



COASTAL INSURANCE SERVICES LTD.

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SUMMARY OF COVERAGES

NAMED INSURED: Owners of Strata Plan VR 62 Twelve Pines
LOCATION: 1720 West 12th Avenue, Vancouver, BC V6J 2E6
SUMMARY FOR: Bayside Property Services Ltd.

\$8,050,000 **All Property** - "All Risks" \$1,000 Deductible, Earthquake - 10% Deductible, Water Damage - \$5,000 Deductible, Sewer Backup - \$5,000 Deductible, Flood - \$10,000 Deductible, including **Guaranteed Replacement Cost** and **Blanket Bylaws**, Subject to Stated Amount Co-Insurance.

REPLACEMENT **Blanket Glass** -subject to a \$100 Deductible for Residential Units.
\$250 Deductible for Commercial Units

\$5,000,000 **Commercial General Liability** - including Broad Form "occurrence" Property Damage, Medical Payments \$2,500/\$25,000, Cross Liability Clause, Personal Injury (nil participation), Non-Owned Automobile Liability, Contingent Employer's Liability, Contractual Liability, Employees as additional named insureds including any Property Management firms while acting on behalf of the Corporation, subject to a \$500 Deductible per occurrence.

\$2,000,000 **Directors & Officers Liability** - (Errors & Omissions), TO INCLUDE PROPERTY MANAGERS AS ADDITIONAL NAMED INSURED.

Condominium Discrimination Defense Costs - Covers legal defense costs for non compensatory damages from an unsuccessful action or complaint. \$10,000 per action, \$25,000 aggregate.

\$1,000,000 **Pollution and Remediation Legal Liability** - subject to a \$10,000 Retention.

\$100,000 **Volunteer Accident Insurance Plan** - Accidental Death and Disability for owners who perform work on a volunteer basis. Plan II - Principal Sum - \$100,000 Weekly Accident Indemnity - \$500, Accident Expenses - various up to \$10,000 (see policy wording) Dental Expense - \$2,500. Subject to a 7 day Waiting Period, Maximum 52 Weeks.

Comprehensive Dishonesty, Disappearance and Destruction

\$10,000 Employee Dishonesty - Form A

\$5,000 Loss Inside/Outside the Premises, Money Orders and Counterfeit Paper Currency and Depositors Forgery

FULL VALUE **Equipment Breakdown** - insuring all Fired & Unfired Pressure Vessels & Refrigeration Systems, Electrical & Mechanical Equipment, Repair or Replacement. Subject to \$1,000 Deductible and a 24 hour waiting period for Business Interruption (if applicable). INCLUDES: Hot Water Supply & Storage Tanks, Pool Boiler and Filter Tanks, all Electrical Motors, Fans, Tanks, Pumps, Compressors, Switchgear, Switchboard, Air-Conditioning Units, Intercom, Phone and Security Systems.

POLICY TERM: 06/01/09 TO 06/01/10 mm/dd/yy 12:01 a.m. Standard Time

This is a generalized resume of coverages for quick reference. In all cases the terms and conditions of the policy in effect are the determining documents.

Date: May 28, 2009

E/OE/BG