











Presented by:  
**Beebe Cline - PREC**

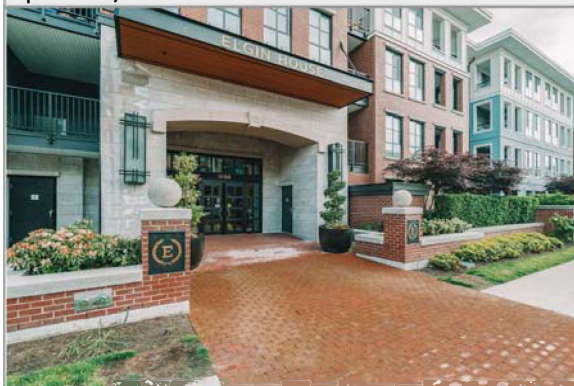
Hugh & McKinnon Realty Ltd.  
Phone: 604-531-1909  
www.whiterocklifestyles.com  
bcline@shaw.ca



**Active**  
**R2463552**  
Board: F  
Apartment/Condo

**231 15168 33 AVENUE**  
South Surrey White Rock  
Morgan Creek  
V3Z 0N7

Residential Attached  
**\$489,999 (LP)**  
(SP) **M**



Sold Date:	Frontage (feet):	Original Price: <b>\$499,999</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2016</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>4</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>CD</b>
Flood Plain: <b>No</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$1,959.27</b>
Council Apprv?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2019</b>
Exposure: <b>West</b>	Maint. Fee: <b>\$315.94</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>029-790-671</b>
Mgmt. Co's Name: <b>AWN</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>604-685-3227</b>		
View: <b>Yes: COURTYARD</b>		
Complex / Subdiv: <b>ELGIN HOUSE</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>1 Storey</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage Underbuilding, Visitor Parking</b>		
Exterior: <b>Brick, Glass, Fibre Cement Board</b>			Locker: <b>N</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>1/2 BLK</b>		Dist. to School Bus: <b>3 BLKS</b>
Rain Screen: <b>Full</b>	Units in Development: <b>139</b>		Total Units in Strata:
Renovations:	Title to Land: <b>Freehold Strata</b>		
Water Supply: <b>City/Municipal</b>	Property Disc.: <b>No</b>		
Fireplace Fuel:	Fixtures Leased: <b>No</b>		
Fuel/Heating: <b>Baseboard, Electric</b>	Fixtures Rmvd: <b>No</b>		
Outdoor Area: <b>Balcony(s)</b>	Floor Finish: <b>Laminate, Tile, Wall/Wall/Mixed</b>		
Type of Roof: <b>Torch-On</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**  
Legal: **STRATA LOT 65, PLAN EPS2691, SECTION 27, 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, Exercise Centre, Guest Suite, Playground, Pool; Outdoor, Recreation Center**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave, Sprinkler - Fire, Swimming Pool**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'2" x 9'4"			x			x
Main	Living Room	12' x 11'11"			x			x
Main	Dining Room	8'5" x 11'11"			x			x
Main	Master Bedroom	14'3" x 10'10"			x			x
Main	Bedroom	10'11" x 8'3"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>854</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>854 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>854 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**Welcome to the Elgin House at Harvard Gardens, built by award winning Polygon Homes. This 2 bdrm/2 bath features high-end finishes throughout including stainless steel appliances, quartz counter-tops, over-sized windows & rich grey laminate flooring. Master bedroom that includes a walk-in closet & 4 piece en-suite. West facing, bright, expansive views of manicured green-space courtyard on your private balcony. All residents at Elgin House have access to the private community clubhouse. The Rowing Club, outdoor pool, spa, lounge area, gymnasium, fitness facility, movie theater & guest suite. Schools: Morgan Creek Elem & Earl Marriot. Walk to shopping, restaurants & transit. Parking #201. Previous lease \$1,950 per month. Full strata pkg avail. Freshly painted June 2020. Vacant, easy to show.**



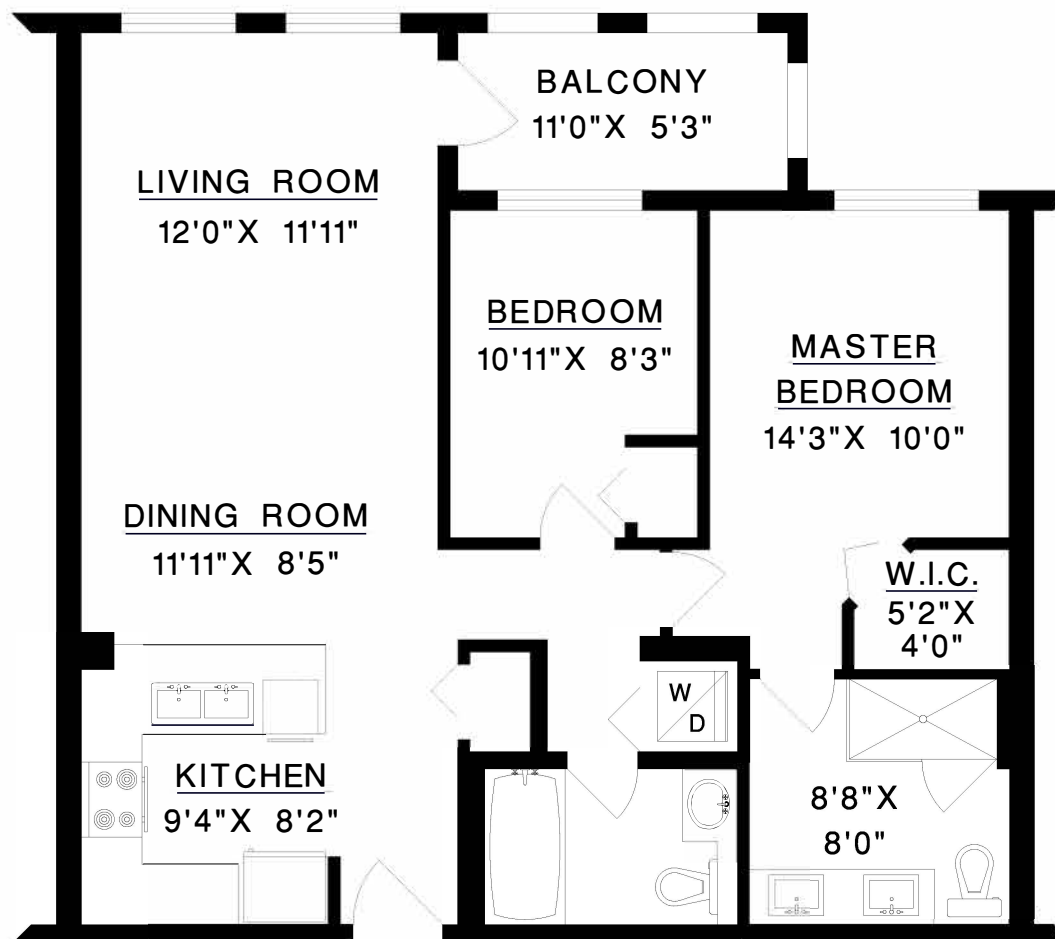
**BEEBE CLINE**

BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com

ELGIN HOUSE



MAIN FLOOR 854 SQ. FT.

FINISHED AREA 854 SQ. FT.

BALCONY 58 SQ. FT.

MAIN FLOOR



DRAWN BY: CN  
DATE: JUNE 2020  
REVISED:



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Strata Property Act

**FORM B**

**INFORMATION CERTIFICATE**

(Section 59)

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The Owners, Strata Plan EPS 2691 certify that the information contained in this certificate with respect to Strata Lot 65 is correct as of the date of this certificate.

(a) Monthly strata fee payable by the owner of the strata lot described above is \$358.50.

(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) \$150.00.

(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 Indemnity Agreements]*

*(It is expected for the Buyer to confirm with the Seller any existence of agreements in their name)*

(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 \$23,211.79 (Amount as of December 2020; the fiscal year end is May 31<sup>st</sup>).

(f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$207,769.22 (Amount as of December 2020, and may include contingency receivable).

(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, 80% vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?

☒ no ☐ yes *[attached 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 **(to the best of our knowledge and may be subject to change)**  
.....70

(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) .....**201**..... 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) .....**201**..... have been allocated by owner developer assignment

**\*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) .....**See Details Below**..... 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) .....**See Details Below**..... have been allocated by owner developer assignment

**\*Details: The storage locker allocation has not been completed at this time by the Seller. The Buyer is advised to confirm the storage locker allocation with the Seller as we are unable to confirm these at this time.**



**\*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; that the Strata council has approved as a draft report will not be released. (Contact Strata Manager for further inquiries.)

Dated this February 2, 2021

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Signature of Council Member

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

OR



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Signature of Strata Agent, if authorized by Strata Corporation  
Kyle Gloude



# AWM-Alliance Real Estate Group Ltd.

#401 - 958 West 8th Ave, Vancouver, BC V5Z 1E5

Phone: (604)685-3227 Fax: (604)893-1721

Date: Jan 28, 2021

## Balance Sheet

### Elgin House EPS 2691

As of : Dec 31, 2020

Account #	Description	Net
<b>ASSETS</b>		
1050-0381	Operating Cash	\$32,726.98
1060-0381	Contingency Cash	\$163,145.55
1100-0381	Accounts Receivable	\$10,695.68
1150-0381	Accounts Receivable - Other	\$308.25
1160-0381	Contingency - AR	\$79,623.67
1200-0381	Prepaid Insurance	\$29,754.30
1290-0381	Prepays - Other	\$1,911.54
1400-0381	Capital - Corporate Suite	\$249,900.00
<b>TOTAL ASSETS:</b>		<b>\$568,065.97</b>
<b>LIABILITIES</b>		
2003-0381	Accrued Liabilities	\$20,000.00
2005-0381	A/P Others	\$25.00
2020-0381	Prepaid Liability	\$109.87
2160-0381	Contingency - AP	\$79,623.67
2400-0381	Mortgages Payable	\$164,881.36
<b>TOTAL LIABILITIES:</b>		<b>\$264,639.90</b>
<b>EQUITY</b>		
3000-0381	Current Earnings	(\$23,211.79)
3001-0381	Prior Year Adjustment	(\$1,150.00)
3100-0381	Contingency Reserve	\$207,769.22
3199-0381	CRF Resolutions	\$35,000.00
3200-0381	Corporate Suite Equity	\$85,018.64
<b>TOTAL EQUITY:</b>		<b>\$303,426.07</b>
		<b>\$568,065.97</b>

## Statement of Income

### Elgin House EPS 2691

From Jun 01, 2020 to Dec 31, 2020

Account #	Description	December			Year - to- Date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE								
4010-0381	Fob Income	\$340.00		\$340.00	\$1,050.00		\$1,050.00	\$615,133.10
4100-0381	Late Charges	\$0.00		\$0.00	\$200.00		\$200.00	
4125-0381	Move In/Out Fees	\$300.00		\$300.00	\$3,150.00		\$3,150.00	
4130-0381	Bylaw Fine Income	\$0.00		\$0.00	\$50.00		\$50.00	
4140-0381	Maintenance Fees	\$51,260.97	\$51,261.09	(\$0.12)	\$358,826.79	\$358,827.63	(\$0.84)	
4175-0381	Interests Earned	\$9.20		\$9.20	\$82.34		\$82.34	
4300-0381	Caretaker Suite Income	\$750.00	\$750.00	\$0.00	\$6,000.00	\$5,250.00	\$750.00	
4490-0381	Other Income	\$0.00	\$208.33	(\$208.33)	\$100.00	\$1,458.31	(\$1,358.31)	\$2,500.00
TOTAL REVENUE:		\$52,660.17	\$52,219.42	\$440.75	\$369,459.13	\$365,535.94	\$3,923.19	\$626,633.10
EXPENSES								
Salaries/Wages								
5000-0381	Caretaker Salaries	\$7,061.21	\$6,833.33	\$227.88	\$47,379.64	\$47,833.31	(\$453.67)	\$82,000.00
Total Salaries/Wages:		\$7,061.21	\$6,833.33	\$227.88	\$47,379.64	\$47,833.31	(\$453.67)	\$82,000.00
Adminstration								
5110-0381	Administration	\$673.20	\$500.00	\$173.20	\$7,754.54	\$3,500.00	\$4,254.54	\$6,000.00
5125-0381	Strata Fees - Corporate Suite	\$308.59	\$258.33	\$50.26	\$2,196.77	\$1,808.31	\$388.46	\$3,100.00
5180-0381	Monitoring	\$608.71	\$541.67	\$67.04	\$2,685.97	\$3,791.69	(\$1,105.72)	\$6,500.00
5195-0381	Property Management Fees	\$3,502.80	\$3,794.70	(\$291.90)	\$24,519.60	\$26,562.90	(\$2,043.30)	\$45,536.40
Total Adminstration:		\$5,093.30	\$5,094.70	(\$1.40)	\$37,156.88	\$35,662.90	\$1,493.98	\$61,136.40
Maintenance/Supplies								
5200-0381	Maintenance & Repair	\$3,294.42	\$1,585.55	\$1,708.87	\$18,455.97	\$11,098.85	\$7,357.12	\$19,026.62
5206-0381	Mechanical	\$0.00	\$1,000.00	(\$1,000.00)	\$31,760.70	\$7,000.00	\$24,760.70	\$12,000.00
5220-0381	Ground Mtc/Landscaping	\$2,581.25	\$2,916.67	(\$335.42)	\$19,754.00	\$20,416.69	(\$662.69)	\$35,000.00
5228-0381	Landscape Improvement	\$0.00	\$250.00	(\$250.00)	\$0.00	\$1,750.00	(\$1,750.00)	\$3,000.00
5237-0381	Security System/Devices	\$1,678.69	\$2,083.33	(\$404.64)	\$13,434.10	\$14,583.31	(\$1,149.21)	\$25,000.00
5250-0381	Parking Maintenance	\$0.00	\$83.33	(\$83.33)	\$210.00	\$583.31	(\$373.31)	\$1,000.00
5270-0381	Window Cleaning	\$0.00	\$666.67	(\$666.67)	\$0.00	\$4,666.69	(\$4,666.69)	\$8,000.00



## Statement of Income

### Elgin House EPS 2691

From Jun 01, 2020 to Dec 31, 2020

Account #	Description	December			Year - to- Date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
5275-0381	Fire System/Equipment	\$896.76	\$583.33	\$313.43	\$4,013.06	\$4,083.31	(\$70.25)	\$7,000.00
5285-0381	Building Supplies/Sundry	\$0.00	\$41.67	(\$41.67)	\$0.00	\$291.69	(\$291.69)	\$500.00
5290-0381	Snow Removal/Salting	\$0.00	\$833.33	(\$833.33)	\$0.00	\$5,833.31	(\$5,833.31)	\$10,000.00
5295-0381	Elevator Maintenance	\$511.35	\$500.00	\$11.35	\$3,579.45	\$3,500.00	\$79.45	\$6,000.00
<b>Total Maintenance/Supplies:</b>		<b>\$8,962.47</b>	<b>\$10,543.88</b>	<b>(\$1,581.41)</b>	<b>\$91,207.28</b>	<b>\$73,807.16</b>	<b>\$17,400.12</b>	<b>\$126,526.62</b>
<b>Utilities</b>								
5300-0381	Electricity	\$2,000.00	\$1,708.33	\$291.67	\$12,990.12	\$11,958.31	\$1,031.81	\$20,500.00
5310-0381	Water & Sewer	\$4,000.00	\$2,583.33	\$1,416.67	\$26,835.29	\$18,083.31	\$8,751.98	\$31,000.00
5320-0381	Trash Collection	\$932.35	\$875.00	\$57.35	\$6,332.16	\$6,125.00	\$207.16	\$10,500.00
5330-0381	Natural Gas	\$1,823.34	\$1,708.33	\$115.01	\$11,278.91	\$11,958.31	(\$679.40)	\$20,500.00
<b>Total Utilities:</b>		<b>\$8,755.69</b>	<b>\$6,874.99</b>	<b>\$1,880.70</b>	<b>\$57,436.48</b>	<b>\$48,124.93</b>	<b>\$9,311.55</b>	<b>\$82,500.00</b>
<b>Other Expenses</b>								
5420-0381	Mortgage Expenses	\$961.00	\$961.00	\$0.00	\$6,727.00	\$6,727.00	\$0.00	\$11,532.00
5450-0381	Amenity Contribution	\$5,661.51	\$5,661.51	\$0.00	\$39,720.57	\$39,630.57	\$90.00	\$67,938.08
5460-0381	Insurance	\$10,192.56	\$10,416.67	(\$224.11)	\$71,841.76	\$72,916.69	(\$1,074.93)	\$125,000.00
5500-0381	Real Estate Taxes	\$0.00		\$0.00	\$368.00		\$368.00	
<b>Total Other Expenses:</b>		<b>\$16,815.07</b>	<b>\$17,039.18</b>	<b>(\$224.11)</b>	<b>\$118,657.33</b>	<b>\$119,274.26</b>	<b>(\$616.93)</b>	<b>\$204,470.08</b>
<b>Reserve Contribution</b>								
6100-0381	Contingency Reserve Contribution	\$5,833.33	\$5,833.33	\$0.00	\$40,833.31	\$40,833.31	\$0.00	\$70,000.00
<b>Total Reserve Contribution:</b>		<b>\$5,833.33</b>	<b>\$5,833.33</b>	<b>\$0.00</b>	<b>\$40,833.31</b>	<b>\$40,833.31</b>	<b>\$0.00</b>	<b>\$70,000.00</b>
<b>TOTAL EXPENSES:</b>		<b>\$52,521.07</b>	<b>\$52,219.41</b>	<b>\$301.66</b>	<b>\$392,670.92</b>	<b>\$365,535.87</b>	<b>\$27,135.05</b>	<b>\$626,633.10</b>
<b>Net Income:</b>		<b>\$139.10</b>	<b>\$0.01</b>	<b>\$139.09</b>	<b>(\$23,211.79)</b>	<b>\$0.07</b>	<b>(\$23,211.86)</b>	<b>\$0.00</b>



## Residential Strata Program Summary of Coverages - Strata Plan EPS2691

**Insured** **The Owners of Strata Plan EPS2691, Elgin House** **Property Policy Number: CMWM1742**  
**AWM - Alliance Real Estate Group Ltd.**  
**Policy Period** **From:** April 1, 2020 **To:** April 1, 2021 **Effective** **April 1, 2020**  
**Location(s)** 15168 33rd Avenue, Surrey, BC V3Z 0N7

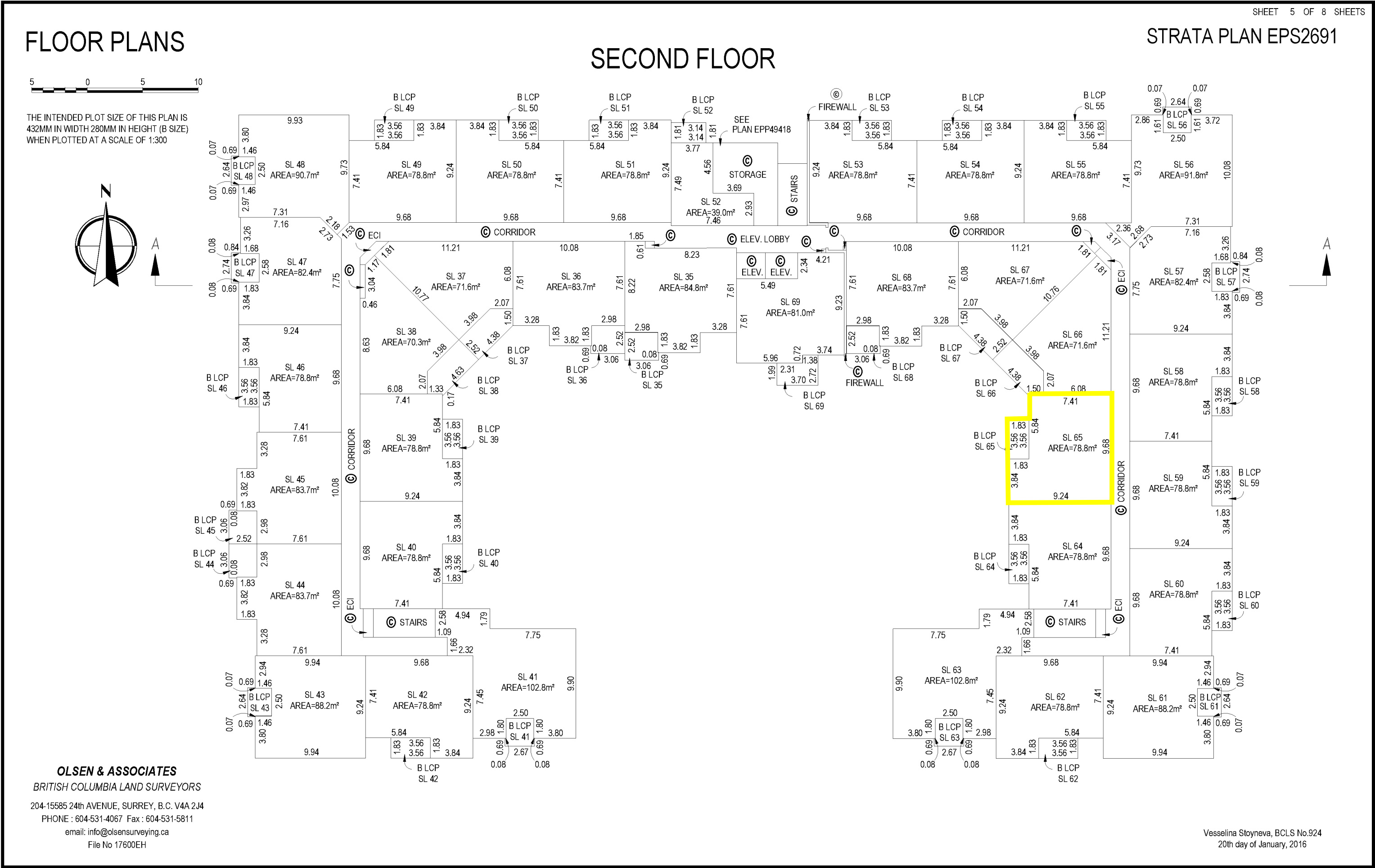
Description of Coverages	Limits of Liability	Deductibles
<b>Property of Every Description</b> – Per Occurrence, Form CMWM-October 2019, Appraisal: Apr 1, 2020, Year of Cycle: 1	\$ 32,798,000.	See Below
Controls and video surveillance	\$ 115,000.	
Business Interruption	Not Covered	
Earthquake – Annual Aggregate	\$ 32,913,000.	
Flood – Annual Aggregate	\$ 32,913,000.	
<b>SUBJECT TO A MAXIMUM LOSS LIMIT, ANY ONE LOSS</b>	<b>\$ 22,904,000.</b>	
Blanket Glass	Included	
<b>Equipment Breakdown</b> – By-laws Included	\$ 32,913,000.	\$1,000.
Controls and video surveillance	\$ 115,000.	
Business Interruption – Loss of Profits (Gross Rentals)	Not Covered	
Included – Debris Removal, \$500,000. Ammonia Contamination, \$500,000. Hazardous Substances, \$1,000,000. Expediting Expense, \$500,000. Water Damage, \$250,000. Extra Expense, \$100,000. Service Interruption	Included	
<b>General Liability</b> – Bodily Injury, Personal Injury and Property Damage Liability – Each Accident or Occurrence	\$ 10,000,000.	*\$1,000.
Products and Completed Operations – Aggregate Limit	\$ 10,000,000.	
Non-Owned Automobile	\$ 10,000,000.	
Advertising Injury Liability	\$ 10,000,000.	
Medical Payments – Each Person	\$ 50,000.	
Tenants' Legal Liability – Any One Premises	\$ 500,000.	\$1,000.
Voluntary Compensation Extension – Strata Volunteers Coverage	\$ 100,000.	
(Weekly Indemnity of 2/3 of Employee's Weekly Wage, but not exceeding \$/week & set at \$/week for Volunteer Workers)		
<b>Strata Corporation Directors &amp; Officers Liability</b> – Annual Aggregate – Claims Made; Defense Costs Outside limit of liability - No limitation	\$ 10,000,000.	Nil
<b>Professional Liability Extension for Property Manager</b> per Wrongful Act – Annual Aggregate – Claims Made	Included	Nil
Discrimination Defense Costs	Included	
Employment Practices Liability	Included	
<b>Broad Form Money &amp; Securities</b> – Loss Inside & Outside Premises, Depositors Forgery	Not Covered	
Employee Dishonesty, Coverage – Form A	Not Covered	
<b>Pollution Liability</b> – Each Pollution Event, Including Bodily Injury or Property Damage and Clean-up Costs	\$ 1,000,000.	\$10,000.
Aggregate (Master) Policy Limit	\$ 5,000,000.	
<b>Terrorism and Sabotage Coverage</b>	\$ 500,000.	\$2,500
<b>Volunteer Accident Coverage</b>	\$ 100,000.	7 Day Waiting Period
Principal Sum – \$100,000 Weekly Accident Indemnity - \$500 (maximum 52 weeks)		
Accident Expenses – various up to \$15,000. (please see wording) Dental Expenses \$5,000.		
<b>Intellect Privacy &amp; Data Breach</b>		Nil.
Liability	\$ 50,000.	
Expense	\$ 10,000.	
<b>Earthquake Deductible Buy-Down Coverage</b> – Annual Aggregate	Not Covered	

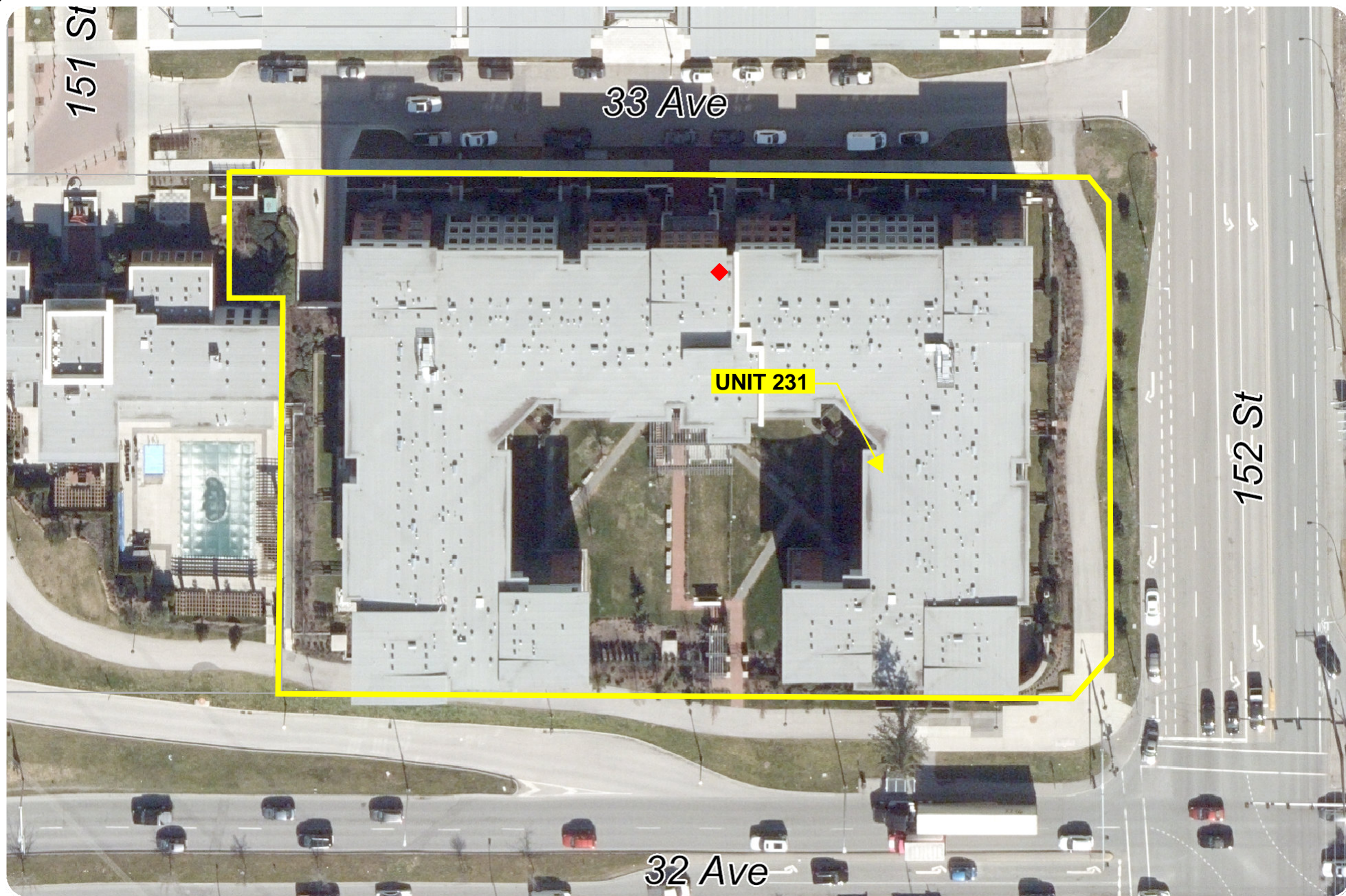
**Platinum Legal Services Retainer Contract** **Aggregate Fees Cap per Legal Proceeding**  
 Per Claim – \$1,500,000 Term Aggregate \$1,000,000.  
 Note: The Legal Services Retainer Contract with Clark Wilson LLP is not a contract of insurance but is a Retainer agreement between the Strata Corporation and Clark Wilson LLP for Legal Services as described in the Contract.  
 Premium is fully earned.

<b>Deductibles – Property</b>	<b>Conditions – Property</b>
<ul style="list-style-type: none"> <li>All Losses \$50,000 except:</li> <li>Water Damage \$75,000</li> <li>Sewer Back-up \$75,000</li> <li>Flood \$75,000</li> <li>Earthquake 15%, minimum \$250,000</li> <li>Residential Glass Breakage \$2,500</li> <li>Canopy Glass Breakage \$5,000</li> <li>Master Key Coverage \$2,500</li> <li>Lock and Key Coverage \$2,500</li> <li>Illegal Drug Activity \$50,000</li> <li>All Losses arising from Vacant Units \$75,000</li> <li>Sprinkler Discharge \$75,000</li> </ul>	<ul style="list-style-type: none"> <li>All Risks of direct physical loss or damage to property described at Location(s) of Risk shown above.</li> <li>Basis of Loss Settlement – Replacement Cost including by-laws.</li> <li>Co-insurance Basis – Stated Amount.</li> <li>Any Property additions, renovations or installation work will be subject to a limit of 15% of the insured value, with a maximum of \$1,000,000.</li> </ul>
	<b>Conditions – General Liability</b>
	<ul style="list-style-type: none"> <li>Property Manager is an Additional Named Insured for their management of the Strata Plan.</li> <li>*\$1,000. Bodily Injury Deductible shall be waived on the first bodily injury loss/claim if there is no prior bodily injury loss within 5 years from the effective date of the coverage term</li> </ul>

**E&OE** **This document does not form part of the policy. For more specific details, please refer to the actual policy wordings.**







15168 33 Avenue

Scale: 1:700

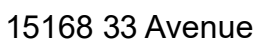
The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at [cosmos.surrey.ca](http://cosmos.surrey.ca)



0 0.0045 0.009 0.018 0.027  
km

Map created on: 2020-06-08





Scale: 1:23,500



### 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
	<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



# 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

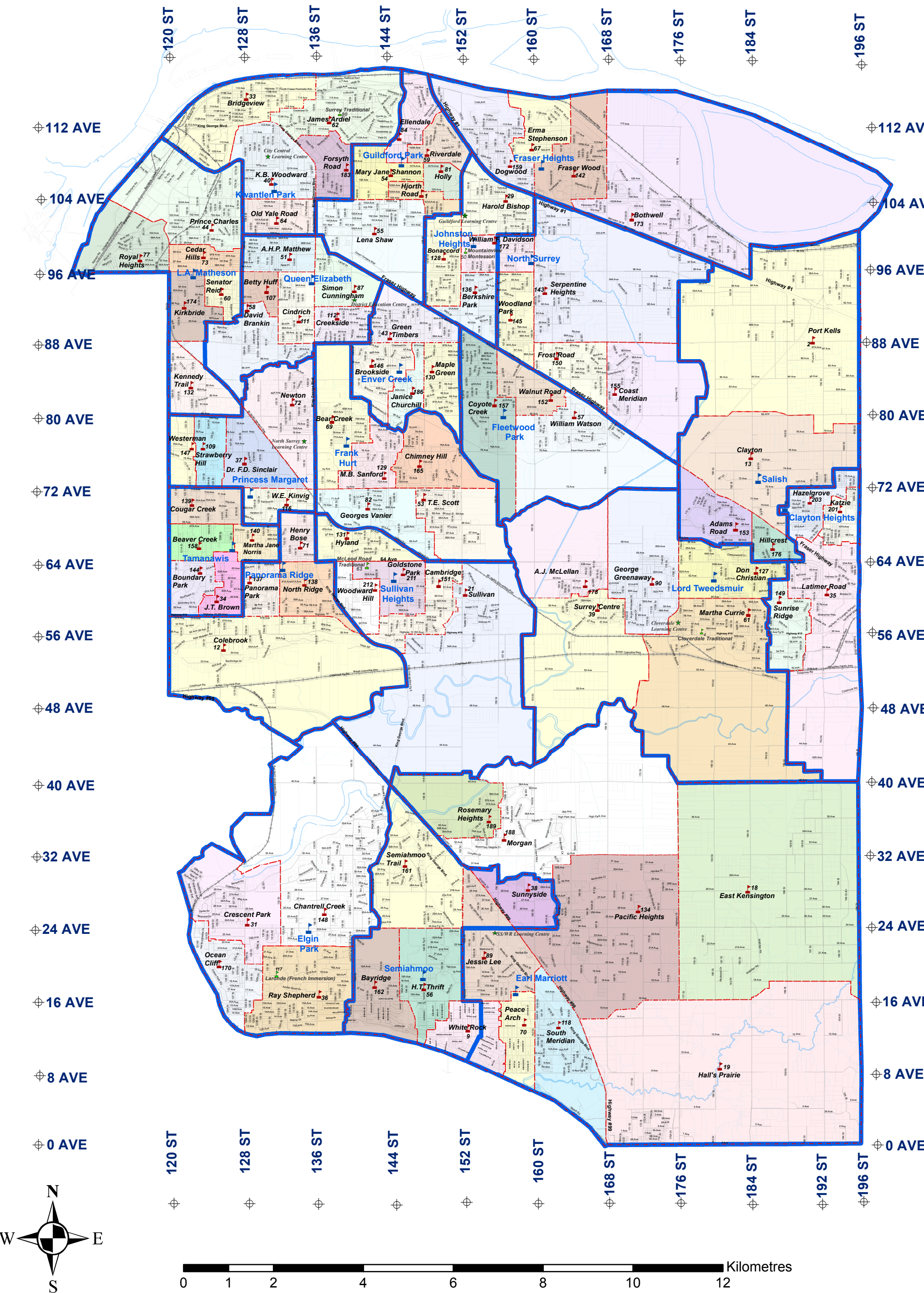
Katzie Elementary  
Latimer Road Elementary  
**Morgan Elementary**  
North Ridge Elementary  
**Ocean Cliff Elementary**  
Old Yale Road Elementary  
Pacific Heights Elementary  
Panorama Park Elementary  
**Rosemary Heights Elementary**  
**Semiahmoo Trail Elementary**  
Simon Cunningham Elementary  
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



2018-2019 School Catchment Boundaries





# 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.