RTONG

ACORD.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 4/17/2025

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 have ADDITIONAL INSURED provisions or 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).

PRODUCER License # 0M10410	CONTACT NAME:				
Armstrong/Robitaille/Riegle Business and Insurance Solutions 18575 Jamboree Rd, Ste 500	PHONE (A/C, No, Ext): (949) 381-7700 FAX (A/C, No): (949) 8	361-9429			
Irvine, CA 92612-2545	E-MAIL ADDRESS: arrinfo@aleragroup.com				
	INSURER(S) AFFORDING COVERAGE	NAIC #			
	INSURER A: TruStage Insurance Company				
INSURED	INSURER B : Federal Insurance Company	20281			
The Gallery HOA	INSURER C : Pennsylvania Manufacturers Ins. Indemnity Co.	12262			
c/o So Cal Property Enterprises, Inc. 1855 Sampson Ave	INSURER D : Accredited Surety and Casualty Company, Inc.	26379			
Corona, CA 92879	INSURER E: ACE Fire Underwriters	20702			
	INSURER F:				

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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	EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR	TYPE OF INSURANCE	ADDL SU	JBR VD POLICY NUMBER	POLICY EFF	POLICY EXP (MM/DD/YYYY)	LIMIT	s
Α	X COMMERCIAL GENERAL LIABILITY			(111111)	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	EACH OCCURRENCE	\$ 1,000,000
	CLAIMS-MADE X OCCUR		ARDPK000056	4/10/2025	4/10/2026	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
						MED EXP (Any one person)	\$ 5,000
						PERSONAL & ADV INJURY	\$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE	\$ 2,000,000
	X POLICY PRO- LOC					PRODUCTS - COMP/OP AGG	\$ 2,000,000
	OTHER:						\$
Α	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	ANY AUTO		ARDPK000056	4/10/2025	4/10/2026	BODILY INJURY (Per person)	\$
	OWNED SCHEDULED AUTOS					BODILY INJURY (Per accident)	\$
	X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY					PROPERTY DAMAGE (Per accident)	\$
							\$
В	UMBRELLA LIAB X OCCUR					EACH OCCURRENCE	\$ 15,000,000
	X EXCESS LIAB CLAIMS-MADE		G75098443	4/10/2025	4/10/2026	AGGREGATE	\$ 15,000,000
	DED X RETENTION \$ 0						\$
С	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					X PER OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE	N/A	2025010596924Y	4/10/2025	4/10/2026	E.L. EACH ACCIDENT	\$ 1,000,000
	OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N/A				E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
D	Directors & Officers		1-SKN-CA-01576457	4/10/2025	4/10/2026	\$5,000 Deductible	1,000,000
E	Crime		ADOCAF159746672	4/10/2025	4/10/2026	\$10,000 Deductible	2,000,000
					1		

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
A. Building / Special Form / 100% Replacement Cost - TruStage Insurance Policy# ARDPK000056 - Effective: 4/10/2025 - 4/10/2026 - Limit: \$59,850,000 Deductible: \$10,000 except \$50,000 for Water Damage; Association consists of 164 Units; "Walls In" Including Betterments and Improvements; Coverage includes: Severability of interest, Building Ordinance and Law. 3% Inflation Guard. Fidelity Bond / Crime policy includes Computer Fraud & Fund Transfer Fraud.

Property Management Company is included as an Additional Insured as respects General Liability, Fidelity Bond and D&O policies.

CERTIFICATE HOLDER	CANCELLATION
EVIDENCE OF COVERAGE	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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Property Management Company is included as an Additional Insured as respects General Liability, Fidelity Bond and D&O policies.

CERTIFICATE HOLDER	CANCELLATION
So Cal Property Enterprises, Inc. 1855 Sampson Ave Corona. CA 92879	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
Cotona, GA 92073	Authorized representative