



SUMMARY OF COVERAGES

Named Insured	The Owners, Strata Plan EPS4147, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners
Project Name	MET2
Project Manager	Rancho Management Services (B.C.) Ltd.
Policy Period	June 05, 2020 to June 05, 2021
Policy Number	BFL04EPS4147, VAN-20-44728
Insured Location(s)	6518, 6522, 6528, 6532, 6536, 6548, 6556 & 6558 Nelson Avenue, Burnaby, BC V5H 0G5, 6538 Nelson Avenue, Burnaby, BC V5H 0G5

INSURING AGREEMENT

PROPERTY (Appraisal Date: June 5, 2020)

All Property, Stated Amount Co-Insurance, Replacement Cost, Blanket By-Laws.		\$106,000,000
	DEDUCTIBLE	LIMIT
Primary Limit of Liability:		\$40,000,000
Excess Limit of Liability, 1st Layer:		\$60,000,000
Excess Limit of Liability, 2nd Layer:		\$6,000,000
Property Extensions - Annually Aggregated		\$5,000,000
Lock & Key	\$2,500	Included
Additional Living Expenses - \$50,000 Per Unit		Included
All Risks	\$100,000	
Sewer Backup	\$250,000	
Water Damage	\$250,000	
Earthquake (Annual Aggregate)	15%	As Per Limit of Liability
Flood (Annual Aggregate)	\$150,000	As Per Limit of Liability
Gross Rentals, 100% Co-Insurance, Indemnity Period (Months) : N/A	N/A	Not Covered

CRIME

	DEDUCTIBLE	LIMIT
Employee Dishonesty - Including Property Manager and Elected Officer Theft	Nil	\$1,000,000
Broad Form Money and Securities	Nil	\$10,000

COMMERCIAL GENERAL LIABILITY

	DEDUCTIBLE	LIMIT
Bodily Injury & Property Damage	\$500	\$30,000,000
Non-Owned Automobile	\$500	\$30,000,000
Sudden and Accidental Pollution	\$5,000	\$1,000,000

CONDOMINIUM DIRECTORS & OFFICERS LIABILITY

	DEDUCTIBLE	LIMIT
Claims Made Form - Including Property Manager	Nil	\$20,000,000
Privacy Event Expenses	Nil	\$50,000
Cyber Liability	Nil	\$50,000

INSURING AGREEMENT



BLANKET GLASS - Includes Lobby Glass

	DEDUCTIBLE	LIMIT
Residential	\$500	Blanket
Commercial	\$500	
Canopy	\$1,000	



EQUIPMENT BREAKDOWN

	DEDUCTIBLE	LIMIT
Standard Comprehensive Form including Production Machines and Electronic Equipment	\$2,500	\$106,000,000
- Deductible Waiver Endorsement with respect to losses exceeding \$25,000		
Extra Expense – 100% available in first month	24 Hour Waiting Period	\$1,000,000
- Additional Living Expenses Endorsement - Per Unit		\$25,000
Loss of Profits – Rents, Indemnity Period (Months): N/A	N/A	Not Covered



ENVIRONMENTAL LIABILITY

	DEDUCTIBLE	LIMIT
Each Incident - Insuring Agreements A-G	\$10,000	\$1,000,000
Business Interruption, Each Incident - Insuring Agreement H	5 Days	\$250,000
Policy Aggregate		\$5,000,000



VOLUNTEER ACCIDENT

	DEDUCTIBLE	LIMIT
Maximum Limit of Loss	See Policy Wordings	\$1,000,000



LEGAL EXPENSES

	DEDUCTIBLE	LIMIT
Each Event	Nil	\$1,000,000
Annual Aggregate.		\$5,000,000



TERRORISM

	DEDUCTIBLE	LIMIT
Per Occurrence.	\$1,000	\$350,000
Annual Aggregate		\$350,000

Loss Payable

All Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property.

Additional Insured

Strata Plan EPS2809 (The Met) but only with respect to liability arising out of the operations of the Named Insured.

This record sheet is intended for reference only. Please refer to your polic(ies) for complete details.