

New Declarations

General Information

Policy Number:
CACM0000027135

Date Sent:
08/27/2024

Named Insured:
ELM PLAZA HOMEOWNERS ASSN
726 ELM AVE, UNIT 106
LONG BEACH, CA 90813-4470

Agent:
INSURANCE INCORPORATED (04C879)
3400 CENTRAL AVE, STE 220
RIVERSIDE, CA 925062180
Phone: (877) 898-9333

Policy Period:
From: 09/01/2024 12:01 AM
To: 09/01/2025 12:01 AM
Standard Time at your location address

Company:
California General Underwriters Insurance
Company, Inc
555 WEST IMPERIAL HIGHWAY
BREA, CA 92821-4802

Business Program: Habitational
Business Entity: Limited Liability Company

Full Term Premium: \$11,279.00

In return for the payment of the premium, and subject to all the terms of this policy, we agree with you to the insurance stated in this policy. Insurance is provided with respect to those locations (LOC) and building (BLDG) described herein and with respect to those coverages and kinds of property for which a specific limit of liability is shown, subject to all the terms of this policy including forms and endorsements made part hereof.

Insured Location(s)

<u>LOC</u>	<u>BLDG</u>	<u>Address</u>	<u>Location Premium</u>
1	1	726 Elm Ave - Long Beach California 90813-4400	\$11,279.00

Business Operation(s)

<u>LOC</u>	<u>Business Operation(s)</u>	<u>Liability Exposure Type</u>	<u>Exposure Amount</u>
1	Residential Condominium HOA	Area	32,000 Sq. Ft

Coverage Breakdown

<u>LOC</u>	<u>BLDG</u>	<u>Coverage</u>	<u>Property</u>			
			<u>Limit</u>	<u>Valuation</u>	<u>Deductible</u>	<u>Premium</u>
1	1	Building (Single Entity)	\$15,080,303	Replacement Cost	\$10,000	\$4,934.00
All		Fixed Property In The Open (each location/per occurrence)	\$20,000	Replacement Cost	\$***	Included

***Location Property Deductible Applies

<u>LOC</u>	<u>Coverage</u>	<u>Liability Limit</u>	<u>Premium</u>
All	Business Liability		\$3,826.00
	Bodily Injury & Property Damage	\$2,000,000 Per Occurrence	
	Personal and Advertising Injury	\$2,000,000 Per Occurrence	
	Products and Completed Operations	\$2,000,000 Per Occurrence	
	Damage to Premises Rented to You	\$300,000	
All	Medical Expenses	\$5,000 Each Person/\$10,000 Each Accident	Included
All	Aggregate Limit for Business Liability and Medical Expenses (Excluding Products-Completed Operations Hazard)	\$4,000,000	Included
All	Aggregate Limit for Products-Completed Operations Hazard	\$4,000,000	Included

See SECTION II – LIABILITY, D. Liability And Medical Expenses Limits Of Insurance.

Additional/Optional Coverage(s)

<u>LOC</u>	<u>Coverage</u>	<u>Limit</u>	<u>Premium</u>
All	Accounts Receivable (on-premise)	\$100,000	Included
All	Condominium (HOA) Broadening Endorsement	See Form for Details	\$199.00
All	Water Back-up and Sump Overflow	\$50,000 (included)	Included
All	Business Income and Extra Expense - Actual Loss Sustained	365 Days (12 Months)	\$1,709.00
All	Business Income Waiting Period	72 Hours	Included
All	Employee Dishonesty	\$25,000 per Occurrence	\$30.00
All	Money and Securities	\$5,000 Inside the Premises/\$5,000 Outside the Premises (included)	Included
All	Personal Property Off-premises	\$50,000 (included)	Included
All	Valuable Papers and Records (on-premise)	\$50,000	Included
All	Outdoor Signs	\$25,000	Included
All	Equipment Breakdown TechAdvantage™	See Form MCY EB 00 01 20	\$581.00
All	Fine Arts	\$2,500 (included)	Included
All	Ordinance or Law Coverage 1	Up to the building limit	Included
All	Ordinance or Law Coverage 2 and 3 - Combined	\$100,000	Included
All	Building Limit – Inflation Guard	2%	Included

Important Information

Automatic Annual Limit Increase – Building Limit up to 6% & Business Personal Property up to 4%, unless otherwise adjusted
Extended Replacement Cost 125% - See Forms And Endorsements

Forms and Endorsements

It is hereby understood and agreed, in consideration of the premium charged, that the following endorsements are attached to and form part of the aforementioned policy.

Form

- MCP T3 30 06 19 Extended Replacement Cost
- MCY EB 00 01 20 Mercury Equipment Breakdown Tech Advantage Endorsement
- MC BOP CONDO BROADEND 07 19 Mercury Condominium Broadening Endorsement
- MC BOP ENTITY CONDO 07 19 Single Entity Condominium Association Coverage Form
- MC BOP 33 07 19 Amendatory Endorsement
- MC BOP 50 07 19 "Two or More Policies Issued By Us" Provision
- MBP 99 16 06 19 Private Parking Lot Endorsement
- MC BOP 04 93 07 19 Total Pollution Exclusion
- MBP 04 39 07 19 Sexual Harassment, Abuse or Molestation Exclusion
- MBP 99 01 09 21 Trade or Economic Sanctions
- MBP 04 02 09 21 Fixed Property in the Open (PITO)
- MBP 04 37 07 19 Exclusion - Building Conversions
- BP 15 32 09 19 Cannabis Liability Exclusion
- BP IN 01 07 13 Businessowners Coverage Form Index
- BP 15 11 12 16 Exclusion - Unmanned Aircraft
- BP 15 30 09 19 Cannabis Property Exclusion
- BP 06 46 12 19 CA - Ordinance or Law Coverage
- BP 15 04 05 14 Exclusion - Access or Disclosure of Confidential or Personal Information and Data-Related Liability - With Limited Bodily Injury Exception
- BP 05 67 01 06 Exclusion of Terrorism
- BP 05 77 01 06 Fungi or Bacteria Exclusion (Liability)
- BP 05 24 01 15 Exclusion of Certified Acts of Terrorism
- BP 05 42 01 15 Exclusion of Punitive Damages Related to a Certified Act of Terrorism
- BP 05 01 07 02 Calculation of Premium
- BP 05 17 01 06 Exclusion - Silica or Silica-Related Dust
- BP 04 30 07 13 Protective Safeguards
- BP 04 53 07 13 Water Back-up and Sump Overflow
- BP 04 12 04 17 Limitation of Coverage to Designated Premises, Project or Operation
- BP 04 17 01 10 Employment-Related Practices Exclusion
- BP 00 03 07 13 Businessowners Coverage Form
- BP 01 55 07 20 California Changes

Discounts		
<u>LOC</u>	<u>BLDG</u>	
All		
1		Association Established, Loss Free, Owner Occupied
1	1	Fire Alarm, Sprinkler

Notice

For your protection, California law requires the following to appear on this form: Any person who knowingly presents false or fraudulent information to obtain or amend insurance coverage or to make a claim for the payment of a loss is guilty of a crime and may be subject to fines and confinement in state prison.