

Residential Strata Program

Summary of Coverages - Strata Plan LMS280

Insured	The Owners of Strata Plan LMS280, Chateau Comox Southview Property Management Inc.	Property Policy Number: CMW M0073
Policy Period	From: February 1, 2019	To: February 1, 2020
Location(s)	1272 Comox Street, Vancouver, BC V6E 1K7	Effective February 1, 2019

Description of Coverages

		Limits of Liability	Deductibles
Property of Every Description – Per Occurrence, Form CMWM-JANUARY-01-2017, Appraisal: Feb 1, 2019, Year of Cycle: 3		\$ 8,465,000.	See Below
Business Interruption		Not Covered	
Earthquake – Annual Aggregate – Extended Replacement Cost Applies		\$ 8,465,000.	
Flood – Annual Aggregate – Extended Replacement Cost Applies		\$ 8,465,000.	
Blanket Glass		Included	
Equipment Breakdown - By-laws Included		\$ 8,465,000.	\$1,000.
Business Interruption - Loss of Profits (Gross Rentals)		Not Covered	
Included - Debris Removal, \$500,000. Ammonia Contamination, \$500,000. Hazardous Substances, \$1,000,000. Expediting Expense, \$500,000. Water Damage, \$250,000. Extra Expense, \$100,000. Service Interruption		Included	
General Liability – Bodily Injury, Personal Injury and Property Damage Liability – Each Accident or Occurrence		\$ 10,000,000.	*\$1,000.
Products and Completed Operations – Aggregate Limit		\$ 10,000,000.	
Non-Owned Automobile		\$ 10,000,000.	
Advertising Injury Liability		\$ 10,000,000.	
Medical Payments – Each Person		\$ 10,000.	
Tenants' Legal Liability – Any One Accident		\$ 250,000.	\$1,000.
Voluntary Compensation Extension – Strata Volunteers Coverage		\$ 50,000.	
(Weekly Indemnity of 2/3 of Employee's Weekly Wage, but not exceeding \$500/week & set at \$500/week for Volunteer Workers)			
Strata Corporation Directors & Officers Liability – Annual Aggregate – Claims Made; Defense Costs Outside limit of liability - No limitation		\$ 10,000,000.	Nil
Professional Liability Extension for Property Manager per Wrongful Act – Annual Aggregate – Claims Made		\$ Included	Nil
Discrimination Defense Costs		Included	
Employment Practices Liability		Included	
Broad Form Money & Securities - Loss Inside & Outside Premises, Depositors Forgery		Not Covered	
Employee Dishonesty, Coverage – Form A		Not Covered	
Pollution Liability – Each Pollution Event, Including Bodily Injury or Property Damage and Clean-up Costs		\$ 1,000,000.	\$10,000.
Aggregate (Master) Policy Limit		\$ 5,000,000.	
Terrorism and Sabotage Coverage		\$ 500,000.	\$2,500
Volunteer Accident Coverage		\$ 100,000.	7 Day Waiting Period
Principal Sum - \$100,000 Weekly Accident Indemnity - \$500 (maximum 52 weeks)			
Accident Expenses - various up to \$15,000. (please see wording) Dental Expenses \$5,000.			
Intellect Privacy & Data Breach			Nil.
Liability		\$ 50,000.	
Expense		\$ 10,000.	
Earthquake Deductible Buy-Down Coverage – Annual Aggregate		Not Covered	

Deductibles – Property

- All Losses \$5,000 except:
- Flood \$25,000
- Water Damage \$10,000
- Earthquake 10%, minimum \$100,000
- Sewer Back-up \$10,000
- Residential Glass Breakage \$100
- Master Key Coverage \$250
- Lock and Key Coverage \$250

Conditions – Property

- All Risks of direct physical loss or damage to property described at Location(s) of Risk shown above.
- Basis of Loss Settlement – Replacement Cost including by-laws.
- Co-insurance Basis – Stated Amount.
- Extended Replacement Cost –30%
- Any Property additions, renovations or installation work will be subject to a limit of 15% of the insured value, with a maximum of \$1,000,000.

Conditions – General Liability

- Property Manager is an Additional Named Insured for their management of the Strata Plan.

*\$1,000. Bodily Injury Deductible shall be waived on the first bodily injury loss/claim if there is no prior bodily injury loss within 5 years from the effective date of the coverage term

Platinum Legal Services Retainer Contract

Per Claim – \$1,500,000 Term Aggregate

Note: The Legal Services Retainer Contract with Clark Wilson LLP is not a contract of insurance but is a Retainer agreement between the Strata Corporation and Clark Wilson LLP for Legal Services as described in the Contract. Premium is fully earned.

Aggregate Fees Cap per Legal Proceeding

\$1,000,000.

E&OE

This document does not form part of the policy. For more specific details, please refer to the actual policy wordings.