PORTO-2 OP ID: JC

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 01/07/2020

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 GREG LERUM INS AGENCY, INC 302 N. EL CAMINO REAL #118 SAN CLEMENTE, CA 92672 Greg Lerum 949-492-7331	CONTACT NAME: Jeannine Cetta PHONE (A/C, No, Ext): 949-492-7331 FAX (A/C, No): 949-498-1016 E-MAIL ADDRESS: jeannine@gregleruminsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Mid-Century Insurance Company	21687
INSURER B : Truck Insurance Exchange	21709
INSURER C : Travelers Casualty & Surety	
INSURER D : Federal Insurance Company	20281
INSURER E :	
INSURER F :	

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	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / OCCUR			606635945	11/20/2019	11/20/2020	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000 $ 75,000
B	X D&O Liability 1,000,000			606635945	11/20/2019	11/20/2020	MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY / PRO-JECT / LOC OTHER:							$
B	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY			606635945	11/20/2019	11/20/2020	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
D	X UMBRELLA LIAB / X OCCUR EXCESS LIAB / CLAIMS-MADE DED / RETENTION $			G71615042	11/20/2019	11/20/2020	EACH OCCURRENCE AGGREGATE	$ 15,000,000 $ 15,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		A09492904	12/08/2019	12/08/2020	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
B	Property			606635945	11/20/2019	11/20/2020	2500 DED	9,297,500
C	Fidelity Bond			106832785	11/20/2019	11/20/2020	90000 DED	9,000,000

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: 3,363.
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

KEYSTON

KEYSTONE PACIFIC PROP MGMT LLC
16775 VON KARMAN AVE STE 100
IRVINE, CA 92606

CANCELLATION

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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