



Summary of Coverage: The Owners of Strata Plan BCS1676 o/a Victoria Hill

Property Location: 14 Royal Ave East, New Westminster BC V3L 5W5

Renewal Date: October 1, 2025 to October 1, 2026

Description of Strata: 72 Units Residential Condos

Additional Insured(s): Self Managed

| INSURING AGREEMENTS                                                                                                                                                | DEDUCTIBLES              | LIMITS (\$)    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------|
| <b>PROPERTY COVERAGE</b>                                                                                                                                           |                          |                |
| Property, All Risks, Replacement Cost                                                                                                                              | \$10,000                 | \$38,390,300   |
| 90% Co-Insurance                                                                                                                                                   |                          | Included       |
| <b>Stated Amount Co-Insurance</b> <i>(Subject to Statement of Values or Appraisal 2 years or younger)</i>                                                          |                          | Included       |
| <b>130% Extended Replacement Cost</b> <i>(Subject to Appraisal 2 years or younger)</i>                                                                             |                          | Included       |
| <b>Underground Services from Structures to Lot Line</b>                                                                                                            |                          | Included       |
| Water Damage                                                                                                                                                       | \$50,000                 | Included       |
| Backup of Sewers, Sumps, Septic Tanks or Drains                                                                                                                    | \$50,000                 | Included       |
| Earthquake Damage                                                                                                                                                  | 20%/\$250,000<br>Minimum | Included       |
| Flood Damage                                                                                                                                                       | \$25,000                 | Included       |
| <b>BLANKET EXTERIOR GLASS INSURANCE</b>                                                                                                                            | \$250                    | Included       |
| <b>EQUIPMENT BREAKDOWN (BOILER &amp; MACHINERY)</b>                                                                                                                |                          |                |
| Direct Damage Limit per Accident, Replacement Cost                                                                                                                 | \$1,000                  | Property Limit |
| Business Interruption/Extra Expense                                                                                                                                |                          | Included       |
| <b>CRIME</b>                                                                                                                                                       |                          |                |
| Coverage I – Employee Dishonesty – Form A – <i>Aggregate</i>                                                                                                       |                          | \$10,000       |
| Coverage II – Money & Securities – <i>Aggregate</i>                                                                                                                |                          | \$10,000       |
| Coverage III, IV and V – Forgery & Alteration, Money Orders & Counterfeit Paper Currency, Credit Card Forgery – <i>Aggregate Limit each</i>                        | Nil                      | \$10,000       |
| Social Engineering Fraud                                                                                                                                           |                          | \$5,000        |
| <b>TERRORISM</b>                                                                                                                                                   |                          |                |
| Protection for Property Damage due to an Act of Terrorism or Sabotage                                                                                              | \$1,000                  | \$500,000      |
| <b>COMMERCIAL GENERAL LIABILITY</b>                                                                                                                                |                          |                |
| Each Occurrence Limit                                                                                                                                              | \$1,000                  | \$10,000,000   |
| Coverage A - Bodily Injury & Property Damage Liability - <i>Per Occurrence</i>                                                                                     |                          | \$10,000,000   |
| Products & Completed Operations – <i>Aggregate</i>                                                                                                                 |                          | \$10,000,000   |
| SEF #6 Non-Owned Automobile – <i>Per Occurrence</i>                                                                                                                |                          | \$10,000,000   |
| SEF #94 Legal Liability for Damage to Hired Auto – <i>Per Occurrence</i>                                                                                           |                          | \$50,000       |
| Limited Pollution Liability – <i>Aggregate Limit</i>                                                                                                               |                          | \$1,000,000    |
| Employee Benefit Liability – <i>Aggregate Limit</i>                                                                                                                |                          | \$1,000,000    |
| Each Occurrence Limit                                                                                                                                              |                          |                |
| <b>EXCESS LIABILITY</b>                                                                                                                                            |                          | \$20,000,000   |
| <b>STRATA DIRECTORS &amp; OFFICERS LIABILITY</b>                                                                                                                   |                          |                |
| Claims-Made Form                                                                                                                                                   | Nil                      | \$2,000,000    |
| Discrimination Defense– <i>Aggregate \$25,000</i>                                                                                                                  |                          | \$10,000       |
| <b>EXCESS DIRECTORS &amp; OFFICERS LIABILITY</b>                                                                                                                   |                          | \$18,000,000   |
| <b>UMBRELLA LIABILITY</b>                                                                                                                                          |                          |                |
| <b>STRATA VOLUNTEER ACCIDENT INSURANCE</b>                                                                                                                         |                          |                |
| Principal Sum – 75% of Wage Weekly Accident Indemnity - Max \$1,500 (maximum 52 weeks)                                                                             | \$500                    | \$100,000      |
| <b>STRATA LEGAL EXPENSE</b>                                                                                                                                        |                          |                |
| ENHANCED PLUS: Telephone legal advice, civil defense, criminal defense, personal injury, property disputes, defense of disputes with owners, and contract disputes |                          | \$250,000      |
| Aggregate Limit                                                                                                                                                    |                          | \$1,000,000    |
| <b>CYBER</b>                                                                                                                                                       | \$500                    | \$50,000       |

