



# CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
01/07/2022

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.

If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28.

PRODUCER ABI Insurance an ISU Network Agency 4800 SW Griffith Dr. Suite 300 Beaverton, OR 97005	CONTACT NAME:		
	PHONE (A/C, No, Ext):	(503)292-1580	FAX (A/C, No): (503)467-4600
	E-MAIL ADDRESS:	certificates@abipdx.com	
	PRODUCER CUSTOMER ID:	00016721	
INSURED AUO of Sunshine Creek Condominiums  c/o FRESH START Real Estate, Inc. 6107 SW Murray Blvd. Suite 313 Beaverton, OR 97008	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A:	Accelerant National Insurance Company	
	INSURER B:	Continental Casualty Company	
	INSURER C:	Fireman's Fund Insurance	
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES      CERTIFICATE NUMBER:      REVISION NUMBER:

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

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		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS	
A	X	PROPERTY	N030PK0163-00	01/10/2022	01/10/2023	BUILDING	\$	
		CAUSES OF LOSS				DEDUCTIBLES	PERSONAL PROPERTY	\$
		BASIC				BUILDING	BUSINESS INCOME	\$
		BROAD				25,000	EXTRA EXPENSE	\$
	X	SPECIAL				CONTENTS	RENTAL VALUE	\$
	X	EARTHQUAKE				5%	X BLANKET BUILDING	\$10,500,000
	X	WIND				25,000	BLANKET PERS PROP	\$
	X	Water Damage				\$25,000/unit	BLANKET BLDG & PP	\$
A			N030PK0163-00	01/10/2022	01/10/2023	X Earthquake Limit	\$10,000,000	
	INLAND MARINE		TYPE OF POLICY				\$	
	CAUSES OF LOSS						\$	
	NAMED PERILS		POLICY NUMBER				\$	
B	X	CRIME	618767822	01/10/2022	01/10/2023	X Employee Dishonesty	\$300,000	
		TYPE OF POLICY				X Computer Fraud	\$300,000	
						X Forgery/Alteration	\$50,000	
A	X	BOILER & MACHINERY / EQUIPMENT BREAKDOWN	N030PK0163-00	01/10/2022	01/10/2023	X Equipment Breakdown	\$10,721,113	
							\$	
A		Commercial General Liability	N030PK0163-00	01/10/2022	01/10/2023	X Per Occurrence Limit	\$1,000,000	
		Directors & Officers	618767822	01/10/2022	01/10/2023	X Directors & Officers	\$1,000,000	

SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

<b>CERTIFICATE HOLDER</b>	<b>CANCELLATION</b>
EVIDENCE OF INSURANCE Need a certificate for an owner or Lender Request Certificate from: www.abipdx.com	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  CMD



**ADDITIONAL REMARKS SCHEDULE**

AGENCY <b>ABI Insurance an ISU Network Agency</b>		NAMED INSURED <b>AUO of Sunshine Creek Condominiums</b>	
POLICY NUMBER		c/o FRESH START Real Estate, Inc. 6107 SW Murray Blvd. Suite 313, Beaverton, OR 97008	
CARRIER	NAIC CODE	EFFECTIVE DATE: <b>01/10/2022</b>	

**ADDITIONAL REMARKS**

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: \_\_\_\_\_ FORM TITLE: \_\_\_\_\_

WALLS IN COVERAGE INCLUDED  
 BETTERMENTS AND IMPROVEMENTS INCLUDED  
 GUARANTEED REPLACEMENT COST  
 54 RESIDENTIAL UNITS  
 THE PROPERTY MANAGEMENT COMPANY IS LISTED AS AN ADDITIONAL INSURED  
 CANCELLATION NOTICES ARE SENT DIRECTLY TO THE NAMED INSURED WITH A 10 DAY NOTICE FOR  
 NON-PAY AND 30 DAY NOTICE FOR ALL OTHER REASONS

Building Ordinance:  
 Coverage A (Undamaged Portion of Building) - \$10,500,000 Limit / \$10,000 Ded.  
 Coverage B (Demolition) - \$500,000 Limit / \$10,000 Ded.  
 Coverage C (Increased Cost of Construction) - \$500,000 Limit / \$10,000 Ded.

The Umbrella Policy is written through the following carrier:  
 \*Fireman's Fund Insurance - Policy #: USL01482121U - 01/10/2022-01/10/2023 - \$5,000,000

The Directors & Officers Policy is written through Continental Casualty Company