



J.T. Insurance Services

Certificate of Insurance

Main Floor, London Place, 1177 Hornby Street, Vancouver, B.C. Canada V6Z 2E9 Telephone: (604) 684-7291 Facsimile: (604) 684-6300

Certificate Number: JT 1007935

Certificate issued to: The Owners Strata Plan BCS1345
c/o AWM Alliance Real Estate Group Ltd.
Suite 540 - 220 Cambie Street
Vancouver, BC V6B 2M9

Named Insured: The Owners Strata Plan BCS1345

Insured Operations: Building Ownership **Premium/Fee:** As agreed

Effective Date: July 2, 2010 (Both dates as at 12:01 A.M. at the
Expiry Date: July 2, 2011 address of the Named Insured.)

Covering: 9300-9390 University Crescent, Burnaby, BC V5A 4X9

\$41,404,700	Building
Full Value	Equipment Breakdown
\$10,000,000	Commercial General Liability – Occurrence
\$10,000,000	Commercial General Liability – Aggregate
\$10,000,000	Personal Injury Liability
\$ 25,000	Medical Payments
\$ 100,000	Tenants Legal Liability
\$ 2,000,000	Directors & Officers Liability
\$ 100,000	Volunteers Accidental Death and Dismemberment

Conditions: Property: All Risks, Replacement Cost, 90% Coinsurance, including Sewer Back-up and Water Damage, Earthquake, Flood, Blanket By-laws, Blanket Glass
Liability: Occurrence Basis
All Coverages: Terrorism Exclusion, E-Commerce (Data) Exclusion and Mould/Fungi Exclusions

Deductibles: All Losses \$ 2,500
Sewer Back-Up \$ 5,000
Water Damage \$ 5,000
Liability \$ 1,000
Flood \$ 10,000
Earthquake 10% (minimum \$50,000)

Insurer(s): As per list of insurers on file with J.T. Insurance Services (Canada), Inc.

Subject otherwise to the usual printed clauses and conditions on the Policies of the Underwriters and/or Companies with whom Insurance is effected. This document is evidence the insurance described above has been effected, against which Underwriters Certificates or Policies will be duly issued. Immediate advice must be given of any discrepancies, inaccuracies or necessary changes. This summary is issued for convenient reference only. Please consult policies for details of coverage as all of the terms and conditions contained in the policy are not modified or amended by this certificate. These statements have been made in good faith and are a summary of the insurance coverage in force (which is subject to the full terms and conditions of the policy). We accept no responsibility for any inadvertent or negligent act, error or omission on our part in preparing these statements or for any loss, damage or expense thereby occasioned to any recipient of this certificate.

Issue Date: June 29, 2010

c&oe
JB

Per: _____



Authorized Representative