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"Improving the lives of our Clients, Team and Community"

MEGSONFITZPATRICK.COM  
T 250.595.5212  
F 250.595.2900

March 25, 2022

c/o Cornerstone Properties Ltd.  
#301 – 1001 Cloverdale Avenue  
Victoria, BC V8X 4C9

RE: Cornerstone Package - 827 North Park Street - Bldg 4440 Policy No. LNP2885

Location: The Boardwalk

Dear Scott:

Further to our recent discussion please find enclosed formal policy documents for the above noted policies which evidence insurance renewal coverages in force for your Strata Condominium effective March 22, 2022.

Kindly review the enclosed documents carefully to ensure that all the information is correct and the limits and coverages are adequate.

The Building sum insured is \$9,454,800. This limit of insurance must reflect today's rebuilding costs of your structure and should include expenses for debris removal and any increased bylaw cost that may affect your building. **As construction costs continue to fluctuate, we recommend that you contact a commercial building contractor or obtain a professional building appraisal to confirm you have adequate limits.**

If you are satisfied with the limits of insurance please **SIGN & RETURN the attached Statement of Values form** or contact our office to discuss any changes. **Please return the signed form to our office at your earliest convenience. And faxed (250-595-2900) or scanned emailed copy will suffice and thank you.**

Included in your premium this year is our policy fee. This is a reflection of our ongoing costs to provide you with updated products, insurance advice and service.

**Your premium and fee for the upcoming year is \$25,329, which includes broker compensation of \$5,786.** A consolidated invoice has been sent to your accounting department. If you wish, you may pay in three monthly installments of \$8,443 due now, \$8,443 due April 22, 2022, and \$8,443 due May 22, 2022.

Other coverages you may wish to consider include Earthquake Deductible Buy-Down, Environmental Impairment Liability & Increased Limit of Liability.

We trust you will find the enclosed in to be in order; however, please contact us if you have any questions. Thank you for continuing to insure through Megson FitzPatrick.

Sincerely,

James McCracken, BScH, CAIB, CRM  
Realty Division Team Leader  
james.mccracken@megsonfitzpatrick.com  
250.595.5212 ext 1063

/Encl.

Supplied to StrataDocs 2022/06/28  
Ordered by Mailbox 2023/03/04

Ordered By: Maria Furtado of One Percent Realty on 2023/03/04  
Document Uploaded and Verified: 2022/06/28

**BUSINESS DIVISION**

710 REDBRICK ST., 1ST FL  
VICTORIA BC V8T 5J3

**NANAIMO**

96 WALLACE ST.  
NANAIMO BC V9R 5C4

**PERSONAL INSURANCE, ICBC & MOTORCYCLE**

3561 SHELBOURNE ST.  
VICTORIA BC V8P 4G8

101-3531 BLANSHARD ST.  
VICTORIA BC V8Z 0B9

## SUMMARY OF INSURANCE COVERAGE

Owners Of Strata Plan VIS 3899- Building 4440- The Boardwalk

**Insurance Broker:** Megson FitzPatrick Insurance Services  
1<sup>st</sup> Floor, 710 Redbrick Street, Victoria, BC V8T 5J3

**Policy Period:** March 22, 2022 to March 22, 2023

**Policy No.:** LNP2885

**Insurance Company / As Arranged By:** Certain Underwriters at Lloyd's Under Contract No. B0429BA2100391 - Commercial Property - 35%  
Continental Casualty Company - Commercial Property - 15%  
Certain Underwriters at Lloyd's Under Contract No. B0429BA2103791 - Commercial Property - 15%  
Certain Underwriters at Lloyd's Under Contract No. B0429BA2100739 - Commercial Property - 25%  
Can-Sure Underwriting Ltd. - Commercial Property - 10%  
Certain Underwriters at Lloyd's Under Contract No. B0429BA2001504 - Commercial General Liability - 100%  
Lloyd's of London - Channel (formerly BRIT) - Legal Expense Coverage - 100%

Coverage	Limit	Deductible
Property of Every Description	\$9,454,800	\$1,000
Earthquake	\$9,454,800	10% Minimum \$250,000
Flood	\$9,454,800	\$25,000
Sewer Back-Up	\$9,454,800	\$25,000
Water Damage	\$9,454,800	\$25,000
Commercial General Liability	\$5,000,000	\$1,000
Directors & Officers Liability	\$2,000,000	\$1,000
Legal Expense - Per Claim	\$150,000	\$500
Legal Expense - Aggregate	\$500,000	\$500
Equipment Breakdown	\$9,454,800	\$1,000
Volunteer Accident	\$100,000	n/a

<b>RESIDENTIAL AND COMMERCIAL OCCUPANCY EQUIPMENT BREAKDOWN PROGRAM</b>	<b>CERTIFICATE No. 14761529-01-028</b>
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Forming part of the All Systems Go Plus (200H) of The Boiler Inspection and Insurance Company of Canada issued to Megson FitzPatrick Insurance Services

**RENEWAL**

UNDERWRITTEN BY: **Boiler Inspection & Insurance Company of Canada**

NAMED INSURED(S) & MAILING ADDRESS: <b>The Owners of Strata Plan VIS 3899 and Cornerstone Properties Ltd.                  c/o Cornerstone Properties Ltd, #301 - 1001 Cloverdale Avenue, Victoria, BC V8X 4C9</b>	CUSTOMER ACCOUNT NUMBER: OWNEOFS-82
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POLICY TERM:	INCEPTION DATE <b>March 22, 2022</b>	EXPIRY DATE <b>March 22, 2023</b>	12:01 A.M. STANDARD TIME AT THE ADDRESS STATED HEREIN
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RISK LOCATION: **827 North Park Street, Victoria, BC V8W 3Y3**

ANNUAL PREMIUM: **\$188**

DEDUCTIBLE: **\$1,000**

OCCUPANCY: **63 Unit Strata Condominium Building**

LOSS, IF ANY, PAYABLE TO:  
SUBJECT TO STANDARD MORTGAGE CLAUSE

COVERAGE	LIMIT OF INSURANCE
DIRECT DAMAGE	Unlimited
SPOILAGE (IF APPLICABLE)	Unlimited
BUSINESS INTERRUPTION/EXTRA EXPENSE – SUBJECT TO PERIOD OF INDEMNITY	Unlimited
ANCHOR LOCATION	Unlimited
SERVICE INTERRUPTION	1000 Meters
HAZARDOUS SUBSTANCES	\$100,000
ERRORS & OMISSIONS	\$100,000
DATA	\$25,000
DENIAL OF ACCESS	\$25,000
GREEN EQUIPMENT	4 Weeks

**Definitions of these Coverages are described in the All Systems Go Plus policy.**

**NOTES:**

The insurance provided by this Certificate is subject to all the terms, conditions, provisions, limitations and exclusions of the All Systems Go Plus wording. This Certificate may be cancelled by The Boiler Inspection and Insurance Company of Canada (BI&I) by mailing to the Insured named on this Certificate at the mailing address listed on this Certificate written notice stating when such cancellation shall be effective. This notice will be no less than thirty (30) days from the date of such cancellation unless for non-payment when it will not be less than fifteen (15) days. The Policy (of which this Certificate forms a part) and this Certificate may be cancelled by BI&I by mailing to Megson FitzPatrick Insurance Services at the mailing address specified in the Declarations of the Policy written notice stating when such cancellation shall be effective.

When a **breakdown** occurs which may result in loss under the Policy, the Insured or his representative must notify BI&I immediately and provide written confirmation as soon as possible.



Date Issued: March 25, 2022

AUTHORIZED REPRESENTATIVE

Ordered By: Maria Furtado of One Percent Realty on 2023/03/04  
Document Uploaded and Verified: 2022/06/28

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**STRATA VOLUNTEER ACCIDENT  
INSURANCE PROGRAM**

**POLICY No.  
1HY85-145**

This Certificate attaches to and forms part of Insurers MASTER POLICY NO. 1HY85 available for review at Megson FitzPatrick Insurance Services, Victoria, BC, and is subject to all Policy Terms, Conditions, Provisions, Limitations and Exclusions cited therein.

**RENEWAL**

UNDERWRITTEN BY: **SSQ Insurance Company Inc.**

NAMED INSURED(S) & MAILING ADDRESS:

**The Owners of Strata Plan VIS 3899  
c/o Cornerstone Properties Ltd,#301 - 1001 Cloverdale Avenue, Victoria, BC  
V8X 4C9**

CUSTOMER ACCOUNT NUMBER:  
OWNEOFS-82

POLICY TERM: INCEPTION DATE  
**March 22, 2022**

EXPIRY DATE  
**March 22, 2023**

12:01 A.M. STANDARD TIME AT THE  
ADDRESS STATED HEREIN

BUSINESS OPERATIONS: **Strata Building**

COVERAGE SUMMARY	SUM INSURED
<p><b>ACCIDENTAL DEATH &amp; DISMEMBERMENT</b> Applicable to those Owners/Members of Member Strata/Condominium Clients of Megson FitzPatrick Inc. under the age of 85 (known as the 'Insured Person')</p>	\$100,000
<p><b>WEEKLY ACCIDENT INDEMNITY</b> Applicable to Insured Persons under age 70 who are gainfully employed on a full-time basis. Payable from the 8th day of disability due to an accident for up to 52 weeks.</p>	\$350
<p><b>ACCIDENT REIMBURSEMENT EXPENSES</b> Applicable to Insured Persons under age 85</p>	\$10,000
<p><b>DENTAL INJURY REIMBURSEMENT EXPENSE</b> Applicable to Insured Persons under age 85</p>	\$1,000
<p><b>INSURANCE IS PROVIDED WHILE PERFORMING VOLUNTEER DUTIES AS AUTHORIZED BY THE MEMBER STRATA CORP.</b></p>	
<p><b>PREMIUM: \$125</b></p>	<p>VISA AND MASTERCARD ACCEPTED</p>



Date Issued: March 25, 2022

\_\_\_\_\_  
AUTHORIZED REPRESENTATIVE

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

For purposes of the Insurance Companies Act (Canada), this document was issued in the course of Lloyd's Underwriters' insurance business in Canada.

Ordered By: Maria Furtado of One Percent Realty on 2023/03/04  
Document Uploaded and Verified: 2022/06/28

COMMERCIAL INSURANCE POLICY

SUBSCRIPTION POLICY

Effected with certain Lloyd's Underwriters and other insurers (hereinafter called the Insurer) through Lloyd's approved coverholder ("the Coverholder")



Policy No. LNP2885

Declarations

Effective 2022-03-22

INSURANCE IS PROVIDED ONLY FOR THOSE COVERAGES FOR WHICH A SPECIFIC LIMIT OF INSURANCE IS SHOWN - ON TERMS AND CONDITIONS CONTAINED IN THE FORMS INDICATED. ANY REFERENCE HEREIN TO THE "COMPANY" SHALL BE CONSTRUED AS THE INSURER.

THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE

PURPOSE OF THIS DOCUMENT

Renewal-In return for the agreement of the Insured to pay the premium stated, this insurance Policy is continued in force for the period of insurance indicated. It is renewed subject to the limits of insurance and declarations shown herein. Should coverage wordings, riders or endorsements be attached hereto, they will replace the corresponding previous wordings. Otherwise all terms and conditions remain the same.

THE COVERHOLDER

Megson FitzPatrick Inc.

1st Floor, 710 Redbrick Street
Victoria, British Columbia V8T 5J3

Main: (250) 595-5212

Web Site: www.megsonfitzpatrick.com

Fax: (250) 595-2900

NAMED INSURED AND POSTAL ADDRESS

The Owners of Strata Plan VIS 3899 and Cornerstone Properties Ltd.

c/o Cornerstone Properties Ltd
#301 - 1001 Cloverdale Avenue
Victoria, British Columbia V8X 4C9

LOCATION OF RISK

827 North Park Street, Victoria, British Columbia V8W 3Y3

PERIOD OF INSURANCE

From March 22, 2022 to March 22, 2023
(12:01 a.m. standard time at the Postal Address of the Insured)

FORM OF BUSINESS

Corporation

DESCRIPTION OF BUSINESS OPERATIONS

Strata Corporation- Strata Building

The Insured is requested to read this policy, and if incorrect, return it immediately for alteration.

In the event of an occurrence likely to result in a claim under this insurance, immediate notice should be given to the Coverholder whose name and address appears above. All inquiries and disputes are also to be addressed to this Coverholder.

For the purpose of the Insurance Companies Act (Canada), this Canadian Policy was issued in the course of Lloyd's Underwriters' insurance business in Canada.

IN WITNESS WHEREOF THIS POLICY HAS BEEN SIGNED, AS AUTHORIZED BY THE INSURERS BY

Agreement No.

NEW ANNUAL PREMIUM ▶

\$24,916

B0429BA2100391

FLAT CHARGE PREMIUM ▶

\$100

PREMIUM PAYABLE (EXCL. APPL. TAXES) ▶

\$25,016

PER

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**COMMERCIAL INSURANCE POLICY**

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**Policy No. LNP2885**

**Declarations**

**Effective 2022-03-22**

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**THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE**

**SUMMARY OF INSURANCE COVERAGE AND ANNUAL PREMIUMS**

TYPE OF COVERAGE	ANNUAL PREMIUM	MINIMUM RETAINED COVERAGE PREMIUM
Property	\$22,691	Nil
Crime	\$0	Nil
Liability	\$900	Nil
Directors & Officers Liability	\$550	Nil
Commercial Legal Expense Insurance	\$775	Nil
Other	\$0	Nil

Supplied to StrataDocs 2022/06/28  
Ordered by Maria Furtado 2023/03/04

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IN WITNESS WHEREOF THIS POLICY HAS BEEN SIGNED, AS AUTHORIZED BY THE INSURERS BY

<b>Agreement No.</b>	<b>NEW ANNUAL PREMIUM ▶</b>	<b>\$24,916</b>
<b>B0429BA2100391</b>	<b>FLAT CHARGE PREMIUM ▶</b>	<b>\$100</b>
	<b>PREMIUM PAYABLE (EXCL. APPL. TAXES) ▶</b>	<b>\$25,016</b>

PER

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**COMMERCIAL INSURANCE POLICY**

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**Policy No. LNP2885**

**Declarations**

**Effective 2022-03-22**

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**LIST OF SUBSCRIBING COMPANIES**

(SUBJECT TO CONDITIONS IN LSW1554 AND LSW1550)

THE INSURERS AND COVERAGES INSURED	SUM(S) INSURED OR PERCENTAGE(S)	PREMIUM	FLAT CHARGE PREMIUM	AUTHORIZED REPRESENTATIVE
<b>Property</b>				
Certain Underwriters at Lloyd's under Agreement No. B0429BA2100391	35.0%	\$7,941		
Certain Underwriters at Lloyd's under Agreement No. B0429BA2103791	15.0%	\$3,404		
Can-Sure Underwriting Ltd.	10.0%	\$2,269		
Certain Lloyd's Underwriters under contract B0572NA21BC01, as arranged by Cansure- 10% Continental Casualty Company	15.0%	\$3,404		
Certain Underwriters at Lloyd's under Agreement No. B0429BA2100739	25.0%	\$5,673		
<b>Total Property</b>	<b>100.0%</b>	<b>\$22,691</b>		
<b>Crime</b>				
Certain Underwriters at Lloyd's under Agreement No. B0429BA2100391	100.0%	Incl		
<b>Liability</b>				
Certain Underwriters at Lloyd's under Agreement No. B0429BA2101504	100.0%	\$900		
<b>Directors &amp; Officers Liability</b>				
Certain Underwriters at Lloyd's under Agreement No. B0429BA2101504	100.0%	\$550		
<b>Commercial Legal Expense Insurance</b>				
Certain Underwriters at Lloyd's under Agreement No. B0429BA2104430	100.0%	\$775		
<b>Other</b>				
Certain Underwriters at Lloyd's under Agreement No. B0429BA2100391	100.0%	Incl	\$100	
<b>Total Policy Premium</b>		<b>\$24,916</b>	<b>\$100</b>	

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Ordered by Maria Furtado 2023/03/04

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COMMERCIAL INSURANCE POLICY

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Policy No. LNP2885

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SUBSCRIPTION POLICY

LSW1554

IN CONSIDERATION OF THE INSURED having paid or agreed to pay each of the INSURERS named in the List of Subscribing Companies forming part hereof, or to INSURERS whose names are substituted therefor or added thereto by endorsement, hereinafter called "THE INSURERS", the Premium set against its name in the List of Subscribing Companies (attached hereto),

THE INSURERS SEVERALLY AND NOT JOINTLY agree, each for the Sum(s) Insured or Percentage(s) and for the Coverage(s) Insured set against its name in the List of Subscribing Companies, and subject always to the terms and conditions of this Policy, that if a loss occurs for which insurance is provided by this Policy at any time while it is in force, they will indemnify the INSURED against the loss so caused; the liability of each insurer individually for such loss being limited to that proportion of the loss payable according to the terms and conditions of this Policy which the Sum Insured or the amount corresponding to the Percentage set against its name in the List of Subscribing Companies, or such other sum or percentage as may be substituted therefor by endorsement, bears to the total of the sums insured or of the amounts corresponding to the percentages of the sums insured respectively set out against the coverage concerned on the Declarations page(s).

That as regards each item of property insured which is lost or damaged at any time while this Policy is in force by a peril for which insurance is provided by the terms and conditions of this Policy, the liability of each Insurer individually shall be limited to whichever is the least of:

- (a) that proportion of the actual cash value of the property at the time of the loss, destruction or damage which the amount of the sum insured under this Policy in respect of that property against that peril corresponding to the individual Insurer's proportion of the total sum insured for the coverage concerned as appears from the entry set against its name in the List of Subscribing Companies bears to the total sum insured under this Policy in respect of that property against that peril, or
- (b) that proportion of the interest of THE INSURED in the property which the amount of the sum insured under this Policy in respect of that property against that peril corresponding to the individual insurer's proportion of the total sum insured for the coverage concerned as appears from the entry set against its name in the List of Subscribing Companies bears to the total sum insured under this policy in respect of that property against that peril, or
- (c) that proportion of the limit of insurance stipulated in respect of the property lost, destroyed or damaged which the amount of the sum insured under this Policy in respect of that property against that peril corresponding to the individual insurer's proportion of the total sum insured for the coverage concerned as appears from the entry set against its name in the List of Subscribing Companies bears to the total sum insured under this Policy in respect of that property against that peril,

Provided however, that where the insurance applies to the property of more than one person or interest THE INSURERS' total liability for loss sustained by all such persons and interests shall be limited in the aggregate to the specified limit or limits of liability.

If this Policy contains a Co-Insurance Clause or a Guaranteed Amount (Stated Amount) Clause, and subject always to the limit of liability of each Insurer corresponding to the percentage of the sum insured by this Policy as set out above, no Insurer shall be liable for a greater proportion of any loss or damage to the property insured, than the sum insured by such Insurer bears to:

- (a) that percentage, stated in the Co-Insurance Clause, of the actual cash value of the said property at the time of loss, or
- (b) the Guaranteed Amount (Stated Amount) of total insurance stated in the Guaranteed Amount (Stated Amount) Clause, as the case may be.

If the insurance under this Policy is divided into two or more items, the foregoing shall apply to each item separately.

Wherever in this Policy, or in any endorsement attached hereto, reference is made to "The Company", "The Insurer", "This Company", "we", "us", or "our", reference shall be deemed to be made to each of the Insurers severally.

This policy is made and accepted subject to the foregoing provisions, and to the other provisions, stipulations and conditions contained herein, which are hereby specially referred to and made a part of this Policy, as well as such other provisions, agreements or conditions as may be endorsed hereon or added hereto.

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**COMMERCIAL INSURANCE POLICY**

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**Policy No. LNP2885**

**Declarations**

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**IN WITNESS WHEREOF** THE INSURERS through their representative(s) duly authorized by them for this purpose have executed and signed this Policy.

**LSW1550**

Where LLOYD'S UNDERWRITERS are subscribing insurers to the Policy, the following applies to them:

**IDENTIFICATION OF INSURER / ACTION AGAINST INSURER**

This insurance has been entered into in accordance with the authorization granted to the Coverholder by the Underwriting Members of the Syndicates whose definitive numbers and proportions are shown in the Table attached to the Agreement shown in the List of Subscribing Companies (hereinafter referred to as "the Underwriters"). The Underwriters shall be liable hereunder each for his own part and not one for another in proportion to the several sums that each of them has subscribed to the said Agreement.

In any action to enforce the obligations of the Underwriters they can be designated or named as "Lloyd's Underwriters" and such designation shall be binding on the Underwriters as if they had each been individually named as defendant. Service of such proceedings may validly be made upon the Attorney In Fact in Canada for Lloyd's Underwriters, whose address for such service is Royal Bank Plaza South Tower, 200 Bay Street, Suite 2930, P.O. Box 51 Toronto, Ontario M5J 2J2.

**NOTICE**

Any notice to the Underwriters may be validly given to the Coverholder.

Supplied to StrataDocs (22200128)  
Ordered by Maria Furtado (233004)

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FORM NO.	TYPE OF COVERAGE	DEDUCTIBLE	COINS. %	LIMIT OF INSURANCE
<b>Property</b>				
<b>PAP1 (7/18)</b>	<b>Property of Every Description (Broad Form)</b>	1,000	90%	
	At Loc 1 (827 North Park Street, Victoria, British Columbia)	1,000	90%	
	All Property			9,454,800
PE1 (7/18)	Replacement Cost Endorsement			
MFI-PE02S (02/2020)	Stated Amount - Waiver of Co-Insurance Endorsement			
PE8 (7/18)	Sewer Backup Endorsement	25,000		
PE9 (8/18)	Flood Endorsement	25,000		9,454,800
PD1 (7/00)	Special Deductible			
	Water related claims	25,000		
PE10 (7/18)	Earthquake Shock Endorsement			
	At Loc 1 (827 North Park Street, Victoria, British Columbia)			9,454,800
	Deductible percentage	10%		
	Deductible minimum amount	250,000		
MFI-PE10D	Earthquake Deductible Amendment			
MFI-CEE (09/2020)	Commercial Enhancement Endorsement			
	Coverage 5. Blanket Glass - Deductible Amendment	250		
	Coverage 19. Extra Expense Limit Amendment			50,000
	Coverage 23. Growing Plants, Trees, Shrubs or Flowers in the Open Limit Amendment			50,000
	Coverage 35. Property in Transit Limit Amendment			50,000
	Coverage 43. Temporary Locations Limit Amendment			50,000
MFI-SPE (02/2020)	Strata Property Extension			
MFI-USE (02/2020)	Underground Services Extension	1,000		
<b>PX30 (10/05)</b>	<b>Terrorism Exclusion</b>			
<b>PX29 (10/05)</b>	<b>Data Exclusion</b>			
<b>Crime</b>				
<b>C1 (7/00)</b>	<b>Comprehensive Dishonesty, Disappearance and Destruction</b>			
	Employee dishonesty			
	Limit per loss (Form A)			10,000
	Money and securities			
	Inside loss			10,000
	Outside loss			10,000
	Money orders and counterfeit paper currency			10,000
	Depositors forgery			10,000
MFI-CAE	Audit Expense			10,000
MFI-CCF	Computer Fraud			10,000
MFI-SCE	Strata Crime Extension Endorsement			

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FORM NO.	TYPE OF COVERAGE	DEDUCTIBLE	COINS. %	LIMIT OF INSURANCE
<b>Liability</b>				
<b>L1a (2/21)</b>	<b>Commercial General Liability (Occurrence Form)</b>			
	Each occurrence limit			5,000,000
	Products-completed operations included			
	Products-completed operations aggregate limit			5,000,000
	Personal and Advertising injury limit - Any one person or organization			5,000,000
	Medical payments limit			
	Any one person			5,000
	Each occurrence			25,000
	Tenants' legal liability limit - Any one premises			2,000,000
LD3c (7/18)	Combined Deductible Endorsement (Bodily Injury and Property Damage)			
	Per occurrence	1,000		
LE5c (7/18)	Extension - Employers' Bodily Injury Liability Coverage			1,000,000
MFI-PID (02/2020)	Liability Definition Amendment - Personal Injury			
LE41 (10/05)	Additional Insured Extension			
LE39a (7/18)	Broad Form Completed Operations			
LE44 (7/18)	Limited Pollution Liability Extension (Option 2) (120 hours)			1,000,000
LX5c (10/05)	Professional Services Exclusion			
	Professional services excluded			
	Ownership of a Residential Strata			
LX7c (10/05)	Building Moving or Demolition Exclusion			
LE33 (10/05)	Employee Benefits Extension	1,000		
	Each claim limit			1,000,000
	Aggregate limit			1,000,000
LD5 (7/18)	Personal Injury Deductible Endorsement			
	Amount of deductible	1,000		
LX6 (10/05)	Blasting, Pile Driving, Weakness of Support Exclusion			
MFI-LE28c (02/2020)	World Wide Coverage Territory Extension			
<b>L14 (5/01)</b>	<b>Non-Owned Automobile Liability</b>	1,000		5,000,000
LE25 (5/01)	Contractual Liability Extension (SEF 96)			
LE26 (5/01)	Legal Liability for Damage to Hired Automobiles Extension (SEF 94)			
	All perils	1,000		50,000
LX16 (5/01)	Long Term Leased Vehicle Exclusion (SEF 99)			
<b>LX41 (10/05)</b>	<b>Terrorism Exclusion</b>			
<b>LX42 (10/05)</b>	<b>Data Exclusion</b>			

**Directors & Officers Liability**

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Ordered By: Maria Furtado of One Percent Realty on 2023/03/04  
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**COMMERCIAL INSURANCE POLICY**

SUBSCRIPTION POLICY

Effected with certain Lloyd's Underwriters and other insurers (hereinafter called the Insurer) through Lloyd's approved coverholder ("the Coverholder")



**Policy No. LNP2885**

**Declarations**

**Effective 2022-03-22**

INSURANCE IS PROVIDED ONLY FOR THOSE COVERAGES FOR WHICH A SPECIFIC LIMIT OF INSURANCE IS SHOWN - ON TERMS AND CONDITIONS CONTAINED IN THE FORMS INDICATED. ANY REFERENCE HEREIN TO THE "COMPANY" SHALL BE CONSTRUED AS THE INSURER

FORM NO.	TYPE OF COVERAGE	DEDUCTIBLE	COINS. %	LIMIT OF INSURANCE
<b>MFI-CDO (07/2019)</b>	<b>Condominium Directors &amp; Officers Liability Insurance</b>	1,000		
	Limit of Liability Each Wrongful Act			2,000,000
	Limit of Liability Aggregate			2,000,000

**Commercial Legal Expense Insurance**

<b>LEXP-STRATA (10-2021)</b>	<b>Commercial Legal Expense Insurance for Condominium or Strata Corporations</b>			
	Amount Per Claim	500		150,000
	Annual Aggregate	500		500,000
	Deductible does not apply to Telephone Legal Advice			
	Enhanced Coverage			
	Lawyer's Hourly Rate			350
	Minimum Sum in Dispute			5,000
	10% Co-Insurance applies only to Contract Disputes when Legal Expenses exceed \$10,000			
	Initial inception when the Legal Expense Insurance was included in the Declarations			

**Other**

- Standard Lloyd's Endorsement Schedule (10-2021)**
- LSW1815 (7/12)** **Statutory Conditions (British Columbia)**
- R1 (12/09)** **Additional Agreements and Conditions**
- R2 (7/00)** **Business Income General Policy Conditions**
- R3 (8/04)** **Commercial Crime General Conditions and Definitions**
- R7 (3/02)** **Short Rate Cancellation Table**
- Policy Fee (effective 2022-03-22 to 2023-03-22)**

**Annual Premium: \$24,916**

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CANCELLATION REQUEST

We, the undersigned, do hereby request cancellation of the Policy bearing number LNP2885 (together with any renewal certificates relating thereto) as of \_\_\_\_\_ and acknowledge that the Insurers are hereby relieved from all liability as from the cancellation date.

Signature of First Named Insured \_\_\_\_\_ Signature of a Witness \_\_\_\_\_

Signature of Second Named Insured \_\_\_\_\_ Signature of a Witness \_\_\_\_\_

Signature of Third Named Insured \_\_\_\_\_ Signature of a Witness \_\_\_\_\_

Signature of Mortgagee \_\_\_\_\_ Signature of a Witness \_\_\_\_\_

Supplied to StrataDocs 2022/05/28
Ordered by Maria Furtado 2022/03/04

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