

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

Renewal Policy No. BFL04BCS4213 Previous Policy No. BFL04BCS4213

NAMED INSURED The Owners, Strata Plan BCS4213, acting on their own behalf or as a Strata Corporation &/or as

Trustees or Agents on behalf of all Registered Unit Owners and Richard Street Development Limited

Partnership but only with respect to Strata Plan BCS4213 Rancho Management Services (B.C.) Ltd. (As Property Manager)

600-1190 Hornby Street, Vancouver, BC V6Z 2K5

MAILING ADDRESS POLICY PERIOD From: September 28, 2012 To: September 28, 2013

12:01 a.m. standard time at the location of the premises as to each of the said dates

INSURED LOCATION 1088 Richards Street, Vancouver, BC V6B 0J8

1038-1040, 1048, 1050, 1058, 1060, 1068, 1070, & 1090 Richards Street, Vancouver, BC V6B 3E1

477 & 487 Helmcken Street, Vancouver, BC V6B 2E6

RICHARDS

CONSTRUCTION Mixed 3 Buildings 18 Storeys

OCCUPIED BY INSURED AS 233 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

limit or annotation is shown hereunder. INSURING AGREEMENT	DEDUCTIBLE		LIMIT	
SECTION I - PROPERTY (Revision May 19, 2011 GK)				<i>y</i>
 A. All Property - All Risks, Blanket By-Laws, Stated Amount Co-Insurance, Replacement Cost, 110% Margin Clause, Earthquake and Flood limit in the annual aggregate not to exceed 110% of policy limit. All Risks All Risks With respect to losses arising from Vacant Units Sewer Backup Damage Water Damage Earthquake Damage Flood Damage Lock & Key 	\$ \$ \$ \$ \$ \$	5,000 10,000 10,000 10,000 10 (Min. \$250,000) 10,000 250	\$	53,249,000 10,000 Not Covered
		***	-	Not Covered
SECTION II - CRIME (Form Number 2110 01/2004) I. Comprehensive Dishonesty, Disappearance and Destruction - Form A II. Loss Inside the Premises III. Loss Outside the Premises IV. Money Orders and Counterfeit Currency V. Depositors Forgery		Nil Nil Nil Nil Nil	\$ \$ \$ \$	10,000 5,000 5,000 5,000 5,000
SECTION III - COMMERCIAL GENERAL LIABILITY (Form 2294 03/2010)				
Bodily Injury & Property Damage Liability - Per Occurrence Products and Completed Operations Aggregate Personal and Advertising Injury Liability - Per Occurrence (Form Number 2333) Medical Payments - Each Person	\$ \$	500 500	\$ \$ \$	10,000,000 10,000,000 10,000,000 25,000
D. Tenants Légal Liability Non-Owned Automobile Endorsement SPF #6 - Per Occurrence (Form Number 6063) Legal Liability For Damage To Hired Automobiles Endorsement SEF #94 - Per Occurrence (Form	\$ \$ \$	500 500 500	\$ \$ \$	1,000,000 10,000,000 50,000
Number 5644) Contractual Liability Endorsement SEF #96 - Per Occurrence (Form Number 5644) Excluding Long Term Leased Vehicle Endorsement SEF #99 - Per Occurrence (Form Number 6664)				Included Included
Limited Pollution Liability Coverage Endorsement (Form Number 2214) Employee Benefit Liability (Form Number 2311)	\$	10,000	\$	1,000,000 Included
SECTION IV - CONDOMINIUM DIRECTORS & OFFICERS LIABILITY (Form D14100				
(10/04)) Claims Made Form (Including Property Manager)		Nil	\$	5,000,000
SECTION V - BLANKET GLASS - Includes Lobby Glass (Form Number 4185 05/1992)				
Residential Commercial	\$ \$	100 250		Blanket

SUBSCRIPTION

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

This Certificate is not valid unless countersigned by an Authorized Representative of the Insurer(s).

E. & O.E.

Date: September 26, 2012

BFL CANADA Insurance Services Inc. Unclamic Umasox

AUTHORIZED REPRESENTATIVE