



1167 Kensington Crescent Northwest, Suite 200, Calgary, AB T2N 1X7  
 T. 403-451-4132 | 1-888-451-4132 F. 403-313-3365

## CERTIFICATE OF INSURANCE N° 2024-001

**THIS IS TO CERTIFY TO:** Condominium Corporation No. 1122235, known as RIVER PARK GLEN, 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 Condominium Property Act and/or the Property Manager and/or the Contract Manager for the Condominium 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 effected to cover as shown below:

<b>NAMED INSURED:</b>	Condominium Corporation No. 1122235, known as RIVER PARK GLEN
<b>ADDITIONAL INSURED:</b>	On-Site Solutions Inc., as Property Manager and only arising out of the operations of the Named Insured.
<b>LOCATION ADDRESS:</b>	21 MacDonald Drive, Fort McMurray, AB T9H 4H4
<b>OPERATIONS:</b>	Condominium Corporation

As described herein, insurance has been arranged through this office for the Insured Named above on whose behalf this Certificate is executed, and we hereby certify that such insurances are in full force and effect as for which a policy number, period and limits are shown:

TYPE	INSURER	POLICY NO.	POLICY PERIOD <small>(12:01 a.m. standard time at the mailing address of the Insured as stated herein)</small>	LIMIT OF INSURANCE
All Property	Participation Insurers: As contracted by BFL CANADA Risk and Insurance Services Inc. (Authority: BFL CANADA Risk and Insurance Services Inc.)	BFL041122235	January 31, 2024 to January 31, 2025	\$166,600,000 "All Risk", Stated Amount Co-Insurance, Replacement Cost
Unit Owner Improvements and Betterments	NOT COVERED	NOT COVERED	NOT COVERED	NOT COVERED
Employee Dishonesty – Form A (Fidelity Bond)	As Per Policy Declaration Page	BFL041122235	January 31, 2024 to January 31, 2025	\$1,000,000 Limit
Commercial General Liability	As Per Policy Declaration Page	BFL041122235	January 31, 2024 to January 31, 2025	\$30,000,000 Each occurrence
Directors and Officers Liability <i>(Claims Made Form)</i>	As Per Policy Declaration Page	BFL041122235	January 31, 2024 to January 31, 2025	\$20,000,000 Limit of Liability and Aggregate
Equipment Breakdown	As Per Policy Declaration Page	BFL041122235	January 31, 2024 to January 31, 2025	\$166,760,450 Standard Comprehensive Policy

**ADDITIONAL INFORMATION:** This Certificate is issued specifically with respect to the following unit: **ALL UNITS**

**DEDUCTIBLES:**

\$250,000 All Other Losses      \$250,000 Water      \$250,000 Sewer Back-Up      5% Earthquake subject to (Minimum \$100,000)      \$500,000 Flood      \$250,000 Hail

**MORTGAGE HOLDER / LOSS PAYABLE:** Lenders and Mortgage Companies are referred to the provisions of the Alberta Condominium Property Act being Chapter C-22 of the Revised Statutes of Alberta 2000, and to the By-Laws of the above referenced Condominium Corporation with respect to placement of insurance and disbursement and utilization of insurance proceeds.

It is hereby understood and agreed that **CWB Maximum Financial Inc, 30 Vogell Road, Unit 1Richmond Hill ON L4B 3K6** Canada are First Mortgagee and Loss payable with respect to the above-noted location, as their interests may appear.

It is further understood that **CWB Maximum Financial Inc.** is added as Additional Insured on the above noted Commercial General Liability policy but only with respect to liability arising out of the above location for which the Named Insured is liable

This certificate is issued as a matter of information only and is subject to all the limitations, exclusions and conditions of the above-listed policies as they now exist or may hereafter be endorsed.

Should one of the above-noted policies be cancelled before the expiry date shown, notice of cancellation will be delivered in accordance with the policy provisions. Limits shown above may be reduced by Claims or Expenses paid.

As brokers, we are bound to remind you that insurance transactions between an Insured and an Insurer are based on good faith. To safeguard your insurance coverage and comply with policy conditions, you have an obligation, for the entire policy term, to promptly notify your Insurer of all changes relevant to the risk which might affect the Insurer's decisions as to coverage and premium. Please be aware that if you do not disclose all such information, Insurers may have the right to void the policy in its entirety, or sections thereof which may lead to claims not being covered. Please advise us of any material change so that we may notify your Insurer accordingly. If you have any questions, please do not hesitate to contact us.

**BFL CANADA Risk and Insurance Services Inc.**



Signed in Calgary on January 23, 2024

Per: \_\_\_\_\_

Authorized Representative - Angela Colabella