

Letter to owners and Strata Commercial Insurance documentation

Every Strata Unit Owner is responsible for several parts of your Strata Unit's Personal and Commercial Insurance coverage and deductibles. It is critical you provide your Personal Insurance Agent or Insurance Broker with your current Strata Unit's Insurance Coverage and the Insurance Policy Coverage that our Commercial Strata Insurance Broker provides. Your Insurance Broker or Agent should ensure you have all the proper insurance coverage to protect your family and visitors.

Within your Personal Homeowners Insurance Policy, you need to have coverage for:

1. Your Personal Belongings [furniture, appliances, entertainment equipment, clothes, sports equipment, mementoes, pictures, collectables, artwork, photographs, etc],
2. Any Betterments made to your Strata Unit [improvements, renovations, repairs or replacements made after the original construction of your Strata Unit],
3. Any Injuries Sustained by any person within your suite and/or any other location on or within the boundaries of the Riviera Strata complex covering 1185, 1235 and 1245 Quayside Drive. (Strata registration number: NWS3355)
4. Earthquake Damage Deductible for the Repair and/or Replacement or Reconstruction of any part of the Riviera Strata Complex due to any Earthquake Damage in whole or in part.

Parts one (1), two (2) and three (3) above are straightforward and should be easy enough for most homeowners and insurance brokers to understand.

Part four (4) can be a little tricky to deal with, however the following notes below should provide you with an understanding of how the Commercial Earthquake Insurance Deductible works for the Repair and/or Rebuild of your Strata Apartment and why you need this insurance.

Commercial Earthquake Insurance Deductible

The twenty percent (20%) deductible for our Strata's Commercial Earthquake Insurance covers the Repair and/or Reconstruction of any part of the Riviera Complex or rebuild the entire complex. Each Strata Owner is responsible for covering this 20% Deductible for the reconstruction of your Strata unit. If your unit is \$700,000 to rebuild, you must cover the First 20% or \$140,000 of reconstruction expenses. If you do not have Insurance to cover this deductible, you are personally on the hook for the entire \$140,000. Your insurance company also has other Riders that Strata Owners can obtain that might be worth considering. For example, a person can obtain a Rider that allows a person to rebuild their home in a new City like Toronto or Ottawa. Should you survive a major earthquake, you may want to do so in a community that has not been devastated by a natural disaster. It is important for you to speak with your insurance agent about the options and riders that would be best for you and fit your budget. It is good to have options if you can do so!

Your Strata Council also understands that many owners are seeking to reduce Strata's operating expenses. We seek to reduce all expenses whenever possible and without compromising the quality of services and long-term maintenance needs of the Strata complex. One way people can reduce their insurance costs is to raise your personal deductible from say \$1,000 to \$5,000.

This will have a significant effect on reducing your annual insurance costs. This idea must be discussed with your insurance agent.

Lastly, we have included additional documentation and information from HUB our Strata's Commercial Insurance provider.

Strata Council

2025 Strata Earthquake Insurance Deductible is 20%

Strata Owners need to have Insurance to cover Strata's Earthquake Insurance Deductible for the first 20% of Strata's Building Repairs and/or Demolition and Reconstruction of the Strata Complex due to earthquakes. Our new Strata Insurance package is in effect from October 31st, 2024, to October 31st, 2025, 12:01 AM PST. Insurance package is available on the Strata Website <https://www.rivieranotes.website/Info---Advice.html>

Important: The author of this document is not a licensed Insurance Broker/Agent, and you should consult with your personal insurance agent and/or broker before making any independent decisions regarding your Personal Insurance Coverage, Options, Riders and Costs.

This Earthquake Insurance obtained by the Strata **does not cover Betterments, Changes or Modifications** that you or past Owners or Residents have made to the **Original Strata Unit**.

Also, Strata's Earthquake Insurance Deductible does not cover any Earthquake Damage to any Personal Belongings contained within your Strata Unit or stored anywhere on the Strata Complex or property. **Insurance of Personal Belongings must be covered by your own Personal Homeowners Insurance Policy.**

The Earthquake Insurance Deductible Amount will vary for each unit and is based on the **Unit Allocation Table** below and the **Total Appraisal Cost to Reconstruct the Strata Units and Strata Complex**. The Appraisal Cost does not include the cost of the land, as **Land** is not an insurable asset.

You and/or your Insurance Broker can calculate the insurance coverage your unit must obtain using the following information:

- **Total Cost of Repairing Damaged Strata Units and/or Demolition & Reconstruction** is calculated using;
 - **Total Appraised Reconstruction Cost** for **2024-2025** for rebuilding all 3 Towers, Garage Parking, Exclusive Use Strata Units, Common Property and Limited Common Property is **\$231,197,000**.
 - Reconstruction Cost is based on the combined Total Square Meters for all Exclusive use Strata Units which **totals 397,646 SqFeet**, this **does not include balconies** which are Limited Common Property, nor does it include any parking spots, land, common property, or shared amenities like the Social Lounge, Gym, Swimming Pool, etc.
 - The estimated Reconstruction Cost for the Strata Complex on the existing land is **\$581.42** per SqFoot.
 - Each Strata Unit has a defined Allotment of space when your unit was constructed over 30 years ago.

***** Calculation for your STRATA UNIT *****

- This section is for owners that are seeking information with respect to their specific strata unit. This is meant as a general guideline. The Responsibility is on the Strata Unit Owner to seek guidance from their own Insurance Agent or Insurance Broker as to the necessary insurance they require for their Strata Earthquake damage deductible.
- The Cost of Reconstruction of your Unit is based on the **allocated SqFoot** for your unit (**xxx**) is **XXX listed below and multiplied by the Reconstruction Cost of CAN \$581.42 per SqFoot**.
- The Strata Earthquake repair and Reconstruction Cost for your unit is **SqFoot X CAN \$581.42 per SqFoot = \$\$\$\$\$**
- The Strata Earthquake Repair and Reconstruction Insurance Deductible for your unit is **20% of \$\$\$\$\$ = \$XXXXXXXX**

It is important to note that this Earthquake Insurance only covers **repairing and or rebuilding your unit back to its Original Construction when your unit was first built**. **Personal Belongings**, like furniture, artwork, licensed transportation devices, etc., and **any betterments**, like changing carpets to wood flooring, a new kitchen or new bathroom and similar improvements or renovations **are not included**

under the Strata's Earthquake Insurance Policy and must be covered under your own personal insurance policy.

You must multiply your unit's **Square Foot Allotment** see chart below by the Appraised Reconstruction Cost per SqM, this gives you your Strata unit's TOTAL Reconstruction Cost. You then Multiply the TOTAL Reconstruction Cost by **20% or 1/5th** of the TOTAL Reconstruction Cost for your unit, this is the amount of Earthquake Deductible Insurance Coverage you must have for the Strata Insurance Deductible for your unit.

- Failure to Obtain Adequate Earthquake Deductible Coverage experience, means that you the Owner will be held Personally responsible for the Total Earthquake Deductible for your unit in the event of an Earthquake AND Strata Repairs to Building Infrastructure and Electrical/Mechanical Services or Reconstruction costs are required. It only costs a few hundred dollars each year to obtain Insurance to Cover the Earthquake Insurance Deductible for which the Strata Unit Owner is responsible for. This will provide you with great peace of mind, compared to receiving a bill for over \$100,000 or more for your responsibility of 20% of the demolition & reconstruction and/or repair costs for your Strata Unit. **Many Insurance companies currently provide Earthquake Deductible Insurance coverage for either \$100,000 or \$200,000.**

| Strata Unit Address | Strata Lot | Strata Unit (SqFoot) Allotment |
|----------------------------|-------------------|---------------------------------------|
| 1245 Quayside Drive #0103 | 1 | 1379 |
| 1245 Quayside Drive #0102 | 2 | 1174 |
| 1245 Quayside Drive #0101 | 3 | 1093 |
| 1245 Quayside Drive #0203 | 4 | 1385 |
| 1245 Quayside Drive #0202 | 5 | 1167 |
| 1245 Quayside Drive #0201 | 6 | 1269 |
| 1245 Quayside Drive #0206 | 7 | 1294 |
| 1245 Quayside Drive #0303 | 8 | 1396 |
| 1245 Quayside Drive #0302 | 9 | 1167 |
| 1245 Quayside Drive #0301 | 10 | 1269 |
| 1245 Quayside Drive #0306 | 11 | 1285 |
| 1245 Quayside Drive #0305 | 12 | 1218 |
| 1245 Quayside Drive #0403 | 13 | 1382 |
| 1245 Quayside Drive #0402 | 14 | 1169 |
| 1245 Quayside Drive #0401 | 15 | 1283 |
| 1245 Quayside Drive #0406 | 16 | 1301 |
| 1245 Quayside Drive #0405 | 17 | 1155 |
| 1245 Quayside Drive #0404 | 18 | 1328 |
| 1245 Quayside Drive #0503 | 19 | 1377 |
| 1245 Quayside Drive #0502 | 20 | 1169 |
| 1245 Quayside Drive #0501 | 21 | 1283 |
| 1245 Quayside Drive #0506 | 22 | 1301 |
| 1245 Quayside Drive #0505 | 23 | 1155 |
| 1245 Quayside Drive #0504 | 24 | 1328 |
| 1245 Quayside Drive #0603 | 25 | 1385 |
| 1245 Quayside Drive #0602 | 26 | 1169 |
| 1245 Quayside Drive #0601 | 27 | 1283 |
| 1245 Quayside Drive #0606 | 28 | 1301 |
| 1245 Quayside Drive #0605 | 29 | 1155 |
| 1245 Quayside Drive #0604 | 30 | 1334 |

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| 1245 Quayside Drive #0703 | 31 | 1375 |
| 1245 Quayside Drive #0702 | 32 | 1169 |
| 1245 Quayside Drive #0701 | 33 | 1283 |
| 1245 Quayside Drive #0706 | 34 | 1301 |
| 1245 Quayside Drive #0705 | 35 | 1155 |
| 1245 Quayside Drive #0704 | 36 | 1329 |
| 1245 Quayside Drive #0803 | 37 | 1387 |
| 1245 Quayside Drive #0802 | 38 | 1169 |
| 1245 Quayside Drive #0801 | 39 | 1283 |
| 1245 Quayside Drive #0806 | 40 | 1301 |
| 1245 Quayside Drive #0805 | 41 | 1155 |
| 1245 Quayside Drive #0804 | 42 | 1335 |
| 1245 Quayside Drive #0903 | 43 | 1376 |
| 1245 Quayside Drive #0902 | 44 | 1169 |
| 1245 Quayside Drive #0901 | 45 | 1283 |
| 1245 Quayside Drive #0906 | 46 | 1298 |
| 1245 Quayside Drive #0905 | 47 | 1155 |
| 1245 Quayside Drive #0904 | 48 | 1326 |
| 1245 Quayside Drive #1003 | 49 | 1383 |
| 1245 Quayside Drive #1002 | 50 | 1169 |
| 1245 Quayside Drive #1001 | 51 | 1283 |
| 1245 Quayside Drive #1006 | 52 | 1298 |
| 1245 Quayside Drive #1005 | 53 | 1155 |
| 1245 Quayside Drive #1004 | 54 | 1333 |
| 1245 Quayside Drive #1103 | 55 | 1375 |
| 1245 Quayside Drive #1102 | 56 | 1169 |
| 1245 Quayside Drive #1101 | 57 | 1283 |
| 1245 Quayside Drive #1106 | 58 | 1301 |
| 1245 Quayside Drive #1105 | 59 | 1155 |
| 1245 Quayside Drive #1104 | 60 | 1329 |
| 1245 Quayside Drive #1203 | 61 | 1375 |
| 1245 Quayside Drive #1202 | 62 | 1169 |
| 1245 Quayside Drive #1201 | 63 | 1283 |
| 1245 Quayside Drive #1206 | 64 | 1301 |
| 1245 Quayside Drive #1205 | 65 | 1155 |
| 1245 Quayside Drive #1204 | 66 | 1333 |
| 1245 Quayside Drive #1403 | 67 | 1373 |
| 1245 Quayside Drive #1402 | 68 | 1169 |
| 1245 Quayside Drive #1401 | 69 | 1283 |
| 1245 Quayside Drive #1406 | 70 | 1301 |
| 1245 Quayside Drive #1405 | 71 | 1155 |
| 1245 Quayside Drive #1404 | 72 | 1328 |
| 1245 Quayside Drive #1503 | 73 | 1385 |
| 1245 Quayside Drive #1502 | 74 | 1169 |
| 1245 Quayside Drive #1501 | 75 | 1283 |
| 1245 Quayside Drive #1506 | 76 | 1301 |

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| 1245 Quayside Drive #1505 | 77 | 1155 |
| 1245 Quayside Drive #1504 | 78 | 1332 |
| 1245 Quayside Drive #1603 | 79 | 1373 |
| 1245 Quayside Drive #1602 | 80 | 1169 |
| 1245 Quayside Drive #1601 | 81 | 1283 |
| 1245 Quayside Drive #1606 | 82 | 1301 |
| 1245 Quayside Drive #1605 | 83 | 1155 |
| 1245 Quayside Drive #1604 | 84 | 1328 |
| 1245 Quayside Drive #1703 | 85 | 1386 |
| 1245 Quayside Drive #1702 | 86 | 1169 |
| 1245 Quayside Drive #1701 | 87 | 1283 |
| 1245 Quayside Drive #1706 | 88 | 1301 |
| 1245 Quayside Drive #1705 | 89 | 1155 |
| 1245 Quayside Drive #1704 | 90 | 1334 |
| 1245 Quayside Drive #1803 | 91 | 1374 |
| 1245 Quayside Drive #1802 | 92 | 1169 |
| 1245 Quayside Drive #1801 | 93 | 1283 |
| 1245 Quayside Drive #1806 | 94 | 1301 |
| 1245 Quayside Drive #1805 | 95 | 1155 |
| 1245 Quayside Drive #1804 | 96 | 1326 |
| 1245 Quayside Drive #1903 | 97 | 1401 |
| 1245 Quayside Drive #1902 | 98 | 1448 |
| 1245 Quayside Drive #1901 | 99 | 1951 |
| 1245 Quayside Drive #1905 | 100 | 1432 |
| 1245 Quayside Drive #1904 | 101 | 1367 |
| 1245 Quayside Drive #2002 | 102 | 2121 |
| 1245 Quayside Drive #2001 | 103 | 1963 |
| 1245 Quayside Drive #2003 | 104 | 2089 |
| 1235 Quayside Drive #0101 | 105 | 1089 |
| 1235 Quayside Drive #0201 | 106 | 1254 |
| 1235 Quayside Drive #0206 | 107 | 1275 |
| 1235 Quayside Drive #0302 | 108 | 1624 |
| 1235 Quayside Drive #0301 | 109 | 1359 |
| 1235 Quayside Drive #0306 | 110 | 1399 |
| 1235 Quayside Drive #0305 | 111 | 1608 |
| 1235 Quayside Drive #0403 | 112 | 1317 |
| 1235 Quayside Drive #0402 | 113 | 1170 |
| 1235 Quayside Drive #0401 | 114 | 1275 |
| 1235 Quayside Drive #0406 | 115 | 1289 |
| 1235 Quayside Drive #0405 | 116 | 1241 |
| 1235 Quayside Drive #0404 | 117 | 1266 |
| 1235 Quayside Drive #0503 | 118 | 1304 |
| 1235 Quayside Drive #0502 | 119 | 1172 |
| 1235 Quayside Drive #0501 | 120 | 1274 |
| 1235 Quayside Drive #0506 | 121 | 1289 |
| 1235 Quayside Drive #0505 | 122 | 1241 |
| 1235 Quayside Drive #0504 | 123 | 1246 |

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| 1235 Quayside Drive #0603 | 124 | 1317 |
| 1235 Quayside Drive #0602 | 125 | 1170 |
| 1235 Quayside Drive #0601 | 126 | 1275 |
| 1235 Quayside Drive #0606 | 127 | 1289 |
| 1235 Quayside Drive #0605 | 128 | 1241 |
| 1235 Quayside Drive #0604 | 129 | 1266 |
| 1235 Quayside Drive #0703 | 130 | 1306 |
| 1235 Quayside Drive #0702 | 131 | 1170 |
| 1235 Quayside Drive #0701 | 132 | 1275 |
| 1235 Quayside Drive #0706 | 133 | 1289 |
| 1235 Quayside Drive #0705 | 134 | 1241 |
| 1235 Quayside Drive #0704 | 135 | 1245 |
| 1235 Quayside Drive #0803 | 136 | 1318 |
| 1235 Quayside Drive #0802 | 137 | 1169 |
| 1235 Quayside Drive #0801 | 138 | 1275 |
| 1235 Quayside Drive #0806 | 139 | 1289 |
| 1235 Quayside Drive #0805 | 140 | 1241 |
| 1235 Quayside Drive #0804 | 141 | 1266 |
| 1235 Quayside Drive #0903 | 142 | 1306 |
| 1235 Quayside Drive #0902 | 143 | 1170 |
| 1235 Quayside Drive #0901 | 144 | 1275 |
| 1235 Quayside Drive #0906 | 145 | 1289 |
| 1235 Quayside Drive #0905 | 146 | 1241 |
| 1235 Quayside Drive #0904 | 147 | 1248 |
| 1235 Quayside Drive #1003 | 148 | 1319 |
| 1235 Quayside Drive #1002 | 149 | 1168 |
| 1235 Quayside Drive #1001 | 150 | 1275 |
| 1235 Quayside Drive #1006 | 151 | 1289 |
| 1235 Quayside Drive #1005 | 152 | 1241 |
| 1235 Quayside Drive #1004 | 153 | 1266 |
| 1235 Quayside Drive #1103 | 154 | 1308 |
| 1235 Quayside Drive #1102 | 155 | 1168 |
| 1235 Quayside Drive #1101 | 156 | 1275 |
| 1235 Quayside Drive #1106 | 157 | 1289 |
| 1235 Quayside Drive #1105 | 158 | 1241 |
| 1235 Quayside Drive #1104 | 159 | 1248 |
| 1235 Quayside Drive #1203 | 160 | 1311 |
| 1235 Quayside Drive #1202 | 161 | 1168 |
| 1235 Quayside Drive #1201 | 162 | 1275 |
| 1235 Quayside Drive #1206 | 163 | 1289 |
| 1235 Quayside Drive #1205 | 164 | 1241 |
| 1235 Quayside Drive #1204 | 165 | 1266 |
| 1235 Quayside Drive #1403 | 166 | 1306 |
| 1235 Quayside Drive #1402 | 167 | 1169 |
| 1235 Quayside Drive #1401 | 168 | 1275 |
| 1235 Quayside Drive #1406 | 169 | 1289 |
| 1235 Quayside Drive #1405 | 170 | 1241 |

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| 1235 Quayside Drive #1404 | 171 | 1245 |
| 1235 Quayside Drive #1503 | 172 | 1318 |
| 1235 Quayside Drive #1502 | 173 | 1168 |
| 1235 Quayside Drive #1501 | 174 | 1275 |
| 1235 Quayside Drive #1506 | 175 | 1289 |
| 1235 Quayside Drive #1505 | 176 | 1241 |
| 1235 Quayside Drive #1504 | 177 | 1266 |
| 1235 Quayside Drive #1603 | 178 | 1306 |
| 1235 Quayside Drive #1602 | 179 | 1170 |
| 1235 Quayside Drive #1601 | 180 | 1275 |
| 1235 Quayside Drive #1606 | 181 | 1289 |
| 1235 Quayside Drive #1605 | 182 | 1241 |
| 1235 Quayside Drive #1604 | 183 | 1245 |
| 1235 Quayside Drive #1703 | 184 | 1318 |
| 1235 Quayside Drive #1702 | 185 | 1168 |
| 1235 Quayside Drive #1701 | 186 | 1275 |
| 1235 Quayside Drive #1706 | 187 | 1289 |
| 1235 Quayside Drive #1705 | 188 | 1241 |
| 1235 Quayside Drive #1704 | 189 | 1266 |
| 1235 Quayside Drive #1803 | 190 | 1308 |
| 1235 Quayside Drive #1802 | 191 | 1167 |
| 1235 Quayside Drive #1801 | 192 | 1275 |
| 1235 Quayside Drive #1806 | 193 | 1289 |
| 1235 Quayside Drive #1805 | 194 | 1241 |
| 1235 Quayside Drive #1804 | 195 | 1248 |
| 1235 Quayside Drive #1903 | 196 | 1330 |
| 1235 Quayside Drive #1902 | 197 | 1444 |
| 1235 Quayside Drive #1901 | 198 | 1953 |
| 1235 Quayside Drive #1905 | 199 | 1419 |
| 1235 Quayside Drive #1904 | 200 | 1337 |
| 1235 Quayside Drive #2002 | 201 | 2091 |
| 1235 Quayside Drive #2001 | 202 | 1952 |
| 1235 Quayside Drive #2003 | 203 | 2071 |
| 1185 Quayside Drive #0301 | 204 | 1634 |
| 1185 Quayside Drive #0302 | 205 | 1167 |
| 1185 Quayside Drive #0303 | 206 | 925 |
| 1185 Quayside Drive #0401 | 207 | 1450 |
| 1185 Quayside Drive #0402 | 208 | 1244 |
| 1185 Quayside Drive #0403 | 209 | 734 |
| 1185 Quayside Drive #0404 | 210 | 1139 |
| 1185 Quayside Drive #0405 | 211 | 1392 |
| 1185 Quayside Drive #0406 | 212 | 1392 |
| 1185 Quayside Drive #0407 | 213 | 1109 |
| 1185 Quayside Drive #0501 | 214 | 1450 |
| 1185 Quayside Drive #0502 | 215 | 1244 |
| 1185 Quayside Drive #0503 | 216 | 734 |
| 1185 Quayside Drive #0504 | 217 | 1139 |

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| 1185 Quayside Drive #0505 | 218 | 1392 |
| 1185 Quayside Drive #0506 | 219 | 1392 |
| 1185 Quayside Drive #0507 | 220 | 1109 |
| 1185 Quayside Drive #0601 | 221 | 1450 |
| 1185 Quayside Drive #0602 | 222 | 1244 |
| 1185 Quayside Drive #0603 | 223 | 734 |
| 1185 Quayside Drive #0604 | 224 | 1139 |
| 1185 Quayside Drive #0605 | 225 | 1392 |
| 1185 Quayside Drive #0606 | 226 | 1392 |
| 1185 Quayside Drive #0607 | 227 | 1109 |
| 1185 Quayside Drive #0701 | 228 | 1450 |
| 1185 Quayside Drive #0702 | 229 | 1244 |
| 1185 Quayside Drive #0703 | 230 | 734 |
| 1185 Quayside Drive #0704 | 231 | 1139 |
| 1185 Quayside Drive #0705 | 232 | 1392 |
| 1185 Quayside Drive #0706 | 233 | 1392 |
| 1185 Quayside Drive #0707 | 234 | 1109 |
| 1185 Quayside Drive #0801 | 235 | 1450 |
| 1185 Quayside Drive #0802 | 236 | 1244 |
| 1185 Quayside Drive #0803 | 237 | 734 |
| 1185 Quayside Drive #0804 | 238 | 1139 |
| 1185 Quayside Drive #0805 | 239 | 1392 |
| 1185 Quayside Drive #0806 | 240 | 1392 |
| 1185 Quayside Drive #0807 | 241 | 1109 |
| 1185 Quayside Drive #0901 | 242 | 1450 |
| 1185 Quayside Drive #0902 | 243 | 1244 |
| 1185 Quayside Drive #0903 | 244 | 734 |
| 1185 Quayside Drive #0904 | 245 | 1139 |
| 1185 Quayside Drive #0905 | 246 | 1392 |
| 1185 Quayside Drive #0906 | 247 | 1392 |
| 1185 Quayside Drive #0907 | 248 | 1109 |
| 1185 Quayside Drive #1001 | 249 | 1450 |
| 1185 Quayside Drive #1002 | 250 | 1244 |
| 1185 Quayside Drive #1003 | 251 | 734 |
| 1185 Quayside Drive #1004 | 252 | 1139 |
| 1185 Quayside Drive #1005 | 253 | 1392 |
| 1185 Quayside Drive #1006 | 254 | 1392 |
| 1185 Quayside Drive #1007 | 255 | 1109 |
| 1185 Quayside Drive #1101 | 256 | 1450 |
| 1185 Quayside Drive #1102 | 257 | 1244 |
| 1185 Quayside Drive #1103 | 258 | 734 |
| 1185 Quayside Drive #1104 | 259 | 1139 |
| 1185 Quayside Drive #1105 | 260 | 1392 |
| 1185 Quayside Drive #1106 | 261 | 1392 |
| 1185 Quayside Drive #1107 | 262 | 1109 |
| 1185 Quayside Drive #1201 | 263 | 1450 |
| 1185 Quayside Drive #1202 | 264 | 1244 |

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| 1185 Quayside Drive #1203 | 265 | 734 |
| 1185 Quayside Drive #1204 | 266 | 1139 |
| 1185 Quayside Drive #1205 | 267 | 1392 |
| 1185 Quayside Drive #1206 | 268 | 1392 |
| 1185 Quayside Drive #1207 | 269 | 1109 |
| 1185 Quayside Drive #1401 | 270 | 1450 |
| 1185 Quayside Drive #1402 | 271 | 1244 |
| 1185 Quayside Drive #1403 | 272 | 734 |
| 1185 Quayside Drive #1404 | 273 | 1139 |
| 1185 Quayside Drive #1405 | 274 | 1392 |
| 1185 Quayside Drive #1406 | 275 | 1392 |
| 1185 Quayside Drive #1407 | 276 | 1109 |
| 1185 Quayside Drive #1501 | 277 | 1450 |
| 1185 Quayside Drive #1502 | 278 | 1244 |
| 1185 Quayside Drive #1503 | 279 | 734 |
| 1185 Quayside Drive #1504 | 280 | 1139 |
| 1185 Quayside Drive #1505 | 281 | 1392 |
| 1185 Quayside Drive #1506 | 282 | 1392 |
| 1185 Quayside Drive #1507 | 283 | 1109 |
| 1185 Quayside Drive #1601 | 284 | 1450 |
| 1185 Quayside Drive #1602 | 285 | 1244 |
| 1185 Quayside Drive #1603 | 286 | 734 |
| 1185 Quayside Drive #1604 | 287 | 1139 |
| 1185 Quayside Drive #1605 | 288 | 1392 |
| 1185 Quayside Drive #1606 | 289 | 1392 |
| 1185 Quayside Drive #1607 | 290 | 1109 |
| 1185 Quayside Drive #1701 | 291 | 1451 |
| 1185 Quayside Drive #1702 | 292 | 1447 |
| 1185 Quayside Drive #1703 | 293 | 1143 |
| 1185 Quayside Drive #1704 | 294 | 1387 |
| 1185 Quayside Drive #1705 | 295 | 1387 |
| 1185 Quayside Drive #1706 | 296 | 1117 |
| 1185 Quayside Drive #1801 | 297 | 2157 |
| 1185 Quayside Drive #1802 | 298 | 1258 |
| 1185 Quayside Drive #1803 | 299 | 1145 |
| 1185 Quayside Drive #1804 | 300 | 1387 |
| 1185 Quayside Drive #1805 | 301 | 1589 |
| 1185 Quayside Drive #1901 | 302 | 1930 |
| 1185 Quayside Drive #1902 | 303 | 1964 |
| 1185 Quayside Drive #1903 | 304 | 1583 |
| 1185 Quayside Drive #1904 | 305 | 1583 |
| 1185 Quayside Drive #2001 | 306 | 2772 |
| 1185 Quayside Drive #2002 | 307 | 2807 |

THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE

| Policy No. CNWS3385 | Summary of Coverage | | |
|---------------------------|--|---|---|
| Named Insured: | The Owners of Strata Plan NWS 3385 Riviera Mansions | | |
| Additional Insured(s): | Associa British Columbia, Inc. | | |
| Mailing Address: | c/o Associa British Columbia, Inc., 1001 - 7445 132nd Street, Surrey, BC, V3W 1J8 | | |
| Location Address(es): | 1185, 1235 & 1245 Quayside Drive, New Westminster, BC, V3M 6J5 | | |
| Policy Period: | October 31, 2024 to October 31, 2025 12:01 a.m. Standard Time | | |
| | Insuring Agreements | Deductibles | Amount of Insurance |
| PROPERTY COVERAGES | | | |
| | All Property, All Risk | \$50,000 | \$231,197,000 |
| | Stated Amount Co Insurance, Replacement Cost | Included | 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 | \$100,000 | Included |
| | Back up of Sewers, Sumps, Septic Tanks or Drains | \$100,000 | Included |
| | Earthquake Damage | 20% | Included |
| | Minimum Deductible: | \$250,000 | |
| | Aggregate Limit | | \$231,197,000 |
| | Flood Damage | \$250,000 | Included |
| | Aggregate Limit | | \$231,197,000 |
| | Key and Lock Replacement | Nil | \$50,000 |
| | Zurich Participation Endorsement Wawanesa Participation Endorsement | | |
| | BLANKET EXTERIOR GLASS | Residential Canopy | \$ 500 \$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 - <i>any one person</i> | | \$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 |
| | ENVIRONMENTAL LIABILITY POLICY / POLLUTION LEGAL LIABILITY | | |
| | Limit of Liability – Each Incident, Coverages A-G | \$25,000 Retention, 5 day waiting period | \$1,000,000 |
| | Limit of Liability – Each Incident, Coverage I | | \$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> | | |

| Insuring Agreements | Deductibles | Amount of Insurance |
|--|------------------------|---------------------|
| 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 | \$231,197,000 |
| 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 | \$1,000,000 |
| CYBER SUITE COVERAGE | | |
| | \$1,000 | \$25,000 |
| Comprehensive Cyber Coverage | | |
| 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 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.

October 17, 2024 - E&OE