



SUMMARY OF COVERAGES

Named Insured	The Owners, Strata Plan EPS4950, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners
Project Name	35 PARK WEST
Project Manager	Rancho Management Services (B.C.) Ltd.
Policy Period	November 19, 2020 to November 19, 2021
Policy Number	BFL04EPS4950
Insured Location(s)	4963 Cambie Street, Vancouver, BC V5Z 2Z6, 5033 Cambie Street, Vancouver, BC V5Z 2Z6, 5077 Cambie Street, Vancouver, BC V5Z 0H7

INSURING AGREEMENT



PROPERTY

All Property, Stated Amount Co-Insurance, Replacement Cost, Blanket By-Laws.		\$81,600,000
Miscellaneous Equipment - Enterphone System as outlined in Lease No. 149091A		\$20,000
	DEDUCTIBLE	LIMIT
Primary Limit of Liability:		\$40,000,000
Excess Limit of Liability:		\$41,620,000
Lock & Key	\$2,500	Included
Additional Living Expenses - \$50,000 Per Unit		Included
Resultant Damage from Construction Defect	\$75,000	
All Risks	\$50,000	
Sewer Backup	\$150,000	
Water Damage	\$150,000	
Earthquake (Annual Aggregate)	15% (minimum \$250,000)	As Per Limit of Liability
Flood (Annual Aggregate)	\$150,000	As Per Limit of Liability
Gross Rentals, 100% Co-Insurance, Indemnity Period (Months) : N/A	N/A	Not Covered



CRIME

	DEDUCTIBLE	LIMIT
Employee Dishonesty - Including Property Manager and Elected Officer Theft	Nil	\$1,000,000
Broad Form Money and Securities	Nil	\$10,000



COMMERCIAL GENERAL LIABILITY

	DEDUCTIBLE	LIMIT
Bodily Injury & Property Damage	\$1,000	\$30,000,000
Non-Owned Automobile	\$1,000	\$30,000,000
Infectious Agent or Communicable Disease Exclusion - With Limited Exceptions		
Total Pollution Exclusion		

INSURING AGREEMENT



CONDOMINIUM DIRECTORS & OFFICERS LIABILITY

	DEDUCTIBLE	LIMIT
Claims Made Form - Including Property Manager	Nil	\$20,000,000
Privacy Event Expenses	Nil	\$50,000
Cyber Liability	Nil	\$50,000



BLANKET GLASS - Includes Lobby Glass

	DEDUCTIBLE	LIMIT
Residential	\$100	Blanket
Commercial	\$250	
Canopy	\$1,000	



EQUIPMENT BREAKDOWN

	DEDUCTIBLE	LIMIT
Standard Comprehensive Form including Production Machines and Electronic Equipment	\$2,500	\$81,620,000
- Deductible Waiver Endorsement with respect to losses exceeding \$25,000		
Extra Expense – 100% available in first month	24 Hour Waiting Period	\$1,000,000
- Additional Living Expenses Endorsement - Per Unit		\$25,000
Loss of Profits – Rents, Indemnity Period (Months): N/A	N/A	Not Covered



POLLUTION LIABILITY

	DEDUCTIBLE	LIMIT
Each Event	\$25,000	\$1,000,000
Aggregate Policy Limit		\$5,000,000



VOLUNTEER ACCIDENT

	DEDUCTIBLE	LIMIT
Maximum Limit of Loss	See Policy Wordings	\$1,000,000



LEGAL EXPENSES

	DEDUCTIBLE	LIMIT
Each Event	Nil	\$1,000,000
Annual Aggregate.		\$5,000,000



TERRORISM

	DEDUCTIBLE	LIMIT
Per Occurrence.	\$1,000	\$350,000
Annual Aggregate		\$350,000

TOTAL INSURABLE VALUE

Appraisal Date: November 19, 2020

All Property

\$81,600,000

E. & O.E.



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

TOTAL INSURABLE VALUE

Appraisal Date: November 19, 2020

Miscellaneous Equipment - Enterphone System as outlined in Lease No. 149091A	\$20,000
Gross Rentals, 100% Co-Insurance, Indemnity Period (Months)	Not Covered

Loss Payable

Vault Credit Corporation, 41 Scarsdale Road Unit 5, Toronto ON, M3B 2R2 but only with respect to the Enterphone System as outlined in Lease No. 149091A, subject to 30 days' notice of cancellation.

Additional Insured

Vault Credit Corporation, 41 Scarsdale Road Unit 5, Toronto ON, M3B 2R2 but only with respect to Section III – Commercial General Liability arising out of the operations of the Named Insured with respect to the use and operation of the Enterphone System as outlined in Lease No. 149091A, subject to 30 days' notice of cancellation.

This record sheet is intended for reference only. Please refer to your polic(ies) for complete details.