



SUMMARY OF INSURANCE

FOR

**OTTAWA-CARLETON STANDARD
CONDOMINIUM CORPORATION NO. 1004**

Commercial Insurance

Policy Period:	October 25, 2016 to October 25, 2017
Insurer:	Intact Insurance
Binder Number:	209247, Policy Number To Be Advised
Named Insured:	Ottawa-Carleton Standard Condominium Corporation No. 1004, And All Registered Unit owners and All Registered Mortgagees From time to time.
Mailing Address:	c/o Taggart Realty Management 225 Metcalfe Street, Suite 708, Ottawa, ON, K2P 1P9
Operations:	Condominium Building with Residential and Mercantile Occupancy
Risk Locations:	Location 1: 10 Rosemount Avenue, Ottawa, ON, K1Y 4G9
Additional Interests:	To Be Advised, if any

PROPERTY COVERAGE

LIMIT	DESCRIPTION
	<u>Property – Broad Form</u>
\$19,049,625	Building Limit Basis of Settlement: Replacement Cost Co-Insurance: 90%
INCLUDED \$19,049,625	Earthquake; Flood; Sewer Back-Up Equipment Breakdown – Option 3
INCLUDED	Commercial Edge Plus Extensions
	<u>Business Interruption</u>
INCLUDED	Profits and/or Gross Rentals Basis of Settlement: Actual Loss Sustained Period of Indemnity: 24 Months
INCLUDED	Interruption by Civil Authority – 30 Days – Actual Loss Sustained
\$ 50,000	Off-Premises Services Interruption
\$ 50,000	Limited Contingent Loss of Income-Neighbouring Premises
\$ 50,000	Limited Contingent Loss of Income-Contributing/Recipient Property
\$ 25,000	Accountants Fees
\$ 250,000	Damage to Newly Acquired Property
\$ 50,000	Extra Expense
\$ 100,000	Mortgage Rate Guarantee
\$ 25,000	Fines, Damages, or Penalties for Breach of Contract
	<u>Crime</u>
\$ 50,000	Employee Fidelity (Form A) - Aggregate
\$ 10,000	Broad Form Money & Securities - Inside Premises
\$ 10,000	Broad Form Money & Securities - Outside Premises
\$ 10,000	Broad Form Money & Securities - Messenger or Custodian Home
\$ 10,000	Money Order or Counterfeit Paper - Aggregate
\$ 10,000	Depositors Forgery - Aggregate
\$ 10,000	Credit Card Forgery - Aggregate
\$ 10,000	Computer Fraud-Insured's Interest - Aggregate
\$ 10,000	Computer Fraud-Customers' Interest-Aggregate (\$1,000/customer)
\$ 10,000	Service Extension – Aggregate Limit
	<u>Property Deductibles</u>
\$ 100,000	Earthquake, or 3% whichever is the greater
\$ 25,000	Flood
\$ 1,000	Cyber Expense – Privacy Breach Expenses
\$ 5,000	All Other Losses, including Sewer Back-Up

PROPERTY COVERAGE - continued

LIMIT	DESCRIPTION
	<u>Commercial Edge Plus – Property Extensions</u>
INCLUDED	Building By-Laws; Blanket Glass; Inflation Protection
\$2,000,000	Newly Acquired Buildings
IF SELECTED	Stated Amount Co-Insurance Waiver
\$ 50,000	Fire Department Service Charges
\$ 50,000	Master Key Coverage
\$ 50,000	Outdoor Signs
\$ 50,000	Professional Fees
INCLUDED	Replacement Cost
\$ 100,000	Accounts Receivable
\$ 500,000	Contents at Newly Acquired Locations
\$ 100,000	Contents at Unnamed Locations
\$ 50,000	Stock Spoilage – Interruption of Services to the Premises
\$ 25,000	Courier & Parcel Post
\$ 100,000	Computer Equipment
\$ 50,000	Computer Equipment – Media
\$ 50,000	Computer Equipment – Breakdown
\$ 50,000	Exhibition Floater
\$ 50,000	Installation Floater
INCLUDED	25% - Peak Season Increase
INCLUDED	Personal Property of Officers & Employees
\$ 50,000	Sales Samples
\$ 50,000	Property in Transit
\$ 100,000	Valuable Papers & Records
\$ 100,000	Fine Arts
\$ 50,000	Land & Water Pollution Clean Up
INCLUDED	Roadways, Walkways, Parking Lots
INCLUDED	Growing Plants, Trees, Shrubs, or Flowers
\$ 10,000	Arson & Burglary Reward
\$ 50,000	Automatic Fire Suppression Recharge Expense
\$ 25,000	Newly Acquired Contents of Every Description
\$ 5,000	Building Damage by Theft
	Commercial Condominium Unit Owners Supplemental Coverage:
\$ 10,000	A. Contingent Condominium Unit
\$ 10,000	B. Special Loss Assessments
\$ 25,000	C. Betterments & Improvements
\$ 10,000	Bailee's Customers
\$ 100,000	Brands & Labels
\$ 50,000	Catch-All Clause
\$ 50,000	Common Elements Contents or Common Area Contents
INCLUDED	Common Expense
\$ 10,000	Confiscation or Seizure of Property
INCLUDED	Debris Removal
\$ 50,000	Deferred Payment Plan Stock
\$ 50,000	Expediting Expenses
\$ 5,000	Furs, Fur Garments, Jewels & Jewellery
\$ 10,000	Inventory Preparation Expense

PROPERTY COVERAGE – continued

LIMIT	DESCRIPTION
	<u>Commercial Edge Plus – Property Extensions</u>
\$ 50,000	Office Business Contents
\$ 25,000	Precious Metals
\$ 25,000	Proof of Loss Preparation Costs
\$ 5,000	Tool Floater
\$ 50,000	Trustees Fees
\$ 50,000	Unit Owners Property in Custody – per occurrence (\$2,500/Owner)
	<u>Additional Endorsements</u>
	Cyber Expense Endorsement
\$ 25,000	Privacy Breach Expenses
\$ 25,000	Cyber Expense – Business Interruption
\$ 25,000	Cyber Legal Expense Endorsement

LIABILITY COVERAGE

LIMIT	DESCRIPTION
	<u>Commercial General Liability – Occurrence Form</u>
\$10,000,000	Bodily Injury and Property Damage – each occurrence
\$10,000,000	General Aggregate
\$20,000,000	Personal Injury & Advertising Liability
\$10,000,000	Products & Completed Operations – aggregate limit
\$ 25,000	Medical Payments – any one person
\$ 1,000,000	Tenants' Legal Liability- broad form
\$ 250,000	Fungi or Spores
	Commercial Edge Plus Coverage Extensions, including:
INCLUDED	Employer's Liability
\$ 2,000,000	Employee Benefits – Aggregate
\$ 10,000	Employment Practices Liability
\$ 25,000	Limited Environmental Liability – incl. Clean Up Costs – Aggregate
\$ 5,000,000	Non-Owned Automobile, including:
\$ 75,000	SEF 94 – Legal Liability for Damage to Hired Automobiles
	SEF 96 – Contractual Liability
	OEF 98b – Reduction of Coverage for Lessees
	SEF 99 – Excluding Long Term Leased Vehicles
	<u>Commercial General Liability Deductibles</u>
\$ 1,000	Property Damage – per occurrence
\$ 1,000	Tenant's Legal Liability
\$ 1,000	Employment Practices Liability
\$ 1,000	Limited Environmental Liability
\$ 500	SEF 94 – Legal Liability for Damage to Non-Owned Automobiles
	<u>Condominium Directors & Officers Liability – Claims Made Form</u>
\$ 5,000,000	Per Claim Limit
\$ 5,000,000	Aggregate Limit
	<u>Directors & Officers I Liability Deductible</u>
\$ NIL	Each Claim

CLIENT RESPONSIBILITIES

Changes and Development:

In your own interest and to assist us in maintaining an up-to-date insurance program, please advise our office of any material alterations which may include:

- Acquisitions of new companies and/or mergers
- Purchase, construction or occupancy of new premises; alterations, temporary vacancy, extension or demolition of existing premises
- Increase in value in excess of insured limits for buildings, equipment and contents
- Removal of stock or equipment to new locations
- Hire, lease or borrowing of equipment
- Contractual liabilities
- Granting of indemnities or Hold Harmless Agreements
- Changes in processes, occupancy, products or extension of activities
- Proposed installation of Equipment
- Alteration, amendment to or disconnection of fire or burglary protection systems
- Use of aircraft or waterborne craft except for ordinary travel
- Transportation to Foreign countries

Contracts & Construction Works:

Early advice of development projects during the planning stages will enable us to recommend:

- A sound and economical approach to construction insurance
- Appropriate indemnity and insurance clauses for your protection
- Standard of fire protection, safety and security

Claims:

Any incident likely to give rise to a claim should be reported to our office immediately.