



Strata Shield Certificate of Insurance

Date: November 28, 2023

This Is To Certify To: The Owners of Strata Plan NWS1689 - 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 affected to cover as shown below:

Name of Insured: The Owners of Strata Plan NWS1689 - Clearbrook Village

Insured Location(s): 3030 Trethewey Street & 32550 Maclure Road, Abbotsford, British Columbia V2T 4N3

Policy #: LPC2100040/ LPC2100041/ LPC2100042/ LPC2100043

Term: November 30, 2023 to November 30, 2024
12:01 am Standard time at the mailing address of the named insured

Certificate Effective Date: November 30, 2023

Additional Insured: Teamwork Property Management, as Property Manager and only arising out of the operations of the Named Insured

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.



Property

100% Lloyds Underwriters as arranged by Seafirst Insurance

COVERAGE	DEDUCTIBLE	LIMIT AMOUNT
All Property - All Risk, Stated Amount, Replacement Cost		\$94,319,000
Policy # LPC2100040: Building number - 1, 2, 6, 7, 9, 15, 18, 19, 28, 30, 33, 35, 37, 38, 41, 45, 47, 48, 52, 53, 55, 58, 61 and 63		
Building	\$25,000	Included
Water and Sewer Back Up	\$100,000	Included
Flood	\$100,000	Included
Earthquake	10% min \$100,000	Included
Crime	Nil	\$10,000
Policy # LPC2100041 : Building number - 5, 11, 14, 16, 20, 22, 26, 28, 32, 40, 42, 46, 56 and 59		
Building	\$25,000	Included
Water and Sewer Back Up	\$100,000	Included
Flood	\$100,000	Included
Earthquake	10% min \$100,000	Included
Crime	Nil	\$10,000
Policy # LPC2100042 : Building number - 3, 8, 10, 12, 17, 21, 23, 25, 27, 34, 36, 39, 44, 49, 51 and 60		
Building	\$25,000	Included
Water and Sewer Back Up	\$100,000	Included
Flood	\$100,000	Included
Earthquake	10% min \$100,000	Included
Crime	Nil	\$10,000
Policy # LPC2100043 : Building number - 4, 13, 24, 31, 43, 50, 54, 57 and 62		
Building	\$25,000	Included
Water and Sewer Back Up	\$100,000	Included
Flood	\$100,000	Included
Earthquake	10% min \$100,000	Included
Crime	Nil	\$10,000



Liability

Lloyds Underwriters as arranged by Seafirst Insurance

COVERAGE	DEDUCTIBLE	LIMIT AMOUNT
Commercial General Liability – per occurrence	\$2,500	\$5,000,000
Bodily Injury & Property Damage Liability (Per Occurrence)	\$2,500	\$5,000,000
Products & Completed Operations (Aggregate)		\$5,000,000
Personal Injury Liability (Per Occurrence)	\$2,500	\$5,000,000
Directors & Officers Liability – Claims Made	Nil	\$2,000,000
Volunteer Accident	Nil	\$100,000
Environmental Liability	\$2,500	\$1,000,000
Cyber	\$2,500 Min 48 Hour Waiting Period	\$100,000
Terrorism	\$1,000	\$500,000

Other Coverage

COVERAGE	DEDUCTIBLE	LIMIT AMOUNT
BI&I Equipment Breakdown	\$5,000	Included
Arag Legal Expense	Nil	\$200,000 per claim \$1,000,000 aggregate
Reliance Glass	\$25 per window	\$10,000 any one loss/per policy term

*Subject to Insurer's Policy wordings, deductibles, conditions, and exclusions.
 Subject to Statutory Conditions of the Province of BC and The Strata Act of British Columbia.
 Subject to Standard IBC Mortgage Clause.
 This Policy contains a clause(s) which may limit the amount payable.*

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.

For the purposes of the Insurance Companies Act (Canada), this Canadian Policy was issued in the course of Lloyd's Underwriters' insurance business in Canada.

Al Schill, President
 Schill Insurance Brokers Ltd.