

THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE

Policy No. CBCS1060

Summary of Coverage

Named Insured:	The Owners of Strata Plan BCS 1060 Katsura & Sequoia
Additional Insured(s):	Rancho Management Services (BC) Ltd.
Mailing Address:	c/o Rancho Management Services (B.C.) Ltd., 8th Floor - 1125 Howe Street, Vancouver, BC V6Z 2K8
Location Address(es):	6233 Katsura Street, Richmond, BC V6Y 4K1 & 9133 Hemlock Drive, Richmond, BC V6Y 4J9
Policy Period:	March 31, 2025 to March 31, 2026 12:01 a.m. Standard Time
Loss Payable to:	The Insured or Order in Accordance with the Strata Property Act

Insuring Agreements	Deductibles	Amount of Insurance
PROPERTY COVERAGES		
All Property, All Risk	\$25,000	\$120,498,260
Stated Amount Co Insurance, Replacement Cost	Included	Included
Building	\$25,000	Included
Rental Income - Profits Form - 18 Month Period of Indemnity	\$25,000	Included
Excess Unit Owner Displacement Coverage - Aggregate Limit		\$1,000,000
A. Additional Living Expense Limit per Unit - \$50,000		Included
Uninsured Unit Owner Retention - \$10,000		
B. Contingent Mass Evacuation Limit per Unit - \$5,000		Included
Water Damage	\$50,000	Included
Back up of Sewers, Sumps, Septic Tanks or Drains	\$50,000	Included
Earthquake Damage	20%	Included
Minimum Deductible:	\$250,000	
Aggregate Limit		\$120,498,260
Flood Damage	\$250,000	Included
Aggregate Limit		\$120,498,260
Key and Lock Replacement	Nil	\$25,000
BLANKET EXTERIOR GLASS	Residential \$500 Canopies \$1,000	Blanket Blanket
COMMERCIAL GENERAL LIABILITY		
A - Bodily or Mental Injury and Property Damage Liability - <i>Each Occurrence</i>	\$5,000	\$30,000,000
Products & Completed Operations - <i>Aggregate</i>	\$5,000	\$30,000,000
B - Personal and Advertising Liability - <i>Any one person or organization</i>		\$30,000,000
C - Tenant's Property Damage Liability - <i>any one premises</i>	\$5,000	\$500,000
D - Voluntary Medical Payments - any one person		\$25,000
Employer's Liability		
Non-Owned Automobile - SPF #6		
Third Party Liability		\$5,000,000
SEF 94 Legal Liability for Damage to Hired Automobiles	\$500	\$50,000
Contractual Liability Endorsement		
Excluding Long Term Leased Vehicle Endorsement		
Employee Benefits Errors and Omissions Liability		\$1,000,000
Pollution Liability - 120 Hour Extension Endorsement		\$100,000
Liability Conditions		
CONDO DIRECTORS & OFFICERS LIABILITY		
Primary Policy	Nil	\$20,000,000

Insuring Agreements	Deductibles	Amount of Insurance
ENVIRONMENTAL LIABILITY POLICY / POLLUTION LEGAL LIABILITY		
Limit of Liability – Each Incident, Coverages A-G	\$25,000 Retention,	\$1,000,000
Limit of Liability – Each Incident, Coverage I	5 day waiting period	\$250,000
Aggregate Limit		\$5,000,000
Crisis Management Expense Endorsement		\$50,000
<i>The inclusion of more than one insured strata or condominium corporation under the HUB CondoSure program in the discovery of a pollution event or in the making of a claim regarding the same pollution event shall not increase the Limits of Liability set forth in Item 3 of the Declarations.</i>		
VOLUNTEER ACCIDENT INSURANCE COVERAGE		
Personal Accident Limit - Maximum Benefit - Lesser of \$1,000,000 or 5x Annual Salary		\$1,000,000
Weekly Accident Indemnity - Lesser of \$750 or 75% of Gross Weekly Earnings (52 weeks)	8 day Waiting Period	
Accident Expenses - various up to \$15,000 (see policy wording) Dental Expense - \$5,000		
Program Aggregate Limit		\$10,000,000
(Maximum Benefit - 60 years of age or older - Lesser of \$750,000 or 5x Annual Salary)		
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION		
Employee Dishonesty / Excess	\$100	\$1,000,000
Broad Form Money & Securities / Excess	\$100	\$60,000
Program Aggregate Limit		\$10,000,000
EQUIPMENT BREAKDOWN		
I Standard Comprehensive Plus, Replacement Cost	\$5,000	\$120,498,260
II Consequential Damage, 90% Co-Insurance	\$5,000	\$25,000
III Extra Expense	24 Hour Waiting Period	\$250,000
IV Ordinary Payroll – 90 Days	24 Hour Waiting Period	\$100,000
TERRORISM		
	\$500	\$500,000
CYBER SUITE COVERAGE		
Privacy Expenses	\$1,000	\$50,000
A. Data Compromise Response Expenses		
Forensic IT Review		
Legal Review		
Public Relations - sublimit flat \$5,000		
Regulatory Fines & Penalties		
PCI Fines & Penalties		
Named Malware - sublimit flat 50,000		
G. Identity Recovery Annual Aggregate per Identity Recovery Insured – flat \$25,000		
Lost Wages & Child & Elder Care Expenses – sublimit per occurrence – flat \$5,000		
Mental Health Counseling – submit per occurrence – flat \$1,000		
Miscellaneous Unnamed Costs – submit per occurrence – flat \$1,000		
H. Misdirected Payment Fraud – sublimit flat \$25,000		
ARAG LEGAL EXPENSE INSURANCE COVERAGE		
ARAG business for Condominiums Legal Protection Insurance Policy	Nil	
Per Claim Limit		\$200,000
Program Aggregate		\$1,000,000

This is a generalized summary of coverage for quick reference. In all cases the terms and conditions of the policy in effect are the determining documents.

Other Services and Service Providers

PLATINUM LEGAL SERVICES RETAINER – CLARK WILSON LLP

Legal advice and exclusive benefits. See Contract for details.

\$500,000 / Legal Proceeding

\$1,500,000 Aggregate

Fee: 100% Retained

Retained

March 30, 2025 - E&OE