

## SUMMARY OF COVERAGES

<b>Insured:</b>		The Owners, Strata Plan LMS4383, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.		<b>Payee:</b>		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.	
<b>Property Manager:</b>		Crosby Property Management Ltd.		<b>Policy Period:</b>		April 1, 2008 to April 1, 2009	
<b>Coverage:</b>		STRATA		<b>From:</b>		April 1, 2008	
				<b>To:</b>		April 1, 2009	
<b>Policy No.</b>		<b>Coverages</b>		<b>Underwriters</b>			
BFL04LMS4383		Property		Aviva Insurance Company AXA Pacific Insurance Company Zurich Insurance Company			
		Pollution Liability		XL Insurance Company, Ltd.			
		Crime		Aviva Insurance Company			
		Commercial General Liability					
		Condominium Directors and Officers Liability		Great American Insurance Group			
		Boiler and Machinery		Boiler Inspection & Insurance			
		Glass		Aviva Insurance Company			
		Non-Owned Automobile					
<b>Property Insured:</b>			969 Richards Street, Vancouver, BC V6B 1A8 989 Richards Street, Vancouver, BC V6B 6R6 939 Richards Street, Vancouver, BC V6B 3B6  THE MONDRIAN				
<b>Perils Insured:</b>			All Risks as defined, subject to \$2,500 Deductible except \$50,000 Deductible for Water Damage/Sewer Back-up Damage, \$10,000 Deductible for Flood Damage, 10% Deductible for Earthquake Damage, \$ 250 Deductible for Lock & Key, Stated Amount Co-insurance Clause; Guaranteed Replacement Cost; By-Laws Increased Amount; Data Exclusion; Terrorism Exclusion; Mould Exclusion.				
<b>Property Coverage:</b>			\$ 80,881,000	Buildings, including Earthquake Damage Coverage			
			\$ 10,000	Lock & Key			
<b>Boiler &amp; Machinery:</b>			\$ 80,881,000	Property Damage			
			\$ 100,000	Extra Expense			
				Subject to: \$1,000 deductible			
<b>Liability Coverage:</b>			\$ 5,000,000	Commercial General Liability, Subject to \$500 Bodily Injury/Property Damage Deductible			
<b>Crime Insurance:</b>			\$ 10,000	Employee Dishonesty			
			\$ 5,000	Broad Form Money and Securities			
<b>Condominium Directors &amp; Officers Liability: (Including Property Managers)</b>			\$ 2,000,000	each claim/annual omissions aggregate			
<b>Exterior Glass:</b>				Residential Blanket – Subject to \$1,000 Deductible			
<b>Pollution Remediation Liability:</b>			\$ 1,000,000	Subject to \$25,000 Deductible \$2,000,000 Aggregate			
<b>Conditions:</b> This record sheet is intended for reference only. Please refer to your policy(ies) for complete details.							
BFL Canada Insurance Services Inc.							