



HUB International Insurance Brokers

2640 Douglas Street
Victoria, BC V8T 4M1
Ph: (250) 385-6313 Fax: (250) 361-9643

Interim Confirmation of Insurance Effectuated

Named Insured: VIS 6613

Mailing Address: 200-1931 Mt. Newton X-Rd Saanichton BC V8M 2A9

Insurer: Lloyd's Underwriters & Special Risk Insurance Managers

Binder No: BSP70039 & BINDER

Description of Operations: 75 Residential Unit Condominium Building

Location of Risk: 101 & 201 Nursery Hill Dr, Victoria, BC V9B 0H5

Coverage & Policy Form(s): **AS PER THE ATTACHED SUMMARY OF COVERAGE**

Term: **January 31, 2022 to January 31, 2023**
12:01 a.m. Standard Time at the above mailing address or until cancelled, replaced by a policy or an endorsement thereto.

Premium: \$69,155.00

Conditions: As per terms, conditions, wordings, deductibles and exclusions of insuring Company's policy to be issued.

HUB International Insurance Brokers

Andrew Langley

Date: January 31, 2021

Initial: STOLSMA

This document is intended for use as evidence that the insurance described above has been effectuated, against which Underwriter's certificate or policy will be duly issued where upon this cover note is automatically terminated. Immediate advice must be given of any discrepancies, inaccuracies or necessary changes.

THIS POLICY CONTAINS A CLAUSE WHICH LIMITS THE AMOUNT PAYABLE.



**SUMMARY OF COVERAGE:
COMMERCIAL PROPERTY:**

Building:		\$ 22,437,000
Subject to:	Broad Form Wordings Stated Amount Co-Insurance Clause 90% Co-Insurance Underground Utilities Extension Replacement Cost EXCEPT Stock \$25,000 Deductible per loss occurrence except for \$50,000 Strata Deductible for Sewer Backup/Water Damage /\$25,000 Buy-down 15% Deductible for Earthquake /\$250,000 Min \$50,000 Deductible for Flood	
CRIME COVERAGE – Broad Form Money and Securities		\$ 10,000
Subject to:	- Policy wordings	
BOILER & MACHINERY COVERAGE		\$ 22,437,000
Subject to:	Business Interruption / Extra Expense - \$100,000 Limit \$1,000 Deductible per loss occurrence Extensions as per policy wordings	
VOLUNTEER ACCIDENT COVERAGE		\$ 100,000
Subject to:	Extensions as per policy wordings	
LEGAL EXPENSE COVERAGE		\$ 50,000
Subject to:	\$500 Deductible per loss occurrence Extensions as per policy wordings \$250,000 Aggregate Limit	



DIRECTORS & OFFICERS LIABILITY COVERAGE **\$ 3,000,000**
Subject to: - \$25,000 Discrimination Defense Costs Annual Aggregate
- Extensions as per policy wordings

COMMERCIAL GENERAL LIABILITY:

Limit of Liability, Each Occurrence **\$ 5,000,000**
Tenants Legal Liability, any one premises **\$ 500,000**

Subject to: - \$500 Property Damage and Bodily Injury Deductible

- Including: Occurrence Bodily Injury & Property Damage
Products & /Completed Operations - \$5,000,000 Aggregate Limit
Personal & Advertising Injury – \$5,000,000 Limit of Liability
Medical Payments - \$2,500 / \$25,000 Limit any one Person / Per Occurrence
Non-Owned Automobile - \$5,000,000 Limit of Liability
Limited Pollution Liability Coverage - \$1,000,000 Aggregate Limit
Employee Benefit - \$1,000,000 Aggregate Limit

TERMS AND CONDITIONS AS PER INSURER'S STANDARD CONTRACT,
SUBJECT TO POLICY WORDINGS, DEDUCTIBLES AND EXCLUSIONS.

THIS SUMMARY IS PROVIDED FOR INFORMATION ONLY. PLEASE REFER TO ACTUAL POLICY
DECLARATION AND WORDINGS FOR FULL DESCRIPTION OF COVERAGE, DEDUCTIBLES AND
LIMITATIONS.

IN THE EVENT OF A LOSS THE FORMAL POLICY DECLARATION AND WORDINGS WILL PRESIDE.

Supplied to StrataDocs on 2022/02/16
Ordered by Maria Furtado on 2022/04/21

**THE OWNERS, STRATA PLAN VIS 6613
ASPEN
EARTHQUAKE DEDUCTIBLE BREAKDOWN**

Building Insured Value \$22,437,400.00
Earthquake Deductible 15% \$3,365,610.00

Strata Lot #	Unit #	Deductible per		
		Strata Lot	Unit Ent.	Unit Ent. %
3	A101	\$43,007.78	82	1.27786%
2	A102	\$33,042.55	63	0.98177%
1	A103	\$48,777.11	93	1.44928%
8	A104	\$55,070.80	105	1.63628%
7	A105	\$43,532.15	83	1.29344%
6	A106	\$48,252.41	92	1.43369%
5	A107	\$55,070.80	105	1.63628%
4	A108	\$31,993.49	61	0.95060%
21	A201	\$43,007.78	82	1.27786%
20	A202	\$38,287.18	73	1.13760%
19	A203	\$48,777.11	93	1.44928%
26	A204	\$43,532.15	83	1.29344%
25	A205	\$46,154.63	88	1.37136%
24	A206	\$55,070.80	105	1.63628%
23	A207	\$55,070.80	105	1.63628%
22	A208	\$41,434.02	79	1.23110%
40	A301	\$43,007.78	82	1.27786%
39	A302	\$38,287.18	73	1.13760%
38	A303	\$48,777.11	93	1.44928%
45	A304	\$43,532.15	83	1.29344%
44	A305	\$46,154.63	88	1.37136%
43	A306	\$55,070.80	105	1.63628%
42	A307	\$55,070.80	105	1.63628%
41	A308	\$41,434.02	79	1.23110%
59	A401	\$43,007.78	82	1.27786%
58	A402	\$38,287.18	73	1.13760%
57	A403	\$48,777.11	93	1.44928%
63	A404	\$43,532.15	83	1.29344%
62	A405	\$46,154.63	88	1.37136%
61	A406	\$61,889.19	118	1.83887%
60	A407	\$41,434.02	79	1.23110%
11	B101	\$47,203.35	90	1.40252%
10	B102	\$31,469.13	60	0.93502%
9	B103	\$52,972.68	101	1.57394%
18	B104	\$56,119.86	107	1.66745%
17	B105	\$44,581.21	85	1.32461%
16	B106	\$48,777.11	93	1.44928%
15	B107	\$48,252.41	92	1.43369%
14	B108	\$33,566.91	64	0.99735%
13	B109	\$44,581.21	85	1.32461%
12	B110	\$46,678.99	89	1.38694%
29	B201	\$41,434.02	79	1.23110%
28	B202	\$36,189.39	69	1.07527%
27	B203	\$52,972.68	101	1.57394%
37	B204	\$56,119.86	107	1.66745%
36	B205	\$44,581.21	85	1.32461%
35	B206	\$48,777.11	93	1.44928%
34	B207	\$48,252.41	92	1.43369%
33	B208	\$39,336.24	75	1.16877%
32	B209	\$44,581.21	85	1.32461%
31	B210	\$46,678.99	89	1.38694%
30	B211	\$30,944.43	59	0.91943%

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**THE OWNERS, STRATA PLAN VIS 6613
ASPEN
EARTHQUAKE DEDUCTIBLE BREAKDOWN**

Building Insured Value		\$22,437,400.00		
Earthquake Deductible	15%	\$3,365,610.00		
48	B301	\$41,434.02	79	1.23110%
47	B302	\$36,189.39	69	1.07527%
46	B303	\$52,972.68	101	1.57394%
56	B304	\$56,119.86	107	1.66745%
55	B305	\$44,581.21	85	1.32461%
54	B306	\$48,777.11	93	1.44928%
53	B307	\$48,252.41	92	1.43369%
52	B308	\$39,336.24	75	1.16877%
51	B309	\$44,581.21	85	1.32461%
50	B310	\$46,678.99	89	1.38694%
49	B311	\$30,944.43	59	0.91943%
66	B401	\$41,434.02	79	1.23110%
65	B402	\$36,189.39	69	1.07527%
64	B403	\$52,972.68	101	1.57394%
75	B404	\$44,581.21	85	1.32461%
73	B405	\$44,581.21	85	1.32461%
72	B406	\$48,777.11	93	1.44928%
71	B407	\$48,252.41	92	1.43369%
70	B408	\$39,336.24	75	1.16877%
69	B409	\$44,581.21	85	1.32461%
68	B410	\$46,678.99	89	1.38694%
67	B411	\$30,944.43	59	0.91943%
74	B412	\$28,846.64	55	0.85710%
TOTALS		\$3,365,611.59	6,417	100.00%

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