



BFL CANADA Insurance Services Inc.
1177 West Hastings Street, Suite 200
Vancouver, British Columbia V6E 2K3
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1-866-688-9888
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International Risk and Insurance Services

COVER NOTE DECLARATION PAGE

COVER NOTE NUMBER: VAN-09-18787

In accordance with your instructions, we have bound insurance as follows:

Strata Package

NAMED INSURED: The Owners of Strata Plan LMS3432

MAILING ADDRESS: c/o Vancouver Condominium Services Ltd.
400 – 1281 Georgia Street, Vancouver, BC V6E 3J7

INSURED LOCATION(S): 1723 & 1727 - 1777 Alberni Street, Vancouver, BC V6G 3G8
"THE PARK"

DESCRIPTION OF OPERATION(S): Building Ownership

POLICY TERM: December 31, 2009 **TO:** December 31, 2010
(12:01 am standard time at the address of the insured)

POLICY NUMBER: 1196504

ANNUAL PREMIUM: \$109,924.00

INSURER(S): As Per Schedule of Subscribing Insurers attached

REMARKS: As per AXA Pacific Insurance Company expiring Policy wordings.

Signed in Vancouver on December 30, 2009

BFL CANADA Insurance Services Inc.

Per: _____

Authorized Representative

This document is subject to all terms, conditions and exclusions of the policy to be issued.
Please advise us immediately of any discrepancy, inaccuracy or necessary change.

THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE.

DESCRIPTION OF COVERAGE, CONDITIONS, EXCLUSIONS

PROPERTY: All Risks of Direct Physical Loss or Damage, subject to the terms, conditions and exclusions of the policy wording.

LIMITS:

\$	35,562,800.00	Property of Every Description
\$	12,000.00	Gross Rental (12 months indemnity period)
\$	15,000.00	Lock & Key
	Blanket	Glass Breakage

DEDUCTIBLES:

\$	500,000.00	All Perils
\$	500,000.00	Water Damage
\$	500,000.00	Sewer Back-Up
\$	100,000.00	Flood
	10%	Earthquake
\$	1,000.00	Glass
\$	1,000.00	Lock & Key

BASIS OF LOSS SETTLEMENT: Replacement Cost

CO-INSURANCE: Stated Amount Co-Insurance; 100% Gross Rents

EXCLUSIONS: Terrorism Exclusion
Fungi and Fungal Derivatives Exclusion
Water Ingress Exclusion Endorsement
Data Exclusion
Drug Related Activities Exclusion Endorsement

LOSS PAYEE: Insured or Order

BOILER & MACHINERY: Direct Damage including repair or replacement, By Laws Coverage, Off Premises Power.

LIMITS:

\$	35,562,800.00	Direct Damage
\$	12,000.00	Loss of Rental Income (12 months indemnity period)

SUB LIMITS:

\$	100,000.00	Hazardous Substances
\$	100,000.00	Water Damage
\$	100,000.00	Expediting Expenses
\$	50,000.00	Professional Fees
\$	100,000.00	Ammonia Contamination

DEDUCTIBLES: \$ 2,500.00 Direct Damage

LOSS PAYEE: Insured or Order



DESCRIPTION OF COVERAGE, CONDITIONS, EXCLUSIONS**CRIME COVERAGES:**

LIMITS:	\$	10,000.00	Employee Dishonesty
	\$	5,000.00	Broad Form Money & Securities
DEDUCTIBLE:	\$	1,000.00	

COMMERCIAL GENERAL LIABILITY:

LIMITS:	\$	10,000,000.00	Bodily Injury & Property Damage (Per Occurrence)
	\$	10,000,000.00	General Aggregate
	\$	10,000,000.00	Non-Owned Automobile

DEDUCTIBLE:	\$	1,000.00	Bodily Injury and Property Damage
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ENDORSEMENTS: Employers Liability
Pollution Exclusion,
Long Term Lease Exclusion (SPF99) Endorsement

EXCLUSIONS: Terrorism Exclusion
Asbestos Exclusion
Fungi and Fungal Derivatives Exclusion
Data Exclusion
Pollution/Environmental Liability Exclusion Endorsement
Medical Payments Endorsement
Employer's Liability Exclusion Endorsement

**ADDITIONAL
INSURED(S):**

It is understood and agreed that Vancouver Condominium Services is added as an Additional Insured but only with respect to liability arising out of the operations of the Named Insured.



DESCRIPTION OF COVERAGE, CONDITIONS, EXCLUSIONS**SCHEDULE OF SUBSCRIBING INSURERS**

COVERAGE	INSURER	PARTICIPATION	PREMIUM
PROPERTY:	AXA Pacific Insurance Company	25%	\$ 26,681.00
	Aviva Insurance Company of Canada	25%	\$ 26,681.00
	As arranged by Chutter Underwriting Services: Non-Marine Underwriters at Lloyds under Contract No. PI 09 9351	25%	\$ 26,681.00
	Zurich Insurance Company Ltd	25%	\$ 26,681.00
CRIME:	AXA Pacific Insurance Company	100%	Included
COMMERCIAL GENERAL LIABILITY	AXA Pacific Insurance Company	100%	\$ 2,550.00
GLASS:	AXA Pacific Insurance Company	100%	Included
EQUIPMENT BREAKDOWN:	AXA Pacific Insurance Company	100%	\$ 650.00
	TOTAL		\$109,924.00

