



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. **NEW**

New Policy No. **BFL04LMS4155**

NAMED INSURED The Owners, Strata Plan LMS4155, acting on their own behalf or as a Strata Corporation
MAILING ADDRESS Vancouver Condominium Services Ltd. (As Property Manager)
 400 - 1281 West Georgia Street, Vancouver, BC V6E 3J7
POLICY PERIOD From: May 31, 2011 To: May 31, 2012
INSURED LOCATION 12:01 a.m. standard time at the location of the premises as to each of the said dates
 928 Richards Street, Vancouver, BC V6B 6P6
CONSTRUCTION THE SAVOY
 Fire Resistive 30 Storeys 1 Building
OCCUPIED BY INSURED AS 214 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.		\$ 45,847,000
All Risks		
Sewer Backup Damage	\$ 2,500	
Water Damage	\$ 10,000	
Earthquake Damage	\$ 10,000	
Flood Damage	\$ 10	
Lock & Key	\$ 10,000	
B. Business Interruption (Gross Rents), 100% Co-Insurance, Indemnity Period (Months): N/A	\$ 250	\$ 10,000 Not Covered
SECTION II - CRIME (Form Number 2110-01/2004)		
I. Comprehensive Dishonesty, Disappearance and Destruction - Form A		\$ 25,000
ii. Loss Inside the Premises	Nil	\$ 10,000
iii. Loss Outside the Premises	Nil	\$ 10,000
iv. Monthly Fees	Nil	\$ 10,000
v. Depositors Forgery	Nil	\$ 10,000
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 (SEF #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 Lease 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	\$ 5,000,000
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).

BFL CANADA Insurance Services Inc.

E. & O.E.
 Date: May 31, 2011

Ursula...
 AUTHORIZED REPRESENTATIVE



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INSURING AGREEMENT		DEDUCTIBLE	LIMIT
SECTION VI - EQUIPMENT BREAKDOWN			
Per Occurrence Maximum Limit of Loss		\$ 1,000	\$ 45,847,000
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		\$ 1,000	\$ 100,000
- Spoilage			\$ 25,000
		24 Hour Waiting Period	
SECTION VII - POLLUTION LIABILITY (Min & Ret) - Claims Made (Form ZC 5558 U (01/09))			
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 Wording	\$ 100,000
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			\$ 59,106.00

LIST OF INSURERS			
Insurance Company	Section	Participation %	Master Wording No.
AKVA Assurances Inc.	VOLUNTEER ACCIDENT	100%	0227573
Economical Mutual Insurance Company	PROPERTY CRIME COMMERCIAL GENERAL LIABILITY BLANKET GLASS - Includes Lobby Glass	25% 100% 100% 100%	B14SPW001
Great American Insurance Group	CONDOMINIUM DIRECTORS & OFFICERS LIABILITY	100%	D14100
Royal Sun Alliance Insurance Company of Canada	PROPERTY	10%	B14SPW001
Zurich Insurance Company Ltd	PROPERTY EQUIPMENT BREAKDOWN POLLUTION LIABILITY	62% 100% 100%	B14SPW001 B14SPW001 B14SPW001 (Policy)