



1177 West Hastings Street, Suite 200 Vancouver, BC V6E 2K3  
T. 604 669-9600 | 1 866 669-9602 | F. 604 683-9316

April 5, 2018

Strata Plan VAS2893  
c/o Dorothy Gonzalez  
Box #27 - 767 North Road  
Gibsons, BC V0N 1V9

Dear Dorothy:

**RE: Strata Plan VAS2893 - NORTH OAKS  
Policy No. BFL04VAS2893**

We are pleased to enclose the above noted policy evidencing coverage in place, effective April 01, 2018 to April 01, 2019, in accordance with your instructions.

An invoice representing the annual premium of \$13,984.00 is enclosed for your kind remittance.

**Please note the following effective April 01, 2018:**

- The All Property and Equipment Breakdown limits have increased from \$6,464,000 to \$6,910,000.
- The deductible(s) for Glass coverage has been amended as follows:
  - Residential - \$100
- Equipment Breakdown coverage now includes:
  - a Deductible Waiver Endorsement for losses exceeding \$25,000
  - a \$1,000,000 Extra Expense limit (previously \$250,000)
  - \$1,000,000 (max. \$25,000 per unit) of Additional Living Expense coverage

As required under the Financial Institutions Act, we also enclose our signed Disclosure Notice.

As brokers, we are bound to remind you that insurance transactions between an Insured and an Insurer are based on good faith. To safeguard your insurance coverage and comply with policy conditions, you have an obligation, for the entire policy term, to promptly notify your Insurer of all changes relevant to the risk which might affect the Insurer's decisions as to coverage and premium. Please be aware that if you do not disclose all such information, Insurers may have the right to void the policy in its entirety, or sections thereof which may lead to claims not being covered. Please advise us of any material change so that we may notify your insurer accordingly.

We trust you will find the enclosed documentation to be in order, should you find that the coverage set forth is not consistent with your instructions or if there are any errors or discrepancies, please advise us immediately.

Thank you for allowing BFL CANADA to be of service.

Yours sincerely,

**BFL CANADA Insurance Services Inc.**

Sonya Billan  
Client Service Assistant  
For: Sheila Clare, Client Executive  
Direct Line: 778-331-8634  
Email Address: sbillan@bflcanada.ca

SC/af  
Enclosure

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**BFL CANADA** Insurance Services Inc.



STRATA PROTECT

## Disclosure Notice under the Financial Institutions Act

The Financial Institutions Act requires that the information contained in this Disclosure Notice be provided to a customer in writing.

**Named Insured / Applicant:** The Owners, Strata Plan VAS2893, acting on their own behalf or as a Strata Corporation

**Mailing Address:** Box #27 - 767 North Road, Gibsons, BC V0N 1V9

**Policy Type:** I. Strata and Apt On Program

**Insurer:** I. AIG Insurance Company of Canada  
Allianz Insurance Company  
Binding Authority B0713PRPNA1501175 underwritten by certain underwriters at Lloyd's  
Binding Authority B0713SPRGL1701012 underwritten by certain underwriters at Lloyd's  
Certain Underwriters at Lloyds' of London under Contract No. PRPNA1702069 – Section A as arranged by Lockton Companies LLP  
Chubb Life Insurance Company of Canada  
DAS Legal Protection Insurance Company Limited  
Great American Insurance Group  
Intact Insurance Company of Canada  
Liberty International Underwriters Canada (a division of Liberty Mutual Insurance Company)  
Lloyd's Underwriters under Agreement Number B1306C500071700  
Royal & Sun Alliance Insurance Company of Canada  
Starr Insurance & Reinsurance Limited  
Westport Insurance Corporation

**Policy No.:** I. BFL04VAS2893

**Policy Term:** April 1, 2018 To: April 1, 2019

**Name of Agent:** Sonya Billan

1. I am licensed as a general insurance agent by the Insurance Council of British Columbia.
2. This transaction is between you and the insurer(s) shown above.
3. I am representing BFL CANADA Insurance Services Inc., who does business with the insurer(s) shown above.
4. The Insurer(s) shown above has no financial interest in BFL CANADA Insurance Services Inc.
5. BFL CANADA Insurance Services Inc. has no financial interest in the Insurer(s) shown above.
6. Upon completion of this transaction, BFL CANADA Insurance Services Inc. will be remunerated by way commission or fee.
7. The Financial Institutions Act prohibits the Insurer(s) shown above and/or BFL CANADA Insurance Services Inc. from requiring you to transact additional or other business with the Insurer(s) shown above or any other person or corporation as a condition of this transaction.

**BFL CANADA Insurance Services Inc**

Authorized Representative: \_\_\_\_\_

**Date:** April 5, 2018



STRATA PROTECT

**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

## SERVICE TEAM

Any questions regarding any aspect of your Insurance Program should be directed to your service team:

**Sheila Clare, B.A. CAIB**

Client Executive

Direct Line: 604-678-5418

Email: sclare@bflcanada.ca

**Sonya Billan**

Client Service Assistant

Direct Line: 778-331-8634

Email: sbillan@bflcanada.ca

## CLAIMS PROCEDURES

### PROPERTY CLAIMS, OTHER THAN GLASS

The property manager should secure as much information as is available: such as loss date & location, identity & coordinates of all parties involved, cause, nature & extent of damages, police case number, etc.

Emergency work should be initiated as soon as possible to mitigate loss, control damages and minimize impact on Owner(s) and occupants. Approved contractors should be used to ensure quality and service standards are met and costs are justified.

Claim should be reported as soon as possible directly to the BFL Claims Department by telephone in case of emergencies and/or facsimile or e-mail in other cases. Use of the "Insurance Claim Report" form, including management company reference number, form is highly recommended.

BFL Claims Department should be notified when initial contact is not made in a timely manner after a claim is reported (IE: within 24 hours).

All repair specifications, estimates and/or quotes should be forwarded to BFL Claims Department for records purposes and immediate delivery to the appropriate adjuster.

Invoices for repairs should normally not be paid by The Owners, except for distinct invoices in the amount of the applicable policy deductible. All other invoices should be forwarded to BFL Claims Department for records purposes, immediate delivery to the adjuster and direct payment to the contractor or trade.

Property managers, when required, should provide a duly completed Proof of Loss to the adjuster as soon as possible to help expedite claim settlement and issuance of cheques.

### GLASS CLAIMS

The property manager should authorize repairs as soon as possible, making note of the date of loss, cause of loss, exact location and extent of damages. A completed "Insurance Claim Report" form and paid invoice to be forwarded to BFL Claims Department for refund, net of applicable policy deductible.

Note: a separate glass deductible is applicable to each occurrence.



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### LIABILITY CLAIMS

All incidents should be recorded with all available information such as time and date of incident, exact location, identity & coordinates of all parties involved, nature and extent of damages if known, etc. Incidents should be reported to BFL Claims Department as soon as possible.

Any development, activity and/or documents related to an incident should be reported or dispatched as soon as possible to BFL Claims Department.

### LEGAL EXPENSES CLAIMS

The BFL CANADA exclusive Legal Protection Insurance Policy includes access to Telephone Legal Advice for strata property managers and designated council members with regard to legal questions and problems affecting the strata corporation. This service is available between 8 AM and midnight, local time, at 1-877-832-7534.

Alternatively, legal questions can be submitted in writing through a weblink:

<http://das.ca/Legal-Advice.aspx> or via E-mail [strata.questions@das.ca](mailto:strata.questions@das.ca)

In addition, the Legal Protection Insurance Policy also includes legal Defense Costs, Contract Dispute and Debt Recovery, Property Protection, Bodily Injury and Strata Council and Owner Disputes coverage for specified Insured Events, subject to policy terms and conditions. The BFL CANADA Claims team is available to discuss availability of the coverage at your convenience.

## BFL CLAIMS CONTACTS

#### Reach all of us at:

[realestateclaims@bflcanada.ca](mailto:realestateclaims@bflcanada.ca)  
General Line: 604-669-9600  
Toll Free 1-866-669-9602  
Fax 604-683-9616

Emergency Claims Service  
After Hours Number  
1-866-938-5691

#### Paul Duchaine, CRM, CIP

Vice President, Claims  
Direct Line: 604-678-5429  
Cell: 778-558-6120  
Email: [pduchaine@bflcanada.ca](mailto:pduchaine@bflcanada.ca)

#### Tony Esposito, CRM, CIP

Claims Manager  
Direct Line: 778-374-4130  
Cell: 778-558-9259  
Email: [tesposito@bflcanada.ca](mailto:tesposito@bflcanada.ca)

#### Melda Lukas, CIP, BA

Claims Advisor  
Direct Line 778-331-8625  
Email: [mlukas@bflcanada.ca](mailto:mlukas@bflcanada.ca)

#### Allan Pasacreta

Claims Advisor  
Direct Line: 604-678-5453  
Email: [apasacreta@bflcanada.ca](mailto:apasacreta@bflcanada.ca)

#### Kinson Chan, BA

Claims Advisor  
Direct Line: 778-374-4656  
Email: [kchan@bflcanada.ca](mailto:kchan@bflcanada.ca)



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**DECLARATION PAGE**  
 (CERTIFICATE OF INSURANCE)

Previous Policy No. BFL04VAS2893

Renewal Policy No. BFL04VAS2893

<b>NAMED INSURED</b>	The Owners, Strata Plan VAS2893, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.		
<b>MAILING ADDRESS</b>	Privately Managed Box #27 - 767 North Road, Gibsons, BC V0N 1V9		
<b>POLICY PERIOD</b>	From: April 1, 2018	To: April 1, 2019	
<b>INSURED LOCATION</b>	12:01 a.m. standard time at the location of the premises as to each of the said dates <b>767 North Road, Gibsons, BC V0N 1V9</b>		
<b>CONSTRUCTION</b>	Frame	1 Storey	10 Buildings
<b>OCCUPIED BY INSURED AS</b>	26 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
<b>SECTION I - PROPERTY BFLSPW0001REV1015BC(Rev17Nov2016) - (Appraisal Date: April 1, 2018)</b>			
A.	All Property - All Risks, Blanket By-Laws, Stated Amount Co-Insurance, Replacement Cost, 130% Extended Replacement Cost.		\$ 6,910,000
	All Risks	\$ 1,000	
	Sewer Backup Damage	\$ 5,000	
	Water Damage	\$ 5,000	
	Earthquake Damage (Annual Aggregate not to exceed 130% of the Policy Limit)	% 10	
	Flood Damage (Annual Aggregate not to exceed 130% of the Policy Limit)	\$ 10,000	
	Lock & Key	\$ 250	\$ 25,000
	Additional Living Expenses - Per Unit		\$ 50,000
	Additional Living Expenses - Annual Aggregate		\$ 1,000,000
B.	Business Interruption (Gross Rents), 100% Co-Insurance, Indemnity Period (Months) : N/A	N/A	Not Covered
<b>SECTION I.I - EXCESS PROPERTY (BFL Manuscript) - (Appraisal Date: April 1, 2018)</b>			
	Excess Extended Replacement Cost		Not Covered
	Excess Property Extensions up to \$5,000,000		Included
<b>SECTION II - CRIME (Form AGCS-PM 1001 CANADA 12-17)</b>			
I.	Broad Form Money and Securities		
	Inside Loss	Nil	\$ 10,000
	Outside Loss	Nil	\$ 10,000
II.	Comprehensive Dishonesty, Counterfeiting, Forgery and Fraud		
	Employee Dishonesty - Form A - Including Property Manager and Elected Officer Theft	Nil	\$ 25,000
	Money Orders and Counterfeit Paper Currency	Nil	\$ 10,000
	Depositors Forgery	Nil	\$ 10,000
	Computer Fraud or Funds Transfer Fraud	Nil	\$ 10,000
	Credit Card Forgery	Nil	\$ 10,000
<b>SECTION III - COMMERCIAL GENERAL LIABILITY (Form AGCS-PM 1001 CANADA 12-17)</b>			
A.	Bodily Injury & Property Damage Liability - Per Occurrence	\$ 500	\$ 5,000,000
	Products and Completed Operations Aggregate	\$ 500	\$ 5,000,000
B.	Personal and Advertising Injury Liability		\$ 5,000,000
C.	Medical Payments - Per Person		\$ 25,000
D.	Tenants Legal Liability (Broad Form)	\$ 500	\$ 1,000,000
	Non-Owned Automobile Endorsement SPF #6	\$ 500	\$ 5,000,000
	Excluding Long Term Leased Vehicle Endorsement SEF #99		Included
	Legal Liability For Damage To Hired Automobiles Endorsement SEF #94	\$ 500	\$ 50,000
	Contractual Liability Endorsement SEF #96		Included
	Employee Benefit Liability (Form Number V 1.2 - 201503)		\$ 1,000,000
	Sudden and Accidental Pollution Endorsement (Form AGCS-PML-E-CGL0014-PKG0001 CANADA 04-16)	\$ 5,000	\$ 1,000,000
<b>SECTION IV - CONDOMINIUM DIRECTORS &amp; OFFICERS LIABILITY (Form D51100C (07/13))</b>			
	Claims Made Form - Including Property Manager	Nil	\$ 2,000,000
	Privacy Event Expenses	Nil	\$ 50,000
	Cyber Liability	Nil	\$ 50,000

**This Policy contains a clause(s) which may limit the amount payable.**

**SUBSCRIPTION**

INSURING AGREEMENT		DEDUCTIBLE	LIMIT
<b>SECTION V - BLANKET GLASS - Includes Lobby Glass (Form 2294 (03/2010))</b>			
Residential		\$ 100	Blanket
Commercial		\$ 250	
Canopy		\$ 1,000	
<b>SECTION VI - EQUIPMENT BREAKDOWN (Revision 06-2016)</b>			
BM31V2: Standard Comprehensive Form including Production Machines and Electronic Equipment		\$ 1,000	\$ 6,910,000
- Direct Damage including Repair or Replacement, By-Laws, Service Interruption			
- Coverage Extensions for Section VI: As per Master Policy			
- Deductible Waiver Endorsement (for losses in excess of \$25,000)			
BM34: Extra Expense – 100% available in first month	24 Hour Waiting Period		\$ 1,000,000
- Additional Living Expenses Endorsement - Per Unit			\$ 25,000
- Additional Living Expenses Endorsement - Annual Aggregate			\$ 1,000,000
BM33: Loss of Profits – Rents, Indemnity Period (Months): N/A	N/A		Not Covered
<b>SECTION VII - ENVIRONMENTAL LIABILITY (Claims Made (BFL Manuscript 10-17))</b>			
Each Incident Limit - Insuring Agreements A-G		\$ 10,000	\$ 1,000,000
Business Interruption - Insuring Agreement H		5 Days	\$ 250,000
Policy Aggregate			\$ 5,000,000
<b>SECTION VIII - VOLUNTEER ACCIDENT (Form ACEGI-IC-0307)</b>			
Principal Sum.		See Policy Wordings	\$ 100,000
<b>SECTION IX - LEGAL EXPENSES (DAS BFL Manuscript)</b>			
Each Event		Nil	\$ 300,000
Annual Aggregate.			\$ 1,500,000
<b>SECTION X - TERRORISM (Form LMA3092 (Amended))</b>			
Per Occurrence.		\$ 1,000	\$ 350,000
Annual Aggregate			\$ 350,000
<b>SECTION XI - BLANKET COVERAGE (BFL Manuscript)</b>			
Excess Employee Dishonesty - Including Property Manager and Elected Officer Theft		See Policy Wording	\$ 975,000
Excess Commercial General Liability - SubSections A & B and Endorsement SPF #6		See Policy Wording	\$ 25,000,000
Excess Condominium Directors & Officers Liability		See Policy Wording	\$ 18,000,000
Excess Volunteer Accident		See Policy Wording	\$ 900,000
Excess Legal Expenses		See Policy Wording	\$ 700,000
- Annual Aggregate			\$ 3,500,000
<b>LOSS IF ANY PAYABLE TO:</b>	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)		
<b>TOTAL PREMIUM PAYABLE</b>			<b>\$ 13,984.00</b>

**LIST OF INSURERS/SERVICE PROVIDERS**

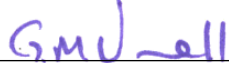
Insurance Company/Service Provider	Section	Participation	Master Wording No.
AIIG Insurance Company of Canada	PROPERTY	17.5%	BFLSPW001
Allianz Insurance Company	PROPERTY CRIME COMMERCIAL GENERAL LIABILITY BLANKET GLASS - Includes Lobby Glass ENVIRONMENTAL LIABILITY	17.5% 100% 100% 100% 100%	BFLSPW001  CAL000780170 (Policy)
Binding Authority B0713PRPNA1501175 underwritten by certain underwriters at Lloyd's	TERRORISM	100%	
Binding Authority B0713SPRGL1701012 underwritten by certain underwriters at Lloyd's	BLANKET COVERAGE	100%	SPRGL1601012
Certain Underwriters at Lloyds' of London under Contract No. PRPNA1702069 – Section A as arranged by Lockton Companies LLP	PROPERTY	10%	BFLSPW001
Chubb Life Insurance Company of Canada	VOLUNTEER ACCIDENT	100%	50078301 (Policy)
DAS Legal Protection Insurance Company Limited	LEGAL EXPENSES	100%	BSP/0008363
Great American Insurance Group	CONDOMINIUM DIRECTORS & OFFICERS LIABILITY	100%	D51100C
Intact Insurance Company of Canada	EQUIPMENT BREAKDOWN	100%	
Liberty International Underwriters Canada (a division of Liberty Mutual Insurance Company)	EXCESS PROPERTY	100%	CPTOABEIE017 (Policy)
Lloyd's Underwriters under Agreement Number B1306C500071700	PROPERTY	12.5%	BFLSPW001
Royal & Sun Alliance Insurance Company of Canada	PROPERTY	12.5%	BFLSPW001
Starr Insurance & Reinsurance Limited	PROPERTY	20%	BFLSPW001
Westport Insurance Corporation	PROPERTY	10%	BFLSPW001

**This Certificate is not valid unless countersigned by an Authorized Representative of the Insurer(s).**

**BFL CANADA Insurance Services Inc.**

E. & O.E.

Date: March 28, 2018



AUTHORIZED REPRESENTATIVE



COUNTERSIGNED AUTHORIZED REPRESENTATIVE