



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

2/23/2026

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY HUB International Insurance Services Inc. 201 Mission Street, Suite 1900 San Francisco, CA 94105		PHONE (A/C, No. Ext):		COMPANY (A) Affiliated FM Insurance Company (B) Federal Insurance Company	
FAX (A/C, No):		EMAIL ADDRESS: sfcerts@hubinternational.com			
CODE:		SUB CODE:			
AGENCY CUSTOMER ID#:					
INSURED Santa Monica Bay Towers Homeowners Association 101 California Avenue Santa Monica, CA 90403		LOAN NUMBER		POLICY NUMBER A) 1164881 B) J0653997A	
		EFFECTIVE DATE 2/1/2026		EXPIRATION DATE 2/1/2027	
				☒ CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:					

PROPERTY INFORMATION

LOCATION/DESCRIPTION

Location: 101 California Avenue, Santa Monica, CA 90403
Unit Owner: Any Unit Owner of Record

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 EVIDENCE OF PROPERTY INSURANCE 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.

COVERAGE INFORMATION

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
A) BUILDING, BUSINESS PERSONAL PROPERTY & BUSINESS INCOME Affiliated FM ProVision Form (Excluding Earthquake); Special Form; Including Building Ordinance Coverage at Full Policy Limit; 100% Replacement Cost, Agreed Amount; Including Boiler & Machinery Mechanical Breakdown; Terrorism Risk Insurance Act Included; Sublimit: \$10,000,000 Flood (Flood Deductible: \$50,000) Owners' building improvements covered only to the extent the association or corporation is to insure these per governing documents. Earthquake Sprinkler Leakage	\$82,281,025 Included	\$10,000 Except \$50,000 Water Damage \$ 50,000
B) CRIME / FIDELITY BOND / BOARD MEMBER AND EMPLOYEE DISHONESTY – including the property management company (if any)	\$2,000,000	\$5,000

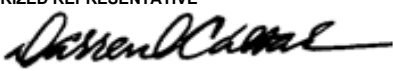
REMARKS (Including Special Conditions)

438BFUNS attached.
Number of Residential Units: 91 / Number of Commercial Units: 0

CANCELLATION

SHOULD ANY OF THE ABOVE POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS Any Lender on Record at Time of Loss	☐	MORTGAGEE	☐	ADDITIONAL INSURED
	☒	LOSS PAYEE		
	LOAN #			
	AUTHORIZED REPRESENTATIVE 			

ACORD 27 (2009/12)

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LENDER'S LOSS PAYABLE ENDORSEMENT

1. Loss or damage, if any, under this policy, shall be paid to the Payee named on the first page of this policy, its successors and assigns, hereinafter referred to as "the Lender", in whatever form or capacity its interests may appear and whether said interest be vested in said Lender in its individual or in its disclosed or undisclosed fiduciary or representative capacity, or otherwise, or vested in a nominee or trustee of said Lender.

2. The insurance under this policy, or any rider or endorsement attached thereto, as to the interest only of the Lender, its successors and assigns, shall not be invalidated nor suspended: (a) by any error, omission, or change respecting the ownership, description, possession, or location of the subject of the insurance or the interest therein, or the title thereto; (b) by the commencement of foreclosure proceedings or the giving of notice of sale of any of the property covered by this policy by virtue of any mortgage or trust deed; (c) by any breach of warranty, act, omission, neglect, or non-compliance with any of the provisions of this policy, including any and all riders now or hereafter attached thereto, by the named insured, the borrower, mortgagor, trustor, vendee, owner, tenant, warehouseman, custodian, occupant, or by the agents of either or any of them or by the happening of any event permitted by them or either of them, or their agents, or which they failed to prevent, whether occurring before or after the attachment of this endorsement, or whether before or after a loss, which under the provisions of this policy of insurance or of any rider or endorsement attached thereto would invalidate or suspend the insurance as to the named insured, excluding herefrom, however, any acts or omissions of the Lender while exercising active control and management of the property.

3. In the event of failure of the insured to pay any premium or additional premium which shall be or become due under the terms of this policy or on account of any change in occupancy or increase in hazard not permitted by this policy, this Company agrees to give written notice to the Lender of such non-payment of premium after sixty (60) days from and within one hundred and twenty (120) days after due date of such premium and it is a condition of the continuance of the rights of the Lender hereunder that the Lender when so notified in writing by this Company of the failure of the insured to pay such premium shall pay or cause to be paid the premium due within ten (10) days following receipt of the Company's demand in writing therefor. If the Lender shall decline to pay said premium or additional premium, the rights of the Lender under this Lender's Loss Payable Endorsement shall not be terminated before ten (10) days after receipt of said written notice by the Lender.

4. Whenever this Company shall pay to the Lender any sum for loss or damage under this policy and shall claim that as to the insured no liability therefor exists, this Company, at its option, may pay to the Lender the whole principal sum and interest and other indebtedness due or to become due from the insured, whether secured or unsecured, (with refund of all interest not accrued), and this Company, to the extent of such payment, shall thereupon receive a full assignment and transfer, without recourse, of the debt and all rights and securities held as collateral thereto.

5. If there be any other insurance upon the within described property, this Company shall be liable under this policy as to the Lender for the proportion of such loss or damage that the sum hereby insured bears to the entire insurance of similar character on said property under policies held by, payable to and expressly consented to by the Lender. Any Contribution Clause included in any Fallen Building Clause Waiver or any Extended Coverage Endorsement attached to this contract of insurance is hereby nullified, and also any Contribution Clause in any other endorsement or rider attached to this contract of insurance is hereby nullified except Contribution Clauses for the compliance with which the insured has received reduction in the rate charged or has received extension of the coverage to include hazards other than fire and compliance with such Contribution Clause is made a part of the consideration for insuring such other hazards. The Lender upon the payment to it of the full amount of its claim, will subrogate this Company (pro rata with all other insurers contributing to said payment) to all of the Lender's rights of contribution under said other insurance.

6. This Company reserves the right to cancel this policy at any time, as provided by its terms, but in such case this policy shall continue in force for the benefit of the Lender for ten (10) days after written notice of such cancellation is received by the Lender and shall then cease.

7. This policy shall remain in full force and effect as to the interest of the Lender for a period of ten (10) days after its expiration unless an acceptable policy in renewal thereof with loss thereunder payable to the Lender in accordance with the terms of this Lender's Loss Payable Endorsement, shall have been issued by some insurance company and accepted by the Lender.

8. Should legal title to and beneficial ownership of any of the property covered under this policy become vested in the Lender or its agents, insurance under this policy shall continue for the term thereof for the benefit of the Lender but, in such event, any privileges granted by this Lender's Loss Payable Endorsement which are not also granted the insured under the terms and conditions of this policy and/or under other riders or endorsements attached thereto shall not apply to the insurance hereunder as respects such property.

9. All notices herein provided to be given by the Company to the Lender in connection with this policy and this Lender's Loss Payable Endorsement shall be mailed to or delivered to the Lender at its office or branch described on the first page of the policy.

Approved:

Board of Fire Underwriters of the Pacific,
California Bankers' Association,
Committee on Insurance.

HO-6 Insurance Coverage for your unit

This policy does **NOT** include HO-6 coverage which is a unit owners equivalent of homeowner's insurance. However, if the CC&Rs, governing documents, or by laws require the association or the corporation to insure unit owners' fixtures & interior improvements inside their of their condo / unit, the associations policy will provide coverage but only to the extent required in the CC&Rs, governing documents or by laws. We urge you to review your locations governing documents so you are familiar with what is required that you cover and what the association coverage requirements are.

We **highly recommend** that each owner purchase an HO6 Condominium Insurance Policy to insure their furniture, fixtures, personal property, loss of use / additional living expense/rent loss, loss assessment and most importantly personal liability.

Commercial Unit Owners - if applicable

Each Commercial Unit Owner should also secure their own policy to cover fixtures, personal property, business income loss, either rents or loss of earnings and a commercial/umbrella liability.

FAQ Regarding Insurance Coverage:

- **Replacement Cost Coverage** is included for property damage
 - **"Guaranteed"** replacement cost wording is not a part of the policy language
 - Policy language states that damaged property will be repaired or replaced with like kind & quality as such the **"guaranteed"** language is not needed.
 - Coverage provided also does not include a **"guaranteed replacement %"** endorsement which some carriers offer **EX: 125% replacements cost**. Language not needed for the same reason outlined above.
- Does the policy contain a **"Co-Insurance"** Clause – No
 - Is Agreed Amount OR Agreed Value Included - Yes
- **Wind & Hail** are included as covered perils. The property policy provides **"Special Form"** coverage which does not specifically exclude coverage for Wind and Hail.
- **Inflation Guard Endorsement** is not included. It is unnecessary as the property values are reviewed prior to renewal to verify they reflect current replacement cost.
- **Waiver of Subrogation** included if required by CC&Rs or governing documents.
 - Can apply to both property & liability coverage. See EOP & COI.
- **Notice of cancellation** - 10 days notice of for non-payment of premium and 60 day notice for non-renewal or cancellation due to other reasons. **This does not refer to individual unit mortgagees*
- **Boiler and Machinery aka: Mechanical Breakdown** – coverage included. Refer to EOP
- **Building Ordinance** is included – Refer to EOP:
 - **Coverage A** – cost to rebuild undamaged portion of bldg if city requires tear down
 - **Coverage B** – demolition costs
 - **Coverage C** – Increased cost of construction to bring bldg up to current code
- **Crime/Fidelity Bond** coverage is :included- Refer to EOP
 - Is the property management firm included under the crime policy?
 - Yes as are the board members
- **Terrorism coverage** - is included
- **Does the general liability coverage contain "Severability of Interest"** aka: Separation of Insureds - Yes



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/23/2026

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 INSURERS(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must 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 HUB International Insurance Services Inc. 201 Mission Street, Suite 1900 San Francisco, CA 94105	CONTACT NAME:	
	PHONE (A/C, No. Ext.):	FAX (A/C, No.):
	E-MAIL ADDRESS: sfcerts@hubinternational.com	
	INSURER(S) AFFORDING COVERAGE	
INSURED Santa Monica Bay Towers Homeowners Association 101 California Avenue Santa Monica, CA 90403	INSURER A: Colony Insurance Company	NAIC # 39993
	INSURER B: General Star Indemnity	37362
	INSURER C: Texas Insurance Company	16543
	INSURER D: Ategrity Specialty Insurance Company	16427
	INSURER E:	
	INSURER F:	

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	
A	☒ COMMERCIAL GENERAL LIABILITY			103 GL 0221140-00	2/1/2026	2/1/2027	EACH OCCURRENCE	\$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
	☒ \$2,500 deductible ea. occurrence						MED EXP (Any one person)	\$ 0
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	\$ 1,000,000
	☐ POLICY ☐ PRO-JECT ☒ LOC						GENERAL AGGREGATE	\$ 2,000,000
	☒ OTHER: Water Damage Exclusion						PRODUCTS-COMP OP AGG	\$ 2,000,000
								\$
A	AUTOMOBILE LIABILITY			103 GL 0221140-00	2/1/2026	2/1/2027	COMBINED SINGLE LIMIT (Ea Accident)	\$ 1,000,000
	☐ ANY AUTO						BODILY INJURY (Per person)	\$
	☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS						BODILY INJURY (Per Accident)	\$
	☒ HIRED AUTOS ☒ NON-OWNED AUTOS						PROPERTY DAMAGE (Per Accident)	\$
							Limit of Liability	\$
B C D	☐ UMBRELLA LIAB ☒ OCCUR			B) IXG684957 C) JTI26XANN-04899-01 D) 01-B-XL-P00127 465-0	2/1/2026	2/1/2027	EACH OCCURRENCE	\$ 10,000,000
	☒ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	\$ 10,000,000
	☐ DED ☒ RETENTION \$ 0							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ☐ ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If, yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE ☐ OTH-ER ☐	\$
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

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

The Severability of Interest / Separation of Insured is included in the General Liability policy.

These are association or corporation policies.

Note: Above policies do not provide HO6 coverage – unit owner must have their own policy covering personal liability.

CERTIFICATE HOLDER**CANCELLATION**

Any Lender on Record at Time of Loss

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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