



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
09/25/2023

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: 00012840	

INSURED		INSURER(S) AFFORDING COVERAGE	NAIC #
AUO of Oswego Ridge, A Condominium c/o Community Association Partners LLC PO Box 2429 Beaverton, OR 97075		INSURER A: Accelerant National Insurance Company	
		INSURER B: Palomar Specialty Insurance Company	
		INSURER C: Federal Insurance Company	
		INSURER D: Continental Casualty Company	
		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		
	CAUSES OF LOSS	DEDUCTIBLES							
A	<input checked="" type="checkbox"/>	PROPERTY	N030PK0784-01	09/24/2023	09/24/2024	BUILDING	\$		
						PERSONAL PROPERTY	\$		
		BASIC				BUSINESS INCOME	\$		
		BROAD				EXTRA EXPENSE	\$		
	<input checked="" type="checkbox"/>	SPECIAL				RENTAL VALUE	\$		
	<input checked="" type="checkbox"/>	EARTHQUAKE				5%	<input checked="" type="checkbox"/>	BLANKET BUILDING	\$20,330,000
	<input checked="" type="checkbox"/>	WIND				10,000		BLANKET PERS PROP	\$
	<input checked="" type="checkbox"/>	FLOOD						BLANKET BLDG & PP	\$
	Water Damage	30,000			\$				
B			**See Page 2**	09/24/2023	09/24/2024	<input checked="" type="checkbox"/>	Earthquake Limit	\$20,855,896	
	INLAND MARINE		TYPE OF POLICY				\$		
	CAUSES OF LOSS						\$		
	NAMED PERILS		POLICY NUMBER				\$		
							\$		
<input checked="" type="checkbox"/>	CRIME		**See Page 2**	09/24/2023	09/24/2024	<input checked="" type="checkbox"/>	Employee Dishonesty	\$910,000	
	TYPE OF POLICY					<input checked="" type="checkbox"/>	Computer Fraud	\$910,000	
						<input checked="" type="checkbox"/>	Forgery & Alteration	\$75,000	
A	<input checked="" type="checkbox"/>	BOILER & MACHINERY / EQUIPMENT BREAKDOWN	N030PK0784-01	09/24/2023	09/24/2024	<input checked="" type="checkbox"/>	Equipment Breakdown	\$20,784,343	
							\$		
A		Commercial General Liability	N030PK0784-01	09/24/2023	09/24/2024	<input checked="" type="checkbox"/>	Per Occurrence Limit	\$1,000,000	
		Directors & Officers	619034233	09/24/2023	09/24/2024	<input checked="" type="checkbox"/>	Directors & Officers	\$2,000,000	

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

CERTIFICATE HOLDER	CANCELLATION
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 ABI Insurance an ISU Network Agency		NAMED INSURED AUO of Oswego Ridge, A Condominium c/o Community Association Partners LLC PO Box 2429 Beaverton, OR 97075	
POLICY NUMBER		EFFECTIVE DATE: 09/24/2023	
CARRIER	NAIC CODE		

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
 82 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

A \$30,000 WATER DAMAGE DEDUCTIBLE APPLIES

Building Ordinance:
 Coverage A (Undamaged Portion of Building) - \$20,330,000 Limit / \$10,000 Ded.
 Coverage B (Demolition) - \$1,000,000 Limit / \$10,000 Ded.
 Coverage C (Increased Cost of Construction) - \$1,000,000 Limit / \$10,000 Ded.

Full Employee Dishonesty Limits are written through two separate carriers which are as follows:
 *Accelerant National Insurance Company- Policy #: N030PK0784-01 - 09/24/2023-09/24/2024 - \$25,000
 *Continental Casualty Company- Policy #: 619034233 - 09/24/2023-09/24/2024 - \$885,000

Full Earthquake Limits are written through two separate carriers which are as follows:
 *Accelerant National Insurance Company- Policy #: N030PK0784-01 - 09/24/2023-09/24/2024 - \$10,000,000
 *Palomar Specialty Insurance Company- Policy #: CPDCP-23-1178004-B-00 - 09/24/2023-09/24/2024 - \$10,855,896

The Umbrella policy is written through the following carrier:
 *Federal Insurance Company- Policy #: G74627390 - 09/24/2023-09/24/2024 - \$10,000,000

Directors & Officers coverage is written through Continental Casualty Company