



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/15/2019

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).

<b>PRODUCER</b> <b>GREG LERUM INS AGENCY, INC</b> <b>302 N. EL CAMINO REAL #118</b> <b>SAN CLEMENTE, CA 92672</b> <b>Greg Lerum</b>		<b>949-492-7331</b>		<b>CONTACT NAME: Jeannine Cetta</b> <b>PHONE (A/C, No, Ext): 949-492-7331</b>		<b>FAX (A/C, No): 949-498-1016</b>	
				<b>E-MAIL ADDRESS: jeannine@gregleruminsurance.com</b>			
				<b>INSURER(S) AFFORDING COVERAGE</b>			<b>NAIC #</b>
				<b>INSURER A : Mid-Century Insurance Company</b>			<b>21687</b>
				<b>INSURER B : Truck Insurance Exchange</b>			<b>21709</b>
				<b>INSURER C : Travelers Casualty &amp; Surety</b>			
				<b>INSURER D : Federal Insurance Company</b>			<b>20281</b>
				<b>INSURER E :</b>			
				<b>INSURER F :</b>			

**INSURED**  
**Portola Springs Community Assn**  
**Keystone Pacific Prop Mgmt LLC**  
**16775 Von Karman Ave #100**  
**Irvine, CA 92606**

### 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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
<b>B</b>	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR			<b>606635945</b>	<b>11/20/2018</b>	<b>11/20/2019</b>	EACH OCCURRENCE \$ <b>1,000,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>75,000</b>
<b>B</b>	<input checked="" type="checkbox"/> <b>D&amp;O Liability</b> <b>1,000,000</b> GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			<b>606635945</b>	<b>11/20/2018</b>	<b>11/20/2019</b>	MED EXP (Any one person) \$ <b>5,000</b> PERSONAL & ADV INJURY \$ <b>1,000,000</b> GENERAL AGGREGATE \$ <b>2,000,000</b> PRODUCTS - COM/OP AGG \$ <b>2,000,000</b>
<b>B</b>	<input type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			<b>606635945</b>	<b>11/20/2018</b>	<b>11/20/2019</b>	COMBINED SINGLE LIMIT (Ea accident) \$ <b>1,000,000</b> BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
<b>D</b>	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ <b>10000</b>			<b>G70951514</b>	<b>11/20/2018</b>	<b>11/20/2019</b>	EACH OCCURRENCE \$ <b>15,000,000</b> AGGREGATE \$ <b>15,000,000</b>
<b>A</b>	<input checked="" type="checkbox"/> <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		<b>N / A</b>	<b>A09492904</b>	<b>12/08/2018</b>	<b>12/08/2019</b>	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ <b>1,000,000</b> E.L. DISEASE - EA EMPLOYEE \$ <b>1,000,000</b> E.L. DISEASE - POLICY LIMIT \$ <b>1,000,000</b>
<b>B</b>	<b>Property</b>			<b>606635945</b>	<b>11/20/2018</b>	<b>11/20/2019</b>	<b>2500 DED</b> <b>8,537,000</b>
<b>C</b>	<b>Fidelity Bond</b>			<b>106832785</b>	<b>11/20/2018</b>	<b>11/20/2019</b>	<b>90000 DED</b> <b>9,000,000</b>


DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Coverage is for Association Common Area only. Total # of units: 3,241.  
30 days notice of cancellation except 10 days for non payment.

Keystone Pacific Property Management LLC is additional insured for General Liability, D&O, Fidelity Bond.

### CERTIFICATE HOLDER

### CANCELLATION

<p align="center"><b>KEYSTON</b></p> <p><b>KEYSTONE PACIFIC PROP MGMT LLC</b>  <b>16775 VON KARMAN AVE STE 100</b>  <b>IRVINE, CA 92606</b></p>	<p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <p>AUTHORIZED REPRESENTATIVE  </p>
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