



CONDOMINIUM CERTIFICATE OF INSURANCE	
NAMED INSURED:	CONDOMINIUM CORPORATION NO. CDE6837 o/a GRANDIN VILLAGE PHASE I
PROPERTY MANAGEMENT COMPANY:	KDM Management Inc
MAILING ADDRESS:	C/o: KDM Management Inc., #210, 150 Carleton Drive, St. Albert, AB T8N 6W2
POLICY PERIOD:	From: October 1, 2021 To: October 1, 2022 12:01 AM standard time at the Postal Address of the Insured
INSURED LOCATION:	1 - 157 Grandin Village, St. Albert, AB T8N 2J3
CONSTRUCTION:	Type: Frame Storey(s): 2 Building(s): 7
OCCUPANCY:	Residential Units: 115 Commercial Units: 0
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.	

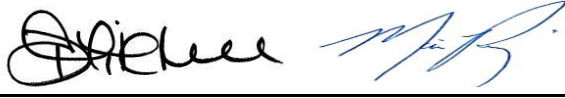
SCHEDULE OF INSURANCE			
	COVERAGE	DEDUCTIBLE	LIMIT
SECTION I	PROPERTY		
	All Property	\$50,000	\$32,925,000
	Sewer Back-up Coverage	\$50,000	Included
	Subsurface Damage	\$50,000	Included
	Water Damage	\$50,000	Included
	Flood Damage	\$50,000	Included
	Earthquake Damage	5% / \$100,000 min	Included
SECTION II	COMMERCIAL GENERAL LIABILITY		
	Each accident or occurrence		\$10,000,000
	Per occurrence Property Damage	\$2,500	
SECTION III	COMMERCIAL UMBRELLA LIABILITY		
	Each accident or occurrence Limit	\$10,000	\$10,000,000
SECTION V	DIRECTORS & OFFICERS LIABILITY		
	Each Loss Limit (Claims Made Basis)	\$1,000	\$2,000,000
SECTION VI	EXCESS DIRECTORS & OFFICERS LIABILITY		
	Limit	\$1,000	\$18,000,000
SECTION VIII	COMPREHENSIVE CRIME		
	Employee Dishonesty Form A	\$500	\$1,000,000
SECTION IV	EQUIPMENT BREAKDOWN		
	Direct Damage	\$1,000	\$32,925,000
SECTION X	VOLUNTEER ACCIDENT		
	Specific Loss Accident Indemnity		\$200,000
SECTION XI	LEGAL EXPENSES		
	Limit of Indemnity Any One Claim (Claims Made Basis)		\$250,000
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	KDM1659192
	Commercial General Liability	KDM1659192
	Commercial Umbrella Liability	KDM1659192
	Directors & Officers	KDM1659192
	Excess Directors & Officers	BSP80026
	Comprehensive Crime	BSP80026
	Equipment Breakdown	81664991
	Volunteer Accident	HUBP1000
	Legal Expense	BSP80026

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

This Policy shall not be valid unless countersigned by a duly Authorized Representative of the Insurer

Dated: September 29, 2021

HUB International Insurance Brokers
Per: 
(Authorized Representative)

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.

This certificate is for information purposes 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. If there is a discrepancy between this certificate and the policy documents the policy documents shall prevail.

September 29, 2021

CONDOMINIUM CORPORATION NO. CDE6837 o/a GRANDIN VILLAGE PHASE I
C/o: KDM Management Inc., #210, 150 Carleton Drive, St. Albert, AB T8N 6W2

ATTENTION: Board of Directors and all Members

RE: Condominium Property Act – Notification of Insurance Coverage Changes

As per Section 48 of the Condominium Property Act of Alberta we hereby give you notice of the following changes effective
CONDOMINIUM CORPORATION NO. CDE6837 o/a GRANDIN VILLAGE PHASE I

- * Amount of Deductible
 - All losses amended to \$50,000.00
 - Sewer Back Up / Water Damage amended to \$50,000.00
 - Flood amended to \$50,000.00
 - Earthquake amended to 5% / \$100,000 min

- * Please note the following additions to the Permitted Exclusions
Communicable Disease Endorsement

- * The Replacement Value has been amended to \$32,925,000.00 as per appraisal received in our office or due to inflation.