

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.

Named Insured	Bellevue West Building Management Ltd. c/o AMG Inc.
Mailing Address	130 - 415 Esplanade Avenue W, North Vancouver, BC V7M 1A6

Property & Business Interruption

Policy Term	Effective: January 27, 2015 to January 27, 2016 12:01 a.m. Standard Time at the Mailing Address of the Named Insured																
Locations	Location 1: 2150 Bellevue Street, West Vancouver, BC V7V 1C3																
Perils Insured	All Risks of Physical Loss or Damage Including Flood, Earthquake, Water Damage, Sewer Back-up Subject to Policy Exclusions																
Property Interest Insured and Limits of Liability	<table> <tr><td>\$ 9,300,000</td><td>Building</td></tr> <tr><td>\$ 25,000</td><td>Office Contents</td></tr> <tr><td>\$ 25,000</td><td>Electronic Data Processing Hardware</td></tr> <tr><td>\$ 3,750</td><td>Electronic Data Processing Software</td></tr> <tr><td>\$ 50,000</td><td>Accounts Receivable</td></tr> <tr><td>\$ 50,000</td><td>Valuable Papers</td></tr> <tr><td>10,000</td><td>Glass Interior & Exterior</td></tr> <tr><td>\$ 25,000</td><td>Sign Floater</td></tr> </table>	\$ 9,300,000	Building	\$ 25,000	Office Contents	\$ 25,000	Electronic Data Processing Hardware	\$ 3,750	Electronic Data Processing Software	\$ 50,000	Accounts Receivable	\$ 50,000	Valuable Papers	10,000	Glass Interior & Exterior	\$ 25,000	Sign Floater
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\$ 25,000	Sign Floater																
Business Interruption Interest Insured and Limits of Liability	Location 1: \$ 25,000 Extra Expense																
Deductibles	Location 1: <table> <tr><td>\$ 1,000</td><td>All Losses except:</td></tr> <tr><td>\$ 10,000</td><td>Flood</td></tr> <tr><td>\$ 5,000</td><td>Water Damage</td></tr> <tr><td>\$ 5,000</td><td>Sewer Back-up</td></tr> <tr><td>\$ 1,000</td><td>Glass</td></tr> <tr><td>10 %</td><td>Earthquake subject to \$ 100,000 Minimum</td></tr> </table>	\$ 1,000	All Losses except:	\$ 10,000	Flood	\$ 5,000	Water Damage	\$ 5,000	Sewer Back-up	\$ 1,000	Glass	10 %	Earthquake subject to \$ 100,000 Minimum				
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10 %	Earthquake subject to \$ 100,000 Minimum																
Additional Endorsements and Exclusions	Data Exclusion Fungi & Fungal Derivatives Exclusion Misinterpretation of Date Exclusion Terrorism Exclusion																
Basis of Loss Settlement and Co-Insurance	Replacement Cost Valuation Stated Amount Co-Insurance																

Commercial General Liability

Policy Term	Effective: January 27, 2015 to January 27, 2016 12:01 a.m. Standard Time at the Mailing Address of the Named Insured	
Liability	\$ 5,000,000	Inclusive Bodily Injury/Property Damage per Occurrence
Interest Insured and	\$ 5,000,000	Products and Completed Operations Aggregate
Limits of Liability	\$ 5,000,000	Advertising Liability
	\$ 250,000	Tenants Legal Liability
	\$ 5,000,000	Personal Injury Liability
	\$ 5,000,000	General Aggregate
	\$ 2,500	Medical Payments
Deductibles or Reimbursements	\$ 1,000	Bodily Injury and Property Damage Deductible
Additional Endorsements, Exclusions and Warranties	Designated Premises Restriction Pollution Exclusion (Hostile Fire Exception) Asbestos Exclusion Data Exclusion Fungal/Fungi Derivatives Exclusion Nuclear Liability Exclusion Terrorism Exclusion Designated Premises	
Additional Interested Parties	Mark Chala Lienholder on 291/10,000 owned by Judy Bates and Elena Calvillo lienholder on 291/10,000 owned by Judy Bates	

Schedule of Insurers:	<u>Interest</u>	<u>Section</u>	<u>Policy No.</u>	<u>Premium</u>
Canadian Northern Shield Insurance Company	100%	All	COM034562152	\$21,647.

This document confirms that the insurance described herein has been affected. Said insurance is subject to all conditions, limitations and exclusions of the policy which will be issued by the Insurer in replacement of this Cover Note. In the event of any discrepancy, the terms of such policy shall prevail.



Authorized Representative

CMW Insurance Services Ltd.

700-1901 Rosser Avenue
Burnaby, BC V5C 6R6
cmwinsurance.com

Telephone: 604-294-3301
Facsimile: 604-294-3003
Toll Free: 1-800-263-3313

BELLE-2 RSH/ATHO

Boiler and Machinery

Policy Term	Effective: January 27, 2015 to January 27, 2016 12:01 a.m. Standard Time at the Mailing Address of the Named Insured
Locations	Location 1: 2150 Bellevue Avenue, West Vancouver, BC V7V 1C3
Coverage	Comprehensive Form excluding Production Machinery
Limits	Location 1 \$ 9,707,450 Direct Damage per Accident/By-Laws Included
Sub-Limits	\$ 100,000 Water Damage \$ 100,000 Ammonia Contamination \$ 100,000 Hazardous Substances
Deductibles	\$ 1,000 Direct Damage
Additional Endorsements and Exclusions	Data Exclusion Fungi & Fungal Derivatives Exclusion Misinterpretation of Date Exclusion Terrorism Exclusion
Loss Payable	Applicable to Property & Business Interruption and Boiler and Machinery Firstly: Bellevue West Building Management Ltd. 4424 Main Street, Unit 3 Vancouver, BC V5V 3R3
Loss Payable	Applicable to Property & Business Interruption and Boiler and Machinery Secondly: The Insured Royal Bank of Canada 10 York Mills Road Toronto, On M2P 0A2

Crime

Policy Term	Effective: January 27, 2015 to January 27, 2016 12:01 a.m. Standard Time at the Mailing Address of the Insured
Locations	Location 1: 2150 Bellevue Street, West Vancouver, BC
Coverage	Comprehensive Dishonesty, Disappearance and Destruction
Limits	\$ 5,000 Loss Inside the Premises Cover \$ 5,000 Loss Outside the Premises Cover \$ 2,500 Custodian's House \$ 2,500 Medical Expenses Resulting from Robbery \$ 2,500 Overnight
Deductibles	Nil