
International Insurance Brokers

July 21, 2015

The Owners, Strata Plan VR1503
c/o Christel Keller
12 - 822 Gibsons Way
Gibsons, BC V0N 1V7

Dear Christel:

RE: Strata Plan VR1503 - THE MANSE TOWNHOUSES
Policy No. BFL04VR1503

We are pleased to enclose the above noted policy evidencing coverage in place, effective July 28, 2015 to July 28, 2016, in accordance with your instructions.

We recommend that you review the policy documents very carefully. Should you find that the coverage set forth is not consistent with your instructions or if there are any errors or discrepancies, please advise us immediately.

An invoice representing the annual premium of \$14,309.00 is enclosed for your kind remittance.

Please note the following effective July 28, 2015:

- Stated Amount Co-Insurance, Replacement Cost, 130% Margin Clause is available upon receipt of appraisal.
- A 100% Earthquake Annual Aggregate limit and 100% Flood Annual Aggregate limit have been added to the policy.
- An Additional Living Expense Endorsement has been added with a limit of \$50,000 per unit, and a \$1,000,000 annual aggregate.
- The Pollution Liability aggregate limit has increased from \$3,000,000 to \$5,000,000, at no additional cost.
- The Volunteer Accident limit has increased from \$100,000 to \$200,000.
- The Privacy Breach Expense coverage limit has increased from \$25,000 to \$50,000, at no additional cost.

As required under the Financial Institutions Act, we also enclose a signed Disclosure Notice.

To safeguard your insurance coverage and comply with policy conditions, you must disclose all material facts prior to inception of the policy, and keep us advised of any changes throughout the policy term. Failure to disclose material facts may entitle underwriters to void the policy from inception or deny a claim.

We trust you will find the enclosed documentation to be in order and thank you for allowing BFL CANADA to be of service. Should you have any questions or concerns, please do not hesitate to contact any of your Service Team members.

Yours sincerely,

BFL CANADA Insurance Services Inc.



Kaz Pindral
Client Service Manager
For: Sheila Clare, Client Executive
Direct Line: 778-331-8624
Email Address: kpindral@bflcanada.ca

SC/mb
Enclosure

BFL CANADA Insurance Services Inc.
Financial Services Firm



SUMMARY OF COVERAGES

Named Insured:	The Owners, Strata Plan VR1503, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.	
Project Name:	THE MANSE TOWNHOUSES	
Property Manager:	Privately Managed	Policy Period July 28, 2015 to July 28, 2016
Policy Number:	Coverages	Subscribers
BFL04VR1503	PROPERTY BLANKET GLASS - Includes Lobby Glass CRIME COMMERCIAL GENERAL LIABILITY CONDOMINIUM DIRECTORS & OFFICERS LIABILITY EQUIPMENT BREAKDOWN POLLUTION LIABILITY VOLUNTEER ACCIDENT LEGAL EXPENSES TERRORISM PRIVACY BREACH EXPENSE	AIG Insurance Company of Canada Allianz Insurance Company Certain Lloyd's Underwriters under contract B1353DG1500032000, as arranged by Can-Sure Underwriting QBE Services Inc. on behalf of Lloyd's Underwriters under Agreement B6006BI153315 Starr Insurance & Reinsurance Limited Economical Mutual Insurance Company Economical Mutual Insurance Company Economical Mutual Insurance Company Great American Insurance Group Boiler Inspection & Insurance Company of Canada Zurich Insurance Company Ltd SSQ Insurance Company Inc. DAS Legal Protection Insurance Company Limited Binding Authority B0713PRPNA1201175 underwritten by certain underwriters at Lloyd's Economical Mutual Insurance Company
Insured Locations:	822 Gibsons Way, Gibsons, BC V0N 1V7	
Perils Insured:	All risks as defined subject to \$1,000.00 Deductible Except; \$5,000.00 Deductible Sewer Backup Damage; \$5,000.00 Deductible Water Damage; 10.00% Deductible Earthquake Damage; \$10,000.00 Deductible Flood Damage; \$250.00 Deductible Lock & Key; Stated Amount Co-Insurance, Replacement Cost; Blanket By-Laws; Data Exclusion; Terrorism Exclusion; Mould Exclusion; Earthquake and Flood limit in the annual aggregate not to exceed 100% of policy limit.	
PROPERTY	\$ 6,338,000 \$ 25,000 \$ 50,000 \$ 1,000,000	All Property Lock & Key. Subject to \$250 deductible. Additional Living Expenses Endorsement - Per Unit Additional Living Expenses Endorsement - Annual Aggregate
CRIME	\$ 10,000 \$ 5,000	Comprehensive Dishonesty, Disappearance and Destruction Broad Form Money and Securities
COMMERCIAL GENERAL LIABILITY	\$ 10,000,000 \$ 10,000,000	Bodily Injury & Property Damage. Subject to \$500 deductible. Non-Owned Automobile. Subject to \$500 deductible.
CONDOMINIUM DIRECTORS & OFFICERS LIABILITY	\$ 2,000,000	Claims Made Form (Including Property Manager).
BLANKET GLASS - Includes Lobby Glass	Blanket	Residential. Subject to \$250 deductible. Commercial. Subject to \$250 deductible. Canopy. Subject to \$1,000 deductible.
EQUIPMENT BREAKDOWN	\$ 6,338,000 \$ 100,000	Direct Damage including Repair or Replacement, By Laws coverage, Off Premises Power. Subject to \$1,000 deductible. Business Interruption/Extra Expense
POLLUTION LIABILITY	\$ 1,000,000 \$ 5,000,000	Pollution Liability. Subject to \$10,000 deductible. Aggregate Policy Limit
VOLUNTEER ACCIDENT	\$ 200,000	See Policy Wordings
LEGAL EXPENSES	\$ 300,000 \$ 1,500,000	Per Occurrence Maximum Limit of Loss. Annual Aggregate.
TERRORISM	\$ 250,000 \$ 250,000	Per Occurrence.. Subject to \$2,500 deductible. Aggregate.
PRIVACY BREACH EXPENSE	\$ 50,000 See Policy Wording	Per Incident Miscellaneous Property - Replacement Cost
Loss Payable:	All Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property.	
This record sheet is intended for reference only. Please refer to your policy(ies) for complete details.		



BFL CANADA Insurance Services Inc.
 1177 West Hastings Street, Suite 200
 Vancouver, British Columbia V6E 2K3
 Tel.: 604-669-9600
 Fax: 604-683-9316
 Toll Free: 1-866-669-9602

CERTIFICATE OF INSURANCE

Previous Policy No. BFL04VRI503 **Renewal Policy No. BFL04VRI503**

NAMED INSURED	The Owners, Strata Plan VRI503, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.		
MAILING ADDRESS	Privately Managed 12 - 822 Gibsons Way, Gibsons, BC V0N 1V7		
POLICY PERIOD	From: July 28, 2015	To: July 28, 2016	
INSURED LOCATION	12:01 a.m. standard time at the location of the premises as to each of the said dates 822 Gibsons Way, Gibsons, BC V0N 1V7 THE MANSE TOWNHOUSES		
CONSTRUCTION	Frame	3 Storeys	3 Buildings
OCCUPIED BY INSURED AS	20 Residential Units		0 Commercial Unit

Insurance is provided, subject to the Declarations, Terms, Conditions of the policy and its Riders, only for which specific Riders are attached and for which a specific limit or annotation is shown hereunder.

INSURING AGREEMENT	DEDUCTIBLE	LIMIT
SECTION I - PROPERTY (Revision July 1, 2012 GK)		
A. All Property - All Risks, Blanket By-Laws, Stated Amount Co-Insurance, Replacement Cost, Earthquake and Flood limit in the annual aggregate not to exceed 100% of policy limit.		\$ 6,338,000
All Risks	\$ 1,000	
Sewer Backup Damage	\$ 5,000	
Water Damage	\$ 5,000	
Earthquake Damage	% 10	
Flood Damage	\$ 10,000	
Lock & Key	\$ 250	\$ 25,000
Additional Living Expenses Endorsement - Per Unit		\$ 50,000
Additional Living Expenses Endorsement - Annual Aggregate		\$ 1,000,000
B. Business Interruption (Gross Rents), 100% Co-Insurance, Indemnity Period (Months): N/A		Not Covered
SECTION II - CRIME (Form 2110 01/2004)		
I. Comprehensive Dishonesty, Disappearance and Destruction - Form A	Nil	\$ 10,000
II. Loss Inside the Premises	Nil	\$ 5,000
III. Loss Outside the Premises	Nil	\$ 5,000
IV. Money Orders and Counterfeit Currency	Nil	\$ 5,000
V. Depositors Forgery	Nil	\$ 5,000
SECTION III - COMMERCIAL GENERAL LIABILITY (Form 2294 03/2010)		
A. Bodily Injury & Property Damage Liability - Per Occurrence	\$ 500	\$ 10,000,000
Products and Completed Operations Aggregate	\$ 500	\$ 10,000,000
B. Personal and Advertising Injury Liability - Per Occurrence (Form Number 2333)		\$ 10,000,000
C. Medical Payments - Per Person - Each Person		\$ 25,000
D. Tenants Legal Liability	\$ 500	\$ 1,000,000
Non-Owned Automobile Endorsement SPF #6 - Per Occurrence (Form Number 6063)	\$ 500	\$ 10,000,000
Legal Liability For Damage To Hired Automobiles Endorsement SEF #94 - Per Occurrence (Form Number 5644)	\$ 500	\$ 50,000
Contractual Liability Endorsement SEF #96 - Per Occurrence (Form Number 6663)		Included
Excluding Long Term Leased Vehicle Endorsement SEF #99 - Per Occurrence (Form Number 6664)		Included
Employee Benefit Liability (Form Number 2311)		\$ 1,000,000
SECTION IV - CONDOMINIUM DIRECTORS & OFFICERS LIABILITY (Form D51100C (07/13))		
Claims Made Form (Including Property Manager).	Nil	\$ 2,000,000
SECTION V - BLANKET GLASS - Includes Lobby Glass (Form 4185 05/1992)		
Residential	\$ 250	Blanket
Commercial	\$ 250	
Canopy	\$ 1,000	

This Policy contains a clause(s) which may limit the amount payable.

SUBSCRIPTION

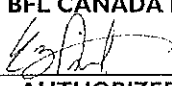


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INSURING AGREEMENT		DEDUCTIBLE	LIMIT
SECTION VI - EQUIPMENT BREAKDOWN			
A. Objects Insured - objects as described and defined for Pressure, Mechanical, Electrical, and Electronic equipment (including Production machines)			
B. Direct Damage including Repair or Replacement, By Laws coverage, Off Premises Power	\$ 1,000	\$ 6,338,000	
C. Business Interruption/Extra Expense	24 Hour Waiting Period	\$ 100,000	
Loss of Profits - Rents, Indemnity Period (Months): N/A	N/A	Not Covered	
Extensions of Coverage for Section VI As per Master Policy			
SECTION VII - POLLUTION LIABILITY (Form ZC 6307 U (04/08))			
Limits of Liability - Each Pollution Event Limit	\$ 10,000	\$ 1,000,000	
Aggregate Policy Limit		\$ 5,000,000	
- (Refer to Policy for how Policy Limit applies & for Sublimits of Liability that are applicable to some coverage)			
SECTION VIII - VOLUNTEER ACCIDENT (Form IBT20 (01/2014))			
Principal Sum.	See Policy Wordings	\$ 200,000	
SECTION IX - LEGAL EXPENSES (DAS BFL Manuscript)			
Per Occurrence Maximum Limit of Loss.	Nil	\$ 300,000	
Annual Aggregate.		\$ 1,500,000	
SECTION X - TERRORISM (Form LMA3092 (Amended))			
Per Occurrence.	\$ 2,500	\$ 250,000	
Aggregate.		\$ 250,000	
SECTION XI - PRIVACY BREACH EXPENSE (Form 4303 (03/2012))			
Per Incident	Nil	\$ 50,000	
- Including IDT911 Risk Control Services			
Miscellaneous Property	See Policy Wording	See Policy Wording	
LOSS IF ANY PAYABLE TO:	All Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property. (The Standard Mortgage Clause is applicable unless Special Mortgage Clause attached)		
TOTAL PREMIUM PAYABLE		\$ 14,309.00	
Minimum & Retained		\$ 490.00	

LIST OF INSURERS/SERVICE PROVIDERS				
Insurance Company/Service Provider	Section	Participation	Master Wording No.	
AIG Insurance Company of Canada	PROPERTY	27.5%	BFLSPW001	
Allianz Insurance Company	PROPERTY	27.5%	BFLSPW001	
Binding Authority B0713PRPNA1201175 underwritten by certain underwriters at Lloyd's	TERRORISM	100%		
Boiler Inspection & Insurance Company of Canada	EQUIPMENT BREAKDOWN	100%	2752052 (Policy)	
Certain Lloyd's Underwriters under contract B1353DG1500032000, as arranged by Can-Sure Underwriting	PROPERTY	25%	BFLSPW001	
DAS Legal Protection Insurance Company Limited	LEGAL EXPENSES	100%	BSP/0008363	
Economical Mutual Insurance Company	CRIME	100%		
	COMMERCIAL GENERAL LIABILITY	100%		
	BLANKET GLASS - Includes Lobby Glass	100%		
	PRIVACY BREACH EXPENSE	100%	BFL4001	
Great American Insurance Group	CONDOMINIUM DIRECTORS & OFFICERS LIABILITY	100%	D51100C	
QBE Services Inc. on behalf of Lloyds Underwriters under Agreement B6006B1153315	PROPERTY	5%	BFLSPW001	
SSQ Insurance Company Inc.	VOLUNTEER ACCIDENT	100%	IBT20 (Policy)	
Starr Insurance & Reinsurance Limited	PROPERTY	15%	BFLSPW001	
Zurich Insurance Company Ltd	POLLUTION LIABILITY	100%	8706076 (Policy)	

This Certificate is not valid unless countersigned by an Authorized Representative of the Insurer(s).
 E. & O.E.
 Date: July 21, 2015

BFL CANADA Insurance Services Inc.

AUTHORIZED REPRESENTATIVE

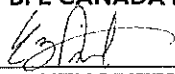


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B. Direct Damage including Repair or Replacement, By Laws coverage, Off Premises Power		24 Hour Waiting Period	\$ 100,000
C. Business Interruption/Extra Expense		N/A	Not Covered
Loss of Profits - Rents, Indemnity Period (Months): N/A			
Extensions of Coverage for Section VI As per Master Policy			
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