

## Residential Strata Program Summary of Coverages - Strata Plan LMS280

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

Description of Coverages	Limits of Liability	Deductibles
<b>Property of Every Description</b> – 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	
<b>Equipment Breakdown</b> – 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	
<b>General Liability</b> – 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 (Weekly Indemnity of 2/3 of Employee's Weekly Wage, but not exceeding \$500/week & set at \$500/week for Volunteer Workers)	\$ 50,000.	
<b>Strata Corporation Directors &amp; Officers Liability</b> – Annual Aggregate – Claims Made; Defense Costs Outside limit of liability - No limitation	\$ 10,000,000.	Nil
<b>Professional Liability Extension for Property Manager</b> per Wrongful Act – Annual Aggregate – Claims Made	Included	Nil
Discrimination Defense Costs	Included	
Employment Practices Liability	Included	
<b>Broad Form Money &amp; Securities</b> - Loss Inside & Outside Premises, Depositors Forgery	Not Covered	
Employee Dishonesty, Coverage – Form A	Not Covered	
<b>Pollution Liability</b> – 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.	
<b>Terrorism and Sabotage Coverage</b>	\$ 500,000.	\$2,500
<b>Volunteer Accident Coverage</b>	\$ 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.		
<b>Intellect Privacy &amp; Data Breach</b>		Nil.
Liability	\$ 50,000.	
Expense	\$ 10,000.	
<b>Earthquake Deductible Buy-Down Coverage</b> – Annual Aggregate	Not Covered	

### Deductibles – Property

- All Losses \$5,000 except:
- Water Damage \$10,000
- Sewer Back-up \$10,000
- Flood \$25,000
- Earthquake 10%, minimum \$100,000
- 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.**