the best of our knowledge, the number is NIL (0).

(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).....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 \$NIL per month.
- Parking stall(s) number(s).....may have been allocated by owner developer assignment

Details:

Parking is within the designated garage of each strata lot.

[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 part(s) of a separate 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 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 \$NIL per month.
- Storage locker(s) number(s).....may have been allocated by owner developer assignment

Details:

Storage is within the garage or strata lot.


[Provide background on the allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attach any application 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.**

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

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

Date: March 4, 2020


.....
Signature of Strata Manager, if authorized by Strata Corporation

This Information Certificate has been prepared relying on information received and recorded by and from various sources. Every effort has been made to ensure accuracy and completeness of the material, however, Leonis Management & Consultants Ltd. does not guarantee the legal accuracy of the information and does not accept responsibility for loss and inconvenience suffered by users as a result of inaccuracies.

ASSUMPTION OF LIABILITY



Between: *(one "N")*
WILFRIED HARRIS

AND:
Ocean Park Grove, Strata Plan NW 2502
(Hereinafter called "The Corporation") ✓

Address: #1-12911-17 AVENUE
SURREY, BC

RE: INSTALLATION OF SKYLIGHT IN FRONT HALLWAY

Unit #1-12911 - STRATA LOT #43

"The Owner(s)" of the above-noted strata lot has requested permission from Strata Plan NW 2502 to construct, install or place within or annexed to the above noted Strata Lot or the common property of Strata Plan NW 2502, Ocean Park Grove.

AND WHEREAS the Strata Council has agreed to grant permission to the Owner(s) to effect the installation subject to the Owner(s) agreeing to comply with the requirements and to provide the undertaking, the Owner (s) releases and indemnities as hereinafter provided.

IN CONSIDERATION of the premises and the granting of permission as noted above, as the Owner(s) of the above Strata Lot, I/we covenant and agree with the Strata Corporation as follows:

1. To comply with the requirements of any and all relevant Municipal Bylaws or building codes in effecting "the installation" (both present and future) and to provide a copy of any building permit to the managing agent;
2. To comply with any Bylaws or rules adopted by the Strata Corporation with respect to "the installation";
3. To hire competent tradesmen or to do all work of equal quality. Any work, which may devalue the property, must be re-done or restored to the original condition;
4. To require that those performing such services first make appropriate enquiries of the Strata Council or Managing Agent or other designated representative of the Strata Corporation and, if required, of the architect, engineer or construction manager of the firm that constructed the building within which "the installation" is to be made, as to considerations to be followed in protecting the building and its utility systems from damage through the performance of such work to effect "the installation". "The Owner(s) agrees that the architectural plans approved by the Strata Corporation may be the only ones used and that specifications contained therein will be strictly adhered to;

5. "The Owner(s) agrees that any and all construction debris will be removed from the site and any common areas traveled on will be left in a clean condition;
6. To indemnify and save harmless forthwith upon demand the Strata Corporation and other Owners of property within the Strata Development from any and all costs, damage, loss or liability which may occur to such parties by reason of the carrying out of work related to "the installation". Without restricting the generality of the foregoing in the case of an installation requiring a shutdown of all or a portion of the utilities distribution services within the buildings, it is recognized that damages may occur as a result of the shutdown and reactivation of such system and that "The Owner(s)" specifically agrees that this agreement shall apply to any such damages;
7. The Strata Corporation and the Owners agree that any maintenance or cost in connection with "the installation" is hereby binding on "The Owner(s)", their successors and assigns;
8. If "the installation" is not done in a professional manner, the Owner(s) must have professional repairs made or must restore the area to its original condition;
9. The Owner(s) acknowledges "the installation" does not affect the unit entitlement and interest upon destruction for the strata lot as registered in the Land Title Office under Strata Plan NW 2502, Ocean Park Grove.
10. To advise any neighbours that may be affected by the installation(s) process, in writing, of any possible disturbance that may occur while the project(s) is being carried out and to take all possible measures to ensure that any disruption is minimized.

The Owner(s):



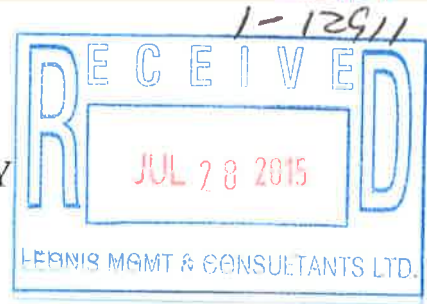
SEP 15 2015

Signed on behalf of the Strata Corporation:


Strata Property Agent
John Lehman

Leonis Management & Consultants Ltd

ASSUMPTION OF LIABILITY



Between:

(One "U")
WILFRIED HARRIS

AND:

Ocean Park Grove, Strata Plan NW 2502
(Hereinafter called "The Corporation")

Address: #1-12911-17 AVE
SURREY

RE: APPROVAL OF ADDITION OF A SCREEN DOOR

Unit # 1-12911-STRATA LOT #43

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The Owner(s):

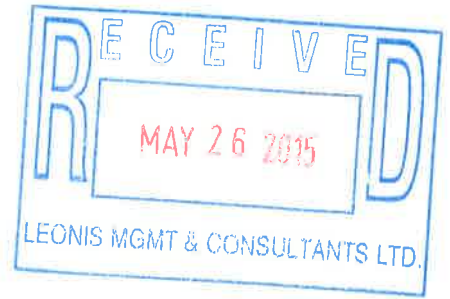
W.E. Harris

Signed on behalf of the Strata Corporation:

Dave Stalk
Strata Property Agent

LEWIN'S MANAGEMENT + CONSULTANTS LTD.

ASSUMPTION OF LIABILITY



Between: WINNIFRED HARRIS

AND:

**Ocean Park Grove, Strata Plan NW 2502
(Hereinafter called "The Corporation")**

Address: #1-12 911-17th AVE
SURREY

RE: ADDITION OF A SKYLIGHT IN HALLWAY

Unit STRATA LOT #43

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The Owner(s):

W.E. Harris

MAY 24 2015

Signed on behalf of the Strata Corporation:


Strata Property Agent
John Lehman
Leonis Management & Consultants Ltd

ASSUMPTION OF LIABILITY



Between:

CHAMPAGNE HOLDINGS
(LEN HEESE)

AND:

Ocean Park Grove, Strata Plan NW 2502
(Hereinafter called "The Corporation")

Address: 5722-181A STREET
SURREY BC V3S 3H9

RE: INTERIOR ALTERATIONS - REPLACING CABINETRY, COUNTERTOPS, TOILETS,
FLOORING, LIGHT FIXTURES, ETC.

Unit # 1-12911 - STRATA LOT #43

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The Owner(s):

Shirley M. Hesse

Signed on behalf of the Strata Corporation:

Strata Property Agent

JOHN E. LEHMAN



5722 181 A Street
Surrey BC V3S 3H9
Oct 1 2014

Leonis Management & Consultants Ltd.
#108 5455 152nd Street
Surrey BC V3S 5A5

Re: Ocean Park Grove, The Owners, Strata NW2502

Regarding Strata lot #43 1 12911 17th Ave. Purchased Oct 1 2014

We request your approval to renovate the interior of this unit.

Remove all existing cabinetry and replace with new
Remove all existing counter tops and replace with new
Remove all existing toilets and sinks and replace with new
Remove all existing flooring and replace with new hardwood, tile and carpet
Install new mouldings through out
Install new light fixtures through out
Paint complete interior.

Thank You

Champagne Holdings Ltd.
Les Heese
Sheila Heese
Chad Heese

**OCEAN PARK GROVE
SOUTH SURREY**

Number of Units:

58

Strata Fee:

\$482.33

(Includes Shaw Cable, Gardening, Garbage Pick-up, Snow Removal & Water)

Management Company:

Leonis Property Management

604-575-5474

Rentals:

Maximum Two Rentals Permitted at One Time

Age:

19+

Pets:

No Dogs Permitted

Two Indoor Cats are Permitted

Amenities on Site:

Clubhouse (Can be Rented for Private Events)

Depreciation Report:

Yes – Last Report 2013

Insurance:

Current Policy Expires May 30, 2020

Closest Parks:

Kwomais Point Park

1367 128 Street

Ocean Park Grove - NW 2502 (opg2502)
12901 - 12981 17th Avenue Surrey BC
Budget Comparison

Period From January 2020 - January 2020
Books = Accrual

	MTD Actual	YTD Actual	YTD Budget	Annual Budget
REVENUE				
Operating Revenue				
Strata Fees	23,620.76	23,620.76	0.00	0.00
Cable Water/Sewer & Waste	5,765.20	5,765.20	0.00	0.00
Interest Income - Operating	42.32	42.32	0.00	0.00
Total Operating Revenue	<u>29,428.28</u>	<u>29,428.28</u>	0.00	0.00
TOTAL REVENUE	29,428.28	29,428.28	0.00	0.00
DISBURSEMENTS				
Utilities				
Electricity	205.00	205.00	0.00	0.00
Refuse Pick-up	1,251.60	1,251.60	0.00	0.00
Cablevision	3,079.84	3,079.84	0.00	0.00
Total Utilities	<u>4,536.44</u>	<u>4,536.44</u>	0.00	0.00
Grounds				
Snow and Ice Removal	682.50	682.50	0.00	0.00
Landscape Maintenance	5,540.85	5,540.85	0.00	0.00
Pest Control	97.13	97.13	0.00	0.00
Total Grounds	<u>6,320.48</u>	<u>6,320.48</u>	0.00	0.00
Administration				
Insurance	4,986.42	4,986.42	0.00	0.00
Strata Management - Fees	1,405.99	1,405.99	0.00	0.00
Sundry Items	408.66	408.66	0.00	0.00
Transfer to Contingency Reserve Fund	5,000.00	5,000.00	0.00	0.00
Prior Year Invoices	4,635.75	4,635.75	0.00	0.00
Total Administration	<u>16,436.82</u>	<u>16,436.82</u>	0.00	0.00
Amenity Facilities				
Gas	40.00	40.00	0.00	0.00
Total Amenity Facilities	<u>40.00</u>	<u>40.00</u>	0.00	0.00
TOTAL DISBURSEMENTS	27,333.74	27,333.74	0.00	0.00
SURPLUS DEFICIT	<u>2,094.54</u>	<u>2,094.54</u>	<u>0.00</u>	<u>0.00</u>

Ocean Park Grove - NW 2502 (opg2502)
12901 - 12981 17th Avenue, Surrey, BC,
Balance Sheet

Period= January 2020

Book= Accrual

ASSETS	
Current Assets	
Cash	
Petty Cash	400.00
Bank - Operating	13,433.15
Contingency Reserve Fund	
Bank - Contingency Reserve Fund	390,878.80
Investment Certificates - CRF	50,000.00
Total Contingency Reserve Fund	440,878.80
Total Cash	454,711.95
Prepaid Insurance	19,945.64
Accounts Receivable	300.00
Total Current Assets	474,957.59
TOTAL ASSETS	474,957.59
LIABILITIES AND EQUITY AND FUND BALANCES	
EQUITY AND FUND BALANCES	
Contingency Reserve Fund	
CRF Current Year Opening Balance	435,264.32
CRF Current Year Contributions	5,000.00
CRF Current Year Interest	614.48
Total Contingency Reserve Fund	440,878.80
Retained Earnings	
Retained Earnings - Opening Balance	31,984.25
Current Earnings	2,094.54
Total Retained Earnings	34,078.79
TOTAL EQUITY AND FUND BALANCES	474,957.59
TOTAL LIABILITIES AND EQUITY AND FUND BALANCES	474,957.59

Policy No. CNW 2502

Summary of Coverage

Named Insured: The Owners of Strata Plan NW 2502 Ocean Park Grove
 Additional Insured(s): Leonis Management & Consultants Ltd.
 Mailing Address: c/o Leonis Management & Consultants Ltd., 108 - 5455 152nd Street, Surrey, BC V3S 5A5
 Location Address(es): 12901 - 12981 17th Avenue, Surrey, BC V4A 1T5
 Policy Period: **May 30, 2019 to May 30, 2020** 12:01 a.m. Standard Time
 Loss Payable to: The Insured or Order in Accordance with the Strata Property Act of British Columbia
 Insurers: As Per List of Participating Insurers Attached.

Insuring Agreements	Deductibles	Limit
PROPERTY COVERAGES		
All Property, All Risks, Unlimited Guaranteed Replacement Cost	\$5,000	\$20,589,000
Unlimited Additional Living Expenses	Included	Included
Water Damage	\$5,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains	\$5,000	Included
Earthquake Damage	10 %	Included
Flood Damage	\$25,000	Included
Key and Lock Replacement	Nil	\$50,000
EARTHQUAKE DEDUCTIBLE BUY DOWN		
10% to 5% deductible buy down	\$1,029,450	\$2,058,900
BLANKET EXTERIOR GLASS INSURANCE		
	Residential	\$ 100
	Commercial	\$ 250
COMMERCIAL GENERAL LIABILITY		
Each Occurrence Limit	\$ 500	\$5,000,000
Coverage A - Bodily Injury & Property Damage Liability - <i>Per Occurrence</i>	\$ 500	\$5,000,000
Products & Completed Operations - <i>Aggregate</i>		\$5,000,000
Coverage B - Personal Injury Liability - <i>Per Occurrence</i>	\$ 500	\$5,000,000
Non-Owned Automobile - SPF #6 - <i>Per Occurrence</i>		\$5,000,000
STRATA DIRECTORS & OFFICERS LIABILITY		
Primary Policy	Nil	\$3,000,000
Cyber Security and Privacy Liability		\$250,000
ENVIRONMENTAL LIABILITY POLICY / POLLUTION LEGAL LIABILITY		
Limit of Liability - Each Incident, Coverages A-G	\$10,000 Retention	\$1,000,000
Limit of Liability - Each Incident, Coverage H	5 Day Waiting Period	\$250,000
Aggregate Limit		\$1,000,000
VOLUNTEER ACCIDENT INSURANCE COVERAGE STR (08/17)		
Personal Accident Limit - Maximum Benefit - Lesser of \$500,000 or 7.5x Annual Salary		\$500,000
Weekly Accident Indemnity - Lesser of \$750 or 75% of Gross Weekly Earnings (52 weeks)	8 day Waiting Period	
Accident Expenses - various up to \$15,000 (see policy wording) Dental Expense - \$5,000		
Program Aggregate Limit		\$10,000,000
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION		
Employee Dishonesty	Nil	\$30,000
Broad Form Money & Securities	Nil	\$30,000
EQUIPMENT BREAKDOWN		
I Standard Comprehensive Plus, Replacement Cost	\$1,000	\$20,589,000
II Consequential Damage, 90% Co-Insurance	\$1,000	\$25,000
III Extra Expense	24 Hour Waiting Period	\$250,000
IV Ordinary Payroll - 90 Days	24 Hour Waiting Period	\$100,000
PRIVACY BREACH SERVICES		
	Nil	\$50,000
TERRORISM		
	\$ 500	\$500,000

Copy To
Strata Council

This is a generalized summary of coverage for quick reference. In all cases the terms and conditions of the policy in effect are the determining documents

Other Services and Service Providers

PLATINUM LEGAL SERVICES RETAINER – CLARK WILSON LLP

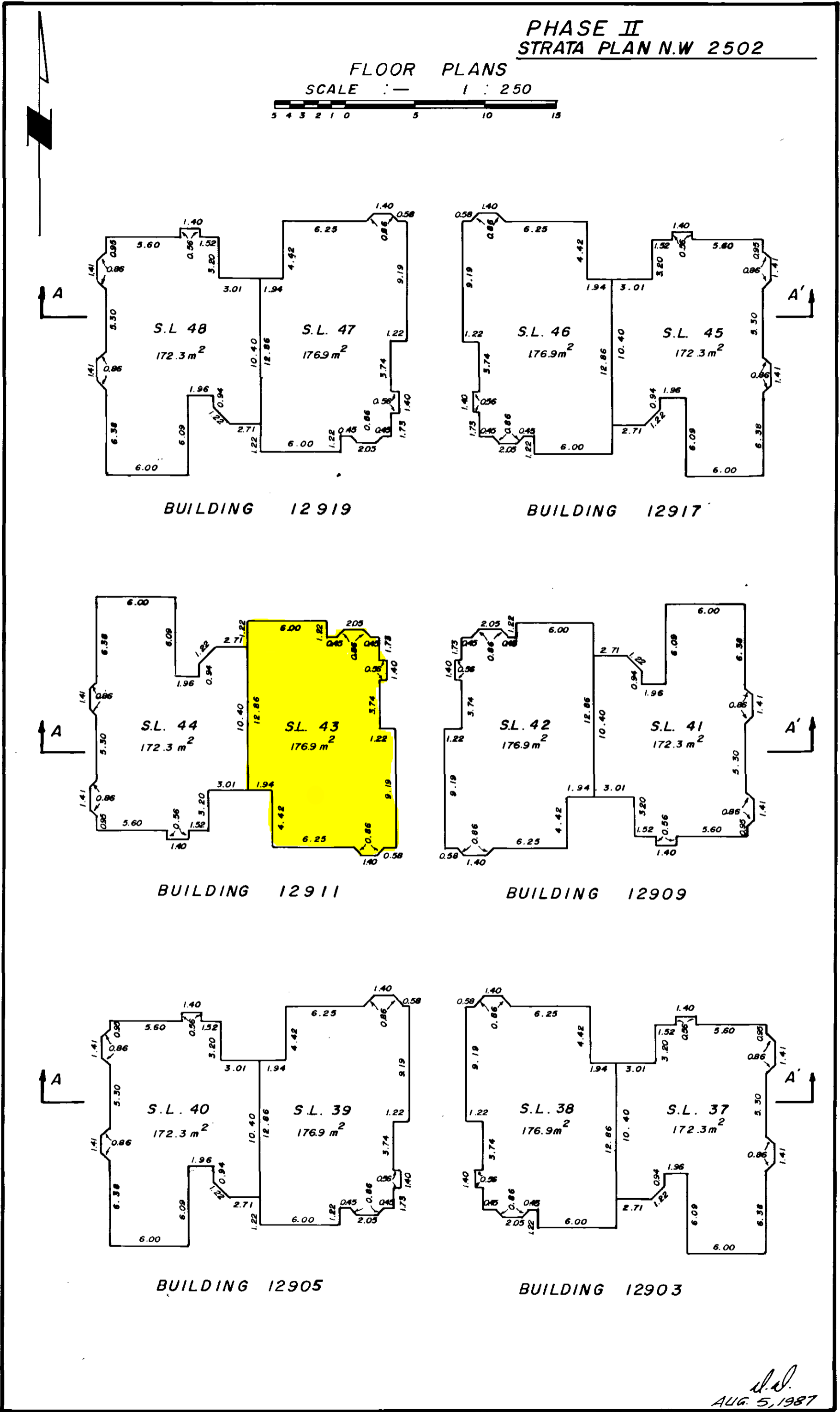
Legal advice and exclusive benefits. See Contract for details.

Limits: 1,000,000/Legal Proceeding 1,500,000 Aggregate

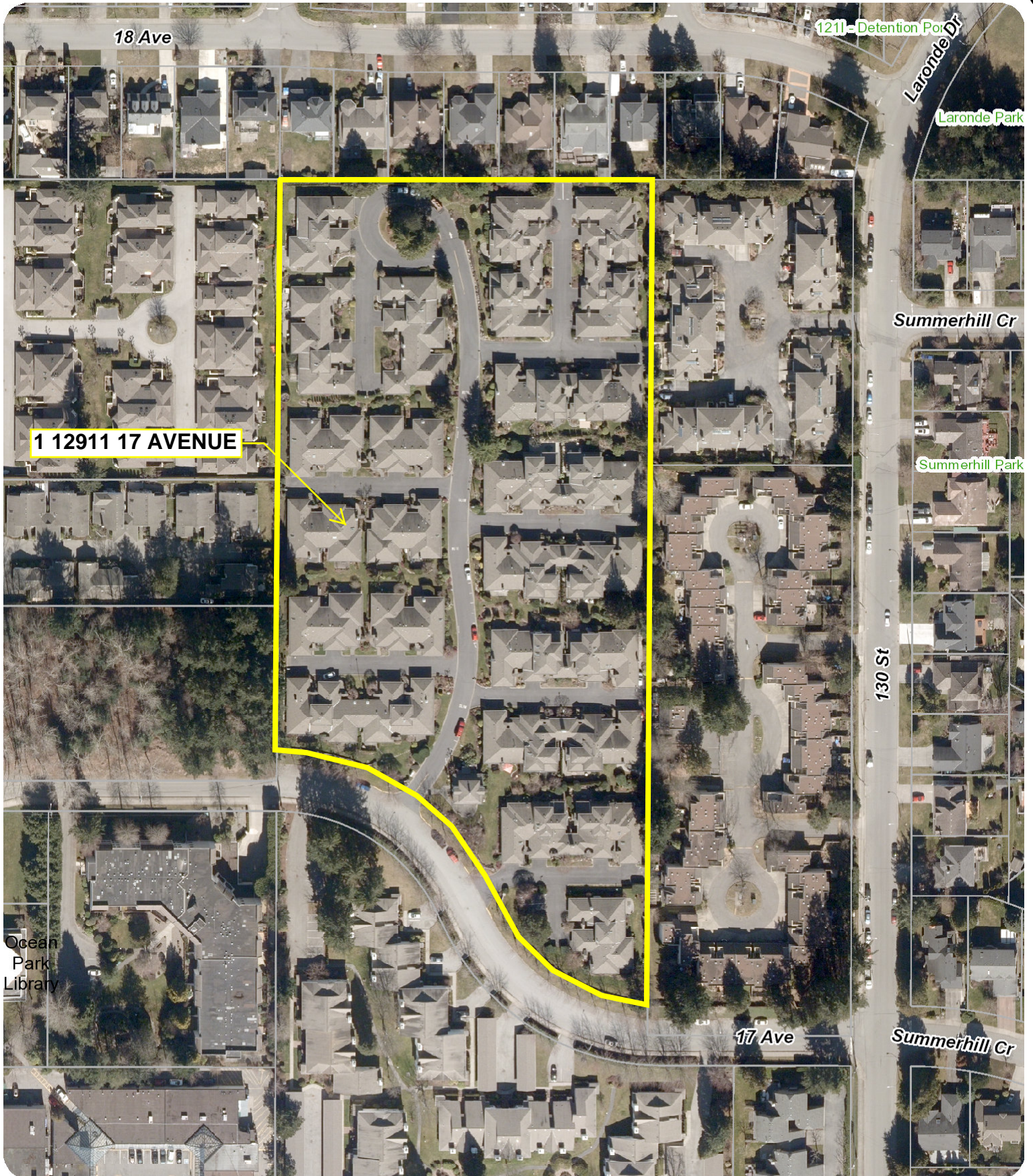
Fee: 100% Retained

Retained

April 25, 2019 - E&OE



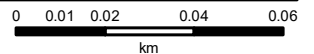
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FILE : 86-797-II

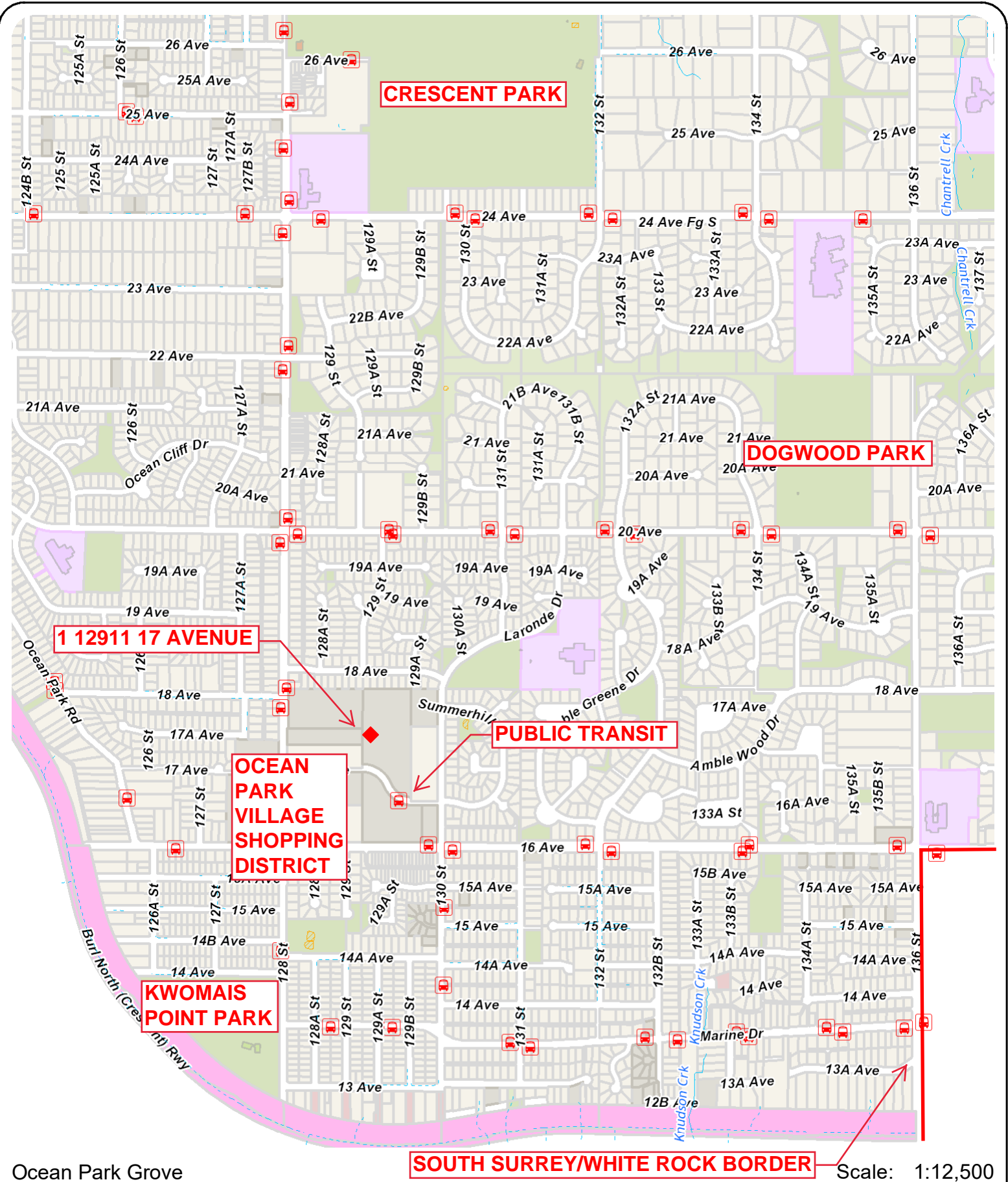


Ocean Park Grove

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

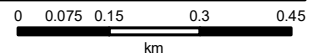




Ocean Park Grove

SOUTH SURREY/WHITE ROCK BORDER

Scale: 1:12,500



KWOMAIS POINT PARK
1367 128 Street, Surrey BC



Kwomais Point Park is a spectacular park in southwest Surrey perched on the top of the bluffs above Semiahmoo Bay. The park offers stunning views across the bay to Tsawwassen and beyond to Vancouver Island and the San Juan Islands. There is a new viewing platform in the west of the park, just south of 14 Avenue and 126A Street.

The park is also highlighted by its mature forest, with many large Grand Fir, Douglas Fir and Big Leaf Maples, some of which are over 80 years old. There's a lovely walking path that runs through the park, between 126A Street and 128 Street, as well as a number of natural area trails that loop through the forest.

Parking is available, with access from 128 Street. Adjacent to the parking lot you'll find the recently renovated Kwomais Lodge and Sanford Hall, both beautiful heritage facilities that offer a range of programming as well as hall rental. Nearby, a labyrinth and plaza have recently been constructed.

In November 2008, Surrey City Council approved the Kwomais Point Park Master Plan. The highlights of the plan included the preservation of Kwomais Lodge and Sanford Hall as community facilities for public use, and a range of amenities, some of which have been completed.

Announcements

Additional improvements to the parking lot are anticipated, in conjunction with the redevelopment of the intersection of 128th Street and Marine Drive. Additional view points are also in the plan. It's expected that the implementation of the Master Plan will take several years to complete.

CRESCENT PARK

Location: 2610 - 128 Street, Surrey BC



About Crescent Park

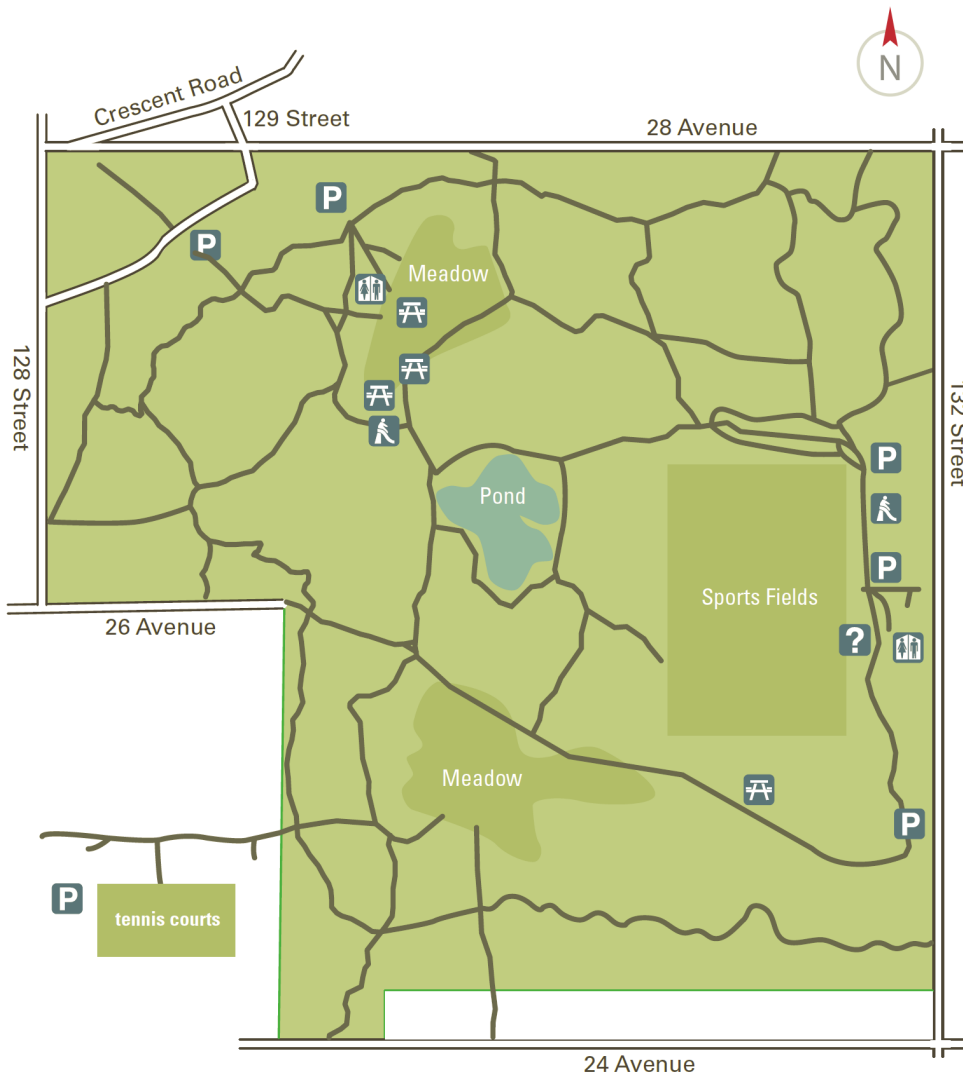
Crescent Park is a large 52 hectare (128 acre) destination park in South Surrey. The Park offers walking trails through mature second growth forests, with ponds, streams and lots of secret meadows to discover. It is home to numerous species of birds that prefer the dense undergrowth, as well as ducks and kingfishers that use the small ponds.

The park also has a bridle path on its perimeter. Its wildlife, open fields, covered picnic shelters and forested trails make it a relaxing destination and a place of discovery. The nature trail walk around Crescent Park is around 3.8 kilometres long. Allow 1 to 1.5 hours for this walk.

In addition to its spectacular natural areas, the eastern portions of Crescent Park offer a range of park amenities including two baseball diamonds, a large multi-purpose field and a playground. There are two parking lots that can be accessed from 132 Street.

Nature Trails

OF SURREY



Crescent Park

2600 BLOCK 132 ST OR 129 ST OFF CRESCENT RD

Crescent Park used to be a logging camp and was part of a corridor to transport timber from nearby logging operations to the Nicomekl River. It wasn't until 1947 that this area became the park it is today.

Crescent Park offers a variety of walks through a beautiful forest that transitions from evergreen to deciduous trees (those that drop their leaves), through meadows and past a pond. It is home to an array of birds and other wildlife; if you are lucky you may come across one of its resident Barred Owls during your walk.

LEGEND

- | | | |
|------------|-----------------|------------------------|
| Washrooms | Picnic shelter | Bridge |
| Parking | Picnic table(s) | Walking trail |
| Water park | Information | Universal access trail |
| Playground | River/creek | Building |
| Park | Water | |



Keep dogs on leash at all times; please clean up after your dog.



Leave all plants and animals for others to enjoy. Do not feed birds and wildlife.