

**Insured** The Owners Of Strata Plan NW1389, The Willows  
Pacific Quorum Properties Inc., Attn: Martin Carey

**Property Policy Number:** CMW M2225

**Policy Period** **From:** December 31, 2020 **To:** December 31, 2021  
**Location(s)** 1103-1121 Howie Avenue, Coquitlam, BC V3J 1T9

**Effective** December 31, 2020

### Description Of Coverages

**Property of Every Description** –Per Occurrence, Form CMWM-NOV-2020, Appraisal: Dec 31, 2020, Year of Cycle: 1

	Limits Of Liability	Deductibles
Business Interruption	\$14,200,000.	\$10,000.
Earthquake – Annual Aggregate	Not Covered	
	\$14,200,000.	15%, Minimum
		\$250,000
Flood – Annual Aggregate	\$14,200,000.	\$50,000.
Blanket Glass	Included	
Water Damage		\$25,000.
Sewer Backup		\$25,000.
Illegal Drug Activity		\$50,000.
All Losses arising from Vacant Units		\$25,000.
Sprinkler Discharge		\$25,000.
<b>Equipment Breakdown</b> - By-laws Included	\$14,200,000.	\$1,000.
Business Interruption - Loss of Profits (Gross Rentals)	Not Covered	
Included - Debris Removal, \$500,000 Water Damage & Ammonia Contamination, \$500,000 Hazardous Substances, \$500,000 Professional Fees, \$100,000 Contingent Business Interruption, \$100,000 Brands And Labels, \$100,000 Fungus Clean Up Or Removal Coverage, \$100,000 Service Interruption, \$75,000 Extra Expense, \$1,000,000 Expediting Expenses	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	\$50,000.	
Tenants' Legal Liability – Any One Premises	\$500,000.	\$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	\$5,000,000.	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, Fraud, Theft, Robbery or Burglary	\$25,000.	Nil
Employee Dishonesty, Coverage – Form A	\$50,000.	Nil
<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	

### 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.

### 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 – Not Covered
- 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

### Notable Exclusions & Endorsements

- Property Cyber and Data Endorsement / Communicable Disease Endorsement / Communicable Disease Exclusion / Virus, Bacteria or Microorganism Exclusion / Declaration of Emergency Endorsement