



400 - 4350 Still Creek Drive
Burnaby, BC, Canada V5C 0G5
T: (604) 269-1000
F: (604) 269-1001

October 14, 2016

NW 1505 Lincoln's Gate West
c/o Davin Management Ltd.
1 - 10180 - 153rd Street,
Surrey, BC V3R 0B3

RE: **StrataSURE Renewal**
Policy #: CNW1505
Policy Period: November 1, 2016 to November 1, 2017

Dear Council Members & Owners,

We are pleased to enclose your **revised renewal documents** providing coverage effective November 1, 2016 along with our invoice. **Please note that these documents have been issued with an increase of the Water Damage/Sewer Back Up Deductible to \$10,000 as requested.**

Our policy has been specifically designed to meet the Strata's needs and requirements under the B.C. Strata Property Act. As part of the our Davin Management Ltd. Key Client Relationship, we are pleased to offer you the following benefits under the the HUB Coastal StrataSURE Program:

Exclusive Benefits	Davin Management Ltd. Pricing
	Unlimited Guaranteed Replacement Cost
	Unlimited Additional Living Expense Cost
	Priority Claims Service
Policy Enhancements	Commercial General Liability limits are available up to \$30,000,000
	Directors and Officers Liability limits are available up to \$20,000,000
	Crime - Employee Dishonesty is available up to \$1,000,000 limit
	Crime - Robbery is available up to \$60,000 limit
	Legal Expense now includes \$1,000,000 limit
	Cyber Liability now includes \$250,000 limit

Please note the various deductibles and limitations that apply to each coverage, and the list of optional coverage available.

Once you have reviewed the enclosed documents, please do not hesitate to contact us with any questions. We greatly appreciate your continued support.

Sincerely,

Melanie Stefiuk, CAIB
Account Executive, Strata Division
(604) 269-1924
melanie.stefiuk@hubinternational.com

strataSURE™



The Owners of Strata Plan NW 1505 Lincoln's Gate West



400 – 4350 Still Creek Drive, Burnaby, BC V5C 0G5
T: 604-269-1010 F: 604269-1001
www.hubcoastal.ca

At HUB Coastal our strata specialists have been dedicated to the insurance needs for Strata Corporations and Owners for over 30 years; bringing you innovative coverage and exceptional service.

The HUB Advantage

We stay **connected** to you. Our team of 25 work together to bring solutions to the ever changing needs of Strata Corporations and Property Managers. We continually stay on top of new coverages and partner with the best insurers to bring you competitive premiums.

Actively attending AGMs, council meetings and **communicating** with the owners is key in our service standards. We want you to know that you can always reach us directly with any insurance questions or concerns.

Global Resources, Local Focus

HUB International is the largest insurance brokerage in Canada and 9th largest in the world. With our head office located in Burnaby BC, we have resources across the country with a local focus on our clients



Our Service Guarantee

We are proud to provide the best coverage, service and value to our clients for over 30 years. With a 94% client retention rate, we believe in providing coverage that is right for you.

Risk Services

Our risk services team works with our strata clients to implement loss prevention and maintenance plans, which reduce insurance costs and save time, money and hassle dealing with claims

Our Partners



Exclusive Program

strataSURE™

HUB's StrataSURE program has been specifically designed to provide the most comprehensive protection for your Strata and is compliant with the BC Strata Property Act. This exclusive program provides **customized** coverage not offered anywhere else.

Our Claims Service

Our full time claims manager guides people carefully and professionally through a series of organized steps to assure proper payment of claims. Beyond that, we understand that an insurance policy is a promise to **perform** when needed.

Unit Owners

HUB offers a StrataSURE unit owner policy that bridges the gap and offers complete protection.

Get a quote today:

604.269.1010 or at HUBCoastal.ca

Our Communities

HUB GIVES is a charitable and **community-giving** program that allows HUB employees the opportunity to donate their time and service to community projects. HUB GIVES taps into our employees' creativity, passion and connection to their communities to facilitate a meaningful and rewarding experience.

Program Features

Exclusive Coverage

Unlimited Guaranteed Replacement Cost

Our policy pays to reconstruct your building no matter how much it costs; there is no limit. Even in the event of a major catastrophe when costs can sky rocket to more than double the original value. We've got you covered.

Unlimited Additional Living Expenses

Unit owners displaced as a result of a loss are protected over and above their own unit owner policy. No limit and no cap per unit owner. In three recent large fire losses StrataSURE additional living expenses paid over \$1 million to unit owners.

Essential Coverage

Commercial General Liability

Protects the Strata Corporation against third party claims for bodily injury, property damage and personal injury. Limits up to \$30 million available.

Directors & Officers Liability

Ensures all past, present and future strata council members are protected against law suits related to their duties and actions managing the strata's affairs. Extends to the property manager. Limits up to \$20 million available.

Crime

Ensuring your operating and reserve funds are safe against theft by employees, council members and the property manager. Fidelity limit of \$1 million included.

Pollution Liability

Pays for defense and remediation in the event a pollutant leaks into a neighbouring property or water way, and includes remediation of strata's own property. Limit of \$1 million included.

Earthquake Deductible

Applies to the appraised value of each building damaged, not the entire limit of insurance shown on the declaraton page. Plus we offer buy-down coverage to further reduce the amount payable. Saving you thousands in the event of a catastrophe.

Equipment Breakdown

Covers not only boilers and heating equipment from mechanical breakdown, but also your intercom, alarm panels and elevator mechanics.

Enhanced Coverage

Legal Expense

Leading BC Strata Lawyer's provide legal advice to the council and property manager via phone or email. Will defend and take action on behalf of the Corporation in various disputes, that are not covered by insurance, including collection of deductible amounts.

Volunteer Accident

Covers council members, unit owners and family members who are injured while volunteering for medical costs, rehabilitation and lost wages.

Privacy Breach & Cyber Liability

StrataSURE protects the Strata Corporation against the liability resulting from a data breach of unit owner's personal information, and includes the cost to remediate, monitor credit and notify owners of the breach.

Tear Out

Will pay to tear out undamaged property (wall, floor or concrete) in order to effect repairs caused by water damage from a pipe, sprinkler or appliance. \$25,000 sub limit included.

Terrorism

Protection for property damage resulting from a terrorist attack. \$500,000 limit included and higher limits available.

Earthquake Deductible Buy-Down

Can you afford your earthquake deductible?

It is important to be prepared for any natural disaster, and a key component of that is having the right insurance in place for damages. Many stratas face high earthquake deductibles, ranging anywhere from 10% to 20%, which can become extremely costly. What many are not aware of is that **the deductible they pay is the percentage of the value of each building on the property** (e.g., if a building's value is \$1 million, and your deductible is 10%, you will pay the first \$100,000).

At HUB International, we can buy down your earthquake deductible, reducing cost for you and saving your strata money if any damages were to happen to your property.

Earthquake Buy-Down Quote for: The Owners of Strata Plan NW 1505 Lincoln's Gate West

Strata Value \$10,532,000 with 69 units

Approximate deductible per unit = **\$15,263**

New approximate deductible per unit = **\$7,631**



Current policy deductible = **10%**

EQ Buy Down policy deductible = **5%**



Seismologists are estimating that when the “big one” hits, it will be the worst natural disaster in North American history. With an estimated potential 8.7 to 9.2 earthquake, followed by tsunamis, much of the Pacific Northwest region will be left unrecognizable.

Premium: \$1,575

***Approximate Per Unit/Month** \$ 1.90

To learn how a deductible buy-down policy can benefit your strata, contact one of our Strata Insurance Experts today.

*Actual deductible to be determined by strata entitlement

Policy No. CNW1505

Revised Declarations

Name of Insured: The Owners of Strata Plan NW 1505 Lincoln's Gate West
 Additional Insured: Davin Management Ltd.
 Mailing Address: c/o Davin Management Ltd., 1 - 10180 - 153rd Street,, Surrey, BC V3R 0B3
 Location Address(es): 10620 150th Street, Surrey, BC V3R 7K3
 Policy Period: **November 1, 2016 to November 1, 2017** 12:01 a.m. Standard Time
 Loss Payable to: The Insured or Order in Accordance with the Strata Property Act of British Columbia.
 Insurers: As Per List of Participating Insurers Attached.
 Insurance is provided subject to the Declarations, Terms, Conditions, Limitations and Endorsements of this policy and only for those coverages for which specific limits or amounts of Insurance are shown on this Declaration Page.

Insuring Agreements	Deductibles	Limit
PROPERTY COVERAGES		
All Property, All Risks, Unlimited Guaranteed Replacement Cost, Bylaws - Form STR (06/15)	\$1,000	\$10,532,000
Unlimited Additional Living Expenses	Included	Included
Water Damage	\$10,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains	\$10,000	Included
Earthquake Damage	10 %	Included
Flood Damage	\$10,000	Included
Key & Lock	\$250	\$10,000
BLANKET EXTERIOR GLASS INSURANCE - Form 820000 (02/06)		
Residential	\$ 100	Blanket
Commercial	\$ 250	Blanket
COMMERCIAL GENERAL LIABILITY - Form 000102-10 (06/12)		
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 - Form 335002-02- <i>Per Occurrence</i>		\$10,000,000
STRATA DIRECTORS & OFFICERS LIABILITY		
Primary Policy - Form NP-434229 (06/14)	Nil	\$2,000,000
POLLUTION & REMEDIATION LEGAL LIABILITY		
Master Policy EIL 7230144, Form AGRC-PO 2001 Canada 11-14		
Limit of Liability – Each Incident, Coverages A-G	\$10,000 Retention	\$1,000,000
Limit of Liability – Each Incident, Coverage H	5 Day Waiting Period	\$250,000
Aggregate Limit		\$1,000,000
VOLUNTEER ACCIDENT INSURANCE PLAN - Policy # SG50073001 (12/31) - Plan I		
Principal Sum - \$100,000 Weekly Accident Indemnity - \$500 (maximum 52 weeks)	7 Day Waiting Period	\$100,000
Accident Expenses - various up to \$15,000 (see policy wording) Dental Expense - \$2,500		
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION		
Employee Dishonesty - Form 500000 (08/14)	Nil	\$30,000
Broad Form Money & Securities - Form 500000 (08/14)	Nil	\$30,000
EQUIPMENT BREAKDOWN		
I Standard Comprehensive Plus, Replacement Cost - Form C780016 (01/11)	\$1,000	\$10,532,000
II Consequential Damage, 90% Co-Insurance - Form C780032 (01/11)	\$1,000	\$25,000
III Extra Expense - Form C780033 (01/11)	24 Hour Waiting Period	\$100,000
IV Ordinary Payroll – 90 Days - Form C780034 (01/11)	24 Hour Waiting Period	\$100,000
PRIVACY BREACH SERVICES - Form PBE.25000 (12/13)	Nil	\$25,000
TERRORISM - Form LMA3030 (amended) (06/14)	\$1,000	\$500,000

****ALL COVERAGES SUBJECT TO POLICY DEFINITIONS****

This policy contains a clause(s), which may limit the amount payable. This policy shall not be valid or binding unless countersigned by a duly Authorized Representative of the Insurer. For the purposes of the Insurance Companies Act (Canada), this document was issued in accordance in the course of Allianz Global Risks US Insurance Company business in Canada. For the purposes of the Insurance Companies Act (Canada), this document was issued in accordance in the course of Certain Lloyd's Underwriters under contract 1339W16, as arranged by BMS Group Ltd. business in Canada. For the purposes of the Insurance Companies Act (Canada), this document was issued in accordance in the course of Certain Lloyd's Underwriters under contract B1000P043272016, as arranged by Meridian Risk Solutions business in Canada. For the purposes of the Insurance Companies Act (Canada), this document was issued in accordance in the course of Allianz Global Risks US Insurance Company business in Canada.
 October, 14 2016 - E&OE



Executive Vice President
 Hub International Insurance Brokers

Client No. CNW1505

Client Name: The Owners of Strata Plan NW 1505 Lincoln's Gate West
Management Company: Davin Management Ltd.
Mailing Address: c/o Davin Management Ltd., 1 - 10180 - 153rd Street,, Surrey, BC V3R 0B3
Location Address: 10620 150th Street, Surrey, BC V3R 7K3
Coverage Term: November 1, 2016 to November 1, 2017 12:01 a.m. Standard Time

Other Services and Service Providers

PLATINUM LEGAL SERVICES RETAINER – CLARK WILSON LLP

Legal advice and exclusive benefits. See Contract for details.
Limits: Per Legal Proceeding - \$1,000,000; Per Term - \$1,500,000
Fee: 100% Retained

\$350

Schedule Of Participating Insurers For The Owners of Strata Plan NW 1505 Lincoln's Gate West

Policy # CNW1505

Term: November 1, 2016 to November 1, 2017 12:01 a.m. Standard Time

Insurer	Coverage	%	Limit (\$)
Aviva Insurance Company of Canada	Property	45	\$4,739,400
Allianz Global Risks US Insurance Company	Property	30	\$3,159,600
Temple Insurance Company	Property	10	\$1,053,200
Certain Lloyd's Underwriters under contract 1339W16, as arranged by BMS Group Ltd.	Property	10	\$1,053,200
Certain Lloyd's Underwriters under contract B1000P043272016, as arranged by Meridian Risk Solutions	Property	5	\$526,600
Aviva Insurance Company of Canada	Commercial General Liability	100	\$10,000,000
Encon Group Inc.	Directors & Officers Liability	100	\$2,000,000
Aviva Insurance Company of Canada	Employee Dishonesty – Form A	100	\$30,000
Aviva Insurance Company of Canada	Broad Form Money & Securities	100	\$30,000
Aviva Insurance Company of Canada	Glass	100	Blanket
Allianz Global Risks US Insurance Company	Pollution & Remediation Legal Liability	100	\$1,000,000
Aviva Insurance Company of Canada	Equipment Breakdown	100	\$10,532,000
Chubb Life Insurance Company of Canada	Volunteer Accident Insurance Plan 1	100	\$100,000 - \$500 Weekly Indemnity
Aviva Insurance Company of Canada	Privacy Breach Services	100	\$25,000
Certain Lloyd's Underwriters under contract B0621M81907014, as arranged by Hub International Insurance Brokers	Terrorism	100	\$500,000

DISCLOSURE NOTICE

The Financial Institutions Act requires that the information contained in this Disclosure Notice be provided to a customer in writing at the time of entering into an insurance transaction. Hub International Insurance Brokers licensed as a general insurance broker by the Insurance Council of British Columbia. This transaction is between you and Aviva Insurance Company of Canada Policy No. CNW1505. We have no interest in the above stated Insurance Company and the Insurance Company also has no interest in our Company. The Financial Institutions Act prohibits the Insurance Company or our Company from requiring you to transact additional or other business with the Insurance Company or any other person or corporation as a condition of this transaction. Upon completion of this transaction, Hub International Insurance Brokers will be remunerated by way of commission and/or fee, which will be paid by the insurer named above or by you, the customer. We may work together with other appropriately licensed third parties in marketing of insurance products; we may share commissions and/or pay or receive fees as a result of a joint venture. For more on how we get paid, including for information on contingent commissions we may receive from the insurer(s), please visit *How we get paid* at: www.hubinternational.com

TOTAL POLICY PREMIUM	\$21,574
TOTAL PLATINUM LEGAL SERVICES RETAINER	\$ 350
TOTAL PREMIUM INCLUDING LEGAL EXPENSE:	\$21,924

October 14, 2016

Insured's Copy

**INSURANCE OPTIONS FOR:
The Owners of Strata Plan NW 1505 Lincoln's Gate West**

Recommended Additional Limits and Coverage Options:

Coverage	Limit	Additional Annual Premium	Accept	Decline
Excess Directors & Officers Liability				
	\$18,000,000	\$ 150	<input type="checkbox"/>	<input type="checkbox"/>
Volunteer Accident				
Plan II:	\$200,000	\$ 75	<input type="checkbox"/>	<input type="checkbox"/>
Plan III:	\$250,000	\$ 125	<input type="checkbox"/>	<input type="checkbox"/>
Privacy Breach				
	\$50,000	\$ 20	<input type="checkbox"/>	<input type="checkbox"/>
	\$75,000	\$ 35	<input type="checkbox"/>	<input type="checkbox"/>
	\$100,000	\$ 50	<input type="checkbox"/>	<input type="checkbox"/>
Terrorism				
	\$1,000,000	\$ 75	<input type="checkbox"/>	<input type="checkbox"/>

Coverage	Deductible	Additional Annual Premium	Accept	Decline
Earthquake Deductible Buydown				
	From 10% to 5% of Total Insured Value (TIV) bringing the deductible down from \$1,053,200 to \$526,600	\$1,575	<input type="checkbox"/>	<input type="checkbox"/>

For Emergency purposes we would greatly appreciate you returning this form listing updated Council Members.

Return to: Hub International Coastal Insurance Brokers
Fax: (604) 269-1001
Email: brenda.gendron@hubinternational.com

**STRATA CORPORATION - NW 1505 Lincoln's Gate West
LIST OF COUNCIL MEMBERS**

Name & Position	Address	Phone	E-mail

Strata Plan: NW 1505 Lincoln's Gate West
Policy Term: November 1, 2016 - November 1, 2017
Regards: Updating Information

We would appreciate if you could verify the following to ensure we have the latest information regarding your property.

Underwriting Information

Year Built	1981	# Of Buildings	7	# Of Res. Units	69	# Of Com. Units	Inspection Date	6/30/2014
# Of Stories	2.0	Sprinklers	N	Date of Last Appraisal	11/1/2016 2/3 (N)		Occupancy	Residential
Walls	Fire Resistive	%	Frame	100 %	Other: %			
	Roof			Type	Year Updated	% Updated	%	
Heating	Type	Electric	Year Updated		% Updated			
	Electrical			Type	Year Updated	% Updated		
Plumbing	Copper	%	Plastic/PVC	%	Galvanized Steel	%	Other: %	
	Year Updated				% Updated			

Occupancy Information

How many units are Residential? 69	How many units are Commercial?
How many units are Occupied?	How many units are Vacant?
How many units are Owner Occupied?	How many units are Rented?

Planned Upgrades

In the coming year are there any major updates/upgrades planned? YES: NO:

If yes, please provide details:

Water Ingress

Is building experiencing any water ingress / "Leaky Condo" problems?

If Yes, Provide Details:

Sectioned

Is this Strata Sectioned?

If Yes, Provide Details:

Rental Suite

Does the strata own a rental suite in the building?

Does the strata have a Rental Unit Policy covering the strata for any Improvements & Betterments, Deductible Pass Backs, Loss of Rents and Comprehensive Personal Liability for the unit?

Claims

Is council aware of any known losses not reported or any facts or circumstances that may give rise to a claim? YES: NO:

If yes, please provide details.

General Comments

Completed by:

Date:
