



Strata Shield Certificate of Insurance

Date: March 7, 2024

This Is To Certify To: The Owners of Strata Plan BCS2237 - Galleria II, 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 BCS2237 - Galleria II
Insured Location(s): 5649 & 5689 Kings Road, Vancouver, BC V6T 1K9
Policy #: CS619570

Term: March 08, 2024 to March 08, 2025
 12:01 am Standard time at the mailing address of the named insured

Certificate Effective Date: March 8, 2024

Additional Insured: Metrowest Building Services Ltd, 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

COVERAGE	DEDUCTIBLE	LIMIT AMOUNT
All Property - All Risk, Stated Amount, Replacement Cost	\$10,000	\$12,984,000
Water and Sewer Back Up	\$25,000	Included
Flood	\$25,000	Included
Earthquake	15% min \$100,000	Included
Crime	\$1,000	\$10,000



Liability

COVERAGE	DEDUCTIBLE	LIMIT AMOUNT
Commercial General Liability – per occurrence/aggregate	\$2,500	\$5,000,000
Bodily Injury & Property Damage Liability	\$2,500	\$5,000,000
Products & Completed Operations (Aggregate)	\$2,500	\$5,000,000
Personal Injury Liability	\$2,500	\$5,000,000
Directors & Officers Liability – Claims Made, per occurrence/aggregate	\$1,000	\$2,000,000

Other Coverage

COVERAGE	DEDUCTIBLE	LIMIT AMOUNT
BI&I Equipment Breakdown	\$1,000	Included
Arag Legal Expense	Nil	\$200,000 per claim \$1,000,000 aggregate
Glass	\$500	Included

*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.