



CMW Insurance Services Ltd.

700-1901 Rosser Avenue
Burnaby, BC V5C 6R6
Tel: 604-294-3301
Fax: 604-294-3003

INSURANCE COVER NOTE

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 insurer or insured in accordance the relevant provisions of the insurer's usual policy for this type of risk unless otherwise specified below.

Name and address of Insured

Bellevue West Building Management Ltd
C/O Nathen Jansen
PO Box 92006
West Vancouver, BC
V7V 4X4

Interest Insured and Limits of Liability:

1) Property Insurance:

Insured Locations:

2150 Bellevue Street, West Vancouver, BC

Limits:

Property of every description:	\$8,891,000
Office Contents:	\$25,000
Computers (Small Business Broad Form)	\$25,000
Data:	\$3,750
Extra Expense:	\$3,750
Accounts Receivable:	\$50,000
Valuable Papers:	\$50,000
Sign Floater:	\$25,000
Extra Expense:	\$25,000
Annual Aggregates:	\$9,183,500

Extensions:

Automatic Fire Suppression Recharge	\$25,000
Fire Dept Service Charges	\$25,000
Bylaws:	Included
Master key Extension:	\$25,000
Professional Fees:	\$25,000

Deductibles:

Earthquake:	5% minimum \$100,000
Flood:	\$10,000
Sewer Backup:	\$2,500
Water Damage:	\$5,000
All other:	\$1,000

Special Conditions:

All Risk including Earthquake & Flood, Replacement Cost endorsement, Stated Amount Co-insurance Clause

2) Boiler & Machinery:

Equipment breakdown Property Damage:	\$8,891,000
Water Damage	\$100,000
Ammonia Contamination	\$100,000
Hazardous Substance	\$100,000

Deductibles:

\$1,000

Attached to and forming part of Insurance Cover Note issued to Bellevue West Building Management Ltd. dated January 28, 2013.

3) Crime

Form:	Comprehensive Dishonesty Disappearance & Destruction
Loss Inside:	\$5,000
Loss Outside:	\$5,000
Custodians House:	\$2,500
Overnight Limitation:	\$2,500

4) Commercial General Liability

Bodily Injury/Property:	\$5,000,000
Annual Aggregate:	\$5,000,000
Personal & Advertising Injury:	\$5,000,000
Tenants Legal Liability:	\$250,000
Medical Payments:	\$2,500

Deductibles: \$1,000

Policy Period: From: January 27, 2013 To: January 27, 2014 both dates from 12:01 AM Standard Time at the address of the insured as shown above.

Insurers:

Items 1 – 4: Royal & Sun Alliance Insurance Company

Premium:

Property:	\$14,072
Boiler & Machinery:	\$ 662
Liability:	\$ 1,979
Total:	\$16,713

Conditions: All other terms and conditions as per policy #COM034562152 to be issued.

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 termination date, whichever occurs first.

CMW INSURANCE SERVICES LTD.



AUTHORIZED REPRESENTATIVE

January 28, 2013