



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

International Risk and Insurance Services

CERTIFICATE OF INSURANCE

Previous Policy No. BFL04BCS2645

Renewal Policy No. BFL04BCS2645

NAMED INSURED

The Owners, Strata Plan BCS2645, acting on their own behalf or as a Strata Corporation

MAILING ADDRESS

Gateway Property Management Corporation (As Property Manager)

POLICY PERIOD

400 - 11950 80th Avenue, Delta, BC V4C 1Y2

From: March 31, 2010

To: March 31, 2011

INSURED LOCATION

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

750 West 12th Avenue, Vancouver, BC V5Z 0A3

2851 Heather Street, Vancouver, BC V5Z 0A2

CONSTRUCTION

TAPESTRY

OCCUPIED BY INSURED AS

Fire Resistive

10 Storeys

2 Buildings

230 Residential Units

2 Commercial Units

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.

INSURING AGREEMENT

DEDUCTIBLE

LIMIT

SECTION I - PROPERTY

A. All Property - All Risks, Blanket By-Laws, 110% Margin Clause, Replacement Cost, Earthquake and Flood limit in the annual aggregate not to exceed 110% of policy limit.

All Risks

\$ 2,500

\$ 51,883,000

Sewer Backup Damage

\$ 5,000

Water Damage

\$ 5,000

Earthquake Damage

% 10

Flood Damage

\$ 10,000

Lock & Key

\$ 250

\$ 25,000

B. Business Interruption (Gross Rents), 100% Co-Insurance, Indemnity Period (Months): N/A

Not Covered

SECTION II - CRIME

Comprehensive Dishonesty, Disappearance and Destruction - Form A

Loss Inside the Premises

Nil

\$ 30,000

Loss Outside the Premises

Nil

\$ 30,000

Money Orders and Counterfeit Paper Currency

Nil

\$ 30,000

Depositors Forgery

Nil

\$ 30,000

SECTION III - COMMERCIAL GENERAL LIABILITY

Each Accident or Occurrence

\$ 1,000

\$ 10,000,000

Products / Completed Operations - Aggregate

\$ 1,000

\$ 10,000,000

Limited Pollution Liability (Form CGL 142)

\$ 1,000

\$ 1,000,000

Tenants Legal Liability

\$ 1,000

\$ 1,000,000

Employee Benefit Liability

\$ 1,000

\$ 1,000,000

Medical Payments - Each Person

\$ 10,000

Medical Payments - Each Accident

\$ 50,000

Non Owned Automobile Liability (excluding Long Term Leased Vehicles)

\$ 10,000,000

Personal Injury Liability

Included

Contractual Liability

Included

SECTION IV - CONDOMINIUM DIRECTORS & OFFICERS LIABILITY

Claims Made Form (Including Property Manager)

Nil

\$ 3,000,000

SECTION V - GLASS

Residential

\$ 100

Commercial

\$ 250

Blanket

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

SUBSCRIPTION

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

E. & O.E.

Date: March 24, 2010

BFL CANADA Insurance Services Inc.

AUTHORIZED REPRESENTATIVE



BFL CANADA Insurance Services Inc.
 1177 West Hastings Street, Suite 200
 Vancouver, British Columbia V6P 1A6
 Tel.: (604) 671-0000
 Fax: (604) 671-1310
 Toll Free: 1-866-661-1310

International Risk and Insurance Services

INSURING AGREEMENT		DEDUCTIBLE	LIMIT
SECTION VI - EQUIPMENT BREAKDOWN			
Per Occurrence Maximum Limit of Loss		\$ 1,000	\$ 51,883,000
Loss of Profits - Rents, Indemnity Period (Months): N/A		24 Hour Waiting Period	Not Covered
Extra Expenses - Rents, Indemnity Period (Months): N/A			\$ 250,000
A. Objects Insured - Excluding Production Machines			
B. Direct Damage including Repair or Replacement, 110% Margin Percentage.		\$ 1,000	
Extensions of Coverage:			
- Ammonia Contamination			\$ 100,000
- By-Laws / Hazardous Substances			\$ 500,000
- Civil Authority			30 Days
- Expediting Expenses			\$ 250,000
- Professional Fees			\$ 250,000
- Service Interruption - No Distance Restriction		24 Hour Waiting Period	\$ 50,000
- Water Damage		\$ 1,000	\$ 250,000
- Spoilage			\$ 25,000
- Mould		\$ 1,000	
SECTION VII - POLLUTION LIABILITY			
Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense		\$ 25,000	\$ 1,000,000
Aggregate			\$ 2,000,000
SECTION VIII - VOLUNTEER ACCIDENT			
Principal Sum		See Policy Wordings	\$ 200,000
LOSS IF ANY PAYABLE TO:	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. Irwin Commercial Finance, but only with respect to the Enterphone/Security/Access System as outlined in Account No. 119295, 595 Bay Street, P.O.Box 99, Toronto, ON, M5G 2C2 (The Standard Mortgage Clause is applicable unless Special Mortgage Clause attached)		
TOTAL PREMIUM			\$ 153.00

LIST OF INSURERS				
Insurance Company	Section	Participation %	Master Wording No.	
AXA Assurances Inc.	VOLUNTEER ACCIDENT	100.0%	9229074 (Policy)	
AXA Pacific Insurance Company	CRIME	100.0%	COMM2000A	
	COMMERCIAL GENERAL LIABILITY	100.0%	COMM2000A	
	GLASS	100.0%	COMM2000A	
Continental Casualty Company (CNA Canada)	PROPERTY	20.0%	BFL SPW001	
GCan Insurance Company	PROPERTY	12.5%	BFL SPW001	
	EQUIPMENT BREAKDOWN	100.0%	4163600 (Policy)	
Great American Insurance Group	CONDOMINIUM DIRECTORS & OFFICERS LIABILITY	100.0%	D14100 (Policy)	
XL Insurance Company, Ltd. (Minimum and Retained)	POLLUTION LIABILITY	100.0%	PCN001785305	
Zurich Insurance Company Ltd	PROPERTY	67.5%	BFL SPW001	