



COASTAL INSURANCE SERVICES LTD.

104 - 2331 Marpole Avenue, Port Coquitlam, BC V3C 2A1 Tel: 604-944-1700 Fax: 604-944-1734
 1322 Johnston Road, White Rock, BC V4B 3Z2 Tel: 604-531-1020 Fax: 604-531-2031
 Toll Free: 1-800-665-3310 Website - www.coastalinsurance.com - e-mail: info@coastalinsurance.com



1983-2008

Policy No. CVR 2001

DECLARATIONS

Name of Insured:	The Owners of Strata Plan VR 2001 Sunny Lodge
Location Address:	2125 West 2nd Avenue, Vancouver, BC, V6K 1H7
Additional Named Insured:	Baywest Management Corporation, 300 - 1770 Burrard Street, Vancouver, BC V6J 3G7
Policy Period:	12/31/09 to 10/01/10 (mm/dd/yy) 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 (\$)	Limits (\$)
PROPERTY COVERAGES - STR (06/08) All Property, All Risks, Guaranteed Replacement Cost, Bylaws Water Damage Backup of Sewers, Sumps, Septic Tanks or Drains Earthquake Damage Flood Damage Key & Lock	1,000 5,000 5,000 10% 10,000 250	4,930,000 Included Included Included Included 10,000
BLANKET EXTERIOR GLASS INSURANCE Aviva Insurance Company of Canada - Form 820000 (02/06)	Residential Commercial	100 250 Blanket
COMMERCIAL GENERAL LIABILITY - Form 000102 (06/06) Coverage A - Bodily Injury & Property Damage Liability Products & Completed Operations Coverage B - Personal Injury Liability Coverage C - Medical Payments Coverage D - Tenants Legal Liability	Per Occurrence Aggregate Per Occurrence Any One Person Per Occurrence	500 500 500 2,500 25,000 500,000
Non-Owned Automobile - SPF #6 - Form 335002 Contractual Liability - SEF #96 Excluding Long Term Leased Vehicle - S.E.F. No. 99 Limited Pollution Liability Coverage Employee Benefit Liability - Form 000200 Advertising Liability - Form 000117	Per Occurrence Per Occurrence Per Occurrence Aggregate Aggregate Per Occurrence	10,000,000 50,000 10,000,000 1,000,000 1,000,000 500,000
DIRECTORS & OFFICERS LIABILITY - Form G/A2 (05/08) Claims Made Form Condominium Discrimination Defense Costs	Per Occurrence Aggregate	2,000,000 10,000 25,000
POLLUTION & REMEDIATION LEGAL LIABILITY - Form XLICL-PARL5CP (05/04) Claims Made Form - Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense		10,000 Retention 1,000,000
VOLUNTEER ACCIDENT INSURANCE PLAN Form 9224344 (05/09) - Plan II Principal Sum - \$100,000 Weekly Accident Indemnity - \$500 (maximum 52 weeks) Accident Expenses - various up to \$10,000 (see policy wording) Dental Expense - \$2,500		7 Day Waiting Period 100,000
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION Form 500000 (01/00) I Employee Dishonesty - Form A II Loss Inside the Premises III Loss Outside the Premises IV Money Orders and Counterfeit Paper Currency V Depositors Forgery		10,000 5,000 5,000 5,000 5,000
EQUIPMENT BREAKDOWN I Physical Damage, Direct Damage, Standard Comprehensive Plus, Replacement Cost - Form C780016 (02/06) II Consequential Damage, 90% Co-Insurance - Form C780032 (02/06) III Extra Expense - Form C780033 (02/06) IV Ordinary Payroll - 90 Days - Form C780034 (02/06)	1,000 1,000 24 Hour Waiting Period 24 Hour Waiting Period	4,930,000 10,000 100,000 100,000

****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.

President
Coastal Insurance Services Ltd.



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SCHEDULE OF PARTICIPATING INSURERS

For The Owners of Strata Plan VR 2001 Sunny Lodge
Policy # CVR 2001

Term: 12/31/09 to 10/01/10 (mm/dd/yy) 12:01 a.m. Standard Time

Insurer	Coverage	%	Limit (\$)
Aviva Insurance Company of Canada	Property	35	1,725,500
Axa Pacific Insurance Company	Property	35	1,725,500
Royal and Sun Alliance Insurance Company of Canada	Property	30	1,479,000
Aviva Insurance Company of Canada	Commercial General Liability	100	10,000,000
Aviva Insurance Company of Canada	Directors & Officers Liability	100	2,000,000
Aviva Insurance Company of Canada	Employee Dishonesty - Form A	100	10,000
Aviva Insurance Company of Canada	Comprehensive Dishonesty, Disappearance and Destruction	100	5,000
Aviva Insurance Company of Canada	Glass	100	Blanket Exterior Coverage
XL Insurance Company Ltd.	Pollution & Remediation Legal Liability	100	1,000,000
Aviva Insurance Company of Canada	Equipment Breakdown	100	4,930,000
Axa Assurances Inc.	Volunteer Accident Insurance Plan II	100	100,000

DISCLOSURE NOTICE - UNDER THE FINANCIAL INSTITUTIONS ACT

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.

1. I, Mike Valiquette, am licensed as a general insurance agent by the Insurance Council of British Columbia
2. This transaction is between you and Aviva Insurance Company of Canada Axa Pacific Insurance Company Royal and Sun Alliance Insurance Company of Canada (Insurer) and as indicated on the policies.
3. In soliciting the transaction described above, I am representing Coastal Insurance Services Ltd. who does business with the Insurer
4. The nature and extent of the Insurer's interest in the agency is none.
5. Upon completion of this transaction, the agent will be remunerated by way of commission or fee by the Insurer
6. The Financial Institutions Act prohibits the Insurer from requiring you to transact additional or other business with the Insurer or any other person or Corporation as a condition of this transaction.

Total Premium

\$7,953

E&O/DP

Insured's Copy