



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

CERTIFICATE OF INSURANCE

Previous Policy No. BFL04LMS0740

Renewal Policy No. BFL04LMS0740

NAMED INSURED The Owners, Strata Plan LMS740, acting on their own behalf or as a Strata Corporation
Century 21 Prudential Estates (RMD) Ltd. (As Property Manager)
MAILING ADDRESS 7320 Westminster Highway, Richmond, BC V6X 1A1
POLICY PERIOD From: April 30, 2011 To: April 30, 2012
12:01 a.m. standard time at the location of the premises as to each of the said dates
INSURED LOCATION 888 Hamilton Street, Vancouver, BC V6B 5W4
293 Smithe Street, Vancouver, BC V6B 5W4
ROSEDALE GARDENS
CONSTRUCTION Fire Resistive 25 Storeys 1 Building
OCCUPIED BY INSURED AS 168 Residential Units 0 Commercial Unit

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 (Revision date Aug 24, 2006 /RB) | | |
| A. All Property - All Risks, Blanket By-Laws, Stated Amount Co-Insurance, Replacement Cost, 110% Margin Clause. | | \$ 45,265,200 |
| All Risks | \$ 2,500 | |
| Sewer Backup Damage | \$ 20,000 | |
| Water Damage | \$ 20,000 | |
| Earthquake Damage | % 10 | |
| Flood Damage | \$ 10,000 | |
| Lock & Key | \$ 250 | \$ 10,000 |
| B. Business Interruption (Gross Rents), 100% Co-Insurance, Indemnity Period (Months): N/A | | Not Covered |
| SECTION II - CRIME (Form Number 2110 01/2004) | | |
| I. Comprehensive Dishonesty, Disappearance and Destruction - Form A | Nil | \$ 10,000 |
| II. Loss Inside the Premises | Nil | \$ 5,000 |
| III. Loss Outside the Premises | Nil | \$ 5,000 |
| IV. Monthly Fees | Nil | \$ 5,000 |
| V. Depositors Forgery | Nil | \$ 5,000 |
| SECTION III - COMMERCIAL GENERAL LIABILITY (Form Number 2294 03/2010) | | |
| A. Bodily Injury & Property Damage Liability - Per Occurrence | \$ 500 | \$ 10,000,000 |
| Products and Completed Operations | \$ 500 | \$ 10,000,000 |
| B. Personal and Advertising Injury Liability - Per Occurrence (Form Number 2333) | | \$ 10,000,000 |
| C. Medical Payments - Each Person | | \$ 25,000 |
| D. Tenants Legal Liability | \$ 500 | \$ 100,000 |
| Non-Owned Automobile Endorsement SPF #6 - Per Occurrence (Form Number 6063) | \$ 500 | \$ 10,000,000 |
| Legal Liability For Damage To Hired Automobiles Endorsement SEF #94 - Per Occurrence (Form Number 5644) | \$ 500 | \$ 50,000 |
| Contractual Liability Endorsement SEF #96 - Per Occurrence (Form Number 5644) | | \$ 10,000,000 |
| Excluding Long Term Leased Vehicle Endorsement SEF #99 - Per Occurrence (Form Number 6664) | | \$ 10,000,000 |
| Limited Pollution Liability Coverage Endorsement (Form Number 2214) | \$ 500 | \$ 1,000,000 |
| Employee Benefit Liability (Form Number 2311) | | \$ 1,000,000 |
| SECTION IV - CONDOMINIUM DIRECTORS & OFFICERS LIABILITY | | |
| Claims Made Form (Including Property Manager) | Nil | \$ 10,000,000 |
| SECTION V - BLANKET GLASS - Includes Lobby Glass (Form Number 4185 05/1992) | | |
| Residential | \$ 100 | Blanket |
| Commercial | \$ 250 | |

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: April 20, 2011

BFL CANADA Insurance Services Inc.

AUTHORIZED REPRESENTATIVE



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| INSURING AGREEMENT | | DEDUCTIBLE | LIMIT |
|--|---|---------------------------------|---------------|
| SECTION VI - EQUIPMENT BREAKDOWN | | | |
| Per Occurrence Maximum Limit of Loss | | \$ 1,000 | \$ 45,265,200 |
| Time Element Limit: Loss of Profits - Rents, Indemnity Period (Months): N/A | | N/A | Not Covered |
| Extra Expenses - Rents, Indemnity Period (Months): N/A | | | \$ 250,000 |
| A. Objects Insured - objects as described and defined under Form 6307. Excluding Production Machines | | | |
| B. Direct Damage including Repair or Replacement, 110% Margin Percentage. | \$ 1,000 | | |
| Extensions of Coverage: | | | |
| - Ammonia Contamination | | | \$ 100,000 |
| - By-Laws | | | \$ 500,000 |
| - Civil Authority | | | 30 Days |
| - Contingent Business Income Loss | | | \$ 100,000 |
| - Debris Removal | | | \$ 100,000 |
| - Decontamination Expense (Subject to Aggregate) | | | \$ 100,000 |
| - Expediting Expenses | | | \$ 250,000 |
| - Newly Acquired Equipment | | | \$ 1,000,000 |
| - Proof of Loss/Claims Preparation Costs | | | \$ 100,000 |
| - Service Interruption | | | \$ 50,000 |
| - Water Damage | | \$ 24 Hour Waiting Period 1,000 | \$ 100,000 |
| - Spoilage | | | \$ 25,000 |
| SECTION VII - POLLUTION LIABILITY - Claims Made Form | | | |
| Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense | | \$ 25,000 | \$ 1,000,000 |
| Aggregate | | | \$ 3,000,000 |
| 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. (The Standard Mortgage Clause is applicable unless Special Mortgage Clause attached) | | |
| TOTAL PREMIUM | | | \$ 70,018.00 |

| LIST OF INSURERS | | | |
|-------------------------------------|--|-----------------|--------------------|
| Insurance Company | Section | Participation % | Master Wording No. |
| AXA Assurances Inc. | VOLUNTEER ACCIDENT | 100% | 9224573 (Policy) |
| AXA Pacific Insurance Company | PROPERTY | 20% | BFLSPW001 |
| Economical Mutual Insurance Company | PROPERTY | 20% | BFLSPW001 |
| | CRIME | 100% | |
| | COMMERCIAL GENERAL LIABILITY | 100% | |
| | BLANKET GLASS - Includes Lobby Glass | 100% | |
| Great American Insurance Group | CONDOMINIUM DIRECTORS & OFFICERS LIABILITY | 100% | D14100 |
| Zurich Insurance Company Ltd | PROPERTY | 60% | BFLSPW001 |
| | EQUIPMENT BREAKDOWN | 100% | 8702682 (Policy) |
| | POLLUTION LIABILITY | 100% | 8706224 (Policy) |



SUMMARY OF COVERAGES

| | | |
|---|---|--|
| Named Insured: | The Owners, Strata Plan LMS740, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners. | |
| Project Name: | ROSEDALE GARDENS | |
| Property Manager: | Century 21 Prudential Estates (RMD) Ltd. | Policy Period April 30, 2011 to April 30, 2012 |
| Policy Number: | Coverages | Subscribers |
| BFL04LMS0740 | PROPERTY BLANKET GLASS - Includes Lobby Glass CRIME COMMERCIAL GENERAL LIABILITY CONDOMINIUM DIRECTORS & OFFICERS LIABILITY EQUIPMENT BREAKDOWN POLLUTION LIABILITY VOLUNTEER ACCIDENT | AXA Pacific Insurance Company Economical Mutual Insurance Company Zurich Insurance Company Ltd Economical Mutual Insurance Company Economical Mutual Insurance Company Economical Mutual Insurance Company Great American Insurance Group Zurich Insurance Company Ltd Zurich Insurance Company Ltd AXA Assurances Inc. |
| Insured Locations: | 293 Smithe Street, Vancouver, BC V6B 5W4 888 Hamilton Street, Vancouver, BC V6B 5W4 | |
| Perils Insured: | All risks as defined subject to \$2,500.00 Deductible Except; \$20,000.00 Deductible Sewer Backup Damage; \$20,000.00 Deductible Water Damage; 10.00% Deductible Earthquake Damage; \$10,000.00 Deductible Flood Damage; \$250.00 Deductible Lock & Key; Stated Amount Co-Insurance, Replacement Cost, 110% Margin Clause; Blanket By-Laws; Data Exclusion; Terrorism Exclusion; Mould Exclusion. | |
| PROPERTY | \$ 45,265,200 \$ 10,000 | All Property Lock & Key. Subject to \$250 deductible. |
| CRIME | \$ 10,000 \$ 5,000 | Comprehensive Dishonesty, Disappearance and Destruction Monthly Fees |
| COMMERCIAL GENERAL LIABILITY | \$ 10,000,000 \$ 10,000,000 \$ 1,000,000 | Bodily Injury & Property Damage. Subject to \$500 deductible. Non-Owned Automobile. Subject to \$500 deductible. Limited Pollution Liability. Subject to \$500 deductible. |
| CONDOMINIUM DIRECTORS & OFFICERS LIABILITY | \$ 10,000,000 | Claims Made Form (including Property Manager) |
| BLANKET GLASS - Includes Lobby Glass | Blanket | Residential. Subject to \$100 deductible. Commercial. Subject to \$250 deductible. |
| EQUIPMENT BREAKDOWN | \$ 45,265,200 \$ 250,000 | Per Occurrence Maximum Limit of Loss. Subject to \$1,000 deductible. Extra Expenses - Rents, Indemnity Period (Months): 0 |
| POLLUTION LIABILITY | \$ 1,000,000 \$ 3,000,000 | Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense. Subject to \$25,000 deductible. Aggregate |
| VOLUNTEER ACCIDENT | \$ 200,000 | See Policy Wordings |
| Loss Payable: | 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. | |
| This record sheet is intended for reference only. Please refer to your polic(ies) for complete details. | | |