

West ULC dba
Brokers
BC V2P 6R5
(604) 703-7092

HUB International Canada
HUB International Insurance
8346 Noble Road, Chilliwack,
Telephone: (604) 703-7070 Fax:

StrataComplete/CondoComplete Insurance Program
APPLICATION FOR INSURANCE
Condominium/Strata Non Profit Directors & Officers Liability Insurance

PLEASE READ CAREFULLY: THIS IS AN APPLICATION FORM FOR A CLAIMS MADE POLICY. IF POLICY IS ISSUED, IT WILL COVER ONLY CLAIMS FIRST MADE AGAINST THE INSURED AND REPORTED TO THE INSURER DURING THE POLICY PERIOD. DEFENCE COSTS ARE INCLUDED WITHIN THE LIMITS OF LIABILITY.

1) Name of Applicant: Whitehorse Condominium Corporation #124 o/a Lansing Point

Address: 134 Seine Sq, Whitehorse YT Y1A 3C3

2) Date of incorporation:

3) Jurisdiction: Alberta

(A) General Information

i. Is the condominium or strata corporation in arrears of its payments of monies payable to the Canada Revenue Agency or the Provincial Ministries of Revenue, including source deductions, G.S.T. and P.S.T.?

Yes No

ii. Is the corporation currently, or has it at any time during the past three years, been in breach of any of its debt covenants or loan agreements?

Yes No

iii. During the past three years has any auditor rendered a "going concern" opinion for the financial statements of the corporation?

Yes No

If YES to any of the above, please attach full details.

iv. For the most recent consolidated fiscal year-end please provide the following information:

(a) Fiscal Year End Date: SEE ATTACHED FINANCIALS

(b) Total Assets:

(c) Total Revenues:

(d) Total Liabilities:

v. What was the date of the last reserve fund study?

vi. What is the name of the firm who prepared the reserve fund?

vii. Was the reserve fund deemed adequate by the Board of Directors?

viii. What is the number of board members required by the bylaws? How many unit owners sit on the board?

ix. Was the last Annual General Meeting held within 6 months of the corporations fiscal year end? Yes No

(B) Current Coverage or Previous Insurance

COVERAGES	INSURANCE COMPANY	LIMIT OF LIABILITY	DEDUCTIBLE	POLICY EFFECTIVE DATES	PREMIUM
D&O	Lloyds Underwriters as per Contract No. B0621P33125623	\$ 20,000,000	Nil		
Liability	Lloyds Underwriters as per Contract No. B0621P33125623	\$ 5,000,000	\$ 1,000		

i. During the past three years has any Directors and Officers liability insurance similar to that now applied for ever been declined, cancelled or non-renewed? Yes

ii. During the past three years has any written notice of claim, or potential claim, been made under the provisions of any Directors and Officers liability insurance? Yes No

4. Year condominium was built: 2008

Is it a conversion? Yes No

5. a) Type of condominium: apartment style complex

b) Total number of units: 40 Total number of unsold units: 6

c) Total number of units rented by unit owners: 1

d) Total number of units rented by corporation: 0

6) a) Any Commercial mercantile occupancy: Yes No yes total number of units:
 b) Total number of rented/leased units: Total number of sold units:
 c) Describe type of occupancies:

7) Are the affairs of the applicant handled by:
 a) Employees: Yes No
 b) Unit Owners: Yes No
 c) A managing agent: Yes No (If yes please provide name and address) *Gray Management services*
 d) Others, please specify: *105 copper rd.*

8) a) Describe any recreational facilities that exist or that are planned:
 b) Is the operation of these facilities under the control of the applicant? Yes No
 c) Are any recreational facilities leased to the applicant? (If yes, please specify) Yes No

9) The officer of the corporation designated to receive any or all notices from the insurer or their representative concerning this insurance is:
 Name: Gray Management
 Address: 134 Seine Sq Suite 111, Whitehorse YT Y1A 3C3

10) Has any director & officers liability insurance on behalf of the corporation been declined, cancelled or not renewed:
 Yes No
 If yes, indicate company, date and reason for termination of declination:

11) a) Do any board members hold positions with any business employed by the condominium corporation or hold positions with the management of the condominium corporation: Yes No
 (If yes please provide details)

b) Is the developer on the board? Yes No

12) Has the corporation initiated any legal action against any member of the corporation? Yes No
 If yes, please indicate the date and nature of the legal action and the present status of the action:

13) Are minutes of all board meetings kept? Yes

14) a) Name of auditor or accountant:
 b) How often is an audit done?

15) List of directors and officers

Name	Position	Director/Officer since	Unit owner yes/no
SEE ATTACHED			
<i>Ted Staffen</i>	<i>President</i>	<i>2022</i>	<i>yes</i>
<i>Bill Geer</i>	<i>V.P</i>	<i>2024</i>	<i>yes</i>
<i>Mike McCann</i>	<i>Treasurer</i>	<i>2022</i>	<i>yes</i>

16) Limits of liability requested: \$ *\$20,000,000*

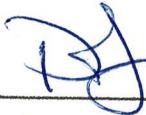
17) Has any claim been made or is now pending against the corporation or any of the directors or officers? Yes No
 If yes, please indicate date of claim, nature of claim and present status of claim:

18) Does any director or officer have any knowledge of any act, error or omission which might give rise to a claim against them?
 Yes No If yes please give details:

The undersigned declares that all directors and officers of the corporation have been notified as to the full content of questions 17 and 18 and have been required to attest with respect to their personal knowledge. That the responses are accurate. Without limitations to any other remedy available to the insurer. It is agreed that if there shall be knowledge of any such fact or circumstance, any claim or action subsequently emanating there from shall be excluded from coverage under the proposed insurance. The undersigned authorized officer of the corporation, on behalf of the directors and officers and the corporation, declares that to the best of his/her knowledge and belief the statements set forth herein are true.

The undersigned agrees that if any significant change in the conditions described in this application form is discovered between the date of this application form and the effective date of the policy, which renders this application form inaccurate or incomplete, notice of change will be reported immediately in writing to HUB International Canada West ULC dba HUB International Insurance Brokers, 8346 Noble Road, Chilliwack, BC V2P 6R5

The signing of this application does not bind the undersigned to purchase the insurance, nor does review of the applicant bind the insurance company to issue a policy. The undersigned further agrees, should a policy be issued, that this application and its attachments shall be attached to and form part of the policy.

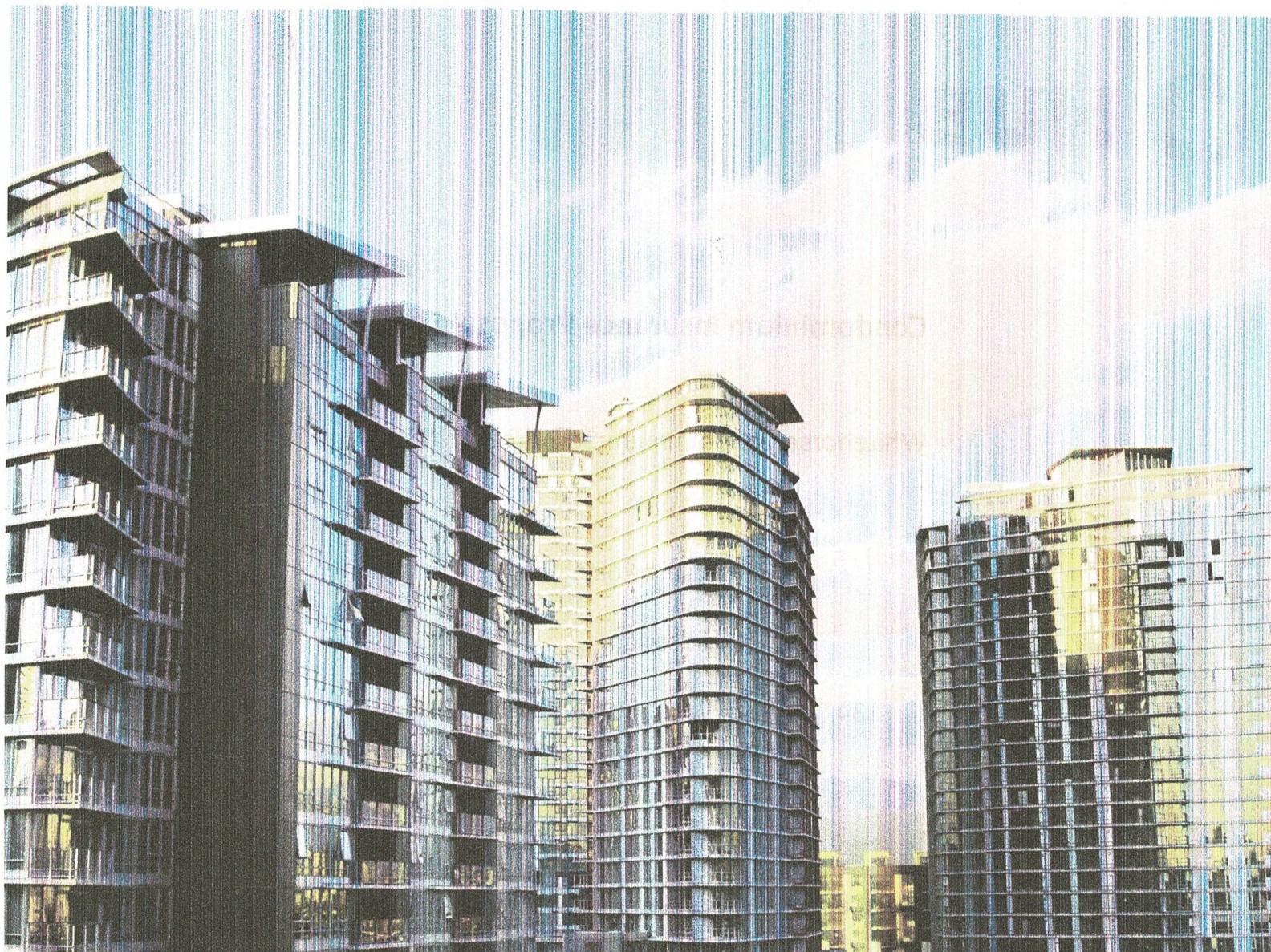
Signed: 

Date: (President or Chairman of the board of the corporation)

Submitted by: Agent Denali Gaetz
(Agent / Broker)

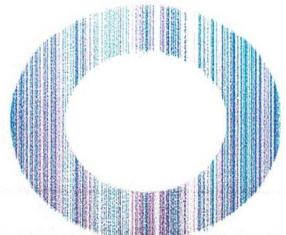
Date: Dec 23 2025

**NOTE: A COPY OF THE CORPORATIONS LATEST FINANCIAL STATEMENT AND A COPY OF THE BY-LAWS
MUST ACCOMPANY THIS APPLICATION**



HUB International Insurance Brokers

Condo Complete Insurance Proposal



HUB



Condominium Insurance Proposal For:

Whitehorse Condominium Corporation #124

o/a

Lansing Point

Location:

134 Seine Sq, Whitehorse YT Y1A 3C3

Coverages:

Property, Equipment Breakdown, Crime, General Liability, & Directors & Officers Liability,

Prepared By:
Gina Janke, CIP, CAIB
Commercial Account Manager
101-204 Lambert Street
Whitehorse, YT Y1A1Z4
gina.janke@hubinternational.com

Brent Bugg, CIP, CAIB
Senior Commercial Account Executive
101-204 Lambert Street
Whitehorse, YT Y1A1Z4
brent.bugg@hubinternational.com

Property

Stated Amount Co-Insurance

- Without this endorsement the policy reverts back to having a 90% co-insurance clause. Therefore, any partial losses where the total sum insured is less than 90% of the total amount that it would cost to repair or replace the entire structure with similar kind and quality, a co-insurance penalty is applied that is equal to the shortfall.

Underground Services Endorsement

- This endorsement provides coverage for underground property (except underground storage tanks) situated outside building foundations to the condo property line but services and connections of water mains, sewage, drainage or fire protection systems within the boundaries of building lots. Without this endorsement, this property is excluded.

Comprehensive Equipment Breakdown

- Provides coverage for boilers, fired and unfired pressure vessels and refrigerating systems
- Extends to include mechanical and electrical breakdown, including damage to transformers and electrical panels.
- Extension to cover \$100,000 for Extra Expense for the added cost of continuing "business as usual" by the use of alternate premises or facilities.

** Subject to Statement of Values or
Appraisal 2 years or younger*

Property Manager Extra Expense

- Pays for the additional time required for property manager to mitigate a loss or organize repairs when a major loss occurs.
- \$125 per hour up to \$750 per day (whichever is lesser) to a maximum of \$50,000.

Bylaws Protection

- Provides coverage for the increased cost arising from the enforcement of by-laws. Coverage is not restricted to rebuilding on the same site.

Crime

- Protects your assets, operating expenses and reserve fund against the following exposures:
- Employee Dishonesty - up to **\$5,000,000** limit
- Broad Form Money & Securities - up to \$10,000 per extensions
- Forgery or Alteration - up to \$10,000 per extensions
- Money Orders & Counterfeit Paper Currency - up to \$10,000 per extensions
- Credit Card Forgery - up to \$10,000 per extensions
- Social Engineering Fraud - \$5,000
- Covers theft from board members, employees and property managers

Comprehensive General Liability

- Limits available up to **\$20,000,000**
- Insures against all sums that you may become legally obligated to pay by reason of the liability imposed by law for damages because of bodily injury (to a third party) or property damage occurring during the policy period.
- Property Manager added as Additional Insured

Coverage Details:

- Includes contractual liability
- No general aggregate limit

Pollution Liability

- **\$1,000,000** Limit, **\$1,000,000** Aggregate
- Coverage includes defense and settlement for bodily injury and property damage to others resulting from a spill, discharge, emission, dispersal, seepage, leakage, migration, release or escape of "pollutants" from the insured premises.

Condo Directors & Officers Liability

- Limits available up to **\$20,000,000**
- Broader Definition of claims which includes demands for non-monetary relief and administrative proceedings
- Now includes Employee Practices Liability
- Broader definition of wrongful act
- Property Manager Extension
- Includes discrimination and failure to maintain adequate insurance

Condo Legal Expenses

- Access to legal advice via telephone or email
- Legal defense for investigations by health and safety
- Pursuit of legal rights of council members following bodily injury
- Contract disputes and debt recovery
- **Basic Coverage:** \$50,000 per occurrence \$250,000 aggregate
- **Standard Coverage:** \$100,000 per occurrence \$500,000 aggregate
- **Enhanced Coverage:** \$150,000 per occurrence \$500,000 aggregate
- **Enhanced Cover Plus:**
 - \$250,000 per occurrence \$1,000,000 aggregate
 - \$350,000 per occurrence \$1,000,000 aggregate
 - \$500,000 per occurrence \$1,000,000 aggregate

Volunteer Protection

- Limits up to **\$5,000,000**
- Protects against the act or series of acts, including the use of force or violence, of any person or groups, whether acting alone or on behalf of or in connection with any organization(s), committed for political, religious or ideological purposes including the intention to influence any government and/or to put the public in fear for such purposes.

Volunteer Accident

- Limits up to **\$250,000** Principal Sum with **\$1,000,000** Aggregate per person per event.
- Covers Council Members, Unit Owners and/ or Residents of the Insured complex who are authorized to do volunteer maintenance/ administration work on behalf of the insured premises
- Maximum Age limit to 80 years old
- Denture and bridgework benefit of \$1,000 now included
- Weekly Indemnity Benefit - Age limit 65 years old
- Extends to travel to and from off-site Condo meetings

Cyber

- Limits up to **\$250,000** available upon request.
- **Affordable.** Premiums for comprehensive coverage and limits of **\$50,000**.
- **Comprehensive.** Protects the insured for both first party and third party losses, providing coverage for system restoration costs, privacy breach expense, business interruption losses and third party liability losses.

Coverage Extensions

Additional Living Expenses	Max. \$50,000 per unit
Arson/Rewards	\$10,000
Change of Temperature or Humidity	Included
Condominium Maintenance Fees	Included
Consequential Loss	Up to \$100,000
Consequential Loss to Contracted Property Managers	Up to \$50,000. - \$125 per hour up to \$750 per day (whichever is less)
Debris Removal	Included
Earthquake Damage Assumption Clause	Subject to Policy Limits
Expediting Expense	\$100,000
Extra Expense	\$150,000
Fire Department Charges	\$50,000
Fire Suppression System Recharge	\$25,000
Flood	Subject to Policy Limits
Inflation Protection	Included
Key and Lock Replacement	\$25,000
Legal Fees, Costs and Disbursements	\$50,000
Money Coverage	\$5,000
Newly Acquired Property	Up to 15% of total property/not exceeding \$250,000
Personal Property	\$10,000
Trees, Shrubs, Plants and Lawns	\$5,000
Valuable Papers Records	\$100,000
Sewer Backup	Subject to Policy Limits
On "Premises" "Pollutant" Clean-up (Land and Water Pollution Cleanup)	\$10,000 Sub Limit
Property at Temporary Locations	\$10,000
Electronic "Data" Processing Systems	\$50,000
Accounts Receivable	\$50,000
Trustees Fees	\$50,000
Condominium Unit Owners Property	\$5,000
Newly Acquired Business Contents	\$50,000
Buildings and Business Contents at Newly Acquired Locations	Not more than \$2,000,000
Building Damage by theft	\$5,000 any one occurrence
Exterior Paving	\$50,000
Fine Arts	\$25,000
Eco-Friendly Rebuild Endorsement	\$50,000



HUB International Insurance Brokers

www.hubinternational.com

Proposal For: Whitehorse Condominium Corporation #124 o/a Lansing Point			
Property Location:	134 Seine Sq, Whitehorse YT Y1A 3C3		
Renewal Date:	January 1, 2026		
Description of Condo:	apartment style complex		
Additional Insureds:	Gray Management		
Insuring Agreements		Deductibles (\$)	Limits (\$)
PROPERTY COVERAGE			
Property, All Risks, Replacement Cost		\$10,000	\$14,700,000
90% Co-Insurance			Included
Stated Amount Co-Insurance (Subject to Appraisal 2 years or younger)			Included
Underground Services from Structures to Lot Line			
Water Damage		\$25,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains		\$25,000	Included
Earthquake Damage		5%, Min \$100,000	Included
Flood Damage		\$25,000	Included
Hail Deductible		\$25,000	Included
BLANKET EXTERIOR GLASS INSURANCE			
EQUIPMENT BREAKDOWN (BOILER & MACHINERY)			
Direct Damage Limit per Accident, Replacement Cost		\$5,000	\$14,700,000
Business Interruption/Extra Expense			
CRIME			
Coverage I Employee Dishonesty - Form A - Aggregate		Nil	\$1,000,000
Coverage II - Money & Securities - Aggregate		Nil	\$10,000
Coverage III, IV, and V - Forgery, Alteration, Money Orders &		Nil	\$10,000
Counterfeit, Paper Currency, Credit Card Forgery - Aggregate Limit Each			
Social Engineering Fraud		Nil	\$5,000
TERRORISM			
Protection from Property Damage due to an Act of Terrorism or Sabotage			Not Included
COMMERCIAL GENERAL LIABILITY			
Each Occurrence Limit		\$1,000	\$5,000,000
Coverage A - Bodily Injury & Property Damage Liability - Per Occurrence			Included
Products & Completed Operations - Aggregate			Included
Non-Owned Automobile - Per Occurrence			\$5,000,000
Limited Pollution Liability - Aggregate Limit			\$1,000,000
Employee Benefit Liability - Aggregate Limit			\$1,000,000
DIRECTORS & OFFICERS LIABILITY & EXCESS LIABILITY			
Claims Made Form		Nil	\$20,000,000
Discrimination Defense - Aggregate \$25,000			\$25,000
VOLUNTEER ACCIDENT INSURANCE			
Principal Sum -			Not Included
75% of Wage Weekly Accident Indemnity - Max \$1,500 (maximum 52 weeks)			
Accident Expenses - various up to \$10,000 (see policy wording) Dental Expense - \$5,000			
LEGAL EXPENSE			
Enhanced: Telephone legal advice and protection from employment, property and contract disputes, criminal prosecution and personal injury disputes			Not Included
Aggregate Limit:			
CYBER			
			Not included



HUB International Insurance Brokers

www.hubinternational.com

Premium Summary

Proposed Annual Policy Premium:	\$32,396
Policy Fee(s):	\$0
Total Payable Including Fee(s):	\$32,396
Minimum Retained Premium:	\$6,206

Participating Insurers:

As per subscribing insurers on file with HUB International Insurance Brokers.

5 Years Claim Summary:

No Claims

OR

As per claims history on file with HUB International Insurance Brokers



HUB International Insurance Brokers

www.hubinternational.com

CONTACT INFORMATION

Brent Bugg, CIP, CAIB

Senior Commercial Account Executive
101-204 Lambert Street
Whitehorse, YT Y1A1Z4
brent.bugg@hubinternational.com

GINA JANKE, CIP CAIB

COMMERCIAL ACCOUNT MANAGER
101 -204 Lambert Street
Whitehorse YT Y1A 1Z4
DIRECT: 1-867-322-5996

gina.janke@hubinternational.com



HUB International Insurance Brokers

www.hubinternational.com

PROPOSAL ACCEPTANCE

Whitehorse Condominium Corporation #124
o/a
Lansing Point

This proposal is an outline of the coverage's proposed by the respective insurers based on the information provided to us. It does not include all the terms, coverage's, exclusions, limitations or conditions of the actual contract language. The policies themselves must be read for those details.

We can confirm the values, schedules, and other information contained in the proposal are from our records and acknowledge it is our responsibility to see that they are maintained accurately.

I have reviewed and accept the policies and disclosures as outlined in this proposal.

Signature

A handwritten signature in blue ink, appearing to read 'HJ'.

Dec 23 2025

Date

Title

Agent

This proposal is intended to facilitate your understanding of the insurance program we have arranged on your behalf. In the event of a discrepancy, the terms and conditions of the formal policy documents to be issued shall govern. This is a proposal only and does not confirm coverage in place. Your formal instructions to place coverage are required.

Whitehorse Condominium Corporation #124 o/a Lansing Point
STATEMENT OF VALUES
January 1, 2026

**INSURER:
 POLICY NO.:**

NO.	LOCATION	BUILDING LIMIT	CONTENTS LIMIT	TOTAL
1	134 Seine Sq, Whitehorse YT Y1A 3C3 Type of Complex: apartment-style complex, Year Built: 2008, No. of Storey(s): 3, Construction Type: frame, Heating Type: electric, Square Footage: 19808, No. of Buildings: 2, Residential Units: 10, Commercial Units: 0	\$ 14,700,000	Not Included	\$ 14,700,000
TOTALS:		\$ 14,700,000	\$ 14,700,000	

Values shown above for Building(s) are based on the Cost of Rebuilding with new materials of similar kind and quality at today's prices following basis:

-Actual Cost: With deduction for actual physical depreciation only. (Book or market values are not appropriate)

-Replacement Cost: No Depreciation

The values shown above for Stock are based on Cost Price unless stated otherwise (if otherwise, please specify); The values shown above for Customer's Goods are based on Cost Price unless stated otherwise (if otherwise, please specify);

I/we hereby certify that the values given herein represent to the best of my/our knowledge and belief, the actual values of the property described, if to be insured on ACTUAL CASH VALUE BASIS; or cost of replacement of the property described, if to be insured on a REPLACEMENT COST BASIS.

The attention of the signatory is drawn to Statutory Condition #1 of the Fire Policy which reads as follows:
 Misrepresentation 1. If any person applying for insurance falsely describes the property to the prejudice of the insurer, or misrepresents or fraudulently omits to communicate any circumstance which is material to be made known to the insurer in order to enable it to judge of the risk to be undertaken, the contract shall be void as to any property in relation to which the misrepresentation or omission is material.

Dated: Dec 23/07 Signature: LJG Official Position: Agent
 Please sign and return.

NOTE: This form should be signed by a Senior Officer of the Corporation

