

April 4, 2024

Strata Plan VAS2893 'NORTH OAKS'
c/o Privately Managed
Box #27 - 767 North Road
Gibsons, BC V0N 1V9

Dear Dorothy,

Policy No. BFL04VAS2893

We are pleased to enclose the above noted policy evidencing coverage in place, effective April 01, 2024 to April 01, 2025, in accordance with your instructions.

An invoice representing the annual premium of \$27,213.00 is enclosed for your kind remittance.

Please note the following effective April 01, 2024:

- Policy is subject to fireplaces being WETT certified and with a maintenance program in place prior to September 15, 2024. Terms are subject to change if these items are not confirmed prior to September 15, 2024.
- Excess Property Extensions: The policy wording excludes earthquake for this specific section of the coverage only. Your main Property policy and corresponding primary Property Extensions include earthquake coverage. This affects the coverage offered under your insurance package. Please contact our office with any questions or concerns.
- The All Property and Equipment Breakdown limits have increased from \$9,101,000 to \$9,756,000.

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 Risk and Insurance Services Inc.



Dilair Chatha BA, CIP
Client Service Manager
For: Gurinder (Gin) Sandhu, Client Executive
Direct Line: 778-372-8133
Email Address: dchatha@bflcanada.ca

GS/am
Enclosure



BFL CANADA Risk and 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



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 &/or as Trustees or Agents on behalf of all Registered Unit Owners

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

Policy Type: Strata and Apt On Program

Insurer: AIG Insurance Company of Canada
ARAG Legal Solutions Inc.
Certain Lloyd's Underwriters under Binding Authority B0713PRPNA2301175, as arranged by Lockton Companies LLP
Certain Lloyd's Underwriters under Binding Authority B0713SPRGL2301012, as arranged by Lockton Companies LLP
Certain Lloyd's Underwriters under Contract No. B1222AC0011B23A00 through TSW Management Services Inc.
Chubb Insurance Company of Canada
Chubb Life Insurance Company of Canada
Echelon Insurance
Great American Insurance Group
HDI Global SE Canada Branch
Intact Insurance Company of Canada
Starr Insurance & Reinsurance Limited
Trisura Guarantee Insurance Company (T15M)
Trisura Guarantee Insurance Company (T25A)
Zurich Insurance Company Ltd
Zurich Insurance Company Ltd as arranged by Boxx Insurance Inc.

Policy No.: BFL04VAS2893

Policy Period: April 1, 2024 To: April 1, 2025

Name of Agent: Dilair Chatha

DISCLOSURE NOTICE:

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 Risk and 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 Risk and Insurance Services Inc.
5. BFL CANADA Risk and Insurance Services Inc. has no financial interest in the Insurer(s) shown above.
6. Upon completion of this transaction, BFL CANADA Risk and Insurance Services Inc. will be remunerated by way of commission or fee.
7. The **Financial Institutions Act** prohibits the Insurer(s) shown above and/or BFL CANADA Risk and 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 Risk and Insurance Services Inc.

AUTHORIZED REPRESENTATIVE

Date: April 4, 2024



CLAIMS PROCEDURES

WORRY NO MORE WITH OUR STRESS FREE CLAIMS PROCESS.



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.





CLAIMS

PROCEDURES

OUR IN-HOUSE CLAIMS TEAM IS ALWAYS AT YOUR SIDE.



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.

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 building owners and property managers with regard to legal questions and problems affecting your residential tenancy. This service is available 24 hours a day, 7 days a week, at 1-866-568-1201.

Alternatively, legal questions can be submitted in writing by email to:

strata.questions@araq.ca if you are based in British Columbia; or
condo.questions@araq.ca if you are based in Alberta

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.



YOUR SERVICE TEAM SPECIALIST

**QUESTIONS REGARDING ANY ASPECT OF YOUR INSURANCE
PROGRAM SHOULD BE DIRECTED TO YOUR SERVICE TEAM:**

Gurinder (Gin) Sandhu CAIB

Client Executive
Direct Line: 778-331-8601
Email: gsandhu@bflcanada.ca

Dilair Chatha BA, CIP

Client Service Manager
Direct Line: 778-372-8133
Email: dchatha@bflcanada.ca

Wayne Miyagi

Client Service Assistant
Direct Line: 778-331-8615
Email: wmiyagi@bflcanada.ca

YOUR CLAIMS CONCIERGE TEAM

WHENEVER YOU NEED, JUST GIVE US A RING!

Reach all of us at:
realestateclaims@bflcanada.ca
General Line: 604-669-9600
Toll Free 1-866-669-9602
Fax 604-683-9316

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





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

Previous Policy No. BFL04VAS2893

Named Insured: 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
Privately Managed

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

Policy Period: From: April 01, 2024 To: April 01, 2025
12:01 a.m. standard time at the location of the premises as to each of the said dates

Insured Location(s): 767 North Road, Gibsons, BC V0N 1V9
NORTH OAKS

Construction: Frame 1 Storey 10 Buildings

Occupied by Insured As: 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



SECTION I - PROPERTY BFLSPW0001REV1015BC(Rev17Nov2016) - (Appraisal Date: April 1, 2024)

	DEDUCTIBLE	LIMIT
A. All Property - All Risks, Blanket By-Laws, Stated Amount Co-Insurance, Replacement Cost.		\$9,756,000
All Risks	\$10,000	
Sewer Backup Damage	\$25,000	
Water Damage	\$25,000	
Earthquake Damage (Annual Aggregate)	10% (minimum \$100,000)	100% of the Policy Limit
Flood Damage (Annual Aggregate)	\$25,000	100% of the Policy Limit
Lock & Key	\$2,500	\$25,000
Additional Living Expenses - Per Unit		\$50,000
Additional Living Expenses - Annual Aggregate		\$1,000,000
B. Business Interruption (Gross Rentals), 100% Co-Insurance, Indemnity Period (Months) : N/A	N/A	Not Covered



SECTION I.I - a. EXCESS PROPERTY - Excess Property Extensions & Excess Extended Replacement Cost BFLXS.WEST.001 (23.02.2022) - (Appraisal Date: April 1, 2024)

	DEDUCTIBLE	LIMIT
Excess Extended Replacement Cost		Not Covered
Excess Property Extensions up to \$5,000,000 - Excludes all damage arising from the peril of Earthquake		Included



INSURING AGREEMENT



SECTION II - CRIME ZC-PRG-BFL STRATA 30009 U (01/23)

	DEDUCTIBLE	LIMIT
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



SECTION III - COMMERCIAL GENERAL LIABILITY ZC-PRG-BFL STRATA 30008 U (01/23)a

	DEDUCTIBLE	LIMIT
A. Bodily Injury & Property Damage Liability - Per Occurrence	\$1,000	\$5,000,000
Products and Completed Operations Aggregate	\$1,000	\$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)	\$1,000	\$1,000,000
Non-Owned Automobile Endorsement SPF #6	\$1,000	\$5,000,000
Excluding Long Term Leased Vehicle Endorsement SEF #99		Included
Legal Liability For Damage To Hired Automobiles Endorsement SEF #94	\$1,000	\$50,000
Contractual Liability Endorsement SEF #96		Included
Employee Benefit Liability		\$1,000,000
Infectious Agent or Communicable Disease Exclusion - With Limited Exceptions (Form ZC 20038 U-ZGP (06/2020))		
Total Pollution Exclusion (Form ZC 20018 U (10/2011))		



SECTION IV - CONDOMINIUM DIRECTORS & OFFICERS LIABILITY (Form D51100C (07/13))

	DEDUCTIBLE	LIMIT
Claims Made Form - Including Property Manager	Nil	\$2,000,000
Privacy Event Expenses	Nil	Not Applicable
Cyber Liability	Nil	Not Applicable



SECTION V - BLANKET GLASS - Includes Lobby Glass (Form 2294 (03/2010))

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



INSURING AGREEMENT



SECTION VI - EQUIPMENT BREAKDOWN 70107-(Revision 06-2016)

	DEDUCTIBLE	LIMIT
BM31V2: Standard Comprehensive Form including Production Machines and Electronic Equipment	\$1,000	\$9,756,000
- 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



SECTION VII - POLLUTION LIABILITY (Claims Made (Form ZC 5558 U (01/09)))

	DEDUCTIBLE	LIMIT
Limits of Liability - Each Pollution Event Limit	\$25,000	\$1,000,000 Shared
Aggregate Policy Limit		\$5,000,000 Shared
- (Refer to Policy for how Policy Limit applies & for Sublimits of Liability that are applicable to some coverage)		



SECTION VIII - VOLUNTEER ACCIDENT (Form ACEGI-IC-0307)

	DEDUCTIBLE	LIMIT
Principal Sum.	See Policy Wordings	\$100,000



SECTION IX - LEGAL EXPENSES SCC.BFL.-1.2.-3.6 May 2022*

	DEDUCTIBLE	LIMIT
Each Event	Nil	\$300,000
Annual Aggregate		\$1,500,000



SECTION X - TERRORISM (Form LMA3092 (Amended))

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



SECTION XI - BLANKET COVERAGE (BFL Manuscript)

	DEDUCTIBLE	LIMIT
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



INSURING AGREEMENT



SECTION XII - CYBER, DATA & PRIVACY BOXX-CONDO-20220511

	DEDUCTIBLE	LIMIT
Cyberboxx	\$5,000	\$100,000
Annual Policy Aggregate		\$100,000
Hackbuster's Incident response services		Included
Coverage A - Privacy Breach Liability		\$100,000
Coverage B - Privacy Breach Expense		\$50,000
Coverage C - Cyber Extortion & Recovery		\$50,000
Coverage D - Social Engineering		\$25,000
Coverage E - Breach by suppliers		\$50,000

PREMIUM PAYABLE

Premium	\$27,213.00
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LOSS IF ANY PAYABLE TO:

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)



LIST OF INSURERS

Insurance Company	Section	Participation	Master Wording No.
AIG Insurance Company of Canada	PROPERTY	15%	BFLSPW0001
ARAG Legal Solutions Inc.	LEGAL EXPENSES	100%	8363 (Policy)
Certain Lloyd's Underwriters under Binding Authority B0713PRPNA2301175, as arranged by Lockton Companies LLP	TERRORISM	100%	
Certain Lloyd's Underwriters under Binding Authority B0713SPRGL2301012, as arranged by Lockton Companies LLP	BLANKET COVERAGE	100%	SPRGL2101012
Certain Lloyd's Underwriters under Contract No. B1222AC0011B23A00 through TSW Management Services Inc.	a. EXCESS PROPERTY - Excess Property Extensions & Excess Extended Replacement Cost	100%	
Chubb Insurance Company of Canada	PROPERTY	5%	BFLSPW0001
Chubb Life Insurance Company of Canada	VOLUNTEER ACCIDENT	100%	50078301 (Policy)
Echelon Insurance	PROPERTY	20%	BFLSPW0001
Great American Insurance Group	CONDOMINIUM DIRECTORS & OFFICERS LIABILITY	100%	D51100C
HDI Global SE Canada Branch	PROPERTY	5%	BFLSPW0001
Intact Insurance Company of Canada	EQUIPMENT BREAKDOWN	100%	
Starr Insurance & Reinsurance Limited	PROPERTY	17.5%	BFLSPW0001
Trisura Guarantee Insurance Company (T15M)	PROPERTY	10%	BFLSPW0001
Trisura Guarantee Insurance Company (T25A)	PROPERTY	20%	BFLSPW0001
Zurich Insurance Company Ltd	PROPERTY CRIME COMMERCIAL GENERAL LIABILITY BLANKET GLASS - Includes Lobby Glass POLLUTION LIABILITY	7.5% 100% 100% 100% 100%	BFLSPW0001
Zurich Insurance Company Ltd as arranged by Boxx Insurance Inc.	CYBER, DATA & PRIVACY	100%	

For the purpose of the Insurance Companies Act (Canada), this Canadian Policy was issued in the course of Lloyd's Underwriters' and Liberty Mutual Insurance Company's insurance business in Canada

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

AUTHORIZED BY:

BFL CANADA Risk and Insurance Services Inc.

GARETH MCDONNELL
NAME OF AUTHORIZED REPRESENTATIVE

DILAIR CHATHA
NAME OF COUNTERSIGNED AUTHORIZED REPRESENTATIVE

AUTHORIZED REPRESENTATIVE

COUNTERSIGNED AUTHORIZED REPRESENTATIVE

Date: March 28, 2024