

CERTIFICATE OF INSURANCE

This is to certify that Insurance as described hereunder has been arranged for the Insured named herein on whose behalf this certificate is executed. This certificate is issued as a matter of information only and imposes no liability upon the insurer, in accordance with the terms and conditions of the policies as issued.

INSURED: Condominium Corporation No. 0513297 Known as 3111 Varsity

**ADDITIONAL INSURED AS
PROPERTY MANAGER:** Renaissance Management Corporation Limited

MAILING ADDRESS: 203, 110 Country Hills Landing NW, Calgary, Alberta T3K 5P3

RISK ADDRESS: 3111 - 34th Avenue NW, Calgary, Alberta T2L 0Y2

EFFECTIVE DATE: July 15, 2025

EXPIRY DATE: July 15, 2026

A) PROPERTY - Insurance Company: Wawanesa Mutual Insurance Company & Subscribers – Policy # AJG01162-PRO

All Risks, Replacement Cost, Broad Form Condominium Wording, No Co-Insurance, By-Laws Extension.
Including Improvements & Betterments where required per Condominium By-Laws Extension

Deductibles as follows: All Losses **\$10,000.00** Except: Sewer Back-Up & Water Damage **\$25,000.00**
Earthquake **5% of Insured Values/Min. \$100,000** Flood **\$25,000.00** Wind/Hail Damage **10% of Loss/Min. \$25,000.00**

Property of Every Description: **\$48,206,000.00**

Unit Betterments and Improvements: **\$1,500,000.00**

B) GENERAL LIABILITY – Insurance Company: Wawanesa Mutual Insurance Company- Policy # AJG01162-LIA

Limit: **\$20,000,000.00** Bodily Injury/Property Damage, **\$1,000.00** Deductible

C) CRIME – Insurance Company: Wawanesa Mutual Insurance Company – Policy # AJG01162-CRM

Limit: **\$1,000,000.00** Employee Dishonesty (Fidelity Bond)

D) EQUIPMENT BREAKDOWN – Insurance Company: Millennium Insurance Corporation – Policy # AJG01162-EBI

Direct Damage, Limit Per Accident, Standard Comprehensive Form; By-Laws; Repair or Replacement included
Deductible: **\$2,500.00** All Losses

Direct Damage: **\$49,706,000.00**

E) DIRECTORS & OFFICERS – Insurance Company: Berkley Canada – Policy # AJG01162-D&O

Limit: **\$20,000,000.00** Each Claim/Aggregate (Claims Made Basis), Retention: **\$0.00**

F) VOLUNTEER ACCIDENT – Insurance Company: Berkley Canada – Policy # AJG01162-ACC

Limit: **\$200,000.00** Accidental Death & Dismemberment

G) LEGAL EXPENSE – Insurance Company: Lloyds Underwriters – Policy # AJG01162-LEG

Limit: **\$250,000.00** Civil Defence, Criminal Defence, Personal Injury, Property Disputes, Defence of Disputes with Owners, Debt Recovery, Contract Disputes, and Tax Disputes (Claims Made Basis)

H) TERRORISM – Insurance Company: Lloyds Underwriters – Policy # AJG01162-TER

Limit: **\$500,000.00** Property Damage Each Occurrence & Aggregate
\$1,000.00 Deductible

LOSS PAYABLE:

This certificate is subject to all other terms, conditions and exclusions of the formal policy. Loss, if any, shall be payable in accordance with the provisions of the provincial legislation under which the "Condominium Corporation" is constituted.

Arthur J. Gallagher Canada Limited

Dated: July 11, 2025

Per: Michael Boisclair, FCIP, CRM

E & O.E

Authorized Representative