BFL Canada Insurance Services Inc.
1177 West Hastings Street, Suite 200, Vancouver, BC V6E 2K3
Phone No. (604) 669-9600 Fax No. (604) 683-9316
vancouver@bfl87.ca
International Insurance Brokers

CERTIFICATE OF INSURANCE Previous Policy No. BFL04LMS2995 **Renewal Policy No. BFL04LMS2995**

NAME OF INSURED	**The Owners, Strata Plan LMS2995, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.**
ADDITIONAL INSURED	Bodkin Capital Corporation but only with respect to Liability and Property Damage arising out of the operations of the Named Insured with respect to lease agreement on file dated Feb 1st 2007.
PROPERTY MANAGER	Rancho Management Services (BC) Ltd.
MAILING ADDRESS	701 - 1190 Hornby Street, Vancouver, BC V6Z 2K5
POLICY PERIOD	From: November 28, 2007 To: November 28, 2008 12:01 a.m. standard time at the location of the premises as to each of the said dates
INSURED LOCATION	**1009 Expo Boulevard - Landmark 33, Vancouver, BC V6Z 2V9** **1008 Cambie Street - The Waterworks, Vancouver, BC V6B 6J7** **1018 Cambie Street - The Limited Edition, Vancouver, BC V6B 6J6** **1022 - 1088 Cambie Street, Vancouver, BC V6B 6J5** **1011 - 1075 Expo Boulevard, Vancouver, BC V6Z 2W1** **168 - 198 Nelson Street, Vancouver, BC V6B 6J8** **MARINA POINTE**
CONSTRUCTION	Fire Resisitive 34, 29, 7 Storeys 5 Buildings
OCCUPIED BY INSURED AS	530 Residential Units 5 Commercial Units

Insurance is provided, subject to the Declarations, Terms, Conditions of the Policy and its Riders, only for which specific Riders are attached and for which a specific limit or annotation is shown hereunder.

INSURING AGREEMENT	DEDUCTIBLE	LIMIT
SECTION I – PROPERTY (Revision date Aug 24, 2006)		$ 97,320,000
A. All Property - All Risks, Stated Amount Co-Insurance, Guaranteed Replacement Cost, By-Laws		
All Risks	$ 2,500	
Sewer Backup Damage	$ 25,000	
Water Damage	$ 25,000	
Earthquake Damage	% 10 (minimum $250,000)	
Flood Damage	$ 25,000	
Lock & Key	$ 250	$ 10,000
Fitness Equipment	$	$ 11,108
B. Business Interruption (Gross Rents), Indemnity Period - N/A Months		$ Not Covered
SECTION II – COMPREHENSIVE CRIME		
A. Employee Dishonesty		$ 25,000
B. Money and Securities Broad Form Coverage		$ 10,000
SECTION III – COMMERCIAL GENERAL LIABILITY		
General Total Limit	$ 1,000	$ 10,000,000
Products and Completed Work Total Limit	$	$ 10,000,000
Limited Pollution Liability Total Sub-Limit	$	$ 1,000,000
Each Event Limit	$	$ 10,000,000
Limited Pollution Liability Each Event Sub-Limit	$	$ 1,000,000
Medical Expenses Limit	$	$ 10,000
Tenant Liability Limit	$	$ 250,000
Personal Injury Liability Limit	$	$ 10,000,000
Each Event Deductible – Limited Pollution Liability	$ 10,000	
Each Event Deductible – All Other Losses	1,000	
SECTION IV – CONDOMINIUM DIRECTORS & OFFICERS LIABILITY		
Claims Made Form (Including Property Manager)	$ Nil	$ 5,000,000
SECTION V – COMPREHENSIVE GLASS Residential	$ 100	Blanket
Commercial	$ N/A	Not Covered
SECTION VI – BOILER & MACHINERY		
A. Objects Insured – objects as described and defined for Standard Comprehensive Form, Data Processing Equipment and Electronic Equipment Included		
B. Direct Damage including Repair or Replacement, By Laws coverage, Off Premises Power.	$ 1,000	$ 97,320,000
Sub Limits – Ammonia Contamination		$ 100,000
Water Damage		$ 100,000
Expediting Expenses		$ Included
Professional Fees		$ 100,000
Hazardous Substances		$ 100,000
C. Business Interruption/Extra Expense	24 Hour Waiting Period	$ 100,000
Loss of Profits – Rents N/A Months Indemnity Period	24 Hour Waiting Period	$ Not Covered
SECTION VII – POLLUTION LIABILITY – Claims Made Form Limit of Liability – Each Loss, Remediation Expense or Legal Defense Expense $2,000,000 Aggregate	$ 25,000	$ 1,000,000
SECTION VIII – VOLUNTEER ACCIDENT	See Policy Wordings	$ Not Covered
SECTION IX – NON-OWNED AUTOMOBILE Any One Accident Limit		$ 10,000,000

LOSS IF ANY PAYABLE TO:	To all Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property. Bodkin Capital Corporation, 2150 Dunwin Drive, Unit 1, Mississauga, ON L5L 5M8 but only with respect to the Equipment as shown under the lease agreement on file dated Feb 1st 2007. **(The Standard Mortgage Clause is applicable unless Special Mortgage Clause attached)**
TOTAL PREMIUM:	**$ 105,428.00**

This Policy contains a clause(s) which may limit the amount payable

SUBSCRIPTION

This Certificate is not valid unless countersigned by an Authorized Representative of the Insurer(s).
E.& O.E.
DATE: November 30, 2007

BFL CANADA INSURANCE SERVICES INC.

AUTHORIZED REPRESENTATIVE

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Phone No. (604) 669-9600 Fax No. (604) 683-9316
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ENDORSEMENT NO.01 THIS ENDORSEMENT IS ATTACHED TO AND MADE A PART OF THE POLICY BFL04LMS2995, EFFECTIVE AS OF November 28, 2007

IT IS HEREBY AGREED AND DECLARED THAT solely with respect to Zurich Insurance Company's participation as a Property Insurer, the following Exclusion Endorsements are attached to, and form part of, the policy:

Data Exclusion Endorsement	5263
Terrorism Exclusion Endorsement	5264
Fungi and Fungal Derivatives Exclusion	5265

All other policy terms, conditions and endorsements remain in force.

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	(The Standard Mortgage Clause is applicable unless Special Mortgage Clause attached)
ADDITIONAL PREMIUM:	$ 0

This Policy contains a clause(s) which may limit the amount payable

SUBSCRIPTION

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E.& O.E.
DATE: November 30, 2007

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AUTHORIZED REPRESENTATIVE