



BFL CANADA Insurance Services Inc.
 1177 West Hastings Street, Suite 200
 Vancouver, British Columbia V6E 2K3
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 Toll Free: 1-866-669-9602

CERTIFICATE OF INSURANCE

Previous Policy No. **NEW**

New Policy No. **BFL049811439**

NAMED INSURED Condominium Corporation 9811439
 Gateway Property Management Corporation (As Property Manager)
 Suite 200, 906 - 12th Avenue SW, Calgary, AB T2R 1K7
MAILING ADDRESS Suite 200, 906 - 12th Avenue SW, Calgary, AB T2R 1K7
POLICY PERIOD From: April 1, 2011 To: March 31, 2012
 12:01 a.m. standard time at the location of the premises as to each of the said dates
INSURED LOCATION 317 - 14th Avenue SW, Calgary, AB T2R 0M4
CONSTRUCTION DARLINGTON ARMS
 Fire Resistive 8 Storeys 1 Building
OCCUPIED BY INSURED AS 40 Residential Units 46 Commercial Units

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		
A. All Property - All Risks, Blanket By-Laws, 90% Co-Insurance, Replacement Cost, Earthquake and Flood limit in the annual aggregate not to exceed 110% of policy limit.		\$ 9,880,000
All Risks	\$ 2,500	
Sewer Backup Damage	\$ 5,000	
Water Damage	\$ 5,000	
Earthquake Damage	% 5	
Flood Damage	\$ 10,000	
Lock & Key	\$ 250	\$ 25,000
B. Business Interruption (Gross Rents), 100% Co-Insurance, Indemnity Period (Months): N/A		Not Covered
SECTION II - CRIME		
I. Comprehensive Dishonesty, Disappearance and Destruction - Form A	Nil	\$ 30,000
II. Loss Inside the Premises	Nil	\$ 30,000
III. Loss Outside the Premises	Nil	\$ 30,000
IV. Money Orders and Counterfeit Paper Currency	Nil	\$ 30,000
Depositors Forgery	Nil	\$ 30,000
SECTION III - COMMERCIAL GENERAL LIABILITY		
Each Accident or Occurrence	\$ 1,000	\$ 10,000,000
Products / Completed Operations - Aggregate	\$ 1,000	\$ 10,000,000
Limited Pollution Liability (Form CGL 88)	\$ 1,000	\$ 1,000,000
Tenants Legal Liability	\$ 1,000	\$ 1,000,000
Employee Benefit Liability	\$ 1,000	\$ 1,000,000
Medical Payments - Each Person		\$ 10,000
Medical Payments - Each Accident		\$ 50,000
Non Owned Automobile Liability (excluding Long Term Leased Vehicles)		\$ 10,000,000
Personal Injury Liability		Included
Contractual Liability		Included
SECTION IV - CONDOMINIUM DIRECTORS & OFFICERS LIABILITY		
Claims Made Form (Including Property Manager)	Nil	\$ 3,000,000
SECTION V - GLASS		
Residential	\$ 100	Blanket
Commercial	\$ 250	

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

SUBSCRIPTION

This Certificate is not valid unless countersigned by an Authorized Representative of the Insurer(s).
 E. & O.E.
 Date: March 22, 2011


 BFL CANADA Insurance Services Inc.
 AUTHORIZED REPRESENTATIVE