




CONDOMINIUM CERTIFICATE OF INSURANCE			
NAMED INSURED: Condominium Corporation No. 0924818 o/a MacEwan Gardens II			
MAILING ADDRESS: c/o KDM Management Inc., 210 - 150 Carleton Drive, St. Albert, AB T8N 6W2			
POLICY PERIOD: From: October 1, 2024 To: October 1, 2025 12:01 AM standard time at the Postal Address of the Insured			
INSURED LOCATION: 263 MacEwan Road SW, Edmonton, Alberta T6W 0C4			
CONSTRUCTION: Frame Year Built: 2009 Building(s): 1 Square Feet: 154,030			
OCCUPANCY: Apartment Residential Units: 149 Commercial Units: 0 Story(s): 4			
Insurance is provided, subject to Declarations, along with Supplementary Declarations, Policy Conditions, Forms, Riders and Endorsements, if any, issued to form part thereof, complete the Policy.			
SCHEDULE OF INSURANCE			
	COVERAGE	DEDUCTIBLE	LIMIT
SECTION I	PROPERTY		
	All Property	\$50,000	\$42,555,000
	Sewer Back-up Coverage	\$50,000	Included
	Water Damage	\$50,000	Included
	Flood Damage	\$50,000	Included
	Earthquake Damage	5% / \$100,000 Min.	Included
SECTION II	COMMERCIAL GENERAL LIABILITY		
	Each Accident or Occurrence	\$1,000	\$10,000,000
SECTION III	COMMERCIAL UMBRELLA LIABILITY		
	Each Accident or Occurrence Limit	\$1,000	\$10,000,000
SECTION IV	DIRECTORS & OFFICERS LIABILITY		
	Each Loss Limit (Claims Made Basis)	\$Nil	\$2,000,000
SECTION V	EXCESS DIRECTORS & OFFICERS LIABILITY		
	Each Loss Limit (Claims Made Basis)	\$Nil	\$18,000,000
SECTION VI	COMPREHENSIVE CRIME		
	Employee Dishonesty Form A	\$Nil	\$1,000,000
SECTION VIII	EQUIPMENT BREAKDOWN		
	Direct Damage	\$1,000	\$42,555,000
	Expediting Expenses		Included
	Extra Expense		\$50,000
LOSS IF ANY PAYABLE TO:	Lenders and Mortgage Companies are referred to the provisions of the Alberta Condominium Property Act, Chapter C22, of the Revised Statutes of Alberta 2000; and to the by-laws of the above referenced Condominium Corporation with respect to placement of insurance, disbursement and utilization of the insurance proceeds. (The Standard Mortgage Clause is applicable unless Special Mortgage Clause attached)		

LIST OF INSURERS/SERVICE PROVIDERS		
Insurance Company/Service Provider	Section	Policy No.
As per Subscribing Insurance Companies on file with HUB International Insurance Brokers	Property	C00908313
	Commercial General Liability	BINDER
	Excess Commercial Liability	BINDER
	Directors & Officers	BINDER
	Excess Directors & Officers	BINDER
	Comprehensive Crime	BINDER
	Equipment Breakdown	CMP81651422 - 1659173

THIS POLICY CONTAINS A CLAUSE(S) THAT MAY LIMIT THE AMOUNT PAYABLE

In witness whereof the Insurer has executed and attested these presents, but this Policy shall not be valid unless countersigned by a duly Authorized Representative of the Insurer

Dated: September 27, 2024

Per: 
(Authorized Representative) - Dawn Mitchell

Per: 
(Authorized Representative) - Marvin Pawlivsky

This is to certify that the policy of insurance as described above has been arranged through this office for the Condominium Corporation named above for whom this certificate is executed. The issuance of this certificate does not impose any responsibility upon HUB International Insurance Brokers or the Insurer(s) to maintain the coverage stated or advise of the termination of any policies beyond that required by the terms and conditions of these policies.