



# CERTIFICATE OF LIABILITY INSURANCE

1962348

DATE (MM/DD/YYYY)  
09/27/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Kirk Miller Insurance Agency, Inc. 7850 Mission Center Ct. Ste 103 San Diego, CA 92108-1323 (619) 293-7779	<b>CONTACT NAME:</b> Brian A. Kalmenson <b>PHONE (A/C. No. Ext):</b> 619.293.7779 <b>E-MAIL ADDRESS:</b> certs@abdouinsurance.com		<b>FAX (A/C. No):</b> 619.298.7523
	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURED</b> Aria Homeowners Association c/o Action Property Management, Inc. 2603 Main Street #500 Irvine, CA 92614	<b>INSURER A:</b> Truck Insurance Exchange		21709
	<b>INSURER B:</b> Mid-Century Insurance Company		21687
	<b>INSURER C:</b> National Surety Corporation		21881
	<b>INSURER D:</b>		
	<b>INSURER E:</b>		
	<b>INSURER F:</b>		

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<b>GENERAL LIABILITY</b>			60630-13-73	10/01/2018	10/01/2019	EACH OCCURRENCE	\$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person)	\$ 5,000
A	<input checked="" type="checkbox"/> Directors & Officers						PERSONAL & ADV INJURY	\$ 1,000,000
A	<input checked="" type="checkbox"/> EPLI						GENERAL AGGREGATE	\$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	\$ 1,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC			60630-13-73	10/01/2018	10/01/2019	D&O Limit/Agg	\$ 2,000,000
A	<b>AUTOMOBILE LIABILITY</b>			60630-13-73	10/01/2018	10/01/2019	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident)	\$
	<input checked="" type="checkbox"/> HIRED AUTOS						PROPERTY DAMAGE (Per accident)	\$
	<input type="checkbox"/> SCHEDULED AUTOS							\$
	<input checked="" type="checkbox"/> NON-OWNED AUTOS							\$
C	<b>UMBRELLA LIAB</b>			SU000032218307-15293-1	10/01/2018	10/01/2019	EACH OCCURRENCE	\$ 25,000,000
	<input checked="" type="checkbox"/> EXCESS LIAB						AGGREGATE	\$ 25,000,000
	<input type="checkbox"/> OCCUR							\$
	<input checked="" type="checkbox"/> CLAIMS-MADE							\$
	DED <input checked="" type="checkbox"/> RETENTION \$ 0							\$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>			A0948-75-94	10/01/2018	10/01/2019	<input checked="" type="checkbox"/> WC STATUTORY LIMITS	OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A				E.L. EACH ACCIDENT	\$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
A	Building - 100% Replacement			60630-13-73	10/01/2018	10/01/2019	\$ 58,739,782 GRC	\$ 10,000 Ded
A	Unit Owners Coverage*			60630-13-73	10/01/2018	10/01/2019	\$ 13,700,000	\$ 25,000 Ded
A	Fidelity / Crime			60630-13-73	10/01/2018	10/01/2019	\$ 2,000,000	\$ 500 Ded

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)**

General Certificate, 1441 9th Ave, San Diego, CA 92101

\* Unit Owners Coverage is in addition to the common area building coverage.

Policy includes Mechanical Breakdown and Earthquake Sprinkler Leakage up to full policy limits.

Property policy is "single entity" for units and includes Guaranteed Replacement Cost (137 units).

**CERTIFICATE HOLDER****CANCELLATION**

Action Property Management, INC  
 .  
 Attn: Margot Suarez, General Manager  
 1441 9th Avenue  
 San Diego, CA 92101  
 Loan Number: .

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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# MEMO

TO: Mortgage Processors

FROM: Kirk Miller Insurance Agency, Inc.  
7850 Mission Center Ct #103  
San Diego, CA 92108-1323  
certs@kirkmillerinsurance.com  
CA DOI #0K05931

Visit [www.insuremyhoa.com](http://www.insuremyhoa.com) for more info...

## The master insurance policies for this community include the following:

- 1) **Building Ordinance or Law Coverage / Contingent Liability**
  - a. Loss In Value
  - b. Increased Cost of Demolition
  - c. Increased Cost of Construction
- 2) **Separation of Insureds (Severability of Interests)**
- 3) **Property Management is included as an insured on;**
  - a. General Liability (CGL)
  - b. Directors & Officers (D&O)
  - c. Employee Dishonesty/Fidelity (Crime)
- 4) **Property Coverage is Special Form/All-Risk unless otherwise indicated;**
  - a. Wind/Hail is included and not subject to difference provisions.
  - b. Inflation Guard is included with Farmers/Truck Insurance Exchanges and Mid-Century.
- 5) **Mechanical Breakdown (Boiler & Machinery) is included when indicated at the Building Limit.**
- 6) **100% is Indicative of a current Building Reconstruction Cost valuation on file with the agency.**
- 7) **Policy Cancellation Provisions:**

There is a 10-day notice of cancellation for non-payment of premiums, and a 30-day notice of cancellation for all other reasons to the Association Insurance Trustee.

### Other Information:

- "GRC" means Guaranteed Replacement Cost (coinsurance waived)
- "AAV" means Agreed Amount Value (coinsurance waived)
- "RCV" means Replacement Cost Value (coinsurance does not apply when insured at 100%)
- "ERC" means Extended Replacement Cost

### Unit Owners Coverage Information (Coverage Per Governing Documents)

- "AI" or "All-In" means including betterments and improvements
- "SE" or "Single Entity" means including Unit Interiors, but excluding betterments and improvements
- "BW" or "Bare-Walls" means excluding unit interiors beyond unfinished surfaces.
- "PUD" or "Planned Unit Development" typically means common area coverage only.

Our Agency will provide an Interior Brokers Price Opinion upon request at no charge for HO6 policies. The amount of coverage necessary under an HO6 insurance policy would be determined as a result of collaboration between the insurer and the borrower. The amount of insurance coverage determined in this manner may or may not be based on a percentage of the condo unit's appraised value.

To obtain this free HO6 price opinion and quote, please send your request with the following information by email to [HO6@KirkMillerInsurance.com](mailto:HO6@KirkMillerInsurance.com) with property appraisal including interior photos.