

INSURANCE BINDER**TO:** Sharyl Lokken**DATE:** December 20, 2021**Insurance as follows has been affected in accordance with instructions.**

NAMED INSURED: Owners Strata Plan 1166
c/o Pemberton Holmes Ltd.
101 - 891 Attree Avenue, Victoria, BC V9B 0A6

PARTICULARS OF INSURANCE:

LOCATION: 3215 & 3225 Alder Street, Victoria, BC V8X 1P3

\$12,203,000	All Property - All Risks Coverage <ul style="list-style-type: none">- \$2,500 Policy Deductible, Replacement Cost, Stated Amount- Sewer Back-up & Water Damage \$10,000 Deductible- Flood \$10,000 Deductible, Earthquake 15%, \$250,000 Minimum Deductible- Underground Utility Services \$2,500 Deductible- Blanket Exterior Glass \$250 Deductible & Master Key \$500 Deductible- Blanket By-laws & Inflation Protection- \$10,000 Comprehensive Crime & 130% Extended Replacement Cost- Additional Living Expense: \$50,000 per unit / \$1,000,000 aggregate
\$5,000,000	Commercial General Liability, \$1,000 Deductible <ul style="list-style-type: none">- \$10,000 Medical Payments & \$250,000 Tenants Legal Liability- \$1,000,000 Non-Owned Automobile Liability- Additional Insured: Pemberton Holmes Ltd.
\$2,000,000	Directors & Officers Liability, \$1,000 Deductible
\$1,000,000	Sudden & Accidental Pollution Liability, \$5,000 Deductible
\$12,203,000	Equipment Breakdown, \$1,000 Deductible
\$200,000	Volunteer Workers Accident Coverage
\$250,000	Legal Expense Coverage, \$500 Deductible

TOTAL PREMIUM & FEES: \$30,066.00**EFFECTIVE DATE:** December 30, 2021 **EXPIRY DATE:** December 30, 2022**LOSS PAYABLE:** (Subject to Standard IBC Mortgage Clause)
Insured or Order

Cont

INSURERS:

As arranged by Arthur J. Gallagher Canada Limited:

- Certain Underwriters at Lloyds under #B1262BW0197221 - 30.00% Property
 - HDI Global Specialty SE under #B1262BW0197321 - 20.00% Property
 - The Wawanesa Mutual Insurance Company - 50.00% Property
 - Certain Underwriters at Lloyds under #B1262BW0197420 - 100% Liability
 - Certain Underwriters at Lloyds under B1262BW0197221C - 100% Legal Expense
- Aviva Insurance Company of Canada - 100% of Boiler
Industrial Alliance Insurance & Financial Services Inc. - 100% Volunteers

ARTHUR J. GALLAGHER CANADA LIMITED

Per: 

Authorized Representative

THIS POLICY CONTAINS A CLAUSE(S) THAT MAY LIMIT THE AMOUNT PAYABLE.

This Binder is intended for use as evidence that the insurance coverage described herein is in force. It is subject to the standard terms and conditions of the policy issued by the insurer for this type of insurance, the conditions, limitations and exclusions of which shall prevail at all times. It will terminate on its expiry date or when replaced by the actual policy, whichever occurs first.

In witness whereof, the Insurer has executed and attested these presents, but this Binder shall not be valid unless countersigned by a duly Authorized Representative of the Insurer. This document is a summary only. Refer to your insurance policy for complete coverages, terms and conditions.

Note: Your personal and other information may be stored and/or processed in countries other than Canada. To view our privacy policy, please visit our website at <http://www.ajg.com/ca/privacy-policy/>.

To review our Terms of Business Agreement, please go to: <https://www.ajg.com/ca/terms-of-business-agreement/>