


**Strata
PROTECT**
STRATA Protect Insurance Renewal Proposal

Policy # BFL04EPS3084

Named Insured: The Owners, Strata Plan EPS3084, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners
Property Manager: FirstService Residential BC Ltd. dba FirstService Residential
Policy Period: January 1, 2021 to January 1, 2022
Project Name: SEQUEL 138
Insured Location(s): 138 East Hastings Street, Vancouver, BC V6A 0E6

Policy # BFL04EPS3084

INSURING AGREEMENT

PROPERTY (Appraisal Date: January 12, 2020)

	DEDUCTIBLE	LIMIT
All Property, Stated Amount Co-Insurance, Replacement Cost, Blanket By-Laws.		\$20,637,000
Property Extensions - Annually Aggregated		\$5,000,000
Lock & Key	\$2,500	Included
Additional Living Expenses - \$50,000 Per Unit		Included
All Risks	\$50,000	
Sewer Backup	\$150,000	
Water Damage	\$150,000	
Earthquake (Annual Aggregate)	10% (minimum \$100,000)	\$ 20,637,000
Flood (Annual Aggregate)	\$100,000	\$ 20,637,000
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	\$1,000	\$30,000,000
Non-Owned Automobile	\$1,000	\$30,000,000
Infectious Agent or Communicable Disease Exclusion - With Limited Exceptions(Form ZC 20038 U-ZGP (06/2020))		
Total Pollution Exclusion(Form ZC 20018 U (10/2011))		


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


BLANKET GLASS - Includes Lobby Glass

	DEDUCTIBLE	LIMIT
Residential	\$2,000	Blanket
Commercial	\$2,000	
Canopy	\$1,000	