

April 7, 2021

FOI No: 2021-15

VIA E-MAIL – Redacted

Redacted

Dear Redacted

Re: Request for Records
Freedom of Information and Protection of Privacy Act

The City of White Rock has reviewed your request for access to the following records pursuant to the Freedom of Information and Protection of Privacy Act (the "Act"):

- *Documents such as surveys, plans, permits, inspections, etc. relevant to 1348 Stevens Street*

Access to these records is available. Please find copies attached.

Please contact our office if you have any questions or concerns.

Sincerely,



Ken Overton
Manager, Property, Risk Management, and FOI
604-541-2104

Att.

Corporate Administration
P: 604.541.2212 | F: 604.541.9348

City of White Rock
15322 Buena Vista Avenue, White Rock BC, Canada V4B 1Y6

WHITE ROCK
City by the Sea!

www.whiterockcity.ca

If you believe that the City of White Rock has been unreasonable in its handling of your request, you may ask the Information and Privacy Commissioner to review our response. You have 30 days from receipt of this notice to request a review by writing to:

Office of the Information and Privacy Commissioner
3rd Floor, 756 Fort Street
Victoria BC V8W 1H2

Should you decide to request a review, please provide the Commissioner's office with:

1. your name, address and telephone number;
2. a copy of this letter;
3. a copy of your original request sent to the City of White Rock; and
4. the reasons or grounds upon which you are requesting the review.

THE CITY OF WHITE ROCK PERMIT TO BUILD

Expired Nov 17/95

Date JULY 15 1991 Roll # 58461 Dev. Permit No. - Permit No. 126

Owner <u>N & S UOEN</u> Address <u>1348 STEVEN'S</u> Architect _____ Contractor <u>OWNER</u> Contractor's Address _____	Location <u>1348 STEVEN'S</u> Legal <u>435 E 1/2 N. T. 1 39E4</u> Dev. Permit Area: <u>-</u> Zone: <u>RS1</u> Occupancy <u>RES</u> Name of Project <u>CARPET TO MATCH</u>
---	---

Description of Construction FRAMT TO FINISH Lot Size _____
 Truss Plan Req'd.: _____ Survey Plan Req'd.: _____ Max. Height: _____
 Size _____ Stores _____ Min. Yards: Front FR Side FR L. Side _____ Rear _____

	Basement	1st	2nd	Roof
Basement				
Footings				
Columns				
Beams				
Stairways				
Int. Partitions				
Heating				
Ventilation				
Insulation				
Plans Filed				

The approval of these plans shall not in any way relieve the owner of any building or structure from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of all the applicable by-laws of the Corporation of the City of White Rock.

Value	\$ <u>2000.00</u>
Permit Fee	\$ <u>27.00</u>
	\$ _____
	\$ _____
Total Fees	\$ <u>2270</u>

Owner or Authorized Agent [Signature] Building Inspector [Signature] (OVER)

DATE OF INSPECTION

TYPE OF INSPECTION

REMARKS:

SURVEY PLAN REC'D:

TRUSS PLAN REC'D:

PROVISIONAL OCCUPANCY

BUILDING COMPLETE

GRANTED



APPLICATION FOR BUILDING PERMIT

FOR ERECTION OR ALTERATION OF BUILDING

Corporation of the City of White Rock, B.C. July 15, 1991

I hereby apply under the provisions of "White Rock Building By-law" and amendments thereto, for permission to ALTER the building as follows:

ENCLOSE CARPORT TO WORKSHOP

(Copy of Plan of Proposed Building or Alteration to Accompany this Application)

Zoning: DS1 Development Permit #

Correct description of property 435 E 211 T1 39847

Street 1348 STEVENS Size of land 50 X 124

Survey Plan required No Yes

Are there any buildings already occupying any portion of said land? YES

What are they, and what are they being used for? S.F.D

How heated?

Entire value, when completed \$ 2000⁰⁰

Name and mail address of owner N. F. S. UDEN Phone: 1348 STEVENS

Name and mail address of builder OWNER Phone:

Name and address of architect (if any)

Name and address of person or persons to whom permit is to be issued:

Name OWNER Address

Do you require to use street for placing material? NO

How long? Days

And I agree to conform to all requirements of said By-Law.

Roll No. Signature of Applicant: S. Udén

Building Permit Fee: 32.00

Plan Checking Fee:

Permit No. 126

The approval of the plans and the issuance of a permit shall not in any way relieve the owner of any building or structure from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of all the applicable by-laws of the Corporation of the City of White Rock.

Please refer to Section 12 (d) of the Building By-law for the expiry dates of this permit.

THE CITY OF WHITE ROCK

PERMIT TO BUILD

Roll # 5846-1
Wm. [Signature]

Date APRIL 2 19 77

Dev. Permit No. _____ Permit No. 101

Owner N. B. UDEN
 Address 1348 STEVENS
 Architect _____
 Contractor _____
 Contractor's Address _____

Location 1348 STEVENS
 Legal _____
 District _____ Fire Zone _____ Group _____ Type _____
 Occupancy S.F.D
 Name of Project SUN DECK

Description of Construction FRAME Lot Size 50 X 123

Size 12' X 16' Storeys _____ Rooms _____ Min. Yards: Front 25 R. Side 5 L. Side 5 Rear 25

	Basemt.	1st	2nd	Roof
Basement				
Footings				
Columns				
Beams				
Stairways				

	Basemt.	1st	2nd	Roof
Ext. Walls				
Floors, Joists				
Live Loads				

Coll.

Int. Partitions _____
 Int. Finish _____
 Int. Lath _____
 Ceiling _____
 Insulation _____

Gas Appliances _____
 Plumbing Fixtures _____
 Heating _____
 Ventilation _____

Fire Protection _____
 Chimney _____
 Fire Place _____
 Plans Filed _____

Value	- - \$	500.00
Permit Fee	- \$	5.00
Water Rates	- \$	
Numbers	- - \$	
Total Fees	- \$	500.

Owner or Authorized Agent [Signature]

Building Inspector [Signature]

(OVER)

Please refer to Section 12 (d) of the Building By-law for the expiry dates of this permit.

THE CITY OF WHITE ROCK

PERMIT TO BUILD

Ref # 5846-1
D.F.
101.

Date APRIL 2 19 73 Dev. Permit No. _____ Permit No. 101

Owner <u>N. B. UDEN.</u> Address <u>1348 STEVENS</u> Architect _____ Contractor <u>536-9686</u> Contractor's Address _____	Location <u>1348 STEVENS.</u> Legal _____ District _____ Fire Zone _____ Group _____ Type _____ Occupancy <u>S.F.D</u> Name of Project <u>SUN DECK</u>
--	--

Description of Construction FRAME. Lot Size 50 X 123.

Size 12' X 16' Storeys _____ Rooms _____ Min. Yards: Front 25 R. Side 5 L. Side 5 Rear 25.

	Basemt.	1st	2nd	Roof
Basement				
Footings				
Columns				
Beams				
Stairways				

Coll.

Int. Partitions _____ Int. Finish _____ Int. Lath _____ Ceiling _____ Insulation _____	Gas Appliances _____ Plumbing Fixtures _____ Heating _____ Ventilation _____	Fire Protection _____ Chimney _____ Fire Place _____ Plans Filed _____	Value - - \$ <u>500.00</u> Permit Fee - \$ <u>5.00</u> Water Rates - \$ _____ Numbers - - \$ _____ Total Fees - \$ <u>5.00</u>
--	---	---	--

Owner or Authorized Agent _____ Building Inspector G.J. Heed. Ju 24 73 (OVER)

Remarks:

INSPECTED	CONDITION	INSPECTED	CONDITION	DATE OF INSPECTION
Front Yard		Insulation		1.
R. Side Yard		Rafters		2.
L. Side Yard		Roofing		3.
Rear Yard		Chimney		4.
Excavation		Fireplace		DATE OF INSPECTION
Footings		Stucco Lath		1.
Foundation Walls		Plaster Lath		2.
Columns		Exterior Finish		3.
Beams		Plaster		4.
Floor Joists		Stairs		5.
Ceiling Joists		Exits		6.
Bridging		Eav. Tr. & Down Spout		7.
Headers & Trimmers		Furnace Room		8.
Sub Floors		Toilet Clearance		Bldg. complete?
Studding		Attic Trap		Occupied
Bracing		Louvres		
Sheathing		Bathroom Vent		
Fire Stop				Building Inspector

EASE REFER TO SEC. 12 (d) OF THE
 BUILDING BY-LAW FOR THE EXPIRY DATE OF THE PERMIT TO BUILD
 OF THIS PERMIT

57461
 10/12

Date Feb. 14 19 72 Dev. Permit No. _____ Permit No. #40

Owner Allan K. Stuart
 Address 4480 Main St., Vancouver 10, B.C.
 Architect _____
 Contractor Donald Jones,
 Contractor's Address 4942 Victoria Dr., Van.

Location 1348 Stevens St.
 Legal Lt. 435 E 1/2 Sec. 11 T.1 Pl. 39847
 District 1 Fire Zone 1 Group 1 Type 1
 Occupancy S.F.D.
 Name of Project S.F.D.

Description of Construction Frame, Siding & Stucco Lot Size 50'x124'

Size 27.9'x40' Storeys 1 Rooms 6 Min. Yards: Front 25' R. Side 5' L. Side 5' Rear 25'

Basement Yes
 Footings 8x16
 Columns as per code
 Beams as per code
 Stairways 6'4"
 Int. Partitions 2x4 @16"oc
 Int. Finish Drywall
 Int. Lath -----
 Ceiling Drywall
 Insulation 6" Batt

	Basemt.	1st	2nd	Roof
Ext. Walls				210 Asphalt
Floors, Joists		2x8 @16"oc	2x6 @16"oc	2x4 @16"oc
Live Loads				

Gas Appliances <u>2</u>	Fire Protection <u>as per code</u>	Value - - \$ <u>17,000.00</u>
Plumbing Fixtures <u>8</u>	Chimney <u>Yes</u>	Permit Fee - \$ <u>30.50</u>
Heating <u>Gas</u>	Fire Place <u>Yes</u>	Water Rates - \$
Ventilation <u>as per code</u>	Plans Filed <u>Yes</u>	Numbers - - \$
		Total Fees - \$ <u>30.50</u>

Owner or Authorized Agent [Signature] Building Inspector [Signature] (OVER)

PLEASE REFER TO SEC. 12 (4) OF THE BUILDING BY-LAW FOR THE EXPIRY DATES OF THIS PERMIT

THE CITY OF WHITE ROCK
PERMIT TO BUILD

Lead File

Date FEB 14 19 72 Dev. Permit No. _____ Permit No. 440

Owner Allan K. Stuart
 Address 4480 Main St., Vancouver 10, B.C.
 Architect _____
 Contractor Donald Jones,
 Contractor's Address 4942 Victoria Dr., Van.

Location 1348 Stevens St.
 Legal Lt. 435 E 1/2 Sec. 11 T. 1 P. 139847
 District 1 Fire Zone 1 Group 1 Type 1
 Occupancy S.F.D.
 Name of Project S.F.D.

Description of Construction Frame, Siding & Stucco Lot Size 50'x124'
 Size 27.9'x40' Storeys 1 Rooms 6 Min. Yards: Front 25' R. Side 5' L. Side 5' Rear 25'

Basement Yes
 Footings 8x16
 Columns as per code
 Beams as per code
 Stairways 6'4"
 Int. Partitions 2x4 @16"oc
 Int. Finish Drywall
 Int. Lath -----
 Ceiling Drywall
 Insulation 8" Betts

	Basemt.	1st	2nd	Roof
Ext. Walls				<u>210 Asphalt</u>
Floors, Joists		<u>2x8 @16"oc</u>	<u>2x6 @16"oc</u>	<u>2x4 @16"oc</u>
Live Loads				

Gas Appliances <u>2</u>	Fire Protection <u>as per code</u>	Value - - \$ <u>17,000.00</u>
Plumbing Fixtures <u>8</u>	Chimney <u>Yes</u>	Permit Fee - \$ <u>30.50</u>
Heating <u>Gas</u>	Fire Place <u>Yes</u>	Water Rates - \$
Ventilation <u>as per code</u>	Plans Filed <u>Yes</u>	Numbers - - \$
		Total Fees - \$ <u>30.50</u>

Owner or Authorized Agent _____ Building Inspector [Signature] (OVER)

Remarks:

Drain from dwelling to culvert passed March 7/72 BH

Drain passed except basement area March 27/72 BH

Truss passed May 12/72 BH

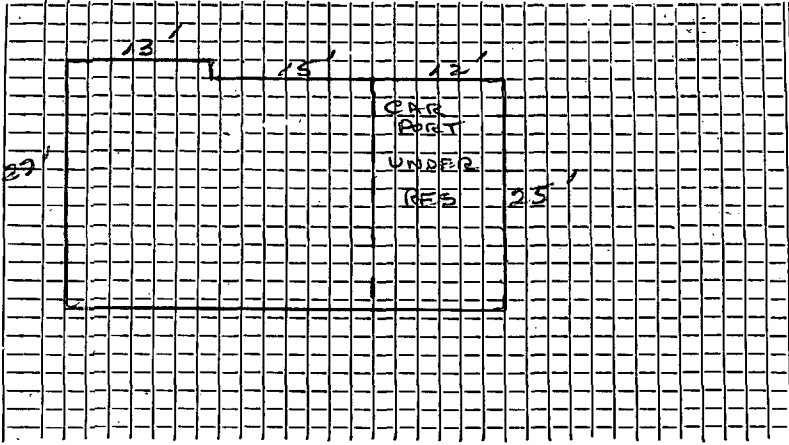
Fired passed Jan 1, 72 BH

INSPECTED	CONDITION	INSPECTED	CONDITION	DATE OF INSPECTION
Front Yard		Insulation		1. Forms Passed Feb 24/72 BH
R. Side Yard		Rafters		2. Drain 21/6 Passed Mar. 13/72 BH
L. Side Yard		Roofing		3.
Rear Yard		Chimney		4.
Excavation		Fireplace		DATE OF INSPECTION
Footings		Stucco Lath		1.
Foundation Walls		Plaster Lath		2.
Columns		Exterior Finish		3.
Beams		Plaster		4.
Floor Joists		Stairs		5.
Ceiling Joists		Exits		6.
Bridging		Eav. Tr. & Down Spout		7.
Headers & Trimmers		Furnace Room		8.
Sub Floors		Toilet Clearance		Bldg. complete?
Studding		Attic Trap		Occupied Jan. 1, 72 BH
Bracing		Louvres		
Sheathing		Bathroom Vent		
Fire Stop				Building Inspector

OVER

5846-1

Calculations



Depreciation & Obsolescence

Year Built 1972 Building Permit No. 40
 Year Remodel _____ Permit Amount 17,000
 Effective Age _____ Water Connection _____

PHYSICAL	FUNCTIONAL	ECONOMIC

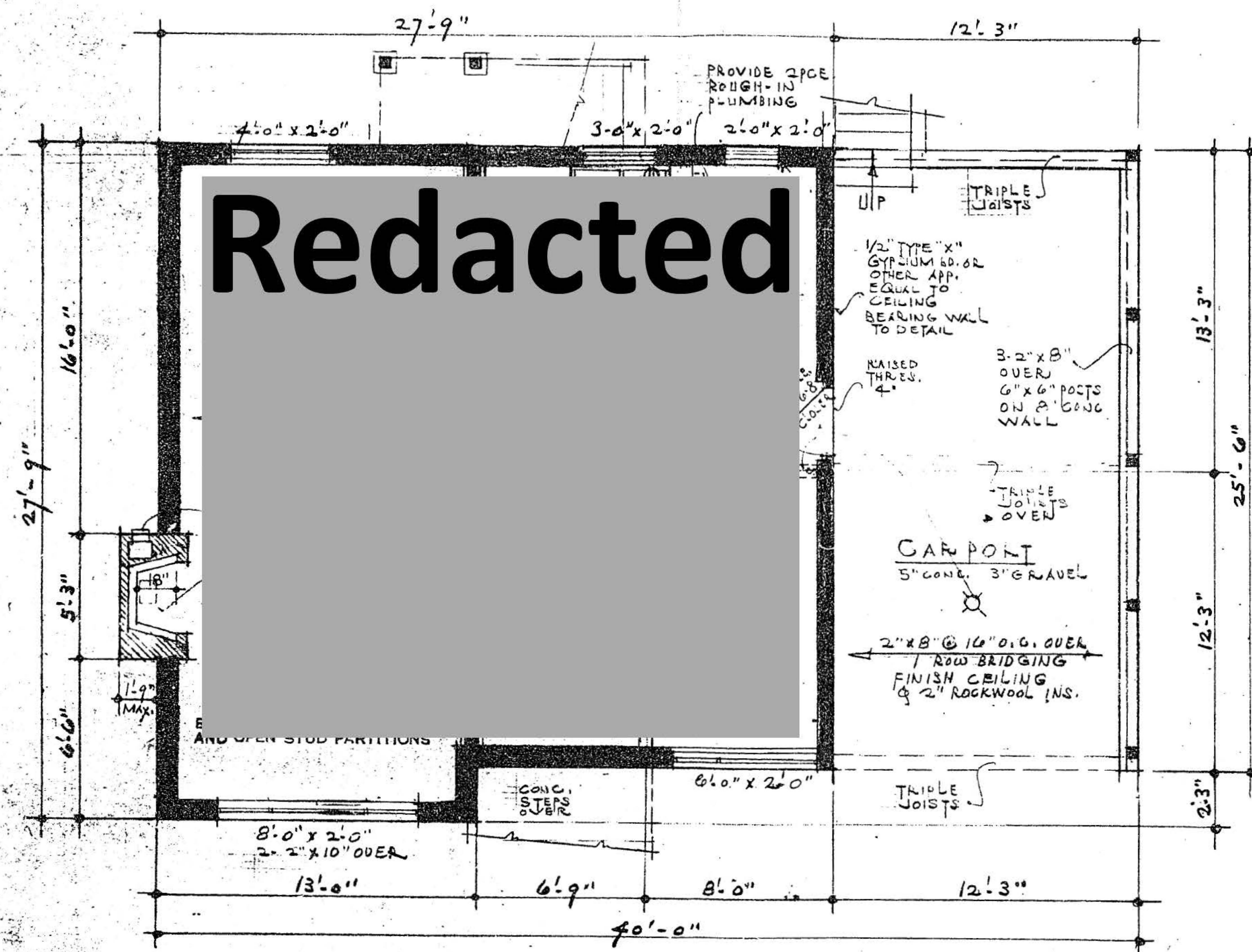
DEPRECIATED REPLACEMENT COST
 TOTAL DEPRECIATION & OBSOLESCENCE

COST APPROACH	INCOME APPROACH	MARKET APPROACH
Sq. Ft. <u>1026</u>	NEW T.R.V. - \$ _____	C.M.V. \$ _____
Rate \$ <u>11.13</u>	A.R.V. - \$ _____	A.M.V. \$ _____
Basic \$ <u>11,420</u>	G.I.M. - _____ X	Less _____
HEAT .64 = <u>+670</u>	Cap. Value \$ _____	Less _____
PLB <u>+20</u>	Less _____	Less _____
<u>12,110</u>	Less _____	Less _____
	Residue \$ _____	Residue \$ _____
	Adjuster % _____	Adjuster % _____
L.A.F. _____		
\$ _____	\$ _____	\$ _____
\$ <u>12,110</u>	+ % _____	+ % _____

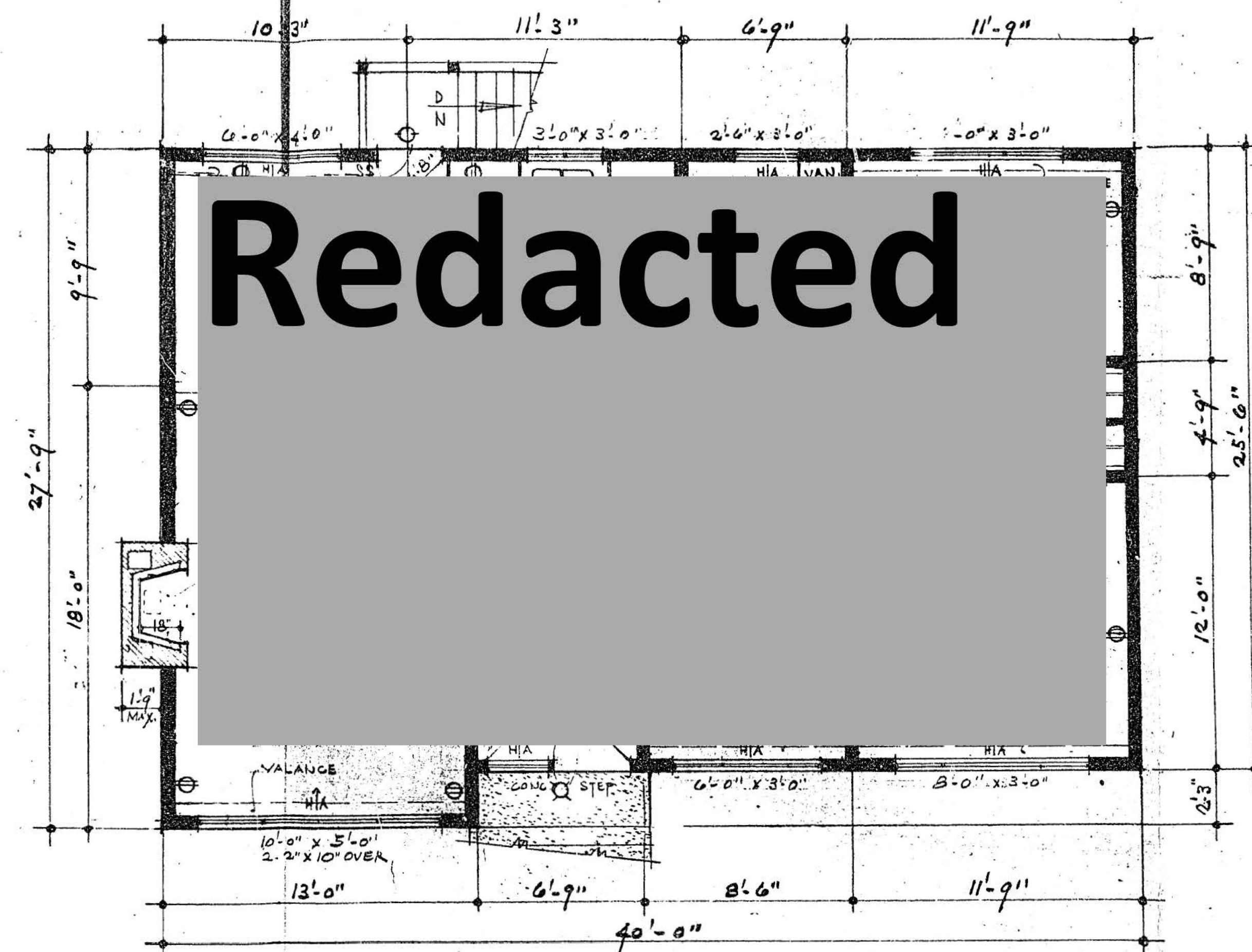
C.A. \$ _____ + I.A. % _____ + M.A. % _____ = ASSESSED VALUE \$ 6060

1348 STEVENS ST.

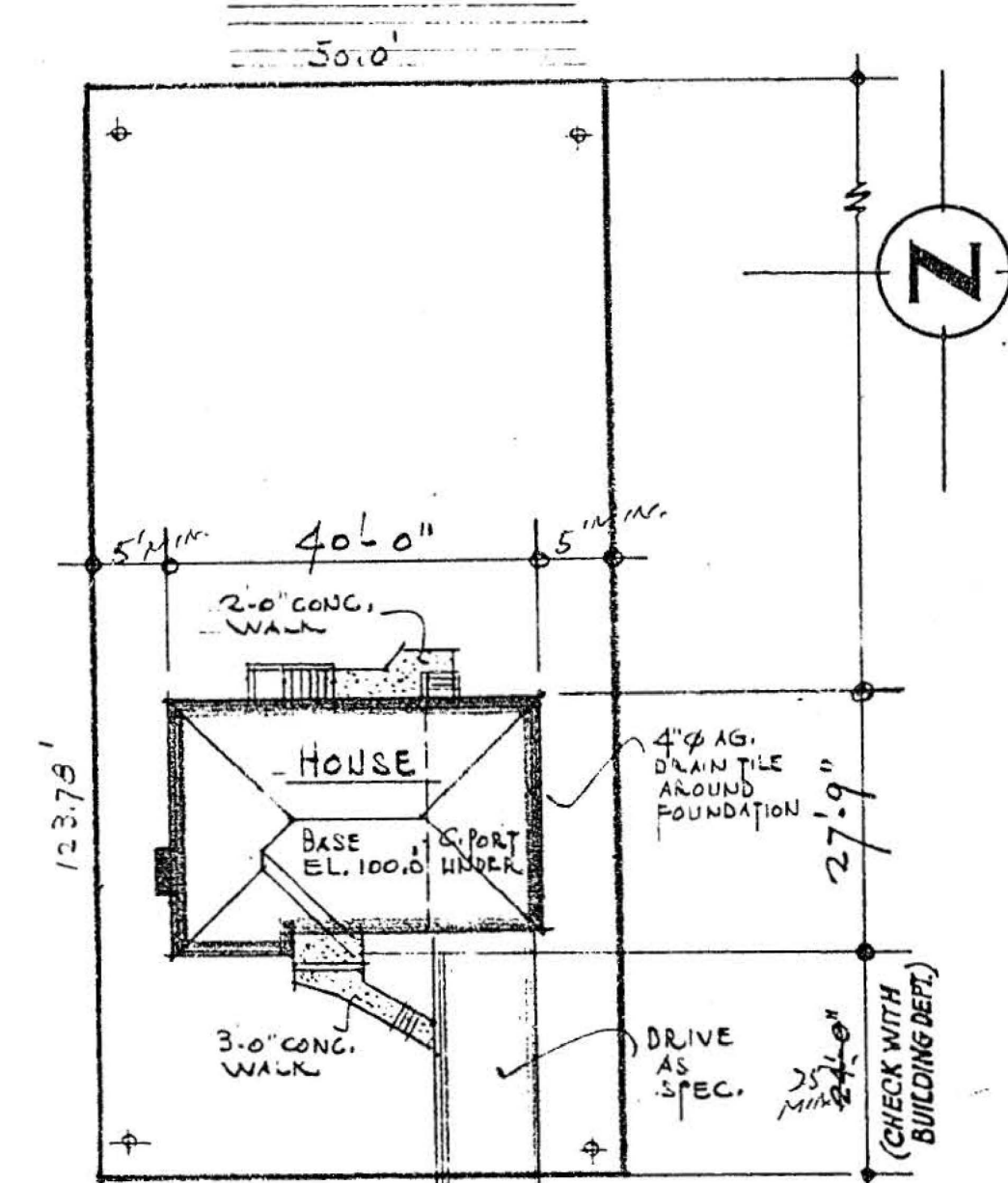
NOTE: UNLESS ACTUAL DIMENSIONS ARE GIVEN, FLOOR TO GRADE DISTANCES MAY VARY TO SUIT CONDITIONS ON SITE.



Redacted



Redacted



PLOT PLAN - SCALE APPROX. 1" = 20'

LEGAL DESCRIPTION		TOTAL AREA OF LOT:	
LOT 433, 434, 435, 436	SUBDIV. PORT OF PARCEL A OF LOT 47 A. OF E. 1/2 OF SEC. II, TWP. 1, N.W.D.	MAX. FLOOR AREA PERMITTED OCCUPANCY:	BASE FL. PROVIDED MAIN FL. TOTAL:
		ALL FIGURES ARE IN SQUARE FT.	

BASEMENT PLAN

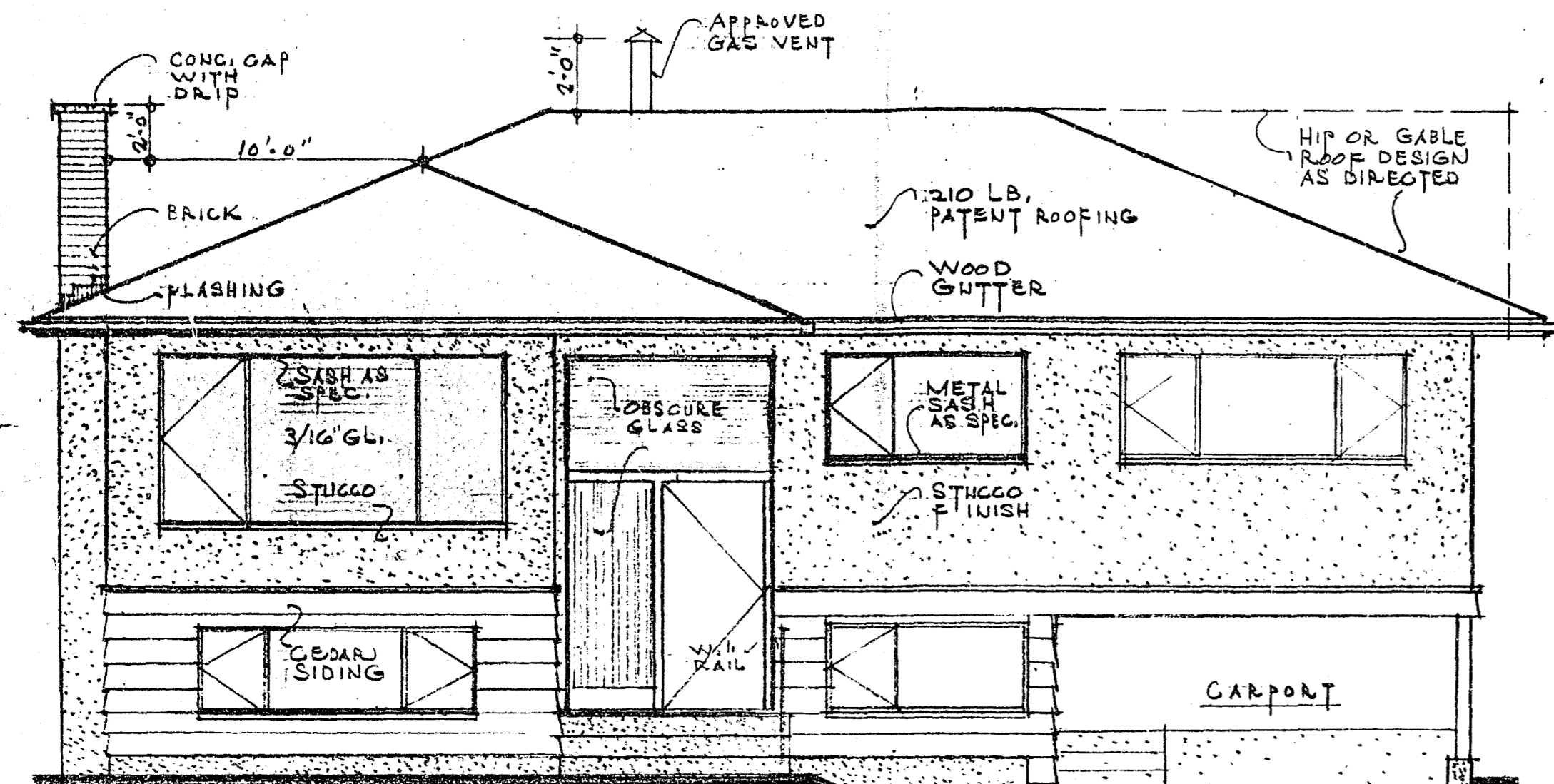
FLOOR PLAN

ALL STRUCTURAL LUMBER TO BE GRADE STAMPED ON SITE AND CONFORM WITH 1971 N.L.G.A. GRADING RULES AND NATIONAL BUILDING CODE (N.B.C.)
 LUMBER SPECIES AND GRADES TO BE SHOWN ON PLANS OR AS FOLLOWS:
 FLOOR JOISTS NON-BEAR. STUDS BEARING STUDS CEILING JOISTS ROOF RAFTERS
 UNLESS NOTED OTHERWISE ALL LINTELS TO BE MIN. 2-2"x8" OR LARGER IF NECESSARY. ALL STRUCTURAL ADEQUACY TO BE RESPONSIBILITY OF BUILDER.

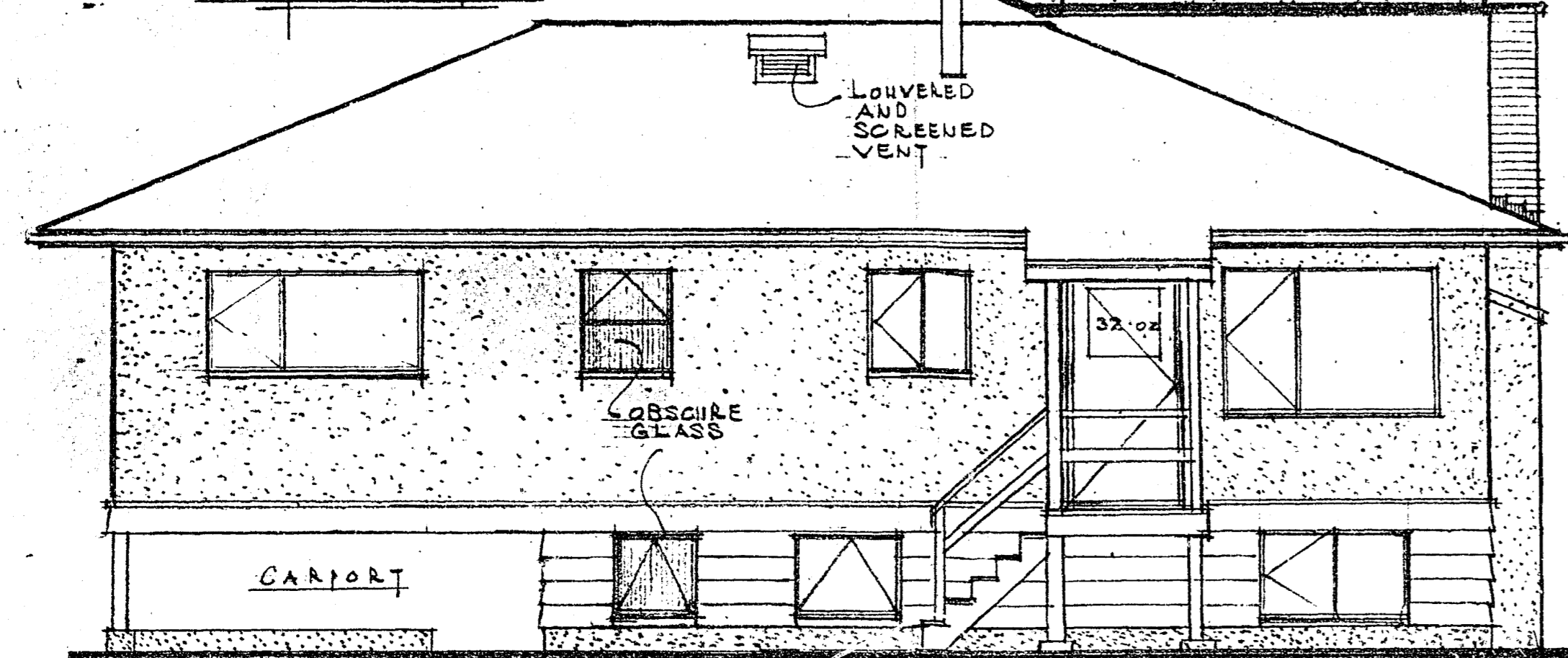
UNLESS DIMENSIONED OTHERWISE ALL DRAWINGS SCALE 1/4" = 1'-0"

COPYRIGHT
 ORDER YOUR BLUEPRINTS FROM

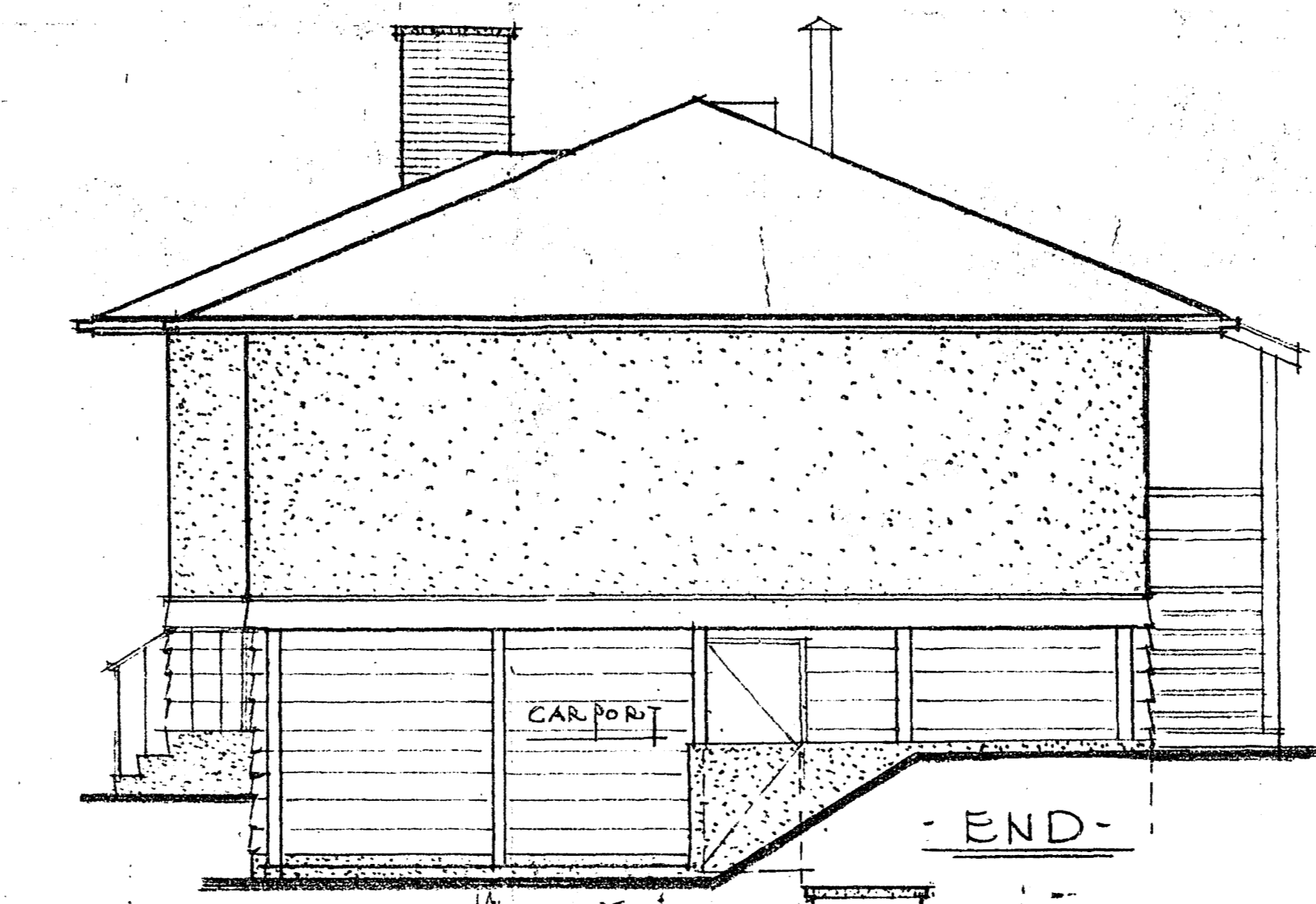
THREE-BEDROOM RESIDENCE		DRAWN BY L.G. CUDNEY
FLOOR AREA: 1049.25 SQUARE FT. 876-3622 FOR		
ALLAN K. STUART REALTY LTD. 4780 MAIN ST., VANCOUVER, B.C.		SHEET No. 1 OF 2
PHONE: TR4-7420	PRANA GROUP CREATIVE ENTERPRISES LTD.	JOB No. C3-1049.25



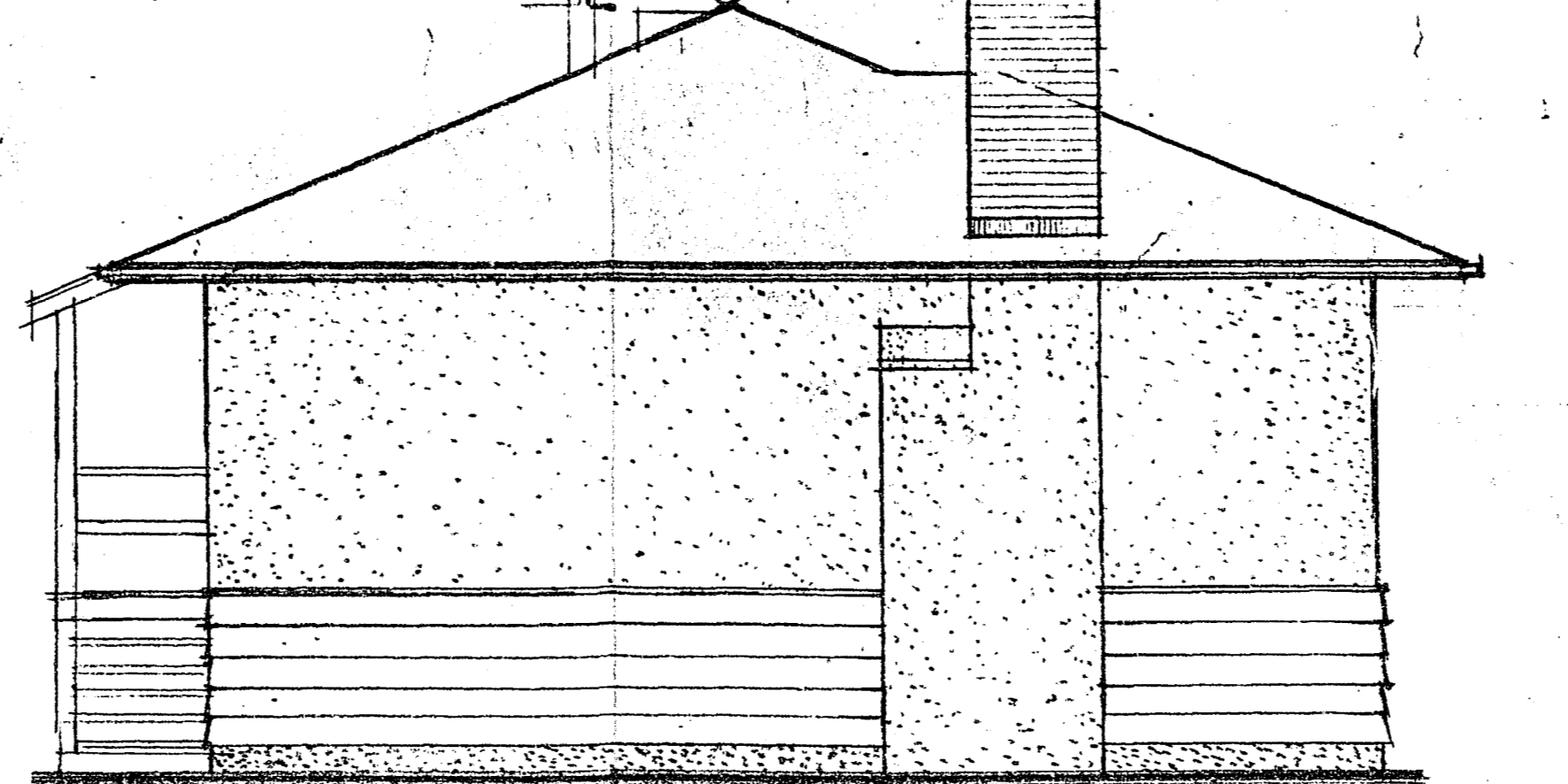
FRONT



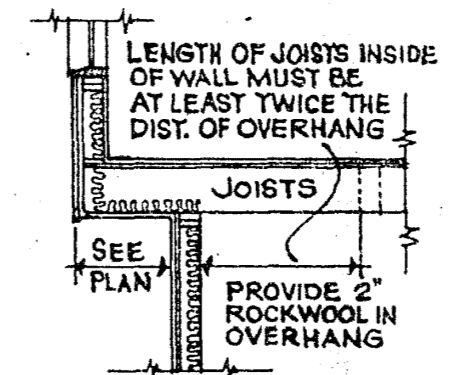
REAR



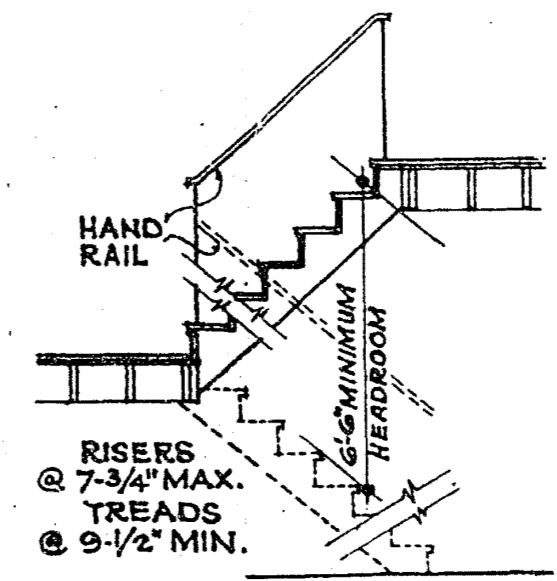
- END -



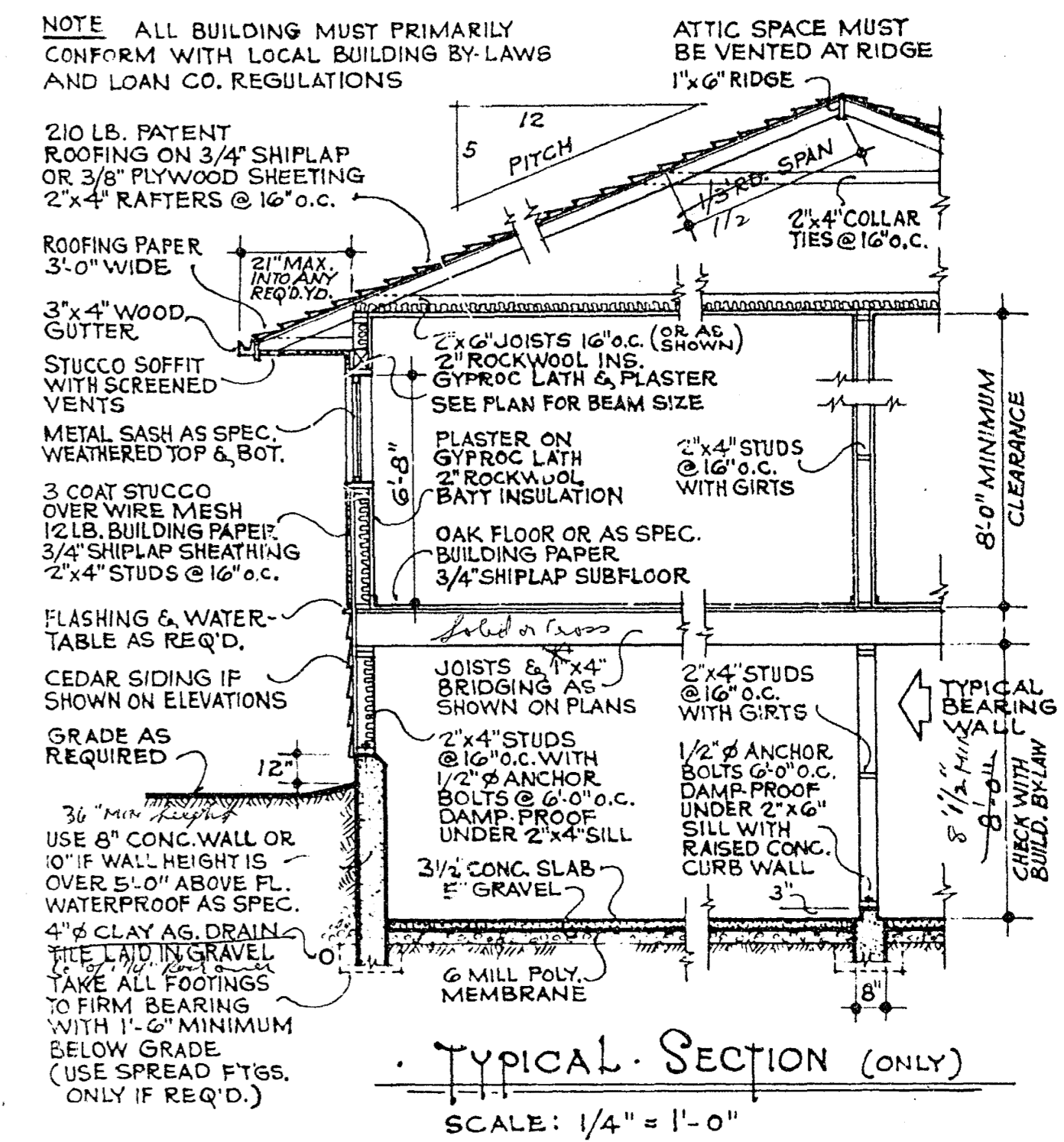
- END -



CANTILEVER SECTION
USE ONLY IF APPLICABLE



STAIR SECTION



TYPICAL SECTION (ONLY)
SCALE: 1/4" = 1'-0"

GENERAL NOTES:
BUILDER SHALL CHECK ALL LEVELS AND DIMENSIONS ON JOB AND BE RESPONSIBLE FOR SAME.
WINDOW SIZES SHOWN ARE APPROX. ONLY AND BUILDER SHALL CHECK WITH SPECIFICATION AND THE SASH MANUFACTURER FOR ACTUAL ROUGH-OPENING SIZES.
FIGURED DIMENSIONS SHALL PRECEDE SCALE D'W'GS.

PLANS FOR RESIDENCE		SET No.
FLOOR AREA SHOWN ON SHEET NO.1		DRAWN BY L.G. CUDNEY
FOR		SHEET NO.
		2 OF 2
PHONE: TR4-7420	PRANA GROUP CREATIVE ENTERPRISES LTD.	JOB NO. C3-1049.25

UNLESS DIMENSIONED OTHERWISE ALL DRAWINGS SCALE 1/4" = 1'-0"

PLAN 39848
APP 671552

RIGHT OF WAY PLAN OVER A PORTION OF THE

EAST 1/2 OF SECTION 11, TOWNSHIP 1.

NEW WESTMINSTER DISTRICT.

'FOR SEWERAGE AND DRAINAGE PURPOSES'

SCALE - 1 INCH = 60 FEET.

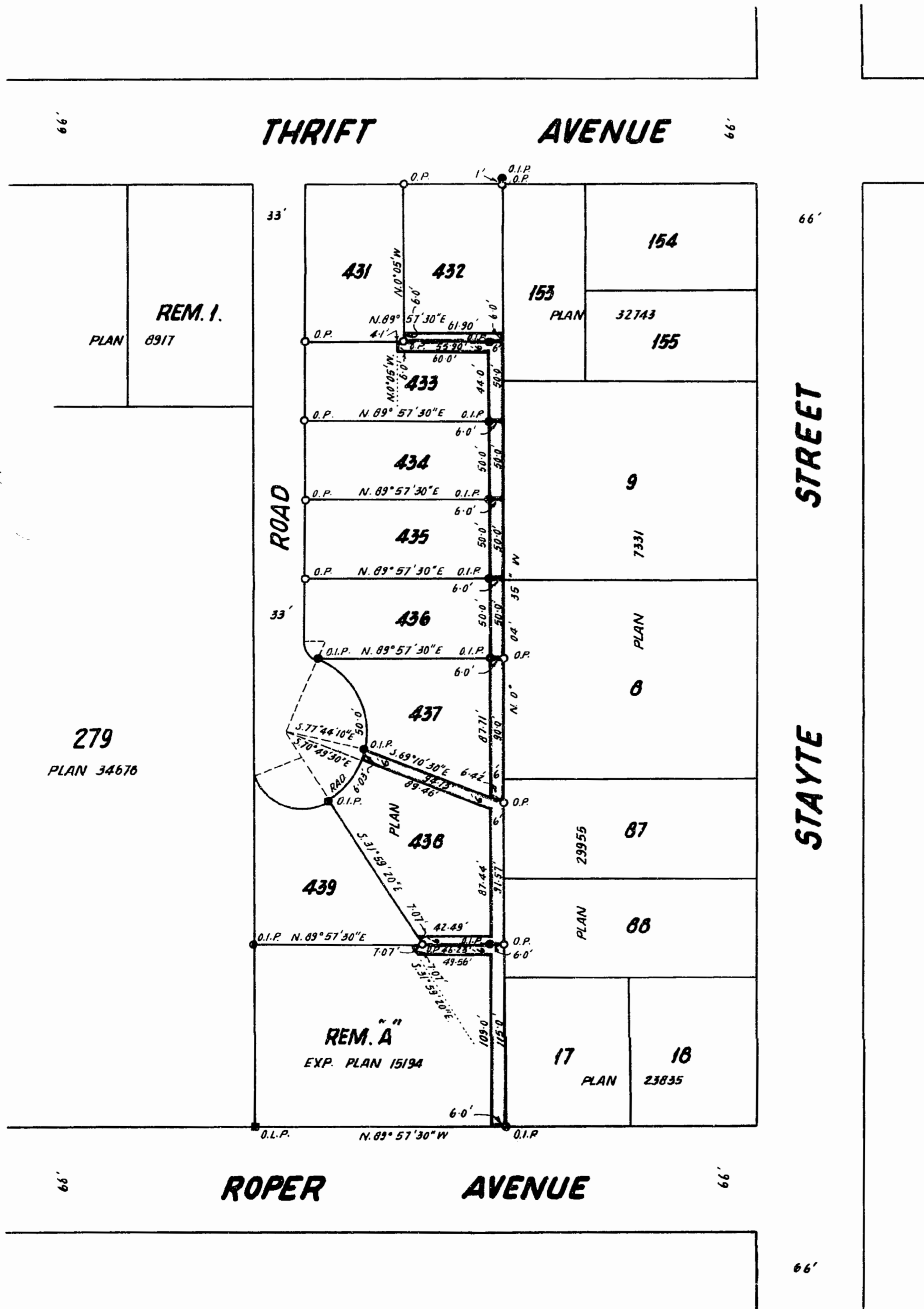
LEGEND.

Bearings are astronomic and are referred to plan 34676

- O.I.P. Indicates iron post found
- O.P. Indicates wooden post found
- O.L.P. Indicates lead plug found

Deposited in the Land Registry Office
of New Westminster, B.C.
This 25 day of Aug 1971

D. Bellwood
REGISTRAR



BOOK OF REFERENCE	
DESCRIPTION	AREA.
LOT 432 OF THE EAST 1/2 SECTION 11, TOWNSHIP 1, PL. 39848	371 SQ. FT.
LOT 433	660 SQ. FT.
LOT 434	300 SQ. FT.
LOT 435	300 SQ. FT.
LOT 436	300 SQ. FT.
LOT 437	533 SQ. FT.
LOT 438	1372 SQ. FT.
REMAINDER "A", EXPLANATORY PLAN 15194, OF THE EAST 1/2 OF SECTION 11, TOWNSHIP 1, PLAN 1334	999 SQ. FT.

I, Ronald G. Scobbie, of the City of New Westminster, in the Province of British Columbia, a British Columbia Land Surveyor, make oath and say that I was present at and did personally supervise the survey represented by this plan and that the survey and plan are correct. The said survey was completed on the 1st day of September 1970.

Ronald G. Scobbie
Sworn before me this 26th day of September 1970.
[Signature]
Notary Public in and for the Province of British Columbia.

HUNTER, CROCKFORD & SCOBIE
SURVEYORS & ENGINEERS.
NEW WESTMINSTER, B.C.

PARK STATIONERS & PRINTERS LTD.
Law and Commercial Stationers
Vancouver, B.C.
FORM L.R.-C.

No. **G71553**

LAND REGISTRY ACT

FORM C
(Section 128)

Application for Registration of Charge

Date August 2, 19 71

I, Milton San Noe Rippe solemnly declare that I am ~~Law Solicitor for or~~ the duly authorized Agent of THE CORPORATION OF THE CITY OF WHITE ROCK

and that he is entitled to a * charge by way of Right of Way Agreement over the land hereunder described, and hereby make application under the provisions of the "Land Registry Act" and claim registration of a charge accordingly.

The full name, address, and occupation of the person so entitled to be registered as owner of the charge is THE CORPORATION OF THE CITY OF WHITE ROCK, A Municipal Corporation, of 15322 Buena Vista Avenue, in the City of White Rock, in the Province of British Columbia

1 Not applicable where the applicant is a corporation. Strike out words not applicable.

~~I am a British subject. - {Or} -~~
~~I am not a British subject. - {Or} -~~
I am informed by N/A, and

(Adapt to suit circumstances.)

1 For use where the application is made by a solicitor or agent.

verily believe, that the person so entitled to be registered as owner of the charge is a British subject {or} is not a British subject. {}
The fee-simple is registered in Vol. G71553, Fol. G71551, of the Register.

DESCRIPTION OF LAND

MUNICIPALITY OR ASSESSMENT DISTRICT	LOT OR SECTION	ADMEASUREMENT OR ACREAGE
City of White Rock	All those portions of Lots 432, 438, of E $\frac{1}{2}$, of Sec. 11, Tp. 1, Plan 39847, and Remainder of Parcel "A", (Explanatory Plan 15194) of Lot 47 "A", of E $\frac{1}{2}$, of Sec 11, Tp. 1, Plan 1334, NWD, as shown outlined in red on right of way Plan 39848 and containing by admeasurement 2111 of an acre more or less	NWD Exempt part Subd. by plan 39847

LIST OF INSTRUMENTS

DATE	PARTIES	CHARACTER OF DEED
June 22, 1971	GARNET EDMUND BOX, and MARIE ANTOINETTE ADRIENNE BOX, (hereinafter called "the Grantors") OF THE FIRST PART TO THE CORPORATION OF THE CITY OF WHITE ROCK (hereinafter called "the Grantee") OF THE SECOND PART	right of way Agreement

Do not write outside the side-line. Space reserved for binding.

And I solemnly declare that I have investigated and ascertained the value of the interest covered by the charge, registration of which is hereby applied for, and that the true value thereof at the date of this application is \$50.00 dollars: (In the case of a Solicitor or Agent, add) and I am duly authorized by the owner to make this application (in the case of an Agent, add) and I reside in the Province of British Columbia, and am of the full age of nineteen years.

And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the "Canada Evidence Act."

DECLARED before me this 2 (Signature) M. San Noe Rippe
day of August 19 71

at WHITE ROCK British Columbia. (Full post-office address) THOMPSON & MCGONNELL
Barristers & Solicitors
15240 THRIFT AVE.
WHITE ROCK, B.C.

* NOTE.—Insert here the estate less than the fee-simple, or encumbrance, if any, of the land, e.g., mortgage in fee-simple for 5100, estate for life, life pendens (according to circumstances), upon the land.

G71553

THIS INDENTURE made the 22nd day of June A.D. 1971.

BETWEEN:

GARNET EDMUND BOX, Customs Excise Supervisor, and MARIE ANTOINETTE ADRIENNE BOX, his wife, both of 15953 Roper Avenue, in the City of White Rock, in the Province of British Columbia,

(hereinafter called "the Grantor")

OF THE FIRST PART

AND:

THE CORPORATION OF THE CITY OF WHITE ROCK, a Municipal Corporation, of 15322 Buena Vista Avenue, in the City of White Rock, in the Province of British Columbia,

(hereinafter called "the Grantee")

OF THE SECOND PART

WHEREAS the Grantor is the owner in fee of those certain parcels or tracts of land and premises, situate, lying and being in the City of White Rock, in the Province of British Columbia, and being more particularly known and described as:

Lots FOUR HUNDRED AND THIRTY-TWO (432) to FOUR HUNDRED AND THIRTY-EIGHT (438) of East 1/2 of Section ELEVEN (11), Township ONE (1), Plan 39847 New Westminster District, and Remainder of Parcel "A" (Explanatory Plan 15194) of Lot FORTY-SEVEN "A" (47 "A") of the East 1/2 of Section ELEVEN (11), Township ONE (1), Plan 1334, New Westminster District; Except part subdivided by Plan 39847.

AND WHEREAS to facilitate the installation of sewerage and drainage works the Grantor has agreed to permit the construction by the Grantee of the aforementioned works on the said lands to grant for that purpose the right-of-way hereinafter mentioned.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of ONE (\$1.00) DOLLAR now paid by the Grantee to the Grantor (the receipt whereof is hereby acknowledged) and for other valuable consideration the Grantor, for himself, his heirs, executors, administrators and assigns, does hereby give and grant unto the Grantee, its successors and assigns, a right-of-way and the full, free and unrestricted right and liberty to construct and maintain the aforementioned works in, over and upon all and singular that certain parcel or tract of land and premises, situate, lying and being in the City of White Rock, in the

MEMORANDUM OF ASSOCIATION
Residence of the City of White Rock, B.C.
on the 22nd day of June 1971
of the City of White Rock, B.C.

71553

- 2 -

Province of British Columbia, and being more particularly known and described in Schedule "A" attached hereto.

AND for the purposes aforesaid to enter upon and have free and uninterrupted access at all times to the said right-of-way, with or without workmen, vehicles and equipment.

AND to enter upon and have free and uninterrupted access for the purpose of repairing, cleaning and otherwise servicing the aforementioned works, placed by the Grantee upon the said lands.

AND it is mutually understood and agreed by and between the parties hereto that this Indenture shall be construed into a covenant running with the land.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

THE GRANTOR HEREBY AGREES that for the purpose of installing the works initially the Grantee may enter upon an additional FIFTEEN (15') Feet of the Grantor's property adjacent to the right-of-way.

THE GRANTOR HEREBY COVENANTS and agrees with the Grantee that the Grantor will not erect, place or maintain any buildings, structure, concrete driveway or concrete patio on any portion of the right-of-way.

AND THAT the Grantor will not do or knowingly permit to be done any act or thing which will interfere with or injure the said works and in particular will not carry out blasting on or adjacent to the right-of-way without the consent in writing of the Grantee provided that such consent shall not be unreasonably withheld.

AND THAT the Grantor will not diminish the soil cover over any pipe installed in the right-of-way.

AND THE GRANTOR covenants and agrees with the Grantee that any and all chattels and fixtures installed by the Grantee on the said right-of-way shall be and shall remain chattels, any rule at law to the contrary notwithstanding and shall belong solely and exclusively to the Grantee.

71553

- 3 -

THE GRANTEE HEREBY COVENANTS and agrees with the Grantor that the Grantee:-

- (a) will not bury debris or rubbish of any kind in excavations or backfill, and will remove shoring and like temporary structures as backfilling proceeds;
- (b) will thoroughly clean the site, raking up all rubbish and construction debris and leave the site in a neat and clean condition;
- (c) will, as soon as weather and soil conditions permit, and insofar as it is practicable so to do, bury, maintain, repair and/or replace and remove all underground works so as not to interfere unduly with the drainage of the land;
- (d) will, as far as reasonably necessary, carry out the construction, maintenance, repair and/or replacement and renewal of the said works in a proper and workmanlike manner so as to do as little injury as possible.

IT IS MUTUALLY UNDERSTOOD, agreed and declared by and between the parties hereto that the covenants herein contained shall be covenants running with the land and that none of the covenants herein contained shall be personal or binding upon the parties hereto, save and except during the Grantor's seisin or ownership of any interest in the right-of-way and with respect only to that portion of the right-of-way of which the Grantor shall be seised or which he shall have an interest, but that the land shall, nevertheless, be and remain at all times charged therewith.

AND THAT, save as aforesaid, nothing in these presents shall be interpreted so as to restrict or prevent the Grantor from using the right-of-way in any manner which does not interfere with the security or efficient functioning of or unobstructed access to the said works.

IN WITNESS WHEREOF the Grantor has hereunto set their

71553

- 4 -

hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED by)
GARNET EDMUND BOX, in the)
presence of:)

Heiko van Eijnsbergen

Heiko van Eijnsbergen
Barrister & Solicitor
4480 Main Street
Vancouver 10, B.C.

Garnet Edmund Box
Garnet Edmund Box

SIGNED, SEALED AND DELIVERED by)
MARIE ANTOINETTE ADRIENNE BOX,)
in the presence of:)

Heiko van Eijnsbergen

Heiko van Eijnsbergen
Barrister & Solicitor
4480 Main Street
Vancouver 10, B.C.

Marie Antoinette Adrienne Box
Marie Antoinette Adrienne Box

THE CORPORATE SEAL of The)
Corporation of the City of)
White Rock was hereunto affixed)
in the presence of:)

H.M. Sinclair

Mayor

Russell

Municipal Clerk

Municipal Clerk

71553

FOR MAKER

I HEREBY CERTIFY that, on the *22nd* day of *June* A.D. 1971, at the City of White Rock, in the Province of British Columbia, GARNET EDMUND BOX and MARIE ANTOINETTE ADRIENNE BOX, who are personally known to me, appeared before me and acknowledged to me that they are the persons mentioned in the annexed instrument as the makers thereof and whose names are subscribed thereto as parties, that they know the contents thereof, and that they executed the same voluntarily, and each is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my hand at the City of White Rock, in the Province of British Columbia, this *22nd* day of *June* A.D. 1971.

Hilo van Eyndbergen

A Commissioner for taking Affidavits
for British Columbia.

71553

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of White Rock, in the Province of British Columbia, and being more particularly known and described as:

All those portions of Lots FOUR HUNDRED AND THIRTY-TWO (432)

to FOUR HUNDRED AND THIRTY-EIGHT (438) of East 1/2 of Section

ELEVEN (11), Township ONE (1), Plan 39847 New

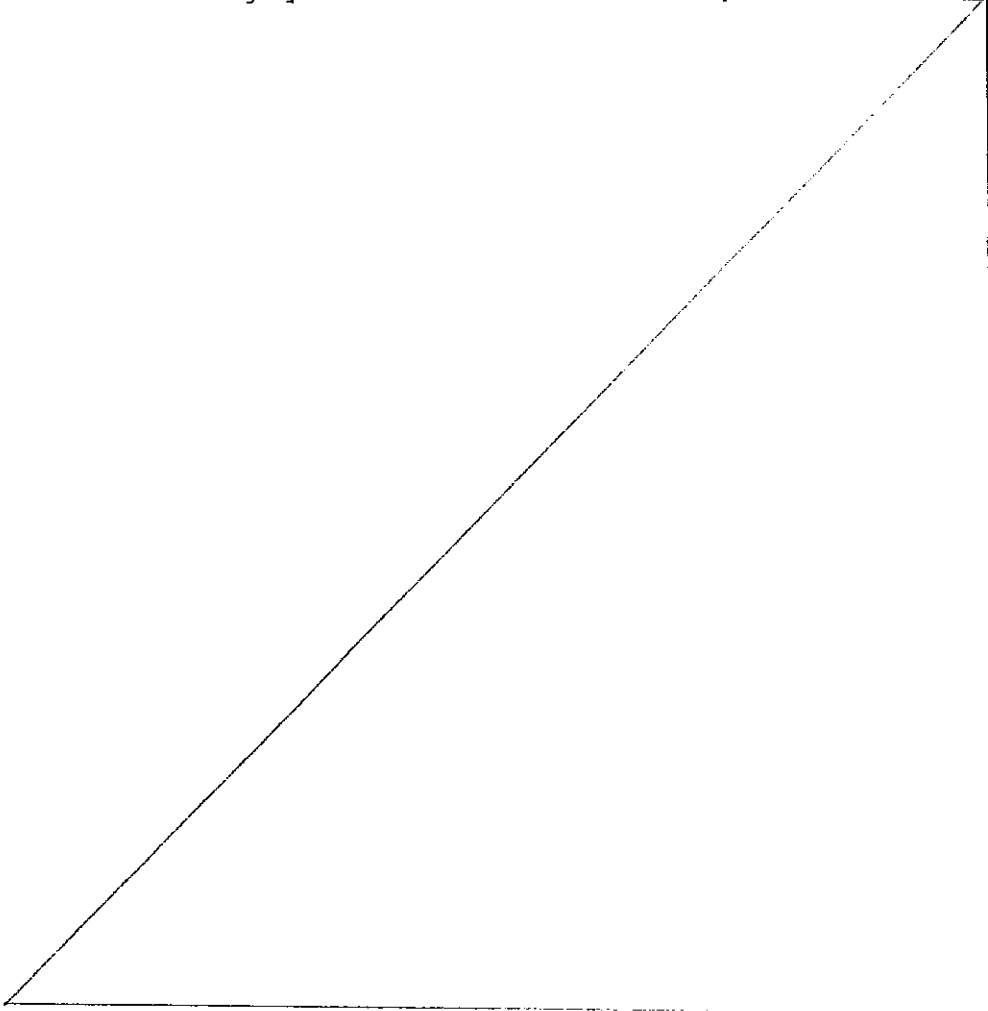
Westminster District, and ^{1/16 MacB} ~~Remainder of~~ Parcel "A" (Explanatory

Plan 15194) of Lot FORTY-SEVEN "A" (47 "A") of the East 1/2 of

Section ELEVEN (11), Township ONE (1), Plan 13344/New Westminster

District, as shown outlined in red on Right-of-Way Plan 39847 ^{MacB} ~~39847~~ ³⁹⁸⁴⁸ ~~39847~~

and containing by admeasurement .111 of an acre, more or less.



PLAN 39847
Ref. 6453216

SUBDIVISION PLAN OF A PORTION OF PARCEL "A" EXPLANATORY PLAN 15194,

OF LOT 47 A. OF THE EAST 1/2 OF SECTION 11, TOWNSHIP 1, PLAN 1334.

Deposited in the Land Registry Office
of New Westminster, B.C.
This 25 day of Aug 1971

W. Bellwood
REGISTRAR

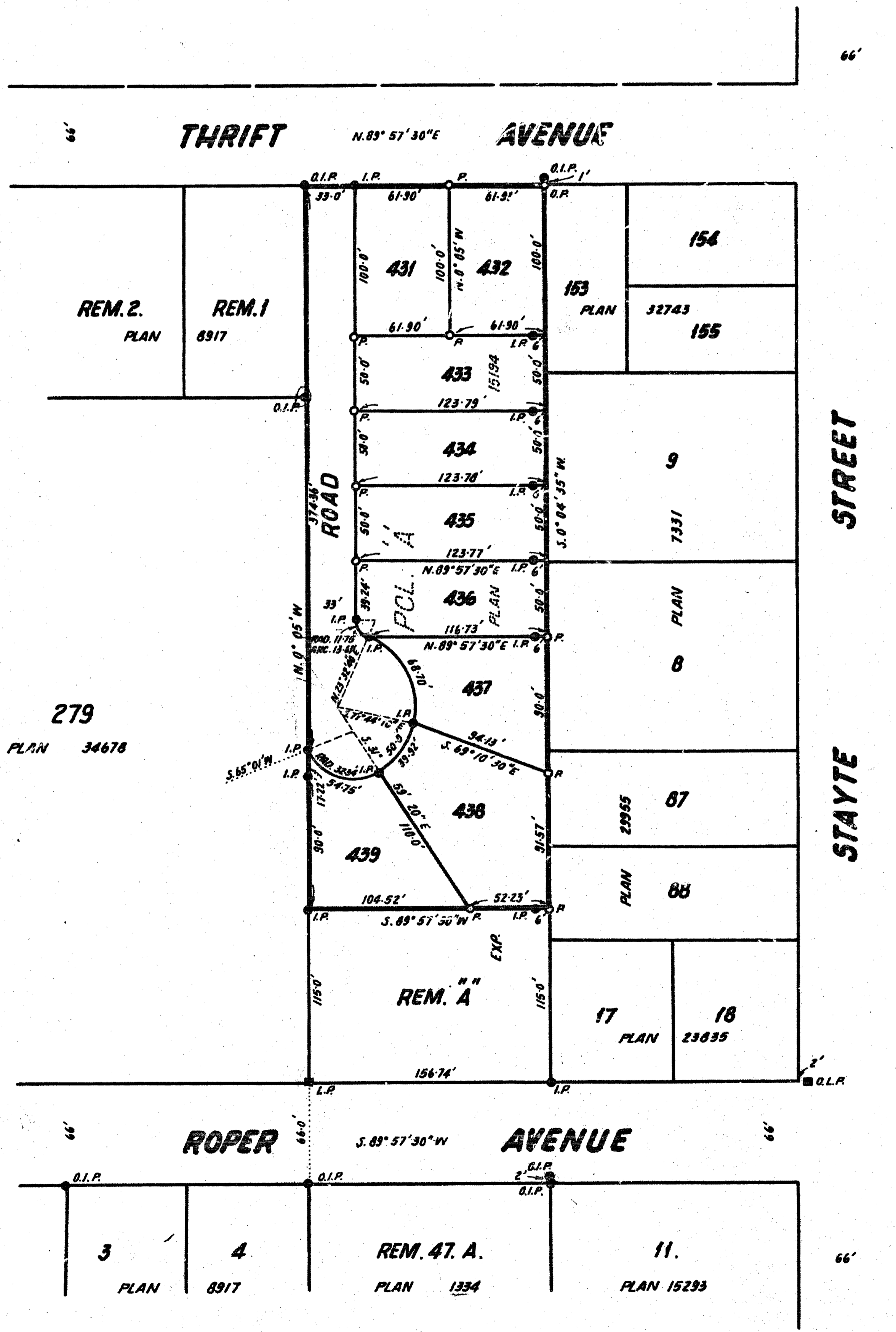
NEW WESTMINSTER DISTRICT.

SCALE - 1 INCH = 60 FEET

LEGEND.

Bearings are astronomic and are referred to plan 34678

- O.I.P. Indicates ironpost found
- O.L.P. Indicates lead plug found
- L.P. Indicates lead plug set
- O.P. Indicates woodenpost found
- I.P. Indicates ironpost set
- P. Indicates woodenpost set



The corporate seal of the
corporation of the City of White
Rock is herewith affixed in
the presence of its officers.

John Hynes
MAYOR

Russell
CITY CLERK

M. A. Box
OWNER

M. J. Davis
WITNESS

M. A. Box
OWNER

M. J. Davis
WITNESS

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT
Approved under the Land Registry Act.
Dated this 2nd day of July 1971

D. E. House
APPROVING OFFICER
Supt. of Public Works, City of White Rock

E. Ronald G. Scobbie, of the City of New Westminster, in
the Province of British Columbia, a British Columbia Land
Surveyor, make oath and say that I was present at and did
personally supervise the survey represented by this
plan and that the survey and plan are correct. The said
survey was completed on the 1st day of September 1970.

Ronald G. Scobbie
Sworn before me this 8th day of September 1970.

W. Bellwood
A Notary Public in and for the Province of British Columbia

HUNTER, CROCKFORD & SCOBIE
SURVEYORS & ENGINEERS
NEW WESTMINSTER, B.C.