



## **Commercial Insurance Submission**

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Prepared especially for

***9353-9500 Québec inc. & 9391-6567  
Quebec inc***

through the facilities of

Racine & Chamberland Inc.

**Submitted by Ben Schwartz**

## Commercial Insurance Submission

### General Information



#### Broker

**Racine & Chamberland Inc.**

Main: (514) 722-3501

Fax: (514) 722-4122

Web Site: [www.racinechamberland.com](http://www.racinechamberland.com)

Email: [info@racinechamberland.com](mailto:info@racinechamberland.com)

Main: (514) 723-8093

Main: (514) 723-8093

Marketer: Ben Schwartz

Producer: Ben Schwartz

#### Applicant

**9353-9500 Québec inc. & 9391-6567 Quebec inc**

Main: (514) 424-5809

Email: [office@bluerockrealty.ca](mailto:office@bluerockrealty.ca)

#### Postal Address

699 Bloomfield Avenue

Outremont, Quebec H2V 3S2

#### Proposed Period of Coverage

From March 27, 2025 to March 27, 2026

#### Description of Business Operations

Commercial and residential building owner (39 apartments)

4 X 1 1/2

1 X 2 1/2

22 X 3 1/2

12 X 4 1/2

#### Liability

**In business since:**

**Related prior experience (number of years):**

**Number of full-time employees:**

**Covered by WCB:** Yes

**Annual gross receipts:**

**Canadian:** 100%

**Foreign:** 0%

**Annual Payroll:**

**Liquor liability exposure:** No

**Number of part-time employees:**

**Subtrades:**

**U.S.:** 0%

**Internet:**

## Commercial Insurance Submission

### Previous/Other Policies and Claims Summary



#### Previous/Other Policies

Has any insurer cancelled, declined or refused to renew or issue commercial insurance to the applicant within the past 5 years? No

#### Previous Policy

Type: Package Policy

Insurer: Totten Insurance Group

Term: March 27, 2024 to March 27, 2025

Policy No.: 10046562

#### Claims Summary

No losses or claims in the last 5 years

# Commercial Insurance Submission

## Coverages

Type of Coverage	Deductible	Co-Insurance	Limit/ Amount	Rate	Premium
<b>Property</b>					
<b>Building, Equipment and Stock (Broad Form)</b>	25,000	80%			
At Loc 1 (1734 - 1762 des Laurentides Boulevard, Vimont, Quebec)	25,000	80%			
Building	25,000	80%	7,350,000	_____	_____
Replacement Cost Endorsement					
Sewer Backup Endorsement	25,000		8,350,000	_____	_____
Flood Endorsement	25,000		8,350,000	_____	_____
Earthquake Shock Endorsement			8,350,000	_____	_____
Deductible percentage	10%				
<b>Extension of Coverages included</b>				_____	_____
<b>Rent or Rental Value (Broad Form) 18 months</b>		100%			
At Loc 1 (1734 - 1762 des Laurentides Boulevard, Vimont, Quebec)			1,000,000	_____	_____
<b>Equipment Breakdown</b>					
<b>Equipment Breakdown</b>					_____
Limit per accident					
At Loc 1 (1734 - 1762 des Laurentides Boulevard, Vimont, Quebec)	25,000		8,350,000		_____
<b>Liability</b>					
<b>Commercial General Liability (Occurrence Form) (IBC 04/98)</b>					
Products-completed operations included					_____
Aggregate limit					
Applies to products-completed operations only			5,000,000		
Each occurrence limit			5,000,000		
Personal injury limit			5,000,000		
Tenants' legal liability limit - Any one premises			250,000		
Medical expense limit - Any one person			50,000		_____
Property Damage Deductible Endorsement					
Per occurrence	1,000				
<b>Non-Owned Automobile Liability (SPF6)</b>			2,000,000		_____

# Commercial Insurance Submission

Location 1

## Address

1734 - 1762 des Laurentides Boulevard, Vimont, Quebec H7M 2P6

## Inspection Information

**Inspection:** This risk was not inspected

## Evaluation Information

**Evaluation:** This risk was not evaluated

## Building

**Year Built:** 1964

**Total Building Area:** 39805 ft<sup>2</sup>

**Stories:** 3

## Construction

**Walls:** Concrete panels on steel structure

**Covering:** Tar and gravel

**Basement:**

**Roof:** Steel Beam

**Floors:** Concrete panels on steel structure

**Building type:** Commercial

## Mechanical

**Electrical:** Breakers

**Plumbing:** Copper

**Heating:** Furnace (central)

**Fuel Used:** Natural Gas

## Building Renovations

**Electrical:** 2021

**Roof:** 2021

**Heating:** 2015

## Fire Protection

**Hydrants:** Within 150 meters

**Ext. Type:** Portable Extinguisher(s)

**Ext. Agent:**

**Standpipe and Hose:** No

**Fire Hall:** Within 5 kilometers

**Coverage:**

**Alarm:**

## Crime Protection

**Alarm:**

**Safe Type:**

**Exterior Windows Barred/Wire Mesh:** No

**Deadbolt:** Yes

**Safe Class:**

**Breakage Resistant Glass:** No

## Occupancies

**Insured:**

**Area Occupied:**

**Others:** Dépanneur, Jeweler, Retailer, Nail salon, Vape store, Barber shop, Hockey store, 2 restaurants, kindergarten, hookah bar, fish store

## Exposures Distance (meters) Occupancy

**Left:** Street

**Right:** Pharmaprix attached

**Behind:** Parking lot

**Front:** Parking lot

## Notes

Hot water = One central tank in the basement

## Commercial Insurance Submission

### Locations and Loss Payees



#### 1. 1734 - 1762 des Laurentides Boulevard, Vimont, Quebec H7M 2P6

Building (as per standard mortgage clause)

TD Bank

as Mortgagee

2220 Lapinière Boulevard Suite 100

Brossard, Quebec J4W 1M2