



BFL CANADA Insurance Services Inc.
 1177 West Hastings Street, Suite 200
 Vancouver, British Columbia V6E 2K3
 Tel.: (604) 689-9600
 Fax: (604) 683-9313
 Toll Free: 1-855-869-9602

FAX

No. of Pages (including cover): 6

TO:	Klaus Michel	DATE:	April 14, 2011
COMPANY:	Coldwell Banker Premier Realty		
FAX:	604-266-2466		
FROM:	Steve Storrey		
SUBJECT:	Maddock Manor Ltd. MADDOCK MANOR		

We are pleased to enclose the Insurance Renewal Terms with respect to the above noted property.

Kindly review the limits of insurance to ensure they are adequate. Should you require any changes or additional coverages, please let us know.

Please note that the aggregate limit of insurance for Pollution Legal Liability will increase from \$2,000,000.00 to \$3,000,000.00.

Important Reminder: Co-Insurance Clause will be amended to 90%. We recommend that an appraisal be done on this property to ensure that the limit of insurance is adequate. An appraisal is also required to maintain Stated Amount Co-Insurance.

In addition, we wish to advise you that the insurers have selected the Property to perform a Risk Control Survey. This is a service the insurers are pleased to provide and is intended to address areas of potential risk improvement. Kindly provide a contact name and telephone number for a representative to set up an appointment.

In order for coverage to be bound the **Directors and Officers Liability** application and the **Pollution Legal Liability** application MUST be completed, signed and returned to our office prior to the effective date of the policy.

Premium Financing is available upon request, and must be in place at the time coverage is bound.

We trust that you find these renewal terms in order and, upon receipt of your instructions, look forward to being of service to you.

Yours sincerely,

BFL CANADA Insurance Services Inc.

Melanie Masongsong

Melanie Masongsong CAIB

Client Service Manager

For: Steve Storrey, Client Executive

Direct Line: 604-678-5474

Email Address: mmasongsong@bflcanada.ca

SS/at

Enclosure



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

INSURANCE RENEWAL TERMS

RESIDENTIAL STRATA AND APARTMENT PROGRAM

Name Insured:	Maddock Manor Ltd.	Attention:	Klaus Michel
Property Manager:	Coldwell Banker Premier Realty	Policy Period:	May 15, 2011 to May 15, 2012
Project Name:	MADDOCK MANOR		
Insured Location(s):	2146 West 43rd Avenue, Vancouver, BC V6M 2E1		

COVERAGES

Insuring Agreement

SECTION I - PROPERTY (Appraisal: April 21, 2010)

All Property
 Lock & Key

Sum Insured / Limits

\$3,538,000
 \$10,000

SECTION III - COMMERCIAL GENERAL LIABILITY

Bodily Injury & Property Damage
 General Aggregate Limit
 Non-Owned Automobile
 Limited Pollution Liability

\$5,000,000
 \$5,000,000
 \$5,000,000
 \$1,000,000

SECTION IV - CONDOMINIUM DIRECTORS & OFFICERS LIABILITY

Claims Made Form (Including Property Manager)

\$2,000,000

SECTION V - EXTERIOR GLASS

Residential
 Commercial

Blanket

SECTION VI - EQUIPMENT BREAKDOWN

Direct Damage including Repair or Replacement, By Laws coverage, Off Premises Power
 Business Interruption/Extra Expense

\$3,538,000
 \$100,000

SECTION VII - POLLUTION LIABILITY

Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense
 Aggregate

\$1,000,000
 \$3,000,000

SECTION VIII - VOLUNTEER ACCIDENT

Principal Sum

\$100,000

CONDITIONS

SECTION I	All Risks subject to named exclusions, 90% Co-Insurance, Replacement Cost, Blanket By-Laws; Data Exclusion; Terrorism Exclusion; Mould Exclusion
SECTION III	All premises, broad definition of Named Insured, libel and slander, Limitation of Coverage to Designated Premises or Project(s), Property Manager is an Additional Insured while acting on behalf of the Named Insured.
SECTION IV	Property Manager is an Additional Insured while acting on behalf of the Named Insured.

DEDUCTIBLES

SECTION I	All Risks \$1,000; Sewer Backup \$5,000; Water Damage \$5,000; Earthquake 20%; Flood \$10,000; Lock & Key \$250
SECTION III	Bodily Injury & Property Damage \$500; Limited Pollution Liability - Aggregate \$500
SECTION IV	Nil
SECTION V	Residential \$100; Commercial \$250
SECTION VI	Direct Damage including Repair or Replacement, By Laws coverage, Off Premises Power \$500; Business Interruption/Extra Expense 24 Hour Waiting Period
SECTION VII	\$25,000
SECTION VIII	See Policy Wordings

TOTAL PREMIUM

\$9,927



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Maddock Manor Ltd. Insurance Renewal Terms: May 15, 2011 to May 15, 2012 Continued

Loss Payable: Insured or Order

TERMS SUBJECT TO

- No known new/unreported losses, and/or material changes prior to the effective date of the policy.
- Conditions, limitations, endorsements and exclusions of the policy.
- Review and acceptance of the Directors and Officers application.
- Review and acceptance of the Pollution Legal Liability application.
- Contact information for inspection.

This quotation expires 30 days from the date referenced below.

BFL CANADA Insurance Services Inc.

Dated: April 14, 2011
 SS/at

Per:

Umarie Umaringang
 Authorized Representative

☐ Quotation Accepted

or

☐ Optional Coverages As Selected Below

Per:

Authorized Representative of Insured

RECOMMENDED ADDITIONAL LIMITS AND COVERAGE OPTIONS

Coverage	Limits	Add'l Annual Premium	Accept	Decline
Commercial General Liability	\$10,000,000	\$300	<input type="checkbox"/>	<input type="checkbox"/>
Umbrella Liability (See Note)	\$5,000,000	\$500	<input type="checkbox"/>	<input type="checkbox"/>
	\$10,000,000	\$1,000	<input type="checkbox"/>	<input type="checkbox"/>
Crime - Comprehensive Dishonesty, Disappearance and Destruction	\$25,000	\$535	<input type="checkbox"/>	<input type="checkbox"/>
Crime - Broad Form Money and Securities	\$10,000		<input type="checkbox"/>	<input type="checkbox"/>
Crime - Comprehensive Dishonesty, Disappearance and Destruction	\$10,000	\$235	<input type="checkbox"/>	<input type="checkbox"/>
Crime - Broad Form Money and Securities	\$5,000		<input type="checkbox"/>	<input type="checkbox"/>
Volunteer Accident Insurance	\$200,000	\$75	<input type="checkbox"/>	<input type="checkbox"/>

Note:

- Umbrella Liability is only available if the policy has a \$10,000,000 primary Commercial General Liability limit



STRATA CORPORATION DIRECTORS & OFFICERS LIABILITY APPLICATION

CORPORATION NAME: Maddock Manor Ltd.

(Must be completed)

STREET ADDRESS/CITY/PROVINCE/POSTAL CODE: 2146 West 43rd Avenue, Vancouver, BC V6M 2E1

PROPERTY MANAGER NAME: Coldwell Banker Premier Realty

(If applicable, must be completed)

MAILING ADDRESS/CITY/PROVINCE/POSTAL CODE: 6272 East Boulevard, Vancouver, BC V6M 3V7

REQUESTED LIMIT: 2,000,000

REQUESTED RETENTION: nil

EFFECTIVE DATE: May 15, 2011

TYPE OF CORPORATION: STRATA ☐

HOME OWNERS ASSOCIATION ☐

COOPERATIVE ☐

COMMERCIAL STRATA ☐

TIMESHARE ☐

% OF UNITS/LOTS SOLD:

(< 100% MAY REQUIRE ADDITIONAL INFO)

NUMBER OF UNITS/LOTS: 16

(> 1000 MAY REQUIRE ADDITIONAL INFO)

AVERAGE UNIT/LOT VALUE: 221,125

(> \$1,000,000 MAY REQUIRE ADDITIONAL INFO)

NUMBER OF BUILDER/DEVELOPER CONTROLLED BOARD SEATS: 1 (> 1 MAY REQUIRE ADDITIONAL INFO)

THE FOLLOWING ADDITIONAL INFORMATION IS REQUIRED OF CO-OP, COMMERCIAL STRATA AND TIMESHARES:

TOTAL ASSETS:

ANNUAL SALARY EXPENSE:

IT IS UNDERSTOOD AND AGREED THAT THIS POLICY DOES NOT APPLY TO ANY CLAIM BASED UPON, ARISING OUT OF, RELATING TO, DIRECTLY OR INDIRECTLY RESULTING FROM OR IN CONSEQUENCE OF, OR IN ANY WAY INVOLVING ANY WRONGFUL ACT OR ANY CIRCUMSTANCES KNOWN BY THE INSURED PRIOR TO THE INITIAL COVERAGE DATE WHICH WOULD INDICATE THE PROBABILITY OF SUCH CLAIM BEING MADE. PLEASE OBTAIN A COPY OF THE POLICY THROUGH YOUR BROKER AND READ IT CAREFULLY. ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD AN INSURANCE COMPANY OR OTHER PERSON FILES THIS QUESTIONNAIRE CONTAINING ANY MATERIALLY FALSE INFORMATION, OR CONCEALS FOR THE PURPOSE OF MISLEADING, INFORMATION CONCERNING ANY FACT MATERIAL THERETO, COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME AND WHICH MAY RESULT IN CIVIL OR CRIMINAL FINES OR PENALTIES.

THIS QUESTIONNAIRE MUST BE SIGNED BY THE CORPORATION'S PROPERTY MANAGER OR BY A MEMBER OF THE BOARD OF THE CORPORATION.

IF SENDING VIA E-MAIL TYPE YOUR NAME AND DATE BELOW AND ... ☐ BY CHECKING THIS BOX THE SENDER AGREES WITH THE ABOVE NOTICE.

SIGNATURE:

TITLE:

DATE:



ZURICH

ZURICH INSURANCE COMPANY LTD.

APPLICATION TO THE POLLUTION LEGAL LIABILITY INSURANCE PROGRAM, ADMINISTERED BY BFL CANADA INSURANCE SERVICES INC.
FOR B.C. STRATAS/APARTMENTS/CO-OPERATIVES.

THIS IS AN APPLICATION FOR A CLAIMS MADE POLICY

INSTRUCTIONS:

THE APPLICANT IS RESPONSIBLE FOR OBTAINING AND REVIEWING WHATEVER RECORDS ARE AVAILABLE, IN THEIR POSSESSION, WHICH ARE NECESSARY IN ORDER TO ANSWER ANY OF THE QUESTIONS IN THIS APPLICATION.

1. NAMED INSURED: Maddock Manor Ltd.
POSTAL ADDRESS: 6272 East Boulevard, Vancouver, BC V6M 3V7
INSURED ADDRESS: 2146 West 43rd Avenue, Vancouver, BC V6M 2E1
MADDOCK MANOR
2. NAMED INSURED IS: Strata Corporation ☐ Private Corporation ☒ Co-Operative ☐ Other ☐
3. POLICY PERIOD: EFFECTIVE: May 15, 2011 EXPIRY: May 15, 2012
4. NUMBER OF BUILDINGS: 1 NUMBER OF UNITS: 16
LIST COMMERCIAL OCCUPANCIES: 0
5. A. HAVE YOU DURING THE PAST FIVE YEARS HAD ANY REPORTABLE RELEASES OR SPILLS OF HAZARDOUS SUBSTANCES, HAZARDOUS WASTE OR ANY OTHER POLLUTANTS, AS DEFINED BY APPLICABLE ENVIRONMENTAL STATUTES OR REGULATIONS? ☐ YES ☐ NO
IF YES, PLEASE PROVIDE DETAILS: _____
- B. ANY KNOWN UNDERGROUND STORAGE TANKS? ☐ YES ☐ NO
IF YES, PLEASE PROVIDE DETAILS: _____
- C. HAVE YOU DURING THE LAST FIVE YEARS BEEN PROSECUTED, OR ARE YOU CURRENTLY BEING PROSECUTED, FOR CONTRAVENTION OF ANY STANDARD OR LAW RELATING TO THE RELEASE OR THREATENED RELEASE, FROM THE LOCATION, OF A HAZARDOUS SUBSTANCE, HAZARDOUS WASTE OR ANY OTHER POLLUTANT? ☐ YES ☐ NO
IF YES, PLEASE PROVIDE DETAILS: _____
- D. HAVE ANY CLAIMS BEEN MADE AGAINST YOU DURING THE PAST FIVE YEARS FOR CLEANUP OR RESPONSE ACTION, "TOXIC TORT" OR OTHER BODILY INJURY, OR PROPERTY DAMAGE, RESULTING FROM THE RELEASE OF HAZARDOUS SUBSTANCES, HAZARDOUS WASTE, OR OTHER POLLUTANTS, FROM THIS LOCATION, INTO THE ENVIRONMENT. PROVIDE A BRIEF DESCRIPTION OF THE CLAIM(S) AND ITS DISPOSITION. ☐ YES ☐ NO
IF YES, PLEASE PROVIDE DETAILS: _____
- E. AT THE TIME OF THE SIGNING OF THIS APPLICATION, DO YOU KNOW OF ANY FACTS OR CIRCUMSTANCES WHICH MAY REASONABLY BE EXPECTED TO RESULT IN A CLAIM OR CLAIMS BEING ASSERTED AGAINST THE STRATA CORPORATION OR YOUR COMPANY FOR ENVIRONMENTAL CLEANUP OR RESPONSE, OR FOR BODILY INJURY OR PROPERTY DAMAGE ARISING FROM THE RELEASE OF POLLUTANTS INTO THE ENVIRONMENT? ☐ YES ☐ NO
IF YES, PLEASE PROVIDE DETAILS: _____

AGGREGATE LIMIT OF LIABILITY IS SHARED BY ALL CERTIFICATE HOLDERS ISSUED UNDER THE MASTER POLICY.

THE APPLICANT REPRESENTS THAT THE ABOVE STATEMENTS AND FACTS ARE TRUE AND THAT NO MATERIAL FACTS HAVE BEEN SUPPRESSED OR MISSTATED.

APPLICANT:

SIGNATURE OF OFFICER OF CORPORATION OR PROPERTY MANAGER

DATE:

APPLICANT:

(PRINT NAME)

(PRINT TITLE)

BROKER:

BFL CANADA INSURANCE SERVICES INC.

200 - 1177 WEST HASTINGS STREET, VANCOUVER, BC V6E 2K3

TELEPHONE: 604-669-9600

FACSIMILE: 604-683-9316

TOLL FREE: 1-866-669-9602



BFL CANADA INSURANCE SERVICES INC.

APARTMENT PACKAGE POLICY HIGHLIGHTS

We are proud to provide our clients with one of the best policies available in the marketplace today. In order for you to quickly review the value of these coverages we have summarized pertinent areas below.

- **110% Margin Clause**
- **Same Site** condition does not apply to Replacement Cost Clause
- **Additions, Renovations & Installations** – 10% of building value to a maximum of \$500,000
- **Artwork** – no sublimit. No appraisal or scheduling required.
- **"All Risks" Blanket Property Coverage** – including paving, sidewalks and curbing
- **Lock & Key Coverage** – \$10,000 - Included
- **Accounts Receivable** – \$25,000 - in addition to limit of All Property
- **Earthquake** – deductible applies separately to each building damaged
- **Arson Reward** – \$5,000 - in addition to limit of All Property
- **Blanket By-Laws** – covers increased cost due to demolition, removal and reconstruction of buildings with no sublimit
- **Broad Form Consequential Loss** – \$25,000 - in addition to limit of All Property
- **Common Expenses** – \$25,000 - no limit per unit - in addition to limit of All Property
- **Cost to Prepare Proof of Loss** – \$5,000 - in addition to limit of All Property
- **Electronic Data Processing Systems** – \$25,000 - in addition to limit of All Property
- **Expediting Expenses** – \$25,000 - in addition to limit of All Property
- **Extra Expense** – \$25,000 - in addition to limit of All Property
- **Limited Pollution Liability** – \$1,000,000 – \$500 Deductible
- **Property Management Fees** – extraordinary and necessary fees caused by an insured loss (included under Extra Expense)
- **Fire Department Charges** – \$50,000 - in addition to limit of All Property
- **Fire Suppression Recharge** – \$10,000 - in addition to limit of All Property
- **Growing Plants Trees, Shrubs or Flowers** – \$50,000 (\$1,500 limit per plant, tree, shrub or flower) - in addition to limit of All Property
- **Personal Property of Officers and Employees** – \$10,000 - in addition to limit of All Property
- **Professional Fees** – \$10,000 - in addition to limit of All Property
- **Property at Temporary Locations** – \$10,000 - in addition to limit of All Property
- **Property in Transit** – \$10,000 - in addition to limit of All Property
- **Valuable Papers** – \$25,000 - in addition to limit of All Property
- **Additional Living Expenses** – \$25,000 - in addition to limit of All Property

ADDITIONAL BENEFITS OF OUR APARTMENT PACKAGE POLICY

- **Comprehensive Dishonesty, Disappearance and Destruction Coverage** – \$10,000 or \$25,000 limit
- **Broad Form Money and Securities Coverage** – \$5,000 or \$10,000 limit
- **Pollution Liability Coverage** – based on "Claims Made and Reported" - \$1,000,000 - On Premises Pollutant Clean Up - \$10,000 - both in addition to limit of All Property