

THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE

Policy No. CLMS712 Summary of Coverage

Named Insured: The Owners of LMS 712 - 888 Beach
 Additional Insured(s): First Service Residential BC Ltd.
 Location Address(es): 1500 Hornby Street, Vancouver, BC V6Z 2R1, 1501 Howe Street, Vancouver, BC V6Z 2P8 & 888, 896, 898 Beach Avenue Vancouver BC V6Z 2P9
 Policy Period: February 29, 2020 to February 28, 2021 12:01 a.m. Standard Time

Insuring Agreements	Deductibles	Limit
PROPERTY COVERAGES		
All Property, Named Perils Subject to a MAXIMUM Loss Limit, Any One Loss	\$25,000	\$139,000,000 \$90,350,000
Additional Living Expenses	Included	\$1,000,000
Water Damage	\$50,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains	\$50,000	Included
Earthquake Damage	10%	Included
Flood Damage	\$50,000	Included
Key and Lock Replacement	Nil	\$25,000
LIMIT OF LIABILITY: The liability of the Insurer(s) for the cumulative total net claims resulting from any occurrence under this policy, over all property coverages and endorsements combined, including all costs, fees, charges and expenses shall not exceed \$90,350,000		
BLANKET EXTERIOR GLASS INSURANCE	Residential Commercial	\$100 \$250 Blanket Blanket
COMMERCIAL GENERAL LIABILITY		
Each Occurrence Limit	\$500	\$30,000,000
Coverage A - Bodily Injury & Property Damage Liability - <i>Per Occurrence</i>	\$500	\$30,000,000
Products & Completed Operations - <i>Aggregate</i>		\$30,000,000
Coverage B - Personal Injury Liability - <i>Per Occurrence</i>	\$500	\$30,000,000
Non-Owned Automobile - SPF #6 – <i>Per Occurrence</i>		\$30,000,000
CONDO DIRECTORS & OFFICERS LIABILITY	Nil	\$20,000,000
Cyber Security and Privacy Liability		\$250,000
ENVIRONMENTAL LIABILITY POLICY / POLLUTION LEGAL LIABILITY		
Limit of Liability – Each Incident, Coverages A-G		
Limit of Liability – Each Incident, Coverage H	\$10,000 Retention	\$1,000,000
Aggregate Limit	5 Day Waiting Period	\$250,000 \$1,000,000
VOLUNTEER ACCIDENT INSURANCE COVERAGE STR (08/17)		
Personal Accident Limit - Maximum Benefit - Lesser of \$1,000,000 or 7.5x Annual Salary		\$1,000,000
Weekly Accident Indemnity - Lesser of \$750 or 75% of Gross Weekly Earnings (52 weeks)	8 day Waiting Period	
Accident Expenses - various up to \$15,000 (see policy wording) Dental Expense - \$5,000		
Program Aggregate Limit		\$10,000,000
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION		
Employee Dishonesty	Nil	\$1,000,000
Broad Form Money & Securities	Nil	\$60,000
Program Aggregate Limit		\$10,000,000
EQUIPMENT BREAKDOWN		
I Standard Comprehensive Plus, Replacement Cost	\$1,000	\$139,000,000
II Consequential Damage, 90% Co-Insurance	\$1,000	\$25,000
III Extra Expense	24 Hour Waiting Period	\$250,000
IV Ordinary Payroll – 90 Days	24 Hour Waiting Period	\$100,000
PRIVACY BREACH SERVICES	Nil	\$50,000
TERRORISM	\$500	\$1,000,000

This is a generalized summary of coverage for quick reference. In all cases the terms and conditions of the policy in effect are the determining documents

Other Services and Service Providers

PLATINUM LEGAL SERVICES RETAINER – CLARK WILSON LLP

Legal advice and exclusive benefits. See Contract for details.

Limits: \$1,000,000/Legal Proceeding \$1,500,000 Aggregate

Fee: 100% Retained

Retained

March 4, 2020 - E&OE

Endorsement

Endorsement No.: 0010 Standard Form:
BDOTRAIL Attached to and forming part of Policy
Number: NP-535631

Failure to Maintain Adequate Insurance Exclusion

In the event stop-loss insurance is arranged on behalf of the Entity, it is agreed that this policy does not apply to CLAIMS arising out of or attributable to any failure or omission on the part of the INSUREDS to effect and maintain adequate insurance including but not limited to the failure to satisfy insurance requirements as set out in the BC Strata Property Act or any equivalent provincial or territorial law.

Except as otherwise provided by this endorsement, all terms, provisions and conditions of this policy shall have full force and effect.

Issued to: HUB INTERNATIONAL INSURANCE BROKERS STRATA
CORPORATION PROGRAM
and all other INSUREDS under this policy.

Effective Date: 18 December 2019, 00:01 local time

Executed and signed on behalf of the INSURERS by Victor Insurance Managers Inc., as duly authorized.

Dated: 18 December 2019



David G. Cook, President Authorized Representative

This endorsement changes insurance provided by:

PROPERTY FORM 911250
LIMITED RENTAL INCOME ENDORSEMENT 912250
EARTHQUAKE SHOCK ENDORSEMENT 911301
FLOOD ENDORSEMENT 911302
SEWER BACK UP ENDORSEMENT 911303
WATER DAMAGE ENDORSEMENT 981355

I. INDEMNITY AGREEMENT is deleted and replaced by the following:

1. In the event of loss of or damage to insured property sustained during the policy period by an insured peril, the Insurer agrees to indemnify the Insured, subject to the terms, conditions and exclusions of this form and of the attached Limited Rental Income Endorsement, and also subject to any other applicable conditions attached to this policy:
 - a. for the value of the lost or damaged property; and
 - b. for the actual loss of "rental income" sustained during the "indemnity period" as a direct result of "damage", but not exceeding, for any one occurrence, the limit of insurance shown for this endorsement on the "Policy Declarations", regardless of the number of:
 - i. Insureds or other interests claiming indemnity;
 - ii. locations affected;
 - iii. insured perils causing the loss or damage; or
 - iv. coverages (including extensions and supplementary coverages) involved.
2. Notwithstanding V. 9. REINSTATEMENT of the Property Form, any aggregate limit or aggregate sub-limit shown on the "Policy Declarations" is the most the Insurer will pay for all loss, damage and resultant loss of "rental income" for all occurrences during:
 - a. the policy period, if the policy period is 12 months or less; or
 - b. each consecutive 12-month period within the policy period, if the policy period is more than 12 months.

All other terms, conditions exclusions and limitations of the policy are unchanged-