



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

Your Insurance Renewal Terms

Residential Strata Program			
Named Insured:	The Owners, Strata Plan LMS712, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.	Attention:	Gaelan Porter
Property Manager:	FirstService Residential BC Ltd. dba FirstService Residential	Policy Period:	December 31, 2015 to December 31, 2016
Project Name:	888 BEACH		
Insured Location(s):	1500 Hornby Street, Vancouver, BC V6Z 2R1, 1501 Howe Street, Vancouver, BC V6Z 2P8, 888, 896 & 898 Beach Avenue, Vancouver, BC V6Z 2P9		

Insuring Agreement	Deductible	Limit
SECTION I - PROPERTY (Appraisal: November 1, 2015) All Property, Stated Amount Co-Insurance, Replacement Cost, 130% Extended Replacement Cost, Earthquake and Flood limit in the annual aggregate not to exceed 130% of policy limit, Blanket By-Laws. All Risks Sewer Backup Water Damage Earthquake Flood Lock & Key Additional Living Expenses Endorsement - Per Unit Additional Living Expenses Endorsement - Annual Aggregate Business Interruption (Gross Rents), 100% Co-Insurance, Indemnity Period (Months) : N/A	\$5,000 \$30,000 \$30,000 10% \$25,000 \$250 N/A	\$108,236,600 \$25,000 \$50,000 \$1,000,000 Not Covered
SECTION I.I - EXCESS EXTENDED REPLACEMENT COST 20% Excess of 130% Extended Replacement Cost - Earthquake and Flood limit in the annual aggregate not to exceed 20% of All Property Limit under Section I TOTAL AVAILABLE ALL PROPERTY LIMIT Combined Extended Replacement Cost Section I and I.I): 150% of Appraised Value		Included \$162,354,900
SECTION II - CRIME Comprehensive Dishonesty, Disappearance and Destruction Broad Form Money and Securities	Nil Nil	\$30,000 \$10,000
SECTION III - COMMERCIAL GENERAL LIABILITY (Form 2294 03/2010) Bodily Injury & Property Damage Non-Owned Automobile	\$500 \$500	\$10,000,000 \$10,000,000
SECTION IV - CONDOMINIUM DIRECTORS & OFFICERS LIABILITY Claims Made Form (Including Property Manager).	Nil	\$5,000,000
SECTION IV.I - DATA SECURITY WRONGFUL ACTS AND PRIVACY Per Incident	Nil	\$50,000
SECTION V - BLANKET GLASS - Includes Lobby Glass Residential Commercial Canopy	\$500 \$500 \$1,000	Blanket
SECTION VI - EQUIPMENT BREAKDOWN BM31: Standard Comprehensive Form including Production Machines and Electronic Equipment BM34: Extra Expense - 100% available in first month BM33: Loss of Profits - Rents, Indemnity Period (Months): : N/A	\$1,000 24 Hour Waiting Period N/A	\$108,236,600 \$250,000 Not Covered
SECTION VII - POLLUTION LIABILITY Pollution Liability Aggregate Policy Limit	\$10,000	\$1,000,000 \$5,000,000
SECTION VIII - VOLUNTEER ACCIDENT Principal Sum.	See Policy Wordings	\$275,000
SECTION IX - LEGAL EXPENSES Per Occurrence Maximum Limit of Loss. Annual Aggregate.	Nil	\$300,000 \$1,500,000
SECTION X - TERRORISM Per Occurrence. Aggregate.	\$1,000	\$350,000 \$350,000
Premium		\$149,925.00
Minimum & Retained Premium		\$445.00
TOTAL PREMIUM PAYABLE		\$149,925.00
Last Year's Equivalent Premium		\$149,192.00



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Strata Plan LMS712 Insurance Renewal Terms: December 31, 2015 to December 31, 2016 Continued

Loss Payable: 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.

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.

Please Note:

The All Property limit and the Equipment Breakdown limit will increase from \$105,974,700 to \$108,236,600.
 The Sewer Backup and Water Damage deductibles will increase from \$25,000 to \$30,000 upon renewal due to the frequency and/or severity of losses.
 The Lock & Key limit will increase from \$10,000 to \$25,000.
 The Extended Replacement Cost Limit will increase from \$158,962,050 to \$162,354,900.
 Data Security Wrongful Acts and Privacy (previously Privacy Breach) now offers both first party and third party coverage in the event of a breach of privacy with an increased limit of \$50,000.
 The Pollution Liability aggregate limit will increase from \$3,000,000 to \$5,000,000, at no additional cost.
 The Terrorism deductible will decrease from \$2,500 to \$1,000.

**DISCLOSURE NOTICE by BFL CANADA INSURANCE SERVICES INC.
 UNDER THE INSURANCE COUNCIL OF BC CODE OF CONDUCT**

The Code of Conduct requires that information contained in this Disclosure Notice be provided to a client in writing.

NAMED INSURED / APPLICANT: The Owners, Strata Plan LMS712, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.

POLICY NUMBER: BFL04LMS0712

POLICY TERM: December 31, 2015 to December 31, 2016

- It is a requirement that we disclose any compensation paid to a third party.
- BFL CANADA Insurance Services Inc. shares compensation with FS Insurance Brokers Inc.
- FS Insurance Brokers Inc. is a wholly owned subsidiary of FirstService Corporation and is an affiliate of FirstService Residential BC Ltd. dba FirstService Residential.

This quotation expires 30 days from the date referenced below.

BFL CANADA Insurance Services Inc.

Dated: December 03, 2015

PM/vb

Quotation Accepted

or

Optional Coverages As Selected Below

Per:

Jana Stale
 Authorized Representative

**PLEASE
SIGN HERE**

Owner or Strata Council Member

Dated

Recommended Additional Limits and Coverage Options

Coverage	Deductible/Limits	Add'l Annual Premium	Accept	Decline
Extended Replacement Cost: 175%	\$189,414,050	\$6,494	<input type="checkbox"/>	<input type="checkbox"/>
Umbrella Liability	\$5,000,000	\$750	<input type="checkbox"/>	<input type="checkbox"/>
	\$10,000,000	\$1,750	<input type="checkbox"/>	<input type="checkbox"/>
Directors and Officers Liability (See Note)	\$10,000,000	\$1,520	<input type="checkbox"/>	<input type="checkbox"/>
Data Security	\$75,000	\$50	<input type="checkbox"/>	<input type="checkbox"/>
	\$100,000	\$75	<input type="checkbox"/>	<input type="checkbox"/>
Legal Expenses	\$350,000	\$50	<input type="checkbox"/>	<input type="checkbox"/>
	\$500,000	\$100	<input type="checkbox"/>	<input type="checkbox"/>
Terrorism	\$500,000	\$25	<input type="checkbox"/>	<input type="checkbox"/>
	\$2,000,000	\$130	<input type="checkbox"/>	<input type="checkbox"/>

Note:

- If you would like to increase your Directors and Officers Liability coverage a formal application will follow with the new coverage limit for signature.
- INDICATION for \$10,000,000 Directors and Officers Liability; Premium and eligibility subject to underwriters approval at Great American Insurance Group