

**Bn/ Policy No. CVR992**

**Declarations**

Name of Insured: The Owners of Strata Plan VR 992 Ocean Vista  
 Additional Insured: Pacific Quorum Properties Inc  
 Mailing Address: c/o Pacific Quorum Properties Inc., 430 1200 West 73 Avenue, Vancouver, BC V6P 6G5  
 Location Address(es): 1279 Nicola Street, Vancouver, BC V6G 2E8  
 Policy Period: **December 31, 2015 to December 31, 2016** 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
<b>PROPERTY COVERAGES</b>		
All Property, All Risks, Guaranteed Replacement Cost, Bylaws - Form STR (06/15)	\$1,000	\$6,305,000
Unlimited Additional Living Expenses	Included	Included
Water Damage	\$5,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains	\$5,000	Included
Earthquake Damage	10 %	Included
Flood Damage	\$10,000	Included
Key & Lock	\$250	\$10,000
<b>BLANKET EXTERIOR GLASS INSURANCE</b> - Form 820000 (02/06)	Residential Commercial	\$100 \$250
<b>COMMERCIAL GENERAL LIABILITY</b> - Form 000102-10 (06/12)		
Each Occurrence Limit	\$500	\$5,000,000
Coverage A - Bodily Injury & Property Damage Liability - <i>Per Occurrence</i>	\$500	\$5,000,000
Products & Completed Operations - <i>Aggregate</i>		\$5,000,000
Coverage B - Personal Injury Liability - <i>Per Occurrence</i>	\$500	\$5,000,000
Non-Owned Automobile - SPF #6 - Form 335002-02- <i>Per Occurrence</i>		\$5,000,000
<b>STRATA DIRECTORS &amp; OFFICERS LIABILITY</b> - Form NP-434229 (06/14)	Nil	\$2,000,000
<b>POLLUTION &amp; REMEDIATION LEGAL LIABILITY</b> - Form XLICL-PARL6CP-CN 1111 (01/14)		
Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense	\$10,000 Retention	\$1,000,000
<b>VOLUNTEER ACCIDENT INSURANCE PLAN</b> - 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		
<b>COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION</b> - Form 500000 (08/14)		
Coverage I Employee Dishonesty - Form A - <i>Aggregate</i>	Nil	\$30,000
Coverages II, III, IV and V - Broad Form Money & Securities - <i>Aggregate Limit each coverage</i>	Nil	\$10,000
<b>EQUIPMENT BREAKDOWN</b>		
I Standard Comprehensive Plus, Replacement Cost - Form C780016 (01/11)	\$1,000	\$6,305,000
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
<b>PRIVACY BREACH SERVICES</b> - Form PBE.25000 (12/13)	Nil	\$25,000
<b>TERRORISM</b> - Form LMA3030 (amended) (06/14)	\$2,500	\$300,000

**\*\*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.



**Executive Vice President**  
Hub International Insurance Brokers



**HUB International Coastal Insurance Brokers**  
400-4350 Still Creek Drive, Burnaby BC V5C 0G5  
T: 604.269.1010 TF: 1.800.606.9969

**Client No. CVR992**

Client Name: The Owners of Strata Plan VR 992 Ocean Vista  
Management Company: Pacific Quorum Properties Inc  
Mailing Address: c/o Pacific Quorum Properties Inc., 430 1200 West 73 Avenue, Vancouver, BC V6P 6G5  
Location Address: 1279 Nicola Street, Vancouver, BC V6G 2E8  
Coverage Term: December 31, 2015 to December 31, 2016 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 claim - \$300,000 / Per term - \$1,500,000  
Fee: 100% Retained

\$350



**HUB International Coastal Insurance Brokers**  
 400-4350 Still Creek Drive, Burnaby BC V5C 0G5  
 T: 604.269.1010 TF: 1.800.606.9969

**Schedule Of Participating Insurers**

**For The Owners of Strata Plan VR 992 Ocean Vista**

**Policy # CVR992**

Term: December 31, 2015 to December 31, 2016 12:01 a.m. Standard Time

Insurer	Coverage	%	Limit (\$)
Aviva Insurance Company of Canada	Property	35.	\$2,206,750
Allianz Global Risks US Insurance Company	Property	30.	\$1,891,500
Royal & Sun Alliance Insurance Company of Canada	Property	25.	\$1,576,250
The Guarantee Company of North America	Property	10.	\$630,500
Aviva Insurance Company of Canada	Commercial General Liability	100	\$5,000,000
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	\$10,000
Aviva Insurance Company of Canada	Glass	100	Blanket
XL Insurance Company SE	Pollution & Remediation Legal Liability	100	\$1,000,000
Aviva Insurance Company of Canada	Equipment Breakdown	100	\$6,305,000
ACE INA Insurance 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	\$300,000

**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. CVR992. 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](http://www.hubinternational.com)

<b>Policy Premium</b>	<b>\$17,293</b>
<b>Total Platinum Legal Services Retainer</b>	<b>\$350</b>
<b>Total Payable:</b>	<b>\$17,643</b>

November 10, 2015

Insured's Copy