



BFL CANADA Insurance Services Inc.
9440-202nd Street, Suite 100
Langley, British Columbia V1M 4A6

Tel.: 604-669-9600
Fax: 604-683-9316
Toll Free: 1-866-669-9602

August 10, 2020

Strata Plan NW2050 'CYPRESS POINT'
c/o CrossRoads Management Ltd.
#338 - 7651 Minoru Boulevard
Richmond, BC V6Y 1Z3

Dear Carole,

Policy No. BFL04NW02050

We are pleased to enclose the above noted policy evidencing coverage in place, effective August 01, 2020 to August 01, 2021, in accordance with your instructions.

An invoice representing the annual premium of \$350,417.00 is enclosed for your kind remittance.

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

Please note that solely with respect to Starr Insurance & Reinsurance Limited's participation as a subscribing property insurer; the policy wording is amended as follows:

Property Insurance, Section 4 Extensions of Coverage, Subsection g. Declaration of Emergency has been amended. This changes the coverage offered under your policy. Please review it carefully and contact our office with any questions or concerns.

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 and thank you for allowing BFL CANADA to be of service. Should you have any questions or concerns please do not hesitate to contact me directly.

Yours sincerely,

BFL CANADA Insurance Services Inc.

David McQuaid, CAIB
Vice-President, Client Executive
Direct Line: 778-329-4172
Email Address: dmcquaid@bflcanada.ca

DM/al
Enclosure



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 NW2050, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners

Mailing Address: #338 - 7651 Minoru Boulevard, Richmond, BC V6Y 1Z3

Policy Type: Strata and Apt On Program

Insurer: Allianz Insurance Company
Certain Lloyd's Underwriters as arranged by Price Forbes & Partners Ltd.
Certain Lloyd's Underwriters under Binding Authority B0713PRPNA2001175, as arranged by Lockton Companies LLP
Certain Lloyd's Underwriters under Binding Authority B0713SPRGL2001012, 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 Mutual Insurance Company

Policy No.: BFL04NW02050

Policy Period: August 1, 2020 To: August 1, 2021

Name of Agent: David McQuaid

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 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 of 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: August 10, 2020



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 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

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:**

David McQuaid CAIB

Vice-President, Client Executive
Direct Line: 778-329-4172
Email: dmcquaid@bflcanada.ca

Diana Forsch BA, CAIB

Client Service Manager
Direct Line: 604-678-5443
Email: dforsch@bflcanada.ca

Kristy Cummings

Client Service Assistant
Direct Line: 778-331-8617
Email: kcummings@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





DECLARATION PAGE (CERTIFICATE OF INSURANCE)

New Policy No.
BFL04NW02050

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

Previous Policy No. NEW

Named Insured: The Owners, Strata Plan NW2050, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners
CrossRoads Management Ltd. (As Property Manager)

Mailing Address: #338 - 7651 Minoru Boulevard, Richmond, BC V6Y 1Z3

Policy Period: From: August 01, 2020 To: August 01, 2021
12:01 a.m. standard time at the location of the premises as to each of the said dates

Insured Location(s): 7511, 7531 & 7651 Minoru Boulevard, Richmond, BC V6Y 1Z3
CYPRESS POINT

Construction: Frame 4 Storeys 3 Buildings

Occupied by Insured As: 106 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 BFLSPW0001.REV.1015.BC (Rev 17 Nov 2016) - (Appraisal Date: May 25, 2020)

	DEDUCTIBLE	LIMIT
A. All Property - All Risks, Blanket By-Laws, Stated Amount Co-Insurance, Replacement Cost, 110% Extended Replacement Cost (Fire Only).		\$28,827,000
All Risks	\$250,000	
Sewer Backup Damage	\$250,000	
Water Damage	\$250,000	
Earthquake Damage (Annual Aggregate) N/A	Not Covered	
Flood Damage (Annual Aggregate)	\$250,000	100% of the Policy Limit
Lock & Key	\$250,000	\$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) : 18	24 Hour Waiting Period	\$25,500



SECTION I.I - EXCESS PROPERTY (BFL Manuscript) - (Appraisal Date: May 25, 2020)

	DEDUCTIBLE	LIMIT
Excess Extended Replacement Cost		Not Covered
Excess Property Extensions up to \$5,000,000		Included


**Strata
PROTECT**
DECLARATION PAGE (CERTIFICATE OF INSURANCE)

New Policy No.
BFL04NW02050

INSURING AGREEMENT


SECTION II - CRIME (Form AGCS-PM 1001 CANADA 12-17)

	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 (Form AGCS-PM 1001 CANADA 12-17)

	DEDUCTIBLE	LIMIT
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


SECTION IV - CONDOMINIUM DIRECTORS & OFFICERS LIABILITY (Form D51100C (11/15)) and (Form D 51740 (12/15))

	DEDUCTIBLE	LIMIT
Claims Made Form - Including Property Manager	Nil	\$2,000,000
Privacy Event Expenses	Nil	\$50,000
Cyber Liability	Nil	\$50,000


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

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


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INSURING AGREEMENT


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

	DEDUCTIBLE	LIMIT
BM31V2: Standard Comprehensive Form including Production Machines and Electronic Equipment	\$1,000	\$28,827,000
- 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): 18	24 Hour Waiting Period	\$25,500


SECTION VII - ENVIRONMENTAL LIABILITY (Claims Made (BFL Manuscript 10-17))

	DEDUCTIBLE	LIMIT
Each Incident - Insuring Agreements A-G	\$10,000	\$1,000,000
Aggregate - Insuring Agreements A-G		\$5,000,000
Business Interruption, Each Incident - Insuring Agreement H	5 Days	\$250,000
Business Interruption, Aggregate - Insuring Agreement H		\$250,000
Cyber Event, Each Incident - Insuring Agreement I	\$10,000	\$250,000
Cyber Event, Aggregate - Insuring Agreement I		\$250,000
Policy Aggregate		\$5,000,000


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

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


SECTION IX - LEGAL EXPENSES DASBCS.BFLStratacondo

	DEDUCTIBLE	LIMIT
Each Event	Nil	\$300,000
Annual Aggregate.		\$1,500,000
Extension of Date of Occurrence - Form No DASBCS.BFLStratacondo.Retro01		


SECTION X - TERRORISM (Form LMA3092 (Amended))

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



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INSURING AGREEMENT



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

PREMIUM PAYABLE

Premium	\$350,417.00
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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)


**Strata
PROTECT**
DECLARATION PAGE (CERTIFICATE OF INSURANCE)

New Policy No.
BFL04NW02050

LIST OF INSURERS

Insurance Company	Section	Participation	Master Wording No.
Allianz Insurance Company	CRIME COMMERCIAL GENERAL LIABILITY BLANKET GLASS - Includes Lobby Glass ENVIRONMENTAL LIABILITY	100% 100% 100% 100%	CAL00021201190W (Policy)
Certain Lloyd's Underwriters as arranged by Price Forbes & Partners Ltd.	PROPERTY	100%	BFLSPW001
Certain Lloyd's Underwriters under Binding Authority B0713PRPNA2001175, as arranged by Lockton Companies LLP	TERRORISM	100%	
Certain Lloyd's Underwriters under Binding Authority B0713SPRGL2001012, as arranged by Lockton Companies LLP	BLANKET COVERAGE	100%	SPRGL2001012
Chubb Life Insurance Company of Canada	VOLUNTEER ACCIDENT	100%	50078301 (Policy)
DAS Legal Protection Insurance Company Limited	LEGAL EXPENSES	100%	8363 (Policy)
Great American Insurance Group	CONDOMINIUM DIRECTORS & OFFICERS LIABILITY	100%	D51100C
Intact Insurance Company of Canada	EQUIPMENT BREAKDOWN	100%	
Liberty Mutual Insurance Company	EXCESS PROPERTY	100%	CPTOABEIE019 (Policy)

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 Insurance Services Inc.

GARETH MCDONNELL
NAME OF AUTHORIZED REPRESENTATIVE


AUTHORIZED REPRESENTATIVE

DAVID MCQUAID
NAME OF COUNTERSIGNED AUTHORIZED REPRESENTATIVE


COUNTERSIGNED AUTHORIZED REPRESENTATIVE

Date: August 4, 2020