



CERTIFICATE OF INSURANCE FOR CONDOMINIUM UNIT OWNERS

INSURER: Intact Insurance Company Canada
Aviva Insurance Company

MAILING ADDRESS: Carleton Condominium Corporation # 63
3691 Albion Road South, Ottawa, Ontario K1T 1P2

LOCATION OF RISK: 3691 Albion Road South, Ottawa, Ontario K1T 1P2

AMOUNT OF INSURANCE: A) \$37,049,985 Building and contents of every description
B) \$2,000,000 Commercial General Liability
C) \$2,000,000 Directors and Officers Liability

LOSS PAYABLE: All registered mortgagees and all registered unit owners as they may appear from time to time

POLICY TERM: March 31, 2023 to March 31, 2024

A) DIRECT DAMAGE INSURANCE

The company named above hereby covers the insured for the perils of insurance described, subject to their terms and conditions of policy # CA5024875 with INTACT and AVIVA Insurance Company and its attached forms. This certificate verifies that full Insurance to value based on replacement cost, as provided by the insured at the inception of the policy, has been effected on all building owned by the corporation , excluding individual owners improvement made beyond the Standard unit.

Deductibles: \$25,000, Sewer Backup \$25,000; Flood \$25,000; WATER DAMAGE DEDUCTIBLE \$50,000 Earthquake 5%/\$100,000.min.

B) LIABILITY INSURANCE

This Certificate further verifies that the interest of the Carleton Condominium Corporation # 63 and the person who from time to time become owners of the individual units as their interest may appear from time to time are covered for insurance under policy #CA5024875 with INTACT Insurance Company. Such policy provides protection for claims arising out of the ownership of the property described above. It should be noted that the liability coverage does not, in any way, provide personal liability insurance for the individual unit owner or occupants.

Deductible: \$1,000.00 Property damage

C) DIRECTORS & OFFICERS LIABILITY

This Certificate further verifies that The Directors and Officers of the Carleton Condominium Corporation # 63 are covered under policy #CA5024875 with INTACT Insurance Company for Professional Liability due to their wrongful acts.

Deductible: \$2,500.00

This policy may be cancelled on written consent of the Condominium Corporation or sixty (60) days notice by the insurer in accordance with the cancellation clause contained in each policy.

It is understood that this certificate does not purport to describe all of the terms and conditions of the policies described above. Reference should be made to the master policy provided by the Board of Directors of the Condominium Corporation.

In witness whereof, the insurer, through their duly authorized representative for this purpose have executed and signed this agreement.

Date: April 27, 2023

Authorized Representative

Arthur J. Gallagher Canada Limited