



RESIDENTIAL STRATA PROGRAM

Certificate of Insurance

Name of Insured & Mailing Address:

The Owners of Strata Plan LMS4255
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
Tel: 604-294-3301 Fax: 604-294-3003
cmwinsurance.com

Location of Risk:

123-193 Aquarius Mews, 128-198 Boathouse Mews, 1077-1099 Marinaside
Crescent & 1090 Pacific Boulevard,
Vancouver, BC V6Z 2Z1, V6Z 2Z6, & V6Z 2Z4

Period of Insurance:

October 11, 2009 to October 11, 2010
Both dated to 12:01 am Standard Time at the address of the Insured.

Total Premium:

\$89,301.

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

Premium (Section A): \$84,188.

Certificate No. CMWM0026

Insurance Company:

As per Schedule of Subscribing Insurers attached

Waiver of Subrogation:

The Insurers rights of subrogation are waived against
Rancho Management Services Ltd

Section	Sum Insured	Description of Coverages
A	\$99,045,000.	Property of Every Description
A	Not Covered	Business Interruption

Conditions:

All Risks of direct physical loss or damage to property described at Location of Risk shown above.

Basis of Loss Settlement – Replacement Cost including by-laws.

Extended Replacement Cost subject to an appraisal being filed with the Insurers and dated within 12 months prior to the effective date of the policy. Failing to do so, the policy shall be subject to Stated Amount Co-insurance.

Special Conditions:

Property additions, alterations and repairs are subject to a limit of 15% of the Sum Insured, with a maximum of \$500,000. Coverage is not provided for any additions, alterations or repairs which are in excess of this sub-limit unless reported to and specifically agreed to by Insurer(s) prior to the commencement date.

Deductibles:

All Losses \$2,500. except: Water Damage \$50,000.; Sewer Back-up \$50,000.; Residential Glass Breakage \$1000.; Commercial Glass Breakage \$1000.; Master Key \$250.; Earthquake 15% of the value of the building(s) involved in the loss (minimum \$250,000.); Flood \$50,000.

Loss Payable To:

The Condominium Corporation, subject to the Strata Property Act or similar statute in the province of jurisdiction

In consideration of the premium specified herein and subject to the terms and conditions of CMWM0026 and endorsement(s) attached thereto and hereto, insurance is provided to the NAMED INSURED to an amount not exceeding the SUM INSURED specified in this Certificate or in any endorsement(s) attached hereto, but in no event to exceed One Hundred Million Dollars (\$100,000,000.) in any one loss or occurrence.

B. BOILER & MACHINERY

Refer to Cover Note No. 4893

C. GENERAL LIABILITY

Master Policy No. 501177358

Insurance Company:

Deductibles (Section C):

Additional Named Insured:

Premium (Section C): \$3,250.

Certificate No. CMW L0983

Intact Insurance Company

400-2955 Virtual Way

Vancouver, BC V5M 4X6

\$1,000. Bodily Injury and Property Damage Each Event

\$10,000. Limited Pollution Liability

Rancho Management Services Ltd

for their management of Strata Plan LMS4255

Section	Limits of Liability	Description of Coverages
C	\$10,000,000.	Each Occurrence Limit
C	\$10,000,000.	General Aggregate Limit
C	\$10,000,000.	Non-Owned Automobile Coverage
C	\$10,000,000.	Personal Injury and Advertising Injury Liability
C	\$10,000,000.	Products - Completed Operations, Aggregate Limit
C	\$10,000.	Medical Payments
C	\$250,000.	Tenants Legal Liability
C	\$1,000,000.	Limited Pollution Liability
C	\$300,000.	Employers' Liability Extension
C	\$50,000.	Voluntary Compensation Extension (2/3 of Employee's Weekly Wage, but not exceeding \$500 per week)
C	\$300,000.	Employee Benefits – Aggregate Limit
C	\$300,000.	Employee Benefits – Each Employee

D. PROFESSIONAL LIABILITY

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

Premium (Section D): \$1,863.
Certificate No. CMW D1488
Certificate No. CMW E1536
Intact Insurance Company
400-2955 Virtual Way
Vancouver, BC V5M 4X6
Nil
\$1,000.
Name of Insured (Section D2):
Rancho Management Services Ltd

Deductible (Section D1):

Deductible (Section D2):

Name of Insured (Section D2):

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

Master Policy No. 501177358
Insurance Company:

Premium (Section E): Not Covered

Intact Insurance Company
400-2955 Virtual Way
Vancouver, BC V5M 4X6
Not Applicable

Deductible (Section E):

Section	Limit of Liability	Description of Coverages
E	Not Covered	Broad Form Money and Securities, Loss Inside and Outside Premises
E	Not Covered	Employee Dishonesty Coverage - Form A, Commercial Blanket Bond

The insurance provided by this individual Certificate is subject to all terms, conditions, provisions, limitations and exclusions of Policy Numbers CMWM0026, 501177358, 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.

SCHEDULE OF INSURERS**Section A. PROPERTY**

Certificate No. CMWM0026

The interest of each insurer hereunder is individual and not joint, and wherever any right or privilege is retained by the insurers, such right or privilege may be exercised by each insurer independently. The liability of each of the Insurer(s) shall be limited to that proportion of the loss which the percentage of liability set against the name of the individual Insurer bears to the total amount insured hereunder.

Insurers

GCAN Insurance Company

Section	Interest	Premium
A	100%	\$84,188.
Total:	100%	\$84,188.

Date Issued: October 22, 2009

E&OE /GOR/LY


CMW Insurance Services Ltd.
(Authorized Representative)