



INSURANCE COVER NOTE No.719 A

This Cover Note evidences that in consideration of payment to be made by the Insured of the premium specified the insurance stated below has been placed with the Insurer(s) named. This insurance may be terminated by the Insurer or Insured in accordance with the relevant provision of the Insurer's usual policy for this type of risk unless otherwise specified below.

Name and Mailing Address of Insured:

The Owners of Strata Plan LMS 3903 & LMS 3912
c/o Rancho Management Services (BC) Ltd.
#701-1190 Hornby Street
Vancouver, BC V6Z 2K5

Period: **From:** June 17, 2007 **To:** June 17, 2008
Both Dates to 12:01 am Standard Time at the address of the Insured as shown above.

Location No: 1. **LMS 3903:** 188 & 198 Aquarius Mews, 1111 & 1199 Marinaside Crescent,
289 Davie Street, Vancouver, BC

Interest Insured & Limits of Liability:

A. Property & Business Interruption:

\$ 95,252,000. Property of Every Description
\$ 25,000. Extra Expense (Sub-Limit)
\$ 10,000. Master Keys (Sub-Limit)
\$ 500,000. By-Laws (Sub-Limit)

Conditions: All Risks of direct physical loss or damage to property described at Location Risk shown above, including Flood and Quake – Replacement cost including By-Laws.

Special Conditions: Property additions, alterations and repairs are subject to a Limit of 10 %of limits of Liability with a maximum of \$500,000.; projects in excess of this sub-limit must be reported to the Insurer(s) prior to the commencement date.

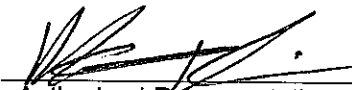
Exclusions: Asbestos Exclusion, Cyber (Data) Exclusion, Terrorism Exclusion, Mould/Fungi Exclusion

Deductibles: All Losses \$5,000. except: Water Damage & Sewer Back-up \$10,000.; Residential Glass Breakage \$250.; Commercial Glass Breakage \$1,000.; Master Key \$1,000.; Earthquake 10% of the Value of the Building(s) involved in the loss (Minimum \$250,000); Flood \$25,000.; Loss or damage caused by Illegal Drug Activity as defined under Standard Conditions \$50,000.

Loss Payable: To the Condominium Corporation (Subject to the Strata Property Act or similar statute in the province of jurisdiction)

Schedule of Subscribing Insurers:	Interest	Section	Policy No.	Premium
Commonwealth Insurance Company	50%	A	CDN2008	\$45,245.
St. Paul Fire & Marine Insurance Company	50%	A	CDN2008	\$45,245.
Total:				\$90,490.

Coverage is provided in accordance with the Insurer's standard policy wordings. This Insurance Cover Note automatically expires upon execution and delivery of a policy or upon the above expiration date whichever occurs first.


Authorized Representative
CMW Insurance Services Ltd.
700-1901 Rosser Avenue
Burnaby, BC V5C 6R6

LMS3903/CHR/LR



LOCATION 1 - RESIDENTIAL STRATA PROGRAM
Certificate of Insurance

Name of Insured & Mailing Address:
 The Owners of LMS 3903 & LMS 3912
 c/o Rancho Management Services (BC) Ltd.
 701 - 1190 Hornby Street
 Vancouver, BC V6Z 2K5

Name of Broker & Mailing Address:
 CMW Insurance Services Ltd.
 700-1901 Rosser Avenue
 Burnaby, BC V5C 6R6

Location of Risk: LMS 3903; 188 & 198 Aquarius Mews, 1111 & 1199 Marinaside Crescent,
 289 Davie Street, Vancouver, BC

Period of Insurance: June 17, 2007 to June 17, 2008
 Both dated to 12:01 am Standard Time at the address of the Insured.

Total Premium: \$12,558.

Coverage provided under this certificate is only for those coverages specified below and is subject to all terms, conditions, provisions, limitations and exclusions as set out in the Master Policies identified herein.

A. PROPERTY

Please refer to Policy No. CDN2008

B. BOILER & MACHINERY

Master Policy No. CDN 1932BM
 Insurance Company:

Premium (Section B): \$5,568.

Certificate No. CMW B0026

The Boiler Inspection & Insurance Company
 814 - 470 Granville Street
 Vancouver, BC V6C 1V5

Deductible (Section B):

\$2,500.

Loss Payable:

To the Condominium Corporation (Subject to the Strata Property Act or similar statute in the province of jurisdiction)

Waiver of Subrogation:	The Insurers rights of subrogation are waived against Rancho Management Services Ltd
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Section	Limits of Liability	Description of Coverages
B	\$95,252,000.	Comprehensive Boiler & Machinery, Including By-laws.
B	Not Covered	Gross Rents - 12 Months Indemnity (24 hours waiting period)
B	Included	\$50,000. Extra Expense

C. LIABILITY PROTECTION

Master Policy No. CMWLIA03/06
Insurance Company:

Deductibles (Section C):

Additional Named Insured:

Premium (Section C): \$4,067.

Certificate No. CMW C1633
St. Paul Fire & Marine Insurance Company
2500-650 West Georgia Street, PO Box 11542,
Vancouver, BC V6B 4N7

\$1,000. Bodily Injury and Property Damage Each Event
\$10,000. Limited Pollution Liability
Rancho Management Services Ltd
for their management of LMS 3903 & LMS 3912.

Section	Limits of Liability	Description of Coverages
C	\$10,000,000.	General Total Limit
C	\$10,000,000.	Aggregate, General Total Limit
C	\$10,000,000.	Non-Owned Automobile Liability
C	\$10,000,000.	Personal Injury and Advertising Injury Total Limit
C	\$10,000,000.	Products and Completed Work Total Limit
C	\$10,000,000.	Each Event Limit
C	\$10,000.	Medical Expense Limit
C	\$250,000.	Tenant Liability Limit
C	\$10,000,000.	Personal Injury Liability Limit
C	\$10,000,000.	Advertising Injury Liability Limit
C	\$1,000,000.	Limited Pollution Liability Limit
C	\$300,000.	Employers' Liability Limit
C	\$50,000.	Volunteer Accident Principal Sum (2/3 Weekly Gross Wages subject to maximum of \$500)
C	\$300,000.	Employee Benefits – Total Limit
C	\$300,000.	Employee Benefits – Each Wrongful Act Limit

D. PROFESSIONAL LIABILITY

Master Policy No. 501148987 (Section D1):
Master Policy No. 501148986 (Section D2):
Insurance Company:

Deductible (Section D1):

Deductible (Section D2):

Name of Insured (Section D2):

Premium (Section D): \$2,674.

Certificate No. CMW D0179
Certificate No. CMW E0179
ING Insurance Company of Canada
400-2955 Virtual Way, Vancouver, BC V5M 4X6

Nil

\$1,000.

Rancho Management Services Ltd

Section	Limits of Liability	Description of Coverages
D1	\$5,000,000.	Directors & Officers Liability (Errors & Omissions) Per Wrongful Act and Annual Aggregate
D1	Not Covered	Discrimination Defense Costs Per Unsuccessful Action or Complaint
D1	Not Covered	Discrimination Defense Costs – Annual Aggregate
D2	\$1,000,000.	Errors & Omissions Liability Per Wrongful Act and Annual Aggregate

E. CRIME PROTECTION

Master Policy No. CMWLIA03/06
Insurance Company:

Premium (Section E): \$249.
Certificate No. CMW C1633
St. Paul Fire & Marine Insurance Company
2500-650 West Georgia Street, PO Box 11542,
Vancouver, BC V6B 4N7
\$500.

Deductible (Section E):

Section	Limit of Liability	Description of Coverages
E	\$5,000.	Broad Form Money and Securities
E	\$25,000.	Employee Dishonesty Coverage - Form A, Comprehensive Dishonesty, Disappearance & Destruction Rider

The insurance provided by this individual Certificate is subject to all terms, conditions, provisions, limitations and exclusions of Master Policy Number, CMWLIA03/06, 501148987 and 501148986 and may be canceled by the Insurers by registered mail with thirty days notice or as provided by the Master Policy.

In the event of loss or damage or any change in risk, immediate notice must be given to the insurers or to the broker.

June 14, 2007

E&OE/ LMS3903/CHR/LR/RevSept1806


CMW Insurance Services Ltd.
(Authorized Representative)



LOCATION 1 - RESIDENTIAL STRATA PROGRAM Endorsement No. One

Name of Insured & Mailing Address:
The Owners of LMS 3903 & LMS 3912
c/o Rancho Management Services Ltd
701 - 1190 Hornby Street
Vancouver, BC V6Z 2K5

Name of Broker & Mailing Address:
CMW Insurance Services Ltd.
700-1901 Rosser Avenue
Burnaby, BC V5C 6R6

Location of Risk: LMS 3903:188 & 198 Aquarius Mews, 1111 & 1199 Marinaside Crescent 189
Davie Street Vancouver, BC

Endorsement Period: June 17, 2007 to June 17, 2008
Both dated to 12:01 am Standard Time at the address of the Insured.

Endorsement Premium: Nil

IT IS HEREBY UNDERSTOOD AND AGREED THAT:

With respect to Location One – LMS 3903 has been amended to read as follows and not as previously written:

188 & 198 Aquarius Mews, 1111 & 1199 Marinaside Crescent
& 189 Davie Street Vancouver, BC

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED

Schedule of Insurers

		<u>Interest</u>	<u>Premium</u>
Section B.	Certificate No. CMW B0026		
The Boiler Inspection & Insurance Company	Section B	100%	Nil
Section C.	Policy No. CMW C1633		
St. Paul Fire & Marine Insurance Company		100%	Nil
Section D1.	Master Policy No. 501148987		
Section D2.	Master Policy No. 501148986		
ING Insurance Company of Canada		100%	Nil
Section E.	Policy No. CMW C1633		
St. Paul Fire & Marine Insurance Company		100%	Nil

August 2, 2007
E&OE /CHR /LR
rev.12/03

CMW Insurance Services Ltd.
(Authorized Representative)



AMENDING INSURANCE COVER NOTE No.719 A

This Amending Cover Note evidences that the amendment(s) stated below has been placed with the Insurer(s) named. This insurance may be terminated by the Insurer or Insured in accordance with the relevant provision of the Insurer's usual policy for this type of risk unless otherwise specified below.

Name and Mailing Address of Insured:

LMS 3903 & LMS 3912
Rancho Management Services
#701-1190 Hornby Street
Vancouver, BC V6Z 2K5

Policy Period: From: June 17, 2007 To: June 17, 2008
Both Dates to 12:01 am Standard Time at the address of the Insured as shown above.

Location No: 1. LMS 3903: 188 & 198 Aquarius Mews, 1111 & 1199 Marinside Crescent,
189 Davie Street, Vancouver, BC

Amendment Description: Location of Risk

Effective Date: June 17, 2007

It is hereby understood and agreed that:

With respect to Location One – LMS 3903 has been amended to read as follows and not as previously written:

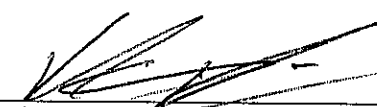
LMS 3903: 188 & 198 Aquarius Mews, 1111 & 1199 Marinside Crescent,
189 Davie Street, Vancouver, BC

All other terms and conditions of the policy remain unchanged.

Schedule of Subscribing Insurers:	<u>Interest</u>	<u>Policy No.</u>	<u>Nil Premium</u>
Commonwealth Insurance Company	50%	CDN2008	Nil
St. Paul Fire & Marine Insurance Company	50%	CDN2008	Nil

Total Nil Premium:

Coverage is provided in accordance with the Insurer's standard policy wordings. This Amending Cover Note automatically expires upon execution and delivery of the formal Policy Endorsement or upon the above expiration date whichever occurs first.



Authorized Representative
CMW Insurance Services Ltd.
700-1901 Rosser Avenue
Burnaby, BC V5C 6R6

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