



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

Previous Policy No. BFL04BCS0367

Named Insured: The Owners, **Strata Plan BCS367**, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners

Additional Insured: FirstService Residential BC Ltd. dba FirstService Residential (for coverage under Section III, Section IV and Section IX as specified in the applicable policy wordings)

Mailing Address: #700 - 200 Granville Street, Vancouver, BC V6C 1S4

Policy Period: **From: June 20, 2026 To: June 20, 2027**
12:01 a.m. standard time at the location of the premises as to each of the said dates

Insured Location(s): **3288 - 3322 Noel Drive, Burnaby, BC V3J 1J8**
3281 - 3317 Beaverbrook Drive, Burnaby, BC V3J 7Y2
9181 - 9231 Cameron Street, Burnaby, BC V3J 1L6
STONEBROOK

Construction: Frame 3 Storeys 12 Buildings

Occupied by Insured As: 87 Residential Units 0 Commercial Unit

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



SECTION I - PROPERTY BFLSPW0001.REV.1015.BC (Rev 17 Nov 2016) - (Appraisal Date: June 20, 2026)

	DEDUCTIBLE	LIMIT
A. All Property - All Risks, Blanket By-Laws, Stated Amount Co-Insurance, Replacement Cost.		\$35,331,000
All Risks	\$10,000	
Sewer Backup Damage	\$25,000	
Water Damage	\$25,000	
Earthquake Damage (Annual Aggregate)	10% (minimum \$100,000)	100% of the Policy Limit
Flood Damage (Annual Aggregate)	\$25,000	100% of the Policy Limit
Lock & Key	\$2,500	\$25,000
Additional Living Expenses - Per Unit		\$50,000
Additional Living Expenses - Annual Aggregate		\$1,000,000
B. Business Interruption (Gross Rentals), 100% Co-Insurance, Indemnity Period (Months) : N/A	N/A	Not Covered



SECTION I.I - a. EXCESS PROPERTY - Excess Property Extensions & Excess Extended Replacement Cost BFLXS.WEST.001 (27.5.2024) - (Appraisal Date: June 20, 2026)

	DEDUCTIBLE	LIMIT
Excess Extended Replacement Cost		Not Covered
Excess Property Extensions up to \$5,000,000 - Excludes all damage arising from the peril of Earthquake		Included



SECTION I.IV - EXCESS PROPERTY - Excess Replacement Cost 70143 (06-23), XP02 (06-23), (09-22) & 2485 (01/10) - (Appraisal Date: June 20, 2026)

	DEDUCTIBLE	LIMIT
Limit of Liability - 30% of Total Sum of 'Underlying Insurance' Limit (s) (Any One Loss Occurrence) under Section I		Included
- Earthquake and Flood limit in the annual aggregate not to exceed 30% of Total Sum of 'Underlying Insurance' Limit(s) (Any One Loss Occurrence) under Section I		
Combined Extended Replacement Cost (Section I and I.IV): 130% of Appraised Value		\$45,930,300