



COASTAL INSURANCE SERVICES LTD.

401 – 130 Brew Street, Port Moody, BC V3H 0E3 Tel: 604-937-1700 Fax: 604-937-1734
1322 Johnston Road, White Rock, BC V4B 3Z2 Tel: 604-531-1020 Fax: 604-531-2031
Toll Free: 1-800-665-3310 Website – www.coastalinsurance.com – e-mail: info@coastalinsurance.com



Policy No. CVR 1679

DECLARATIONS

Name of Insured:	The Owners of Strata Plan VR 1679 Urana Mews
Location Address:	458 East 43rd Avenue, Vancouver, BC V5W 1T4
Additional Named Insured:	Pacific Quorum Properties Inc, 430 - 1200 West 73rd Avenue, Vancouver, BC V6P 6G5
Policy Period:	12/31/11 to 12/31/12 (mm/dd/yy) 12:01 a.m. Standard Time
Loss Payable to:	The Insured or Order in Accordance with the Strata Property Act of British Columbia.
Insurers:	As Per List of Participating Insurers Attached.

Insurance is provided subject to the Declarations, Terms, Conditions, Limitations and Endorsements of this policy and only for those coverages for which specific limits or amounts of Insurance are shown on this Declaration Page.

INSURING AGREEMENTS	Deductibles (\$)	Limits (\$)
PROPERTY – STR (06/08) All Property, All Risks, Guaranteed Replacement Cost, Bylaws Water Damage Backup of Sewers, Sumps, Septic Tanks or Drains Earthquake Damage Flood Damage Key & Lock Replacement	1,000 5,000 5,000 15% 10,000 250	2,000,000 Included Included Included Included 10,000
BLANKET EXTERIOR GLASS - Form 820000 (02/06) Residential Commercial	100 250	Blanket
COMMERCIAL GENERAL LIABILITY - Form 000102 – 10 (04/10) Coverage A - Bodily Injury & Property Damage Liability - <i>Per Occurrence</i> General Aggregate Limit Products & Completed Operations – <i>Per Occurrence</i> General Aggregate Limit Coverage B - Personal & Advertising Injury Liability - <i>Per Occurrence</i> General Aggregate Limit - <i>Aggregate</i> Coverage C - Medical Payments – <i>Any one Person</i> Medical Payments - <i>Per Occurrence</i> Coverage D - Tenants Legal Liability Non-Owned Automobile - SPF #6 Form 335002 - 02 - <i>Per Occurrence</i> Contractual Liability - SEF #96 Form 335150 - 05 - <i>Per Occurrence</i> Excluding Long Term Leased Vehicle - S.E.F. No. 99 Form 335300 - 02 - <i>Per Occurrence</i> Amendment – Automobile Exclusion - Form 223654 - 01 - <i>Aggregate</i> Limited Pollution Liability Coverage – Form 000114 – 02 - <i>Aggregate</i> Employee Benefit Liability - Form 000200 – 05 - <i>Aggregate</i>	500 500 500 1,000	5,000,000 10,000,000 5,000,000 10,000,000 5,000,000 10,000,000 10,000 25,000 500,000 5,000,000 5,000,000 5,000,000 Included 1,000,000 1,000,000
DIRECTORS & OFFICERS LIABILITY - Form G/A2 (05/08) Condominium Discrimination Defense Costs - <i>Per Occurrence</i> - <i>Aggregate</i>		2,000,000 10,000 25,000
POLLUTION & REMEDIATION LEGAL LIABILITY - Form XLICL-PARL6CP-CN0510 (01/11) Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense	10,000 Retention	1,000,000
VOLUNTEER ACCIDENT	7 Day Waiting Period	150,000
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION Form 500000 (01/00) I Employee Dishonesty – Form A II Loss Inside the Premises III Loss Outside the Premises IV Money Orders and Counterfeit Paper Currency V Depositors Forgery		10,000 5,000 5,000 5,000 5,000
EQUIPMENT BREAKDOWN I Physical Damage, Direct Damage, Standard Comprehensive Plus, Replacement Cost – Form C780016 (01/11) II Consequential Damage, 90% Co-Insurance – Form C780032 (01/11) III Extra Expense – Form C780033 (01/11) IV Ordinary Payroll – 90 Days – Form C780034 (01/11)	1,000 1,000 24 Hour Waiting Period 24 Hour Waiting Period	2,000,000 25,000 100,000 100,000

****ALL COVERAGES SUBJECT TO POLICY DEFINITIONS****

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

This policy shall not be valid or binding unless countersigned by a duly Authorized Representative of the Insurer.

President
Coastal Insurance Services Ltd.



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SCHEDULE OF PARTICIPATING INSURERS

For The Owners of Strata Plan VR 1679 Urana Mews
Policy # CVR 1679

Term: 12/31/11 to 12/31/12 (mm/dd/yy) 12:01 a.m. Standard Time

Insurer	Coverage	%	Limit (\$)	
Aviva Insurance Company of Canada	Property	35	700,000	
Axa Pacific Insurance Company	Property	35	700,000	
Royal and Sun Alliance Insurance Company of Canada	Property	30	600,000	
Aviva Insurance Company of Canada	Commercial General Liability Per Occurrence Limit General Aggregate Limit	100	5,000,000 10,000,000	
Aviva Insurance Company of Canada	Directors & Officers Liability	100	2,000,000	
Aviva Insurance Company of Canada	Employee Dishonesty – Form A	100	10,000	
Aviva Insurance Company of Canada	Comprehensive Dishonesty, Disappearance and Destruction	100	5,000	
Aviva Insurance Company of Canada	Glass	100	Blanket Exterior Coverage	
XL Insurance Company Ltd.	Pollution & Remediation Legal Liability	100	1,000,000	
Aviva Insurance Company of Canada	Equipment Breakdown	100	2,000,000	
Axa Assurances Inc.	Volunteer Accident Plan II	100	150,000	
DISCLOSURE NOTICE - UNDER THE FINANCIAL INSTITUTIONS ACT The Financial Institutions act requires that the information contained in this Disclosure Notice be provided to a customer in writing at the time of entering into an insurance transaction. 1. I, Dave Terry, am licensed as a general insurance agent by the Insurance Council of British Columbia 2. This transaction is between you and Aviva Insurance Company of Canada Axa Pacific Insurance Company Royal and Sun Alliance Insurance Company of Canada (Insurer) and as indicated on the policies. 3. In soliciting the transaction described above, I am representing Coastal Insurance Services Ltd. who does business with the Insurer 4. The nature and extent of the Insurer's interest in the agency is none. 5. Upon completion of this transaction, the agent will be remunerated by way of commission or fee by the Insurer 6. The Financial Institutions act prohibits the Insurer from requiring you to transact additional or other business with the Insurer or any other person or Corporation as a condition of this transaction.			Total Premium	\$5,080

E&OE/TB

Insured's Copy