



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

International Risk and Insurance Services

CERTIFICATE OF INSURANCE

Previous Policy No. BFL04LMS3432

Renewal Policy No. BFL04LMS3432

NAMED INSURED The Owners, Strata Plan LMS3432, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.
MAILING ADDRESS Vancouver Condominium Services Ltd. (As Property Manager)
 400 - 1281 Georgia Street, Vancouver, BC V6E 3J7
POLICY PERIOD From: December 31, 2009 To: December 31, 2010
 12:01 a.m. standard time at the location of the premises as to each of the said dates
INSURED LOCATION 1723 & 1727 - 1777 Alberni Street, Vancouver, BC V6G 3G8
CONSTRUCTION THE PARK
 Fire Resistive 0 Storey 2 Buildings
OCCUPIED BY INSURED AS 151 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, Guaranteed Replacement Cost, Water Ingress Exclusion.		Not Covered
All Risks	N/A	Not Covered
Sewer Backup Damage	N/A	Not Covered
Water Damage	N/A	Not Covered
Earthquake Damage	N/A	Not Covered
Flood Damage	N/A	Not Covered
Lock & Key	N/A	Not Covered
B. Business Interruption (Gross Rents), 100% Co-Insurance, Indemnity Period (Months): 12		Not Covered
SECTION II - CRIME (Form 500000-05, Rev. Jan 2000)		
I. Comprehensive Dishonesty, Disappearance and Destruction - Form A	Nil	Not Covered
II. Loss Inside the Premises	Nil	Not Covered
III. Loss Outside the Premises	Nil	Not Covered
IV. Money Orders and Counterfeit Paper Currency	Nil	Not Covered
V. Depositors Forgery	Nil	Not Covered
SECTION III - COMMERCIAL GENERAL LIABILITY (Form 000102, Rev. Nov 2005)		
A. Bodily Injury & Property Damage Liability - Per Occurrence	N/A	Not Covered
General Aggregate Limit - Aggregate	N/A	Not Covered
Products and Completed Operations - Aggregate	N/A	Not Covered
B. Personal and Advertising Injury Liability - Per Occurrence		Not Covered
C. Medical Payments - Any One Person		Not Covered
Medical Payments - Per Occurrence	N/A	Not Covered
D. Tenants Legal Liability		Not Covered
Non-Owned Automobile Endorsement SPF #6 - Form 335002-02 - Per Occurrence		Not Covered
Contractual Liability Endorsement SEF #94 - Form 335100-01 - Per Occurrence	N/A	Not Covered
Excluding Long Term Leased Vehicle Endorsement SEF#99 - Form 335300-02 - Per Occurrence		Not Covered
Limited Pollution Liability Coverage Endorsement - Form 000114-02 - Aggregate	N/A	Not Covered
Employee Benefit Liability - Form 000200 - Aggregate		Not Covered
SECTION IV - CONDOMINIUM DIRECTORS & OFFICERS LIABILITY		
Claims Made Form (Including Property Manager)	Nil	\$ 5,000,000
SECTION V - EXTERIOR GLASS (Form 820000-02, Rev. Nov 1998)		
Residential	N/A	Not Covered
Commercial		Not Covered

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: December 30, 2009

BFL CANADA Insurance Services Inc.

AUTHORIZED REPRESENTATIVE



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SECTION VI - EQUIPMENT BREAKDOWN			
A.	Objects Insured - objects as described and defined for Standard Comprehensive Form, Data Processing Equipment and Electronic Equipment Included.		
B.	Direct Damage including Repair or Replacement, By Laws coverage, Off Premises Power Sub Limits: - Ammonia Contamination - Water Damage - Expediting Expenses - Professional Fees - PCB Contamination	N/A	Not Covered Not Covered Not Covered Not Covered Not Covered
C.	Business Interruption/Extra Expense Loss of Profits - Rents, Indemnity Period (Months): 12	N/A N/A	Not Covered Not Covered
SECTION VII - POLLUTION LIABILITY - Claims Made Form			
Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense		\$ 25,000	\$ 1,000,000
Aggregate			\$ 2,000,000
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		\$	1,425.00

LIST OF INSURERS			
Insurance Company	Section	Participation %	Master Policy No.
AXA Assurances Inc.	VOLUNTEER ACCIDENT	100.0%	9224573
Great American Insurance Group	CONDOMINIUM DIRECTORS & OFFICERS LIABILITY	100.0%	D14100
XL Insurance Company, Ltd. (Minimum and Retained)	POLLUTION LIABILITY	100.0%	PCN001741105