

STRATA CORPORATION INSURANCE – SUMMARY OF COVERAGE

FEB 03 2020

Policy Term: January 22, 2020 to January 22, 2021

Insured: Owners of Strata Plan VIS4908 (121 Aldersmith Place, Victoria BC V9A 7M7)

<u>Coverage Description</u>	<u>Deductible</u>	<u>Limit / Aggregate</u>
I <u>Property Coverage: Property of Every Description</u>		\$10,854,400
“All Risks” of Direct Physical Loss or Damage	\$1,000	Included
Earthquake Endorsement;	10% (min \$10,000)	Included
Sewer Backup & Water Damage Endorsement;	\$5,000	Included
Flood Endorsement	\$10,000	Included
Stated Amount Co-Insurance		Included
Replacement Cost Coverage		Included
<u>Extensions of Coverage:</u>		
Building By-Laws Included	Accounts Receivable \$100,000	
Property in Transit \$25,000	Valuable Papers \$100,000	
Property Off Premises \$25,000	Exterior Glass (\$1,000 Deductible)	
Personal Effects \$ 2,500 per occurrence; \$25,000 policy year	Master Key Coverage \$25,000	
Growing Plants, Lawns, Trees, Shrubs and Flowers \$1,000 per plant; \$50,000 per occurrence	Debris Removal 25%, maximum \$50,000	
Fire Department Service Charges \$50,000	Pollutant Clean Up and Removal \$50,000	
Fine Arts \$25,000	Protection of Property - Included	
Professional Fees 10% of the loss (Up to \$100,000)	Building Damage by Theft \$50,000	
Automatic Fire Suppression System Recharge Exp. \$25,000	EDP Equipment and Media \$50,000	
Consequential Loss on and off premises \$50,000	Automatic Inflation Adjustment Included	
Newly Acquired Buildings - 90 days \$1,000,000	Installation Floater \$10,000	
Newly Acquired Property - 90 days \$500,000	Outdoor Property \$25,000	
Top Up Extension \$50,000	Roadways, Walkways, Parking Lots \$50,000	
	Underground Property Enhancement	
II <u>Business Income Coverage:</u>	As per Property Coverage Section	N/A
III <u>Commercial General Liability:</u>		\$5,000,000 per occurrence
Bodily Injury/Property Damage/Personal & Advertising Injury	\$1,000	\$5,000,000 Aggregate
Non-owned Automobile Liability- SPF No 6	\$1,000	Included
Tenants Legal Liability – Broad Form	\$1,000	\$500,000
Medical Payments Coverage		\$ 25,000
<u>Coverage Extensions:</u> Products and Completed Operations Coverage; Broad Form Property Damage; Contingent Employer’s Liability Coverage; Blanket Contractual; Employees and Volunteers as “insureds”.		
<u>Additional Insured:</u> Property Management Company		
IV <u>Comprehensive Crime:</u>	\$1,000	\$10,000
<u>Coverage:</u> Employee or Volunteer Dishonesty; Money & Securities; Forgery or Alteration; Credit Card Forgery; Money Orders And Counterfeit Paper Currency; Computer Fraud and Funds Transfer Fraud.		
V <u>Equipment Breakdown Coverage:</u>	Direct Damage \$1,000	\$10,165,200
	Business Interruption 24 Hour Waiting Period	N/A
“Objects” Pressure Vessels; Mechanical, HVAC, AC and Electrical Equipment and Apparatus ; Repair & Replacement		
VI <u>Directors & Officers Liability for Residential Condo Corp:</u>	\$1,000	\$2,000,000 Claims Made
VII <u>Volunteer Accident Insurance (AD&D):</u>	N/A	\$100,000 Principal Sum as per Indemnity Schedule
VIII <u>Cyber Endorsement – (1st Party Liability only)</u>	\$1,000	\$25,000
Total Annual Premium: \$19,834.00		

Insuring Companies: Property: Hannover as arranged by Guardian Risk Managers and other subscribing companies. General Liability and Directors & Officers Liability – Hannover as arranged by Guardian Risk Managers. Volunteer Accident – SSQ Insurance Company. Boiler Machinery – Intact Insurance Company

All coverage subject to standard Policy Conditions and Exclusions.