



Strata Shield Certificate of Insurance

Certificate No.
 NW1689-2021-01

THIS IS TO CERTIFY TO: The Owners of Strata Plan NW1689, known as Clearbrook Village, for itself and in its capacity as trustee for the Unit Owners and/or any Administrator or other agent designated in the Condominium By-Laws or under the Strata Property Act and/or the Property Manager and/or the Contract Manager for the Strata Corporation and/or their employees and/or the employees of the Corporation and/or the Board of Directors and/or the individual unit owners as their respective interests may appear.

that the following described policy(ies) or cover note(s) in force at this date have been effected to cover as shown below:

NAMED INSURED: The Owners of Strata Plan NW1689
ADDITIONAL INSURED: Teamwork Property Management Ltd., as Property Manager and only arising out of the operations of the Named Insured.
INSURED LOCATION(S): 3030 Trethewey Street & 32550 Maclure Road, Abbotsford, BC V2T 4N3
OCCUPIED BY INSURED AS: Strata Corporation

As described herein, insurance has been arranged through this office for the Insured named above on whose behalf this Certificate is executed, and we hereby certify that such insurances are in full force and effect as for which a policy number, period and limits are shown:

POLICY PERIOD: November 30, 2021 to November 30, 2022
 12:01 am Standard time at the mailing address of the named insured

CERTIFICATE EFFECTIVE DATE: November 30, 2021

INSURER(S)	POLICY NO.	
Certain Underwriters at Lloyd's of London	LPC2100040	
PROPERTY COVERAGE	DEDUCTIBLE	LIMIT AMOUNT
All Property, All Risk, Replacement Cost, Stated Amount	25,000	30,412,800
Water Damage	75,000	Included
Sewer Backup	75,000	Included
Earthquake Damage	10% min \$100,000	Included
Flood Damage	75,000	Included
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION	DEDUCTIBLE	LIMIT AMOUNT
Employee Dishonesty	Nil	10,000
Broad Form Money and Securities	Nil	10,000
Money Orders and Counterfeit Paper Currency	Nil	10,000
Depositors Forgery	Nil	10,000

INSURER(S)	POLICY NO.	
Certain Underwriters at Lloyd's of London	LPC2100041	
PROPERTY COVERAGE	DEDUCTIBLE	LIMIT AMOUNT
All Property, All Risk, Replacement Cost, Stated Amount	25,000	17,506,200
Water Damage	75,000	Included
Sewer Backup	75,000	Included
Earthquake Damage	10% min \$100,000	Included
Flood Damage	75,000	Included
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION	DEDUCTIBLE	LIMIT AMOUNT
Employee Dishonesty	Nil	10,000
Broad Form Money and Securities	Nil	10,000
Money Orders and Counterfeit Paper Currency	Nil	10,000
Depositors Forgery	Nil	10,000



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INSURER(S) Certain Underwriters at Lloyd's of London	POLICY NO. LPC2100042
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PROPERTY COVERAGE	DEDUCTIBLE	LIMIT AMOUNT
All Property, All Risk, Replacement Cost, Stated Amount	25,000	20,057,500
Water Damage	75,000	Included
Sewer Backup	75,000	Included
Earthquake Damage	10% min \$100,000	Included
Flood Damage	75,000	Included
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION	DEDUCTIBLE	LIMIT AMOUNT
Employee Dishonesty	Nil	10,000
Broad Form Money and Securities	Nil	10,000
Money Orders and Counterfeit Paper Currency	Nil	10,000
Depositors Forgery	Nil	10,000

INSURER(S) Certain Underwriters at Lloyd's of London	POLICY NO. LPC2100043
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PROPERTY COVERAGE	DEDUCTIBLE	LIMIT AMOUNT
All Property, All Risk, Replacement Cost, Stated Amount	25,000	10,821,600
Water Damage	75,000	Included
Sewer Backup	75,000	Included
Earthquake Damage	10% min \$100,000	Included
Flood Damage	75,000	Included
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION	DEDUCTIBLE	LIMIT AMOUNT
Employee Dishonesty	Nil	10,000
Broad Form Money and Securities	Nil	10,000
Money Orders and Counterfeit Paper Currency	Nil	10,000
Depositors Forgery	Nil	10,000

INSURER(S) Certain Underwriters at Lloyd's of London	POLICY NO. LPC2100009
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COMMERCIAL GENERAL LIABILITY	DEDUCTIBLE	LIMIT AMOUNT
Each Occurrence Limit	1,000	5,000,000
Bodily Injury & Property Damage Liability (Per Occurrence)	1,000	5,000,000
Products & Completed Operations (Aggregate)		5,000,000
Personal Injury Liability (Per Occurrence)	1,000	5,000,000
Non-Owned Automobile – SPF #6 (Per Occurrence)	1,000	3,000,000

INSURER(S) DAS Legal Protection Inc.	POLICY NO. STR447
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LEGAL EXPENSE	DEDUCTIBLE	LIMIT AMOUNT
Basic Coverage Limit (per Claim)	Nil	200,000
Basic (Aggregate Limit)	Nil	1,000,000



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INSURER(S) Certain Underwriters at Lloyd's of London	POLICY NO. LPC2100009
STRATA DIRECTORS & OFFICERS LIABILITY	DEDUCTIBLE Nil
Primary Policy	LIMIT AMOUNT 2,000,000
INSURER(S) Certain Underwriters at Lloyd's of London	POLICY NO. LPC2100009
ENVIRONMENTAL LIABILITY POLICY / POLLUTION LEGAL LIABILITY	DEDUCTIBLE 2,500
Deductible (each and every claim)	LIMIT AMOUNT 1,000,000
Limit of Liability (Each Loss and in the Aggregate)	
INSURER(S) Certain Underwriters at Lloyd's of London	POLICY NO. LPC2100009
VOLUNTEER ACCIDENT INSURANCE COVERAGE	DEDUCTIBLE Nil
Group Accident 24Hour Policy	LIMIT AMOUNT 100,000
INSURER(S) Certain Underwriters at Lloyd's of London	POLICY NO. LPC2100009
TERRORISM	DEDUCTIBLE 1,000
Limit of Insurance	LIMIT AMOUNT 500,000
INSURER(S) Certain Underwriters at Lloyd's of London	POLICY NO. LPC2100009
CYBER LIABILITY	DEDUCTIBLE 2,500
Limit of Liability (Aggregate) – 48 Hour Waiting Period	LIMIT AMOUNT 100,000
INSURER(S) The Boiler Inspection and Insurance Company of Canada	POLICY NO. 20755049-03
EQUIPMENT BREAKDOWN	DEDUCTIBLE 5,000
Limit of Insurance	LIMIT AMOUNT 51,909,500
INSURER(S) Reliance Glass	POLICY NO. RG0117695BC
GLASS COVERAGE	DEDUCTIBLE \$25 per unit
Limit of Insurance	LIMIT AMOUNT \$10,000 per unit

ADDITIONAL INFORMATION: This certificate is issued specifically with respect to the following unit: **ALL UNITS**

LOSS IF ANY PAYABLE TO: 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.
 (The Standard Mortgage Clause is applicable unless Special Mortgage Clause attached)



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The insurance provided is subject to the declarations, terms, conditions, and exclusions of the above-listed policies. This certificate is issued as a matter of information only and does not confer any rights on the holder and imposes no liability on the insurer. The insurer agrees to endeavor to provide THIRTY (30) days prior written notice of cancellation to the holder of this certificate except for non-payment of premium in which Statutory Conditions apply.

This Policy contains a clause(s) which may limit the amount payable.

Subject to: Statutory Conditions of the Province of BC & The Strata Act of British Columbia

Date: December 29, 2021

Michael Mescic, BA, FCIP, CAIB, ACS
VP, Commercial Insurance
Schill Insurance Brokers Ltd.
Authorized Representative



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Strata Shield Certificate of Insurance

This page is attached to and is part of the certificate no. NW1689-2020-01.

Property Coverage: Common Property
Policy No.: LPC2100040 / LPC2100041 / LPC2100042 / LPC2100043
Insurer(s)/Participation: As per Schedule of Subscribing Insurers listed below.

Schedule of Subscribing Insurers

Certain Underwriters at Lloyd's of London	100%
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