



















Presented by:  
**Beebe Cline - PREC**

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



**Active**  
**R2467332**

Board: F  
Townhouse

**18 14655 32 AVENUE**

South Surrey White Rock  
Elgin Chantrell  
V4P 3R6

Residential Attached

**\$1,170,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$1,170,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2006</b>
Depth / Size (ft.):	Bedrooms: <b>5</b>	Age: <b>14</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>4</b>	Zoning: <b>MR</b>
Flood Plain: <b>No</b>	Full Baths: <b>3</b>	Gross Taxes: <b>\$3,768.41</b>
Council Apprv?: <b>No</b>	Half Baths: <b>1</b>	For Tax Year: <b>2019</b>
Exposure: <b>South</b>	Maint. Fee: <b>\$587.74</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>027-036-073</b>
Mgmt. Co's Name: <b>PENINSULA PROPERTY</b>		Tour:
Mgmt. Co's Phone: <b>604-536-0220</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>ELGIN POINTE</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking: <b>3</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double, Open, Visitor Parking</b>		
Exterior: <b>Fibre Cement Board, Stone</b>			Locker: <b>N</b>
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit: <b>2</b>	Dist. to School Bus: <b>3</b>
Rain Screen: <b>Full</b>	R.I. Plumbing:	Units in Development:	Total Units in Strata: <b>76</b>
Renovations:		Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Electric, Gas - Natural</b>	R.I. Fireplaces:	Fixtures Leased: <b>No :</b>	
Fuel/Heating: <b>Forced Air, Natural Gas</b>	# of Fireplaces: <b>2</b>	Fixtures Rmvd: <b>No :</b>	
Outdoor Area: <b>Fenced Yard, Patio(s)</b>		Floor Finish: <b>Hardwood, Tile, Wall/Wall/Mixed</b>	
Type of Roof: <b>Tile - Composite</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**  
 Legal: **STRATA LOT 68, PLAN BCS1501, DISTRICT LOT 155, GROUP 2, 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, Garden, Recreation Center, Wheelchair Access**

Site Influences: **Central Location, Cul-de-Sac, Gated Complex, Greenbelt, Private Setting, Private Yard**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Security System, Sprinkler - Fire,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'4 x 7'5	Below	Bedroom	12'10 x 12'4			x
Main	Living Room	14'1 x 14'	Below	Family Room	22'10 x 13'5			x
Main	Dining Room	15'8 x 8'	Below	Storage	12'9 x 8'2			x
Main	Kitchen	13'2 x 13'						x
Main	Master Bedroom	13'5 x 12'8						x
Main	Walk-In Closet	5'8 x 5'4						x
Above	Bedroom	12'11 x 11'7						x
Above	Bedroom	11'8 x 11'4						x
Above	Den	21' x 8'10						x
Below	Bedroom	12'10 x 12'4						x

Finished Floor (Main): <b>1,073</b>	# of Rooms: <b>13</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>629</b>	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	2	No	Workshop/Shed:
Finished Floor (Basement): <b>1,050</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	Above	3	No	Pool:
Finished Floor (Total): <b>2,752 sq. ft.</b>	# or % of Rentals Allowed:			4	Below	3	No	Garage Sz: <b>19'9X19'9</b>
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed, Rentals Allwd w/Restrctns, Rentals Not Allowed, Smoking</b>			5				Grg Dr Ht: <b>6'5</b>
Grand Total: <b>2,752 sq. ft.</b>	Basement: <b>Fully Finished</b>			6				
				7				
				8				

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

**Best location in Manicured gated complex Elgin Pointe fabulous flr plan, master suite on main, 2 bed up & 2 bed down. 2752 sq. ft. south West corner streaming w/natural light, peaceful & private south facing landscaped yard that backs & sides onto protected green space w/trail system Sunnyside Acres. Deer & birds galore. Open concept lge kitchen w/eating isl, granite surface. Hdwd floors. Five Generous sized bedrooms, 3.5 bath. The main floor is valued, elegant finishing, natural gas fireplace positioned in living room. Basement has finished entertainment room also, full dble garage + 3 rd parking pad. Quality built tile 40 yr roof / hardi-plank siding. Club house & plenty of guest parking, schools, Semiahmoo Trail elem & Elgin sec. Walk to shopping & choices. 1 dog and 1 cat permitted.**

**BEEBE CLINE**

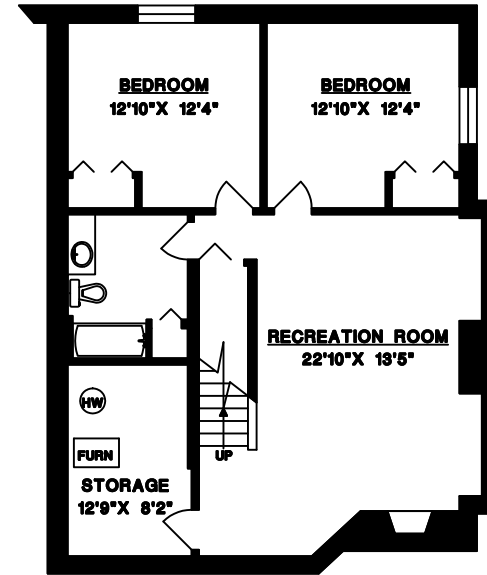
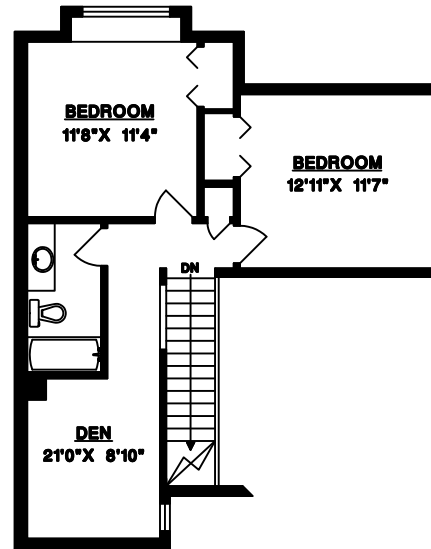
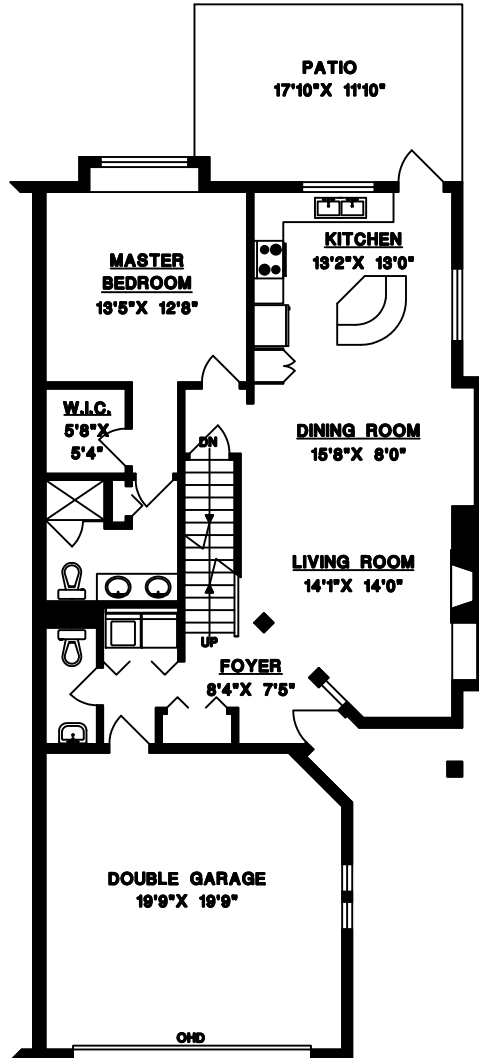
BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com

#18 - 14655 32ND AVENUE,  
 SURREY, B.C.

**ELGIN POINTE**



UPPER FLOOR	629	SQ. FT.
MAIN FLOOR	1073	SQ. FT.
LOWER FLOOR	1050	SQ. FT.
<b>FINISHED AREA</b>	<b>2752</b>	<b>SQ. FT.</b>

GARAGE	406	SQ. FT.
PATIO	209	SQ. FT.



1" = 6"  
 SCALE

DRAWN BY: ON  
 DATE: JUNE 2020  
 REVISED:

**Strata Property Act**  
**FORM B**  
**INFORMATION CERTIFICATE**  
*(Section 59)*

Civic Address \_\_\_\_\_

Legal Description ST LOT \_\_\_\_\_, DL \_\_\_\_\_, LD \_\_\_\_\_, NWD STRATA PLAN \_\_\_\_\_

The Owners, Strata Plan \_\_\_\_\_ certify that the information contained in this certificate with respect to Strata Unit # \_\_\_\_\_ (Strata Lot \_\_\_\_\_) is correct as of the date of this certificate (errors and omissions excepted).

*[Attach a separate sheet if the space on this form is insufficient]*

- (a) Monthly strata fees payable by the owner of the strata lot described above \$ \_\_\_\_\_  
*Please note that the information provided are to the best of our knowledge.*
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid court, or to the strata corporation in trust under section 114 of the *Strata Property Act*) \$ \_\_\_\_\_  
*Please note that the information provided are to the best of our knowledge.*
- (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? *[Attach copy of all agreements]*  NO  YES  
*Please note that the information provided are to the best of our knowledge.*
- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved. \$ \_\_\_\_\_  
The payment is to be made by \_\_\_\_\_ *[mm/dd/yyyy]*.  
*Please note that the information provided are to the best of our knowledge.*
- (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. \$ \_\_\_\_\_  
*Please note that the information provided are to the best of our knowledge.*
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund. \$ \_\_\_\_\_  
*Please note that the information provided are to the best of our knowledge.*
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office? *[Attach copy of all amendments]*  NO  YES  
*Please note that the information provided are to the best of our knowledge.*
- (h) Are there any resolutions passed by a  $\frac{3}{4}$  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? *[Attach copy of all resolutions]*  NO  YES  
*Please note that the information provided are to the best of our knowledge.*
- (i) Has notice been given or any resolutions, requiring  $\frac{3}{4}$  vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on? *[Attach copy of all notices]*  NO  YES  
*Please note that the information provided are to the best of our knowledge.*
- (j) Is the strata corporation party to any court proceedings or arbitration, and/or Are there any judgements or orders against the strata corporation? *[Attach details]*  NO  YES  
*Please note that the information provided are to the best of our knowledge.*
- (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? *[Attach copies of all notices or work orders]*  NO  YES  
*Please note that the information provided are to the best of our knowledge.*
- (l) Number of strata lots in the strata plan that are rented? \_\_\_\_\_  
*Please note that the information provided are to the best of our knowledge.*

NO  YES

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

*Please note that the information provided are to the best of our knowledge.*

*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 stalls(s) within common property might be available

*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

*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 development assignment

Details \_\_\_\_\_

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

**Note #1:** 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.

**Note #2:** Information regarding parking stalls has been provided based on one or more of the following; the Disclosure Statement, the Strata Plan and information provided by the Strata Council.

NO  YES

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

*Please note that the information provided are to the best of our knowledge.*

*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



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

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) \_\_\_\_\_ may have been allocated by owner developer assignment

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

**Note #1:** 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.

**Note #2:** Information regarding storage lockers has been provided based on one or more of the following; the Disclosure Statement, the Strata Plan and information provided by the Strata Council.

**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.

Dated for \_\_\_\_\_

\_\_\_\_\_  
Signature of Council Member

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

  
\_\_\_\_\_  
Signature of Strata Manager, if authorized by Strata Corporation

OR

Per \_\_\_\_\_

3:13 PM  
05-11-20  
Accrual Basis

**ELGIN POINTE - BCS 1501**  
**Balance Sheet**  
As of 30 April 2020

	<u>30 Apr 20</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Chequing/Savings	
CHEQUING - TD	41,565.58
CRF - TD	185,635.28
PETTY CASH	300.00
<b>Total Chequing/Savings</b>	<u>227,500.86</u>
Accounts Receivable	
1200 · ACCOUNTS RECEIVA...	2,629.88
<b>Total Accounts Receivable</b>	<u>2,629.88</u>
Other Current Assets	
1500 · PREPAID INSURANCE	191,937.75
<b>Total Other Current Assets</b>	<u>191,937.75</u>
<b>Total Current Assets</b>	<u>422,068.49</u>
<b>TOTAL ASSETS</b>	<u><u>422,068.49</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
2020 · ACCRUAL LIABILITY	735.00
<b>Total Other Current Liabilities</b>	<u>735.00</u>
<b>Total Current Liabilities</b>	<u>735.00</u>
<b>Total Liabilities</b>	735.00
<b>Equity</b>	
3500 · TOTAL CONTINGENCY	
3501 · CRF-OPENING BALAN...	348,856.94
3502 · CRF-CONTRIBUTION	27,298.50
3503 · CRF-INTEREST	1,417.59
3508 · CRF-LOAN TO INSUR...	-191,937.75
<b>Total 3500 · TOTAL CONTINGE...</b>	<u>185,635.28</u>
3510 · CRF-LOAN	191,937.75
3901 · RETAINED EARNINGS	22,241.89
Net Income	21,518.57
<b>Total Equity</b>	<u>421,333.49</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>422,068.49</u></u>


*al*  
2020/05/19



3:13 PM  
05-11-20  
Accrual Basis

**ELGIN POINTE - BCS 1501**  
**Income & Expense Budget Performance**  
April 2020

	Apr 20	Budget	Feb - Apr 20	YTD Budget	Annual Budget
<b>Income</b>					
4001 · OWNER ASSESSMENTS	48,225.00	48,225.00	144,675.00	144,675.00	578,700.00
4002 · BANK INTEREST	67.94	29.17	290.36	87.47	350.00
4013 · KEY DEPOSIT INCOME	75.00		75.00		
4020 · REC-CENTRE INCOME	0.00	29.17	50.00	87.47	350.00
<b>Total Income</b>	<b>48,367.94</b>	<b>48,283.34</b>	<b>145,090.36</b>	<b>144,849.94</b>	<b>579,400.00</b>
<b>Gross Profit</b>					
	48,367.94	48,283.34	145,090.36	144,849.94	579,400.00
<b>Expense</b>					
6100 · FORTIS BC	52.76	45.83	123.62	137.53	550.00
6101 · BC HYDRO - ELECTRICITY	0.00	191.67	195.37	574.97	2,300.00
6102 · WATER BILLS	0.00	3,000.00	215.32	9,000.00	36,000.00
6201 · INSURANCE	21,326.42	21,326.42	63,979.26	63,979.22	255,917.00
6203 · BANK CHARGES	45.00	45.00	135.00	135.00	540.00
6204 · ENTERPHONE	30.33	30.33	90.99	91.03	364.00
6207 · LEGAL/ACCOUNTING	0.00	250.00	212.80	750.00	3,000.00
6301 · MAINT - CLEAR ROADS/WALKS	0.00	500.00	1,480.50	1,500.00	6,000.00
<b>MAINT - LANDSCAPE</b>					
6303 · MAINT - LANDSCAPE MAINTENANCE	5,066.25	5,066.25	15,198.75	15,198.75	60,795.00
6304 · MAINT - LANDSCAPE MISCELLANE...	3,861.38	833.33	3,861.38	2,500.03	10,000.00
6305 · MAINT - LANDSCAPE STRATA TEAM	0.00	83.33	0.00	250.03	1,000.00
<b>Total MAINT - LANDSCAPE</b>	<b>8,927.63</b>	<b>5,982.91</b>	<b>19,060.13</b>	<b>17,948.81</b>	<b>71,795.00</b>
6307 · MAINT - REPAIRS & MAINTENANCE	3,571.68	2,083.33	3,571.68	6,250.03	25,000.00
6308 · MAINT - FIRE SYSTEMS	0.00	62.50	0.00	187.50	750.00
6309 · MAINT - LIGHTING	0.00	125.00	0.00	375.00	1,500.00
6310 · MAINT - WINDOW REPLACEMENT	0.00	166.67	0.00	499.97	2,000.00
6312 · MAINT - ROOFING (REPLACE TILES)	94.50	1,000.00	94.50	3,000.00	12,000.00
6313 · MAINT - PEST CONTROL	99.75	166.67	199.50	499.97	2,000.00
6315 · MAINT - CLEAN EAVES/REPAIR	0.00	708.33	0.00	2,125.03	8,500.00
6316 · MAINT - POWER WASHING	0.00	500.00	0.00	1,500.00	6,000.00
6317 · MAINT - IRRIGATION SYSTEM	0.00	133.33	0.00	400.03	1,600.00
6319 · MAINT - GATE & CONTROLS	0.00	62.50	0.00	187.50	750.00
6320 · MAINT - DRYER DUCT CLEANING	0.00	100.00	0.00	300.00	1,200.00
6404 · WCB EXPENSE	0.00	8.33	0.00	25.03	100.00
6410 · REC-CENTRE CLEANING	102.38	116.67	204.76	349.97	1,400.00
6411 · REC CENTRE - HYDRO	0.00	166.67	205.98	499.97	2,000.00
6412 · REC CENTRE - SUPPLIES	0.00	20.83	0.00	62.53	250.00
<b>PROPERTY MANAGEMENT</b>					
6501 · PROPERTY MANAGEMENT FEES	2,075.42	2,075.42	6,226.26	6,226.22	24,905.00
6503 · GST -PROP MGMT	103.77	105.83	311.31	317.53	1,270.00
6504 · PROPERTY MANAGEMENT ADMIN	0.00	42.92	0.00	128.72	515.00
<b>Total PROPERTY MANAGEMENT</b>	<b>2,179.19</b>	<b>2,224.17</b>	<b>6,537.57</b>	<b>6,672.47</b>	<b>26,690.00</b>
6601 · BCS 1501 ADMIN & SUNDRY	305.08	166.67	307.56	499.97	2,000.00
6701 · CONTINGENCY RESERVE	10,754.00	9,099.50	27,298.50	27,298.50	109,194.00
6702 · DEPRECIATION REPORT	0.00		-341.25	0.00	0.00
<b>Total Expense</b>	<b>47,488.72</b>	<b>48,283.33</b>	<b>123,571.79</b>	<b>144,850.03</b>	<b>579,400.00</b>
<b>Net Income</b>	<b>879.22</b>	<b>0.01</b>	<b>21,518.57</b>	<b>-0.09</b>	<b>0.00</b>

  
 Page 1  
 2020/05/19

**THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE**

**Policy No. CBCS1501**

**Summary of Coverage**

Named Insured: The Owners of BCS 1501 Elgin Pointe  
 Additional Insured(s): Peninsula Strata Management Ltd.  
 Location Address(es): 14655 32nd Avenue Surrey BC V4P 2J7  
 Policy Period: **February 1, 2020 to February 1, 2021** 12:01 a.m. Standard Time

Insuring Agreements	Deductibles	Limit
<b>PROPERTY COVERAGES</b>		
All Property, All Risks, Stated Amount Co Insurance	\$75,000	\$43,806,000
Additional Living Expenses	Included	\$1,000,000
Water Damage	\$100,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains	\$100,000	Included
Earthquake Damage	10%	Included
Flood Damage	\$250,000	Included
Key and Lock Replacement	Nil	\$50,000
<b>BLANKET EXTERIOR GLASS INSURANCE</b>		
	Residential	\$100
	Commercial	\$250
<b>COMMERCIAL GENERAL LIABILITY</b>		
Each Occurrence Limit	\$500	\$10,000,000
Coverage A - Bodily Injury & Property Damage Liability - <i>Per Occurrence</i>	\$500	\$10,000,000
Products & Completed Operations - <i>Aggregate</i>		\$10,000,000
Coverage B - Personal Injury Liability - <i>Per Occurrence</i>	\$500	\$10,000,000
Non-Owned Automobile - SPF #6 - <i>Per Occurrence</i>		\$10,000,000
<b>CONDO DIRECTORS &amp; OFFICERS LIABILITY</b>		
Cyber Security and Privacy Liability	Nil	\$20,000,000 \$250,000
<b>ENVIRONMENTAL LIABILITY POLICY / POLLUTION LEGAL LIABILITY</b>		
Limit of Liability – Each Incident, Coverages A-G		
Limit of Liability – Each Incident, Coverage H	\$10,000 Retention	\$1,000,000
Aggregate Limit	5 Day Waiting Period	\$250,000 \$1,000,000
<b>VOLUNTEER ACCIDENT INSURANCE COVERAGE STR (08/17)</b>		
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
<b>COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION</b>		
Employee Dishonesty	Nil	\$1,000,000
Broad Form Money & Securities	Nil	\$60,000
Program Aggregate Limit		\$10,000,000
<b>EQUIPMENT BREAKDOWN</b>		
I Standard Comprehensive Plus, Replacement Cost	\$1,000	\$43,806,000
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
<b>PRIVACY BREACH SERVICES</b>		
	Nil	\$100,000
<b>TERRORISM</b>		
	\$500	\$500,000

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



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**Other Services and Service Providers**

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**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

January 31, 2020 - E&OE

**PACIFIC POINTE (S.S.) LTD CONTRACTORS AND TRADES FOR ELGIN POINTE**

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>CONTACT</u>
Currie Creek Electric	9953 Stave Lake St, Mission V2V4J1	604-854-0406	Bart Clark
Avant-Guard(Gates)	C-17514 55B Ave, Surrey V3S 7G6	604-575-3174	Dave Withers
Best Security/Beam	#103-610 SE Marine Dr. Vancouver	604-324-7777	Judi Gimenez
Burnik Drywall	17286 Fedoruk Rd, Richmond	604-272-3543	Russ Burmatoff
Borg Painting Ltd	#605 21937 48 Ave, Langley V3A 8C3	604-534-8846	Gordon Borg
Bortolo & Sons Paving Co. Ltd	950 Kensington Ave, Burnaby V5B 4B7	604-298-8775	Lui Bortolo
Centra Home Improvements	20178 98 Ave, Langley V1M 3G1	604-882-5010	Jeremy Smith
Convoy Supply Ltd(Siding)	8183-130 <sup>th</sup> St, Surrey V3W74	604-591-5381	Rita Georgeson
Creative Door Services	1668 Fosters Way, Delta V3M 3S6	604-524-8444	Cliff Rempel
Distinctive Inst.Ltd(Siding)	33110 Dewdney Trunk Rd, V2V 6X6	604-721-6190	Glen Pfeifer
Dulay Roofing Ltd	7557 127A St, Surrey V3W 2G6	604-507-5537	Parm Dulai
Eagle Rock Masonry	19177 Sundale Ave, Surrey V3S 7M7	604-576-5925	George Watson
Fireplaces Unlimited	6750 King George Hwy, Surrey V3W 4Z5	604-599-4333	Gord Schlechtleitner
Five Star Sheet Metal Ltd	#402 20381 62 Ave, Langley V3A 5E6	604-533-0064	Mike Mitchell
Gibraltar Fence	9546-190 <sup>th</sup> St, Surrey V4N 3S3	604-513-9977	Jim Buchner
Glass World	2146 Queens St, Abbotsford V2T 6J4	604-854-5757	Kevin Browne
Hambelton Fine Arts(Mirrors)	1497 Adanac St, Vancouver V5L 2C4	604-879-2417	Wendy Hurst
K.J.S. Projects Ltd	5746-240 <sup>th</sup> St, Langley V2Z 2N8	604-530-5313	Fred Chapple
Lindahl Aluminum Railings	105-19373 Enterprise Way, Surrey	604-530-4044	Paul Randall
National Door & Hardware Ltd.	P.O. Box 1173-265 Schoolhouse St	604-522-3310	Mike Hull
Nickels Custom Cabinets	6760 Gray Bar Road, Richmond V6W 1H9	604-270-8080	Dieter Nickel
Ocean Pacific Lighting	15156 North Bluff Rd, WhiteRock V4B 3E5	604-538-3511	Ron Steele
Power Pro(Tel Systems)	34733 Blatchford Way, Abbotsford	604-825-8001	Kirby Sewell
Precision Stair Systems Ltd.	#5-20475-62 <sup>nd</sup> Ave, Langley V3A 5E6	604-533-8266	Guy Kimberley
Pro Image Gutters Ltd.	#6-5508 Production Blvrd, Surrey	604-533-7325	David Toth
Quality DRAINTILE Ltd	#119 15280 101 Ave, Surrey V3R 8X7	604-575-6220	Ron Menges
Regal Touch Home Reno Ltd	17522 Hillview Place, Surrey V3S 0C3	604-531-5888	Ken Kirby
Sunbury(Fencing)	10008 River Rd, Delta V4C2R3	604-589-1900	Glenn Watson
Superior Closet Systems	23694-48 <sup>th</sup> Ave, Langley	604-538-8784	Ryan Lemley
Super Seal Basements Ltd	19370 36 Ave, Surrey V3S 0L5	604-576-8190	Ross Carmen
2 Brothers Plumbing & Heating	3266 143A St, Surrey V4P 3M5	604-536-3419	Terry Morrison



**PACIFIC POINTE (S.S.) LTD CONTRACTORS AND TRADES FOR ELGIN POINTE**

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>CONTACT</u>
2000 Plus Insulation	#212 1990 152 St., Surrey V4A 4N6	604-897-5702	Olivio Simoncioni
Trail Appliances Ltd	6716 King George Hwy, Surrey V3W 4Z5	604-590-3377	Roger Ghandi
University Sprinklers	5565-15B Ave, Delta V4M2H2	604-421-4555	Jan Lambek
Valley Landscaping Ltd	19530 115A Ave, Pitt Meadows V3Y 1R1	604-465-9352	David Carmichael
WindowWorks	10-13331 Vulcan Way, Richmond	604-231-1433	Mike Jacobsen
Wright Carpets (BC) Ltd	#304 20771 Langley By Pass Hwy #10	604-533-4231	Reid Pauley

# WARRENTY INDEX

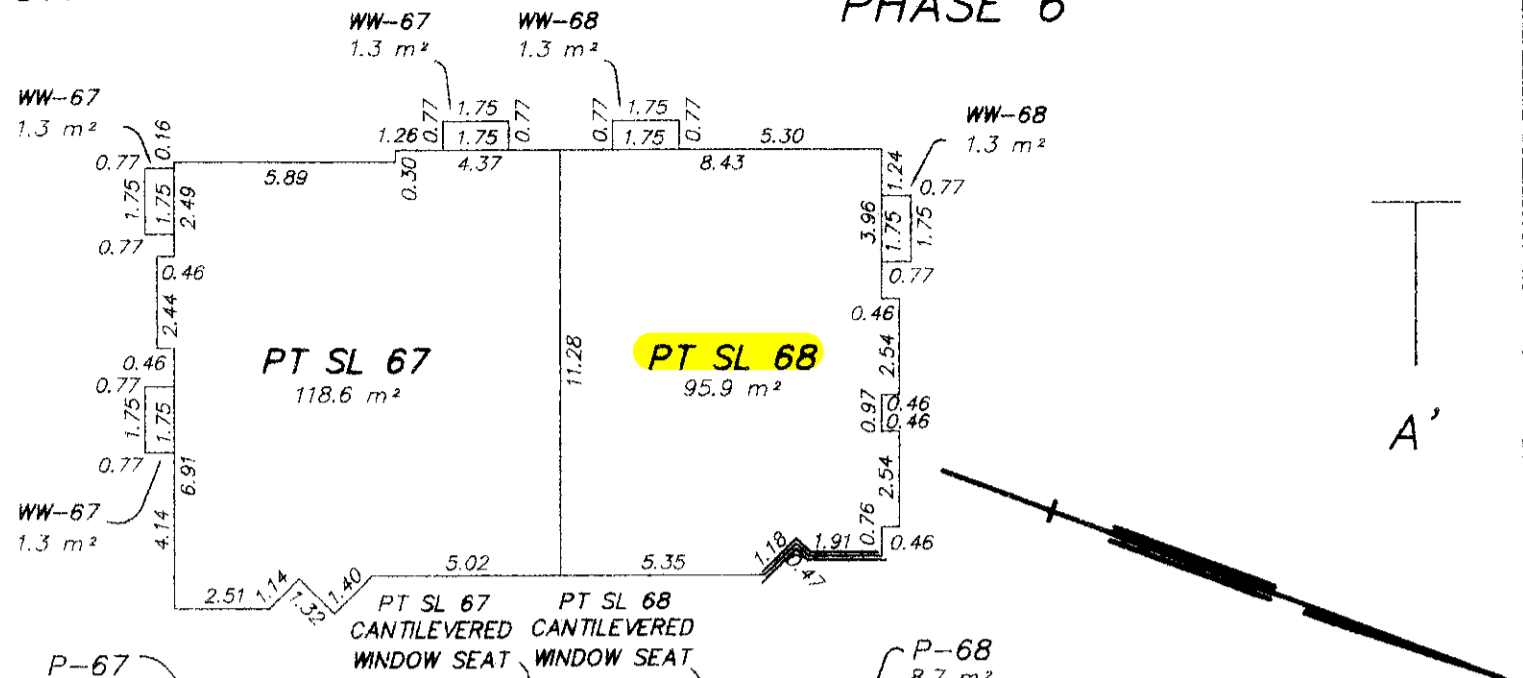
<u>SECTION</u>	<u>DESCRIPTION</u>	<u>MANUFACTURER</u>
<b>1. EXTERIOR</b>	Roofing	MonierLifetile
	Gutters	Pro Image Gutters
	Siding	James Hardie
	Masonry	Rocky Mountain Stone Work
	Foundation Protection	SuperSeal Basement Systems
	Doors	Jen-Wen Doors
	Locks	Weiser Lock
	Windows	Centra Windows LTD
	Garage Doors	Wayne Dalton
	Garage Door Openers & Remotes	Chamberlain Liftmaster
<b>2. INTERIOR</b>	Cabinets	Nickels Custom Cabinets
	Marble & Granite	Regal Touch Home
	Hardwood Floors	Sunfloor/Allwood
	Lighting	Ocean Pacific Lighting
	Appliances	Whirlpool
	Fireplace	Montigo Delray Corp.
	Window Coverings	WindowWorks
<b>3. PLUMBING</b>	Toilet	American Standard INC
	Bathroom Sink	American Standard INC
	Tubs & Showers	Hytex
	Kitchen Sinks	Kindred
	Faucets	American Standard INC
	Disposals	In-Sink Erator
<b>4. ELECTRICAL / MECHANICAL</b>	Water Heater	Bradford White CO.
	Smoke Alarms	Universal
	Furnace	American Standard INC
	Electromechanical Timers	Grasslin
<b>5. MISC.</b>	Bathroom Accessories	Moen
	Closet Organizers	Lee/Rowan
	Shower Doors	Glass World



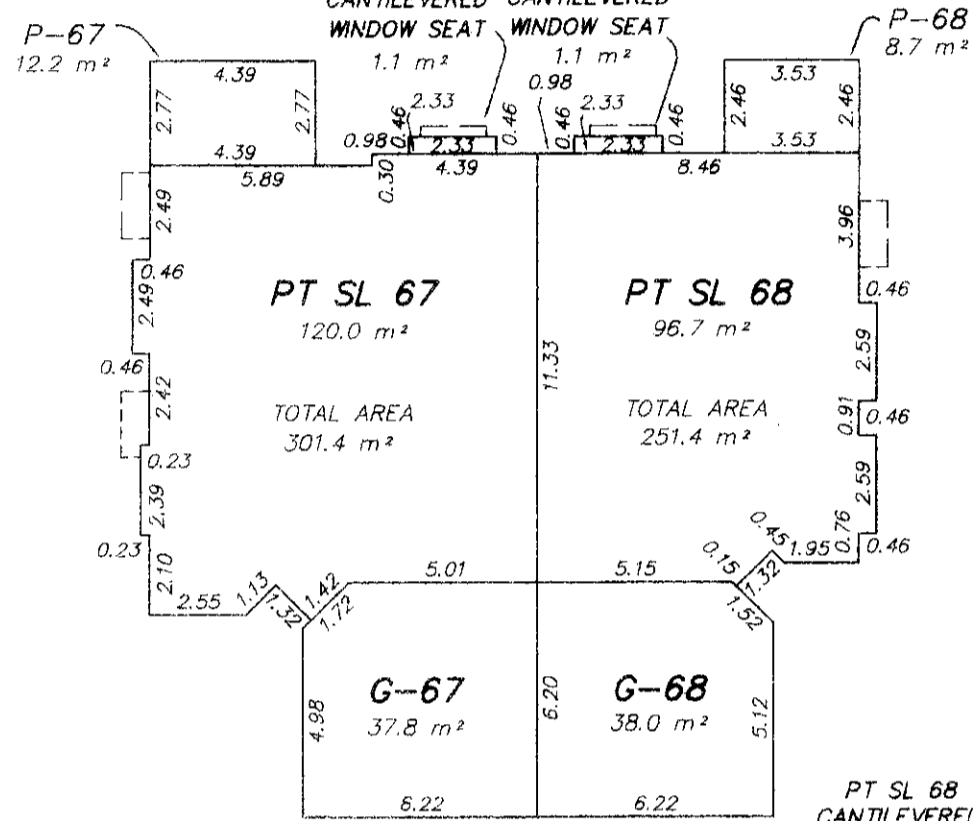
BUILDING 9  
BASEMENT FLOOR

SHEET 14 OF 19 SHEETS

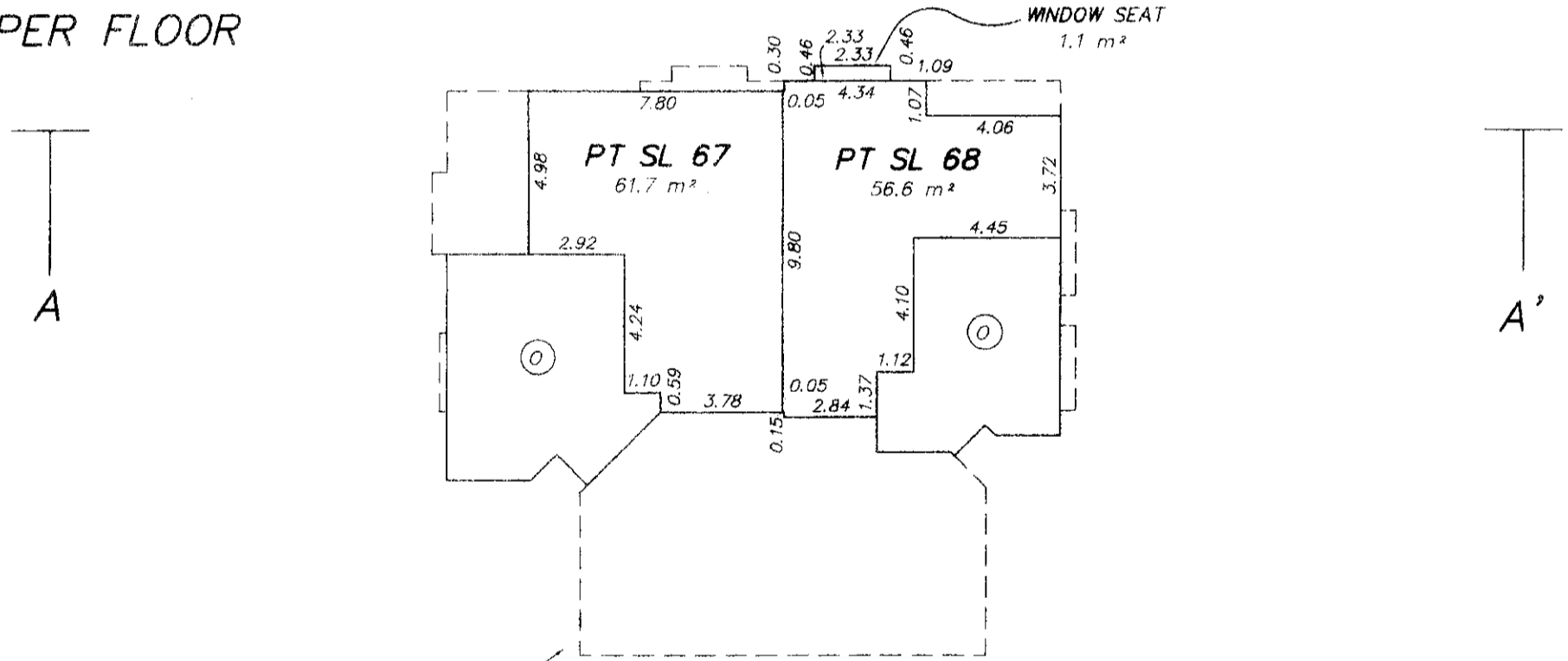
STRATA PLAN BCS 1501  
PHASE 6



MAIN FLOOR

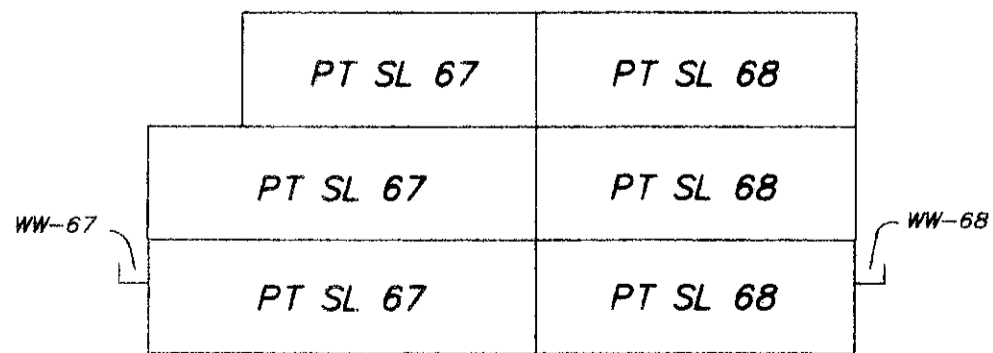


UPPER FLOOR

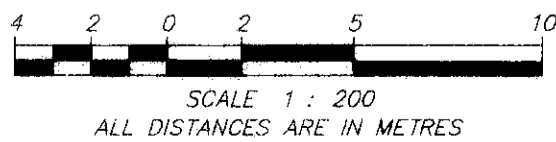


PERIMETER OF FLOOR BELOW  
( TYPICAL )

UPPER FLOOR  
MAIN FLOOR  
BASEMENT FLOOR

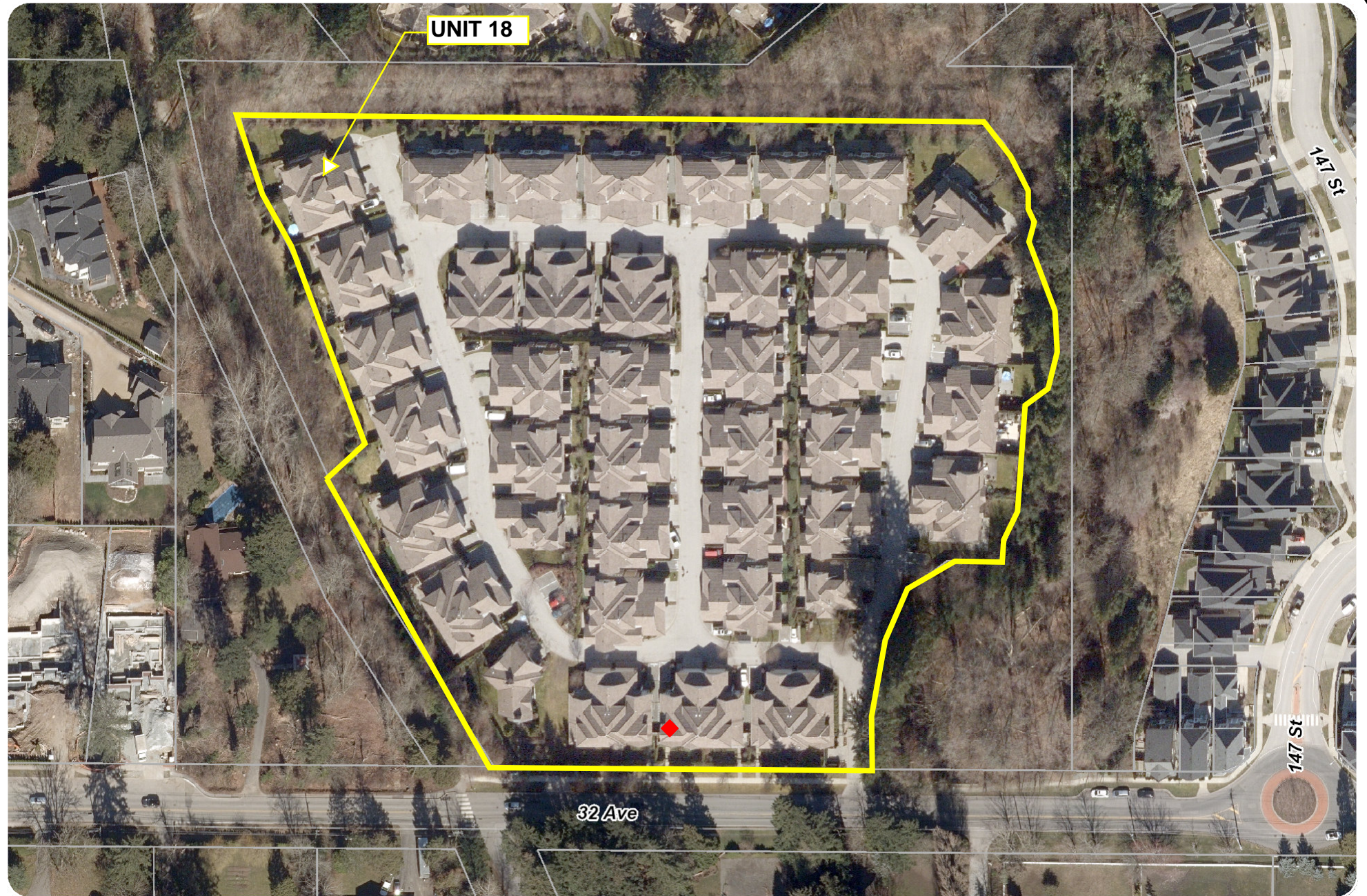


MURRAY & ASSOCIATES  
201-12448 82nd AVENUE  
SURREY, B.C.  
V3W 3E9  
(604) 597-9189



B.C.L.S.  
20th March 2007  
FILE 8956 final bld9

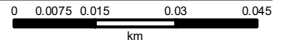




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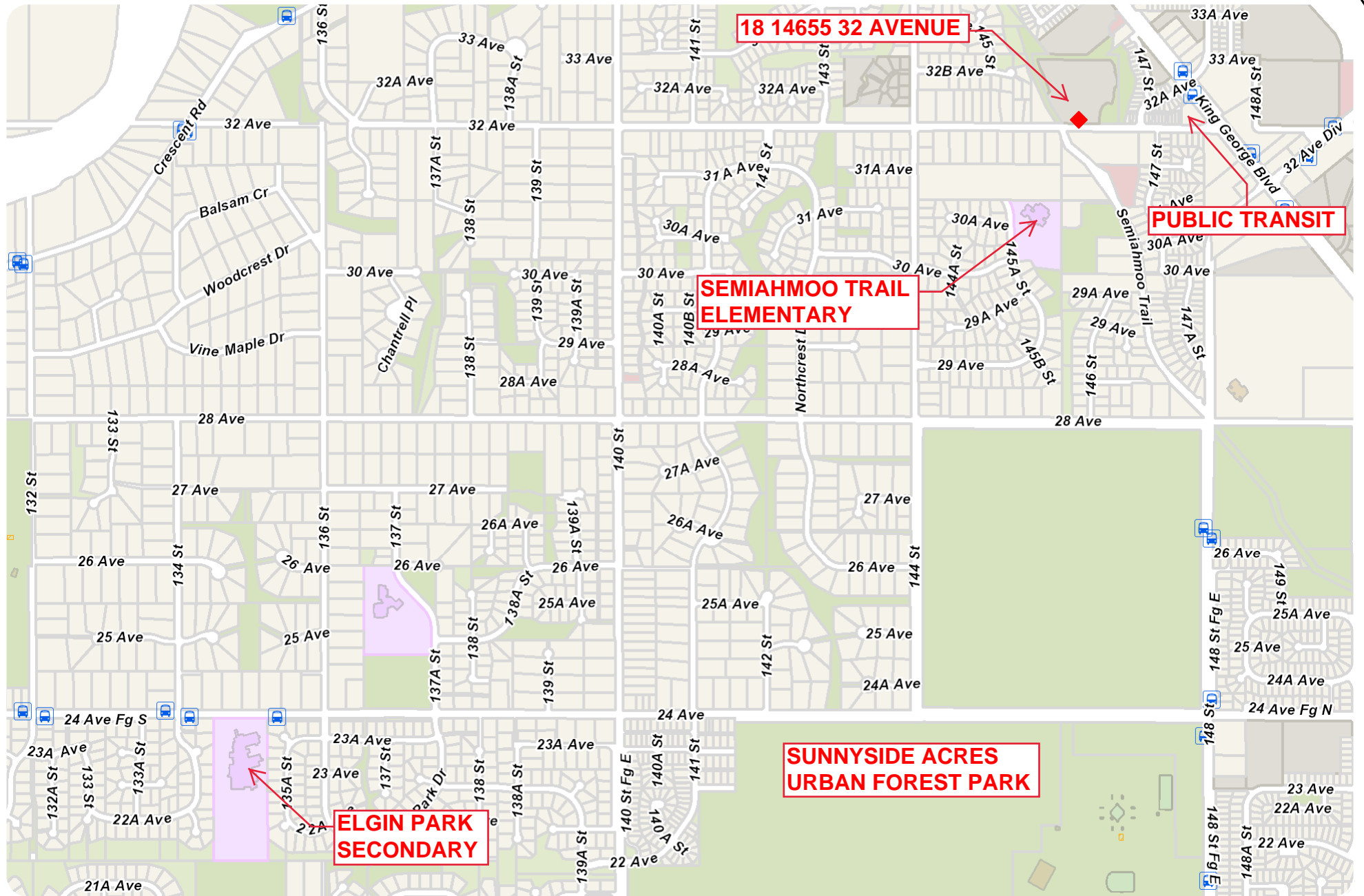
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Map created on: 2020-06-04

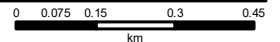




14655 32 Avenue

Scale: 1:14,300

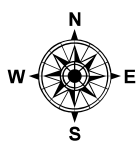
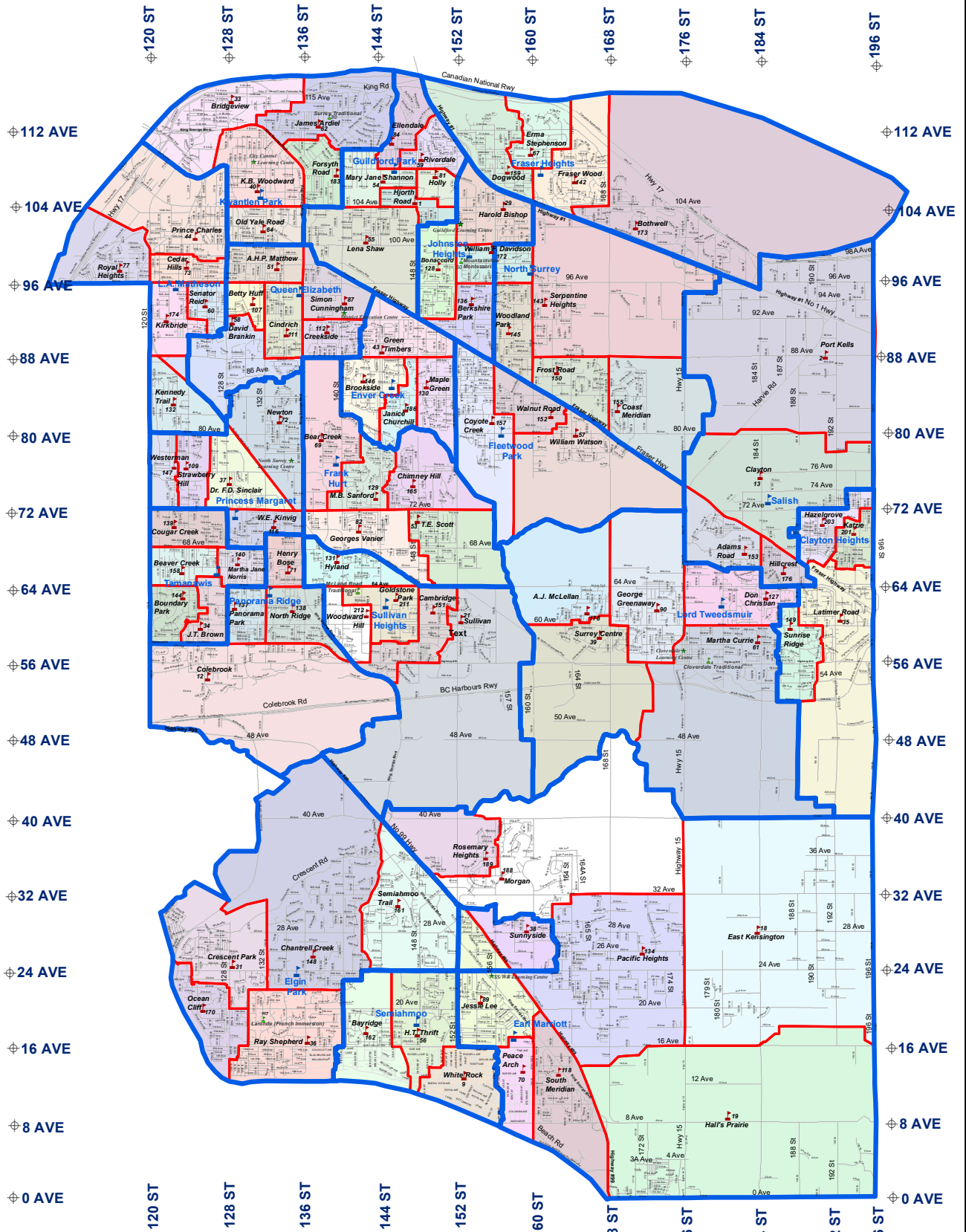
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Map created on: 2020-06-04



## 2019-20 Boundary Catchment



**SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2017/2018**

	<b>Elementary Schools</b>	<b>Public/Private</b>	<b>2017/18 Ranking</b>	<b>Ranking in the Most Recent 5 Yrs.</b>	<b>2017/18 Rating</b>
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
	<b>Private Schools</b>		<b>2017/18 Ranking</b>		
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
	<b>Secondary Schools</b>		<b>2017/18 Ranking</b>		
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

# Nature Trails

OF SURREY

## Sunnyside Acres Urban Forest Park

14500 BLOCK 24 AVE

Sunnyside Acres was declared an urban forest in 1988, making it one of the first designated urban forest parks in Canada.

Sunnyside Acres is an oasis in the middle of a bustling city and offers visitors the chance to walk through a beautiful second growth forest. After it was logged in the early 1900s the forest was left to regenerate on its own, resulting in a wide array of plants and animals. From the yellow and orange vine maples in fall, and frost covered leaves in winter, to the lacy green bleeding hearts in spring and the rare rattlesnake plantain orchid in summer – be prepared to be inspired in every season.



### 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.