

DECLARATION PAGE
 (CERTIFICATE OF INSURANCE)

Previous Policy No. NEW New Policy No. BFL04OCSC0994

| | | | |
|------------------------|--|----------------------|------------|
| NAMED INSURED | The Owners, Ottawa-Carleton Standard Condominium No. 994, acting on their own behalf or as a Condominium Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners. Capital Concierge Property Management Ltd. (As Property Manager) | | |
| MAILING ADDRESS | 904 Lady Ellen Place, Ottawa, ON K1Z 5L5 | | |
| POLICY PERIOD | From: November 7, 2017 | To: November 7, 2018 | |
| | 12:01 a.m. standard time at the location of the premises as to each of the said dates | | |
| INSURED LOCATION | 2785 Baseline Road, Ottawa, ON K2H 7B5 Qualicum Woods Crossing - Phase 1 - Stanley Park Building E | | |
| CONSTRUCTION | Frame | 4 Storeys | 1 Building |
| OCCUPIED BY INSURED AS | 80 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 |
|--|---|-------------------------|---------------|
| SECTION I - PROPERTY BFLSPW0001REV1015BC(Rev17Nov2016) - (Appraisal: None) | | | |
| A. | All Property - All Risks, Blanket By-Laws, Stated Amount Co-Insurance, Replacement Cost. | | \$ 17,504,850 |
| | All Risks | \$ 5,000 | |
| | Glass - Named Perils | \$ 5,000 | |
| | Sewer Backup Damage | \$ 5,000 | |
| | Water Damage | \$ 10,000 | |
| | Earthquake Damage (Annual Aggregate not to exceed 100% of the Policy Limit) | % 3 (minimum \$100,000) | |
| | Flood Damage (Annual Aggregate not to exceed 100% of the Policy Limit) | \$ 25,000 | |
| | Resultant Damage from Builder Defect | \$ 100,000 | |
| | 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 |
| SECTION II - EXCESS PROPERTY (BFL Manuscript) - (Appraisal: None) | | | |
| | Excess Extended Replacement Cost | | Not Covered |
| | Excess Property Extensions up to \$1,000,000 | | Included |
| SECTION II - CRIME (Form 2110 01/2004) | | | |
| I. | Employee Dishonesty - Form A - Including Property Manager and Elected Officer Theft | Nil | \$ 25,000 |
| II. | Loss Inside the Premises | Nil | \$ 10,000 |
| III. | Loss Outside the Premises | Nil | \$ 10,000 |
| IV. | Money Orders and Counterfeit Currency | Nil | \$ 10,000 |
| V. | Depositors Forgery | Nil | \$ 10,000 |
| SECTION III - COMMERCIAL GENERAL LIABILITY (Form 2294 03/2010) | | | |
| 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 - Per Occurrence (Form Number 2333) | | \$ 5,000,000 |
| C. | Medical Payments - Per Person - Each Person | | \$ 25,000 |
| D. | Tenants Legal Liability | \$ 1,000 | \$ 1,000,000 |
| | Non-Owned Automobile Endorsement SPF #6 - Per Occurrence (Form Number 6063) | \$ 1,000 | \$ 5,000,000 |
| | Legal Liability For Damage To Hired Automobiles Endorsement SEF #94 - Per Occurrence (Form Number 5644) | \$ 1,000 | \$ 50,000 |
| | Contractual Liability Endorsement SEF #96 - Per Occurrence (Form Number 6663) | | Included |
| | Excluding Long Term Leased Vehicle Endorsement SEF #99 - Per Occurrence (Form Number 6664) | | Included |
| | Employee Benefit Liability (Form Number 2311) | | \$ 1,000,000 |
| SECTION IV - CONDOMINIUM DIRECTORS & OFFICERS LIABILITY (Form D51100C (11/15)) and (Form D 51740 (12/15)) | | | |
| | 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 | | | |
| | Residential | N/A | Not Covered |
| | Commercial | N/A | Not Covered |
| | Canopy | N/A | Not Covered |

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

SUBSCRIPTION

| INSURING AGREEMENT | DEDUCTIBLE | LIMIT |
|--|--|--|
| SECTION VI - EQUIPMENT BREAKDOWN (Revision 06-2016) | | |
| BM31V2: Standard Comprehensive Form including Production Machines and Electronic Equipment - Direct Damage including Repair or Replacement, By-Laws, Service Interruption - Coverage Extensions for Section VI: As per Master Policy BM34: Extra Expense – 100% available in first month BM33: Loss of Profits – Rents, Indemnity Period (Months): N/A | \$ 5,000 24 Hour Waiting Period N/A | \$ 17,504,850 \$ 250,000 Not Covered |
| SECTION VII - ENVIRONMENTAL LIABILITY (Claims Made (BFL Manuscript 10-17)) | | |
| Each Incident Limit - Insuring Agreements A-G Business Interruption - Insuring Agreement H Policy Aggregate | \$ 10,000 5 Days | \$ 1,000,000 \$ 250,000 \$ 5,000,000 |
| SECTION VIII - VOLUNTEER ACCIDENT (Form ACEGI-IC-0307) | | |
| Principal Sum. | See Policy Wordings | \$ 100,000 |
| SECTION IX - LEGAL EXPENSES (DAS BFL Manuscript) | | |
| Each Event Annual Aggregate. | Nil | \$ 300,000 \$ 1,500,000 |
| SECTION X - TERRORISM (Form LMA3092 (Amended)) | | |
| Per Occurrence. Annual Aggregate | \$ 1,000 | \$ 350,000 \$ 350,000 |
| SECTION XI - BLANKET COVERAGE (BFL Manuscript) | | |
| Excess Employee Dishonesty - Including Property Manager and Elected Officer Theft Excess Commercial General Liability - SubSections A & B and Endorsement SPF #6 Excess Condominium Directors & Officers Liability Excess Volunteer Accident Excess Legal Expenses - Annual Aggregate | See Policy Wording See Policy Wording See Policy Wording See Policy Wording See Policy Wording | \$ 975,000 \$ 25,000,000 \$ 18,000,000 \$ 900,000 \$ 700,000 \$ 3,500,000 |
| LOSS IF ANY PAYABLE TO: | | |
| (The Standard Mortgage Clause is applicable unless Special Mortgage Clause attached) | | |

LIST OF INSURERS/SERVICE PROVIDERS

| Insurance Company/Service Provider | Section | Participation | Master Wording No. |
|---|--|-----------------------------|------------------------------------|
| AIIG Insurance Company of Canada | PROPERTY | 25% | BFLSPW001 |
| Allianz Insurance Company | PROPERTY CRIME COMMERCIAL GENERAL LIABILITY ENVIRONMENTAL LIABILITY | 20% 100% 100% 100% | BFLSPW001 CAL000780170 (Policy) |
| Aviva Insurance Company of Canada, as arranged by Can-Sure Underwriting | PROPERTY | 5% | BFLSPW001 |
| 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 Lloyds Underwriters under Contract B6006BI164116, as arranged by Can-Sure Underwriting | PROPERTY | 5% | BFLSPW001 |
| Certain Underwriters at Lloyds' of London under contract B0572NA17BC03 as arranged by Can-Sure Underwriting | PROPERTY | 5% | BFLSPW001 |
| Certain Underwriters at Lloyds' of London under contract B1306C500351700 as arranged by Can-Sure Underwriting | PROPERTY | 5% | BFLSPW001 |
| Chubb Life Insurance Company of Canada | VOLUNTEER ACCIDENT | 100% | 50078301 (Policy) |
| DAS Legal Protection Insurance Company Limited | LEGAL EXPENSES | 100% | BSP0036310 |
| Great American Insurance Group | CONDOMINIUM DIRECTORS & OFFICERS LIABILITY | 100% | D51100C |
| Intact Insurance Company of Canada | EQUIPMENT BREAKDOWN | 100% | |
| International Insurance Company of Hannover PLC, as arranged by Can-Sure Underwriting | PROPERTY | 5% | BFLSPW001 |
| Liberty International Underwriters Canada (a division of Liberty Mutual Insurance Company) | EXCESS PROPERTY | 100% | CPTOABHYHF017 (Policy) |
| Lloyd's Underwriters under Agreement Number B1306C500071700 | PROPERTY | 10% | BFLSPW001 |
| Starr Insurance & Reinsurance Limited | PROPERTY | 20% | 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: December 14, 2017

G.M. Ull

AUTHORIZED REPRESENTATIVE

[Signature]

COUNTERSIGNED AUTHORIZED REPRESENTATIVE