

07-0581-00
NORTH RISK PARTNERS LLC
1045 76TH ST STE 4000
WEST DES MOINES IA 50266-5841

Auto-Owners INSURANCE

LIFE • HOME • CAR • BUSINESS

PO BOX 30660 • LANSING, MI 48909-8160

Agency phone: 515-327-8450

03-22-2024

Owners Insurance Company

ADAM RIDGE ROWHOMES ASSOCIATION INC
C/O PROPERTY MANAGEMENT BY DESIGN
ATTN: JEFFREY HORNER
2602 SW WESTWINDS BLVD
ANKENY IA 50023-9554

You can view your policy or change your paperless options at any time online at www.auto-owners.com.

RE: Policy 234607-39485653-24

Thank you for selecting Auto-Owners Insurance Group to serve your insurance needs! Feel free to contact your independent Auto-Owners agent with questions you may have. If you have questions your agent is unable to answer, please contact us at 517.323.1200.

Auto-Owners and its affiliate companies offer a full complement of policies, each of which has its own eligibility requirements, coverages and rates. Please take this opportunity to review your insurance needs with your Auto-Owners agent, and discuss which company and program may be most appropriate for you.

Auto-Owners Insurance Company was formed in 1916. Our A++ (Superior) rating by A.M. Best Company signifies that we have the financial strength to provide the insurance protection you need. The Auto-Owners Insurance Group is comprised of six property and casualty companies and a life insurance company.

Serving Our Policyholders and Agents Since 1916

NOTICE OF PRIVACY PRACTICES

What We Do To Protect Your Privacy

At Auto-Owners Insurance Group*, we value your business and we want to retain your trust. In the course of providing products and services, we may obtain nonpublic personal information about you. We assure you that such information is used only for the purpose of providing our products and services to you.

Protecting Confidentiality

Our agents and Company associates may have access to nonpublic personal information only for the purpose of providing our products or services to you. We maintain physical, electronic and procedural safeguards against unauthorized use of your nonpublic personal information.

Information We Obtain

To assist in underwriting and servicing your policy, we may obtain nonpublic personal information about you. For example, we routinely obtain information through applications, forms related to our products or services, from visiting www.auto-owners.com, and your transactions with us. We may obtain such information from our affiliates, independent insurance agents, governmental agencies, third parties, or consumer reporting agencies.

The type of information that we collect depends on the product or service requested, but may include your name, address, contact information, social security number, credit history, claims history, information to properly investigate and resolve any claims, or billing information. We may obtain your medical history with your permission. The nature and extent of the information we obtain varies based on the nature of the products and services you receive.

The Internet and Your Information

If you would like to learn about how we gather and protect your information over the Internet, please see our online privacy statement at www.auto-owners.com/privacy.

Generally, Auto-Owners may use cookies, analytics, and other technologies to help us provide users with better service and a more customized web experience. Our business partners may use tracking services, analytics, and other technologies to monitor visits to www.auto-owners.com. The website may use web beacons in addition to cookies. You may choose to not accept cookies by changing the settings in your web browser.

Information obtained on our websites may include IP address, browser and platform types, domain names, access times, referral data, and your activity while using our site; who should use our web site; the security of information over the Internet; and links and co-branded sites.

Limited Disclosure

Auto-Owners Insurance Group companies do not disclose any nonpublic personal information about their customers or former customers except as permitted by law. We do not sell your personal information to anyone. We do not offer an opportunity for you to prevent or "opt out of" information sharing since we only share personal information with others as allowed by law.

When sharing information with third parties to help us conduct our business, we require them to protect your personal information. We do not permit them to use or share your personal information for any purpose other than the work they are doing on our behalf or as required by law.

The types of information disclosed may include personal information we collect as necessary to service your policy or account, investigate and pay claims, comply with state and federal regulatory requests or demands, and process other transactions that you request. Third parties that receive disclosures may include your independent agent, regulators, reinsurance companies, fraud prevention agencies, or insurance adjusters.

How Long We Retain Your Information

We generally retain your information as long as reasonably necessary to provide you services or to comply with applicable law and in accordance with our document retention policy. We may retain copies of information about you and any transactions or services you have used for a period of time that is consistent with applicable law, applicable statute of limitations or as we believe is reasonably necessary to comply with applicable law, regulation, legal process or governmental request, to detect or prevent fraud, to collect fees owed, to resolve disputes, to address problems with our services, to assist with investigations, to enforce other applicable agreements or policies or to take any other actions consistent with applicable law.

In some circumstances we may anonymize your personal information (so that it can no longer be associated with you) for research or statistical purposes, in which case we may use this information indefinitely without further notice to you. This allows the specific information collected (name, email, address, phone number, etc.) to become anonymous, but allows Auto-Owners to keep the transaction or engagement data.

Changes to the Privacy Policy

We will provide a notice of our privacy policy as required by law. This policy may change from time to time, but you can always review our current policy by visiting our website at www.auto-owners.com/privacy or by contacting us.

Contact Us

Auto-Owners Insurance Company
Phone: 844-359-4595 (toll free)
Email: privacyrequest@aoins.com

*Auto-Owners Insurance Group includes, Auto-Owners Insurance Company, Auto-Owners Life Insurance Company, Home-Owners Insurance Company, Owners Insurance Company, Property-Owners Insurance Company and Southern-Owners Insurance Company.

NOTIFICATION OF POSSIBLE CHANGES IN COVERAGE FOR TERRORISM

Dear Policyholder:

The Terrorism Risk Insurance Act (including ensuing Congressional actions pursuant to the Act) will expire on December 31, 2027 unless the Federal government extends the Act. What this means to you is the following:

1. Subject to policy terms and conditions, the enclosed policy will provide insurance coverage for certified acts of terrorism as defined in the Act only until December 31, 2027.
2. A conditional endorsement entitled, Conditional Exclusion Of Terrorism Involving Nuclear, Biological Or Chemical Terrorism (Relating To Disposition Of Federal Terrorism Risk Insurance Act) is enclosed. This conditional endorsement will only apply if the Act is not extended or if the Act is revised to increase statutory deductibles, decrease the federal government's share in potential losses above the statutory deductibles, change the levels, terms or conditions of coverage and we are no longer required to make terrorism coverage available and elect not to do so. It will not apply if the Act is simply extended.
3. The conditional endorsement will provide coverage for an incident of terrorism pursuant to the terms and conditions of the policy only if the incident does not involve nuclear, biological or chemical material.
4. A premium charge for the conditional endorsement will be applied effective January 1, 2028. The premium will be pro rated for the remainder of the policy term and is one-half of the current premium charge appearing in the Declarations for TERRORISM - CERTIFIED ACTS. However, it will only be made if the Terrorism Risk Insurance Act (including ensuing Congressional actions pursuant to the Act) is not extend. Revised Declarations will be mailed to you after January 1, 2028.
5. If the Act is extended without any revision, the enclosed policy will continue to provide coverage for certified acts of terrorism. The conditional endorsement will not be activated and the changes in coverage or premium referenced above will not apply.
6. If the Act is extended with revisions or is replaced, and we are required or elect to continue to offer coverage for certified acts of terrorism, we may amend this policy in accordance with the provisions of the revised Act or its replacement.

This notice is for informational purposes only.

If you have any questions concerning your policy or this notice, please contact your Auto-Owners agency.

**NOTICE OF CHANGE IN POLICY TERMS
CHANGES - EXCLUSION FOR INSECTS, BIRDS, RODENTS OR OTHER ANIMALS**

Dear Policyholder,

Your policy is amended by the enclosed endorsement entitled CHANGES - EXCLUSION FOR INSECTS, BIRDS, RODENTS OR OTHER ANIMALS 64352 (12-20). The endorsement provides that your property exclusion for "Insects, birds, rodents or other animals" is now limited to losses involving "Nesting or Infestation, or discharge or release of waste products or secretions".

This notice is for informational purposes only. Your policy contains the specific terms and conditions of coverage.

If you have any questions regarding your policy or this notice, please contact your Auto-Owners agency.

INSURANCE COMPANY
6101 ANACAPRI BLVD., LANSING, MI 48917-3999

TAILORED PROTECTION POLICY DECLARATIONS

AGENCY NORTH RISK PARTNERS LLC
07-0581-00 07 MKT TERR 031 515-327-8450

Renewal Effective 05-09-2024

POLICY NUMBER 234607-39485653-24

INSURED ADAM RIDGE ROWHOMES ASSOCIATION INC
C/O PROPERTY MANAGEMENT BY DESIGN
ATTN: JEFFREY HORNER

Company Use 39-46-IA-2305

ADDRESS 2602 SW WESTWINDS BLVD

ANKENY IA 50023-9554

Company
Bill

Policy Term	
12:01 a.m.	12:01 a.m.
05-09-2024	05-09-2025

In consideration of payment of the premium shown below, this policy is renewed. Please attach this Declarations and attachments to your policy. If you have any questions, please consult with your agent.

55039 (11-87)

COMMON POLICY INFORMATION

Business Description: Townhome Association

Entity: Association

Program: Apartment

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PART(S):	PREMIUM
COMMERCIAL PROPERTY COVERAGE	\$20,244.00
COMMERCIAL GENERAL LIABILITY COVERAGE	\$579.00
MINIMUM PREMIUM ADJUSTMENT (GL)	\$171.00
TOTAL	\$20,994.00
PAID IN FULL DISCOUNT	\$2,209.00
TOTAL POLICY PREMIUM IF PAID IN FULL	\$18,785.00
THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.	
The Paid in Full Discount does not apply to fixed fees, statutory charges or minimum premiums.	

Forms that apply to all coverage part(s) shown above (except garage liability, dealer's blanket, commercial automobile, if applicable):

IL0017 (11-85) 55003 (07-12) 59390 (11-20)

Countersigned By: _____

Owners Ins. Co.

Issued 03-22-2024

AGENCY NORTH RISK PARTNERS LLC
07-0581-00 07 MKT TERR 031

Company POLICY NUMBER 234607-39485653-24
Bill 39-46-IA-2305

INSURED ADAM RIDGE ROWHOMES ASSOCIATION INC

Term 05-09-2024 to 05-09-2025

54104 (07-87)

COMMERCIAL PROPERTY COVERAGE

55198 (12-10)

PREMIER PROPERTY PLUS COVERAGE PACKAGE DECLARATION

The coverages and limits below apply separately to each location or sublocation that sustains a loss to covered property and is designated in the Commercial Property Coverage Declarations. No deductible applies to the below Property Plus Coverages.

COVERAGE	LIMIT
ACCOUNTS RECEIVABLE	\$200,000
BAILEES	\$15,000
	\$10,000 PER ITEM
BUSINESS INCOME & EXTRA EXPENSE W/RENTAL VALUE, INCLUDING NEWLY ACQUIRED LOC'S 0 HOUR WAITING PERIOD	\$150,000
DEBRIS REMOVAL	\$100,000
ELECTRONIC DATA PROCESSING EQUIPMENT	\$100,000
EMPLOYEE DISHONESTY	\$50,000
FINE ARTS, COLLECTIBLES AND MEMORABILIA	\$50,000
	\$10,000 PER ITEM
FIRE DEPARTMENT SERVICE CHARGE	\$25,000
FORGERY AND ALTERATION	\$50,000
MONEY AND SECURITIES INSIDE PREMISES	\$50,000
MONEY AND SECURITIES OUTSIDE PREMISES	\$50,000
NEWLY ACQUIRED BUSINESS PERSONAL PROPERTY	\$500,000 FOR 90 DAYS
NEWLY ACQUIRED OR CONSTRUCTED PROPERTY	\$1,000,000 FOR 90 DAYS
ORDINANCE OR LAW	SEE COMMERCIAL PROPERTY DECLARATIONS
OUTDOOR PROPERTY	\$25,000
TREES, SHRUBS OR PLANTS	\$1,000 PER ITEM
RADIO OR TELEVISION ANTENNAS	\$20,000
PERSONAL EFFECTS AND PROPERTY OF OTHERS	\$50,000
POLLUTANT CLEAN UP AND REMOVAL	\$100,000
PROPERTY IN TRANSIT	\$100,000
PROPERTY OFF PREMISES	\$100,000
REFRIGERATED PRODUCTS	\$25,000
SALESPERSON'S SAMPLES	\$25,000

Owners Ins. Co.

Issued 03-22-2024

AGENCY NORTH RISK PARTNERS LLC
07-0581-00 07 MKT TERR 031

Company POLICY NUMBER 234607-39485653-24
Bill 39-46-IA-2305

INSURED ADAM RIDGE ROWHOMES ASSOCIATION INC

Term 05-09-2024 to 05-09-2025

55198 (12-10)

PREMIER PROPERTY PLUS COVERAGE PACKAGE DECLARATION

COVERAGE	LIMIT
UTILITY SERVICES FAILURE	\$150,000
VALUABLE PAPERS AND RECORDS ON PREMISES	\$150,000
VALUABLE PAPERS AND RECORDS OFF PREMISES	\$25,000
WATER BACK-UP FROM SEWERS OR DRAINS	\$50,000

Forms that apply to this coverage part:

64004 (12-10)	54198 (12-10)	54334 (12-10)	64020 (12-10)	54189 (12-10)
54186 (12-10)	54218 (03-13)	54217 (07-17)	54216 (03-13)	54214 (03-13)
54221 (12-10)	54220 (06-00)	54219 (12-10)	54338 (03-13)	54339 (03-13)
64010 (12-10)	54754 (12-00)	64352 (12-20)	64000 (12-10)	

Coverages Provided

Insurance at the described premises applies only for coverages for which a limit of insurance is shown.

LOCATION 0001 - BUILDING 0001

Location: 6164 Sheffield Ln # 6184, Johnston, IA 50131-3153

Occupied As: Apartment/Townhome

Secured Interested Parties: None

Rating Information

Territory: 770	County: Polk
Program: Apartment	Construction: Frame
Protection Class: 03	Class Code: 0311
Annual Receipts: \$14,400	Class Rate - Building: 0.336
Class Rate - Bi & Extra Exp: 4.060	

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING			\$1,764,200		
Causes of Loss					
Basic Group I	90%	\$2,500*		0.060	\$1,059.00
Basic Group II	90%	\$2,500*		0.061	\$1,076.00
Windstorm/Hail	90%	3% *			Included
Special	90%	\$2,500*		0.019	\$335.00
Theft	90%	\$2,500*			Included
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.000					
Replacement Cost					
Equipment Breakdown		\$2,500	See Form 54843		\$73.00
Property Plus Coverage Package		None	See 55198 (12-10)		\$344.00
Tier: Premier					

Owners Ins. Co.

Issued 03-22-2024

AGENCY NORTH RISK PARTNERS LLC
07-0581-00 07 MKT TERR 031

Company POLICY NUMBER 234607-39485653-24
Bill 39-46-IA-2305

INSURED ADAM RIDGE ROWHOMES ASSOCIATION INC

Term 05-09-2024 to 05-09-2025

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
ORDINANCE OR LAW					
Coverage A-Undamaged Portion		\$2,500	Incl in Bldg Limit		Included
Coverage B-Demolition		\$2,500	\$160,000		Included
Coverage C-Increased Cost		\$2,500	\$160,000		Included
BI & EXTRA EXP			Actual Loss Sustained		
0 Hour Waiting Period			12 Months		
Causes of Loss					
Special	0%	\$0		3.048	\$100.00
Theft	0%	\$0			Included
OPTIONAL COVERAGE					
Equipment Breakdown		\$0	See Form 54843		\$3.00

*This deductible will apply separately to each building.

Forms that apply to this building:

59350 (01-15)	54833 (07-08)	IL0276 (06-89)	IL0003 (07-02)	IL0022 (05-87)
CP0197 (11-05)	CP0151 (02-03)	64224 (01-16)	59325 (12-19)	64326 (07-19)
64036 (02-12)	CP0090 (07-88)	54585 (12-10)	64000 (12-10)	64013 (12-10)
64010 (12-10)	54843 (07-19)	64020 (12-10)	64004 (12-10)	54754 (12-00)
64352 (12-20)	64014 (07-17)	59390 (11-20)		

COMMERCIAL PROPERTY COVERAGE - LOCATION 0001 SUMMARY

	PREMIUM
TERRORISM - CERTIFIED ACTS SEE FORM: 59350, 54833, 59390	\$30.00
LOCATION 0001	\$3,020.00

LOCATION 0002 - BUILDING 0001

Location: 6143 Bristol Ln # 6163, Johnston, IA 50131-3152

Occupied As: Apartment/Townhome

Secured Interested Parties: None

Rating Information

Territory: 770	County: Polk
Program: Apartment	Construction: Frame
Protection Class: 03	Class Code: 0311
Annual Receipts: \$14,400	Class Rate - Building: 0.336
Class Rate - Bi & Extra Exp: 4.060	

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING			\$1,764,200		
Causes of Loss					
Basic Group I	90%	\$2,500*		0.060	\$1,059.00
Basic Group II	90%	\$2,500*		0.061	\$1,076.00
Windstorm/Hail	90%	3% *			Included
Special	90%	\$2,500*		0.019	\$335.00

Owners Ins. Co.

Issued 03-22-2024

AGENCY NORTH RISK PARTNERS LLC
07-0581-00 07 MKT TERR 031

Company POLICY NUMBER 234607-39485653-24
Bill 39-46-IA-2305

INSURED ADAM RIDGE ROWHOMES ASSOCIATION INC

Term 05-09-2024 to 05-09-2025

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
Theft	90%	\$2,500*			Included
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.000					
Replacement Cost					
Equipment Breakdown		\$2,500	See Form 54843		\$73.00
Property Plus Coverage Package		None	See 55198 (12-10)		\$344.00
Tier: Premier					
ORDINANCE OR LAW					
Coverage A-Undamaged Portion		\$2,500	Incl in Bldg Limit		Included
Coverage B-Demolition		\$2,500	\$160,000		Included
Coverage C-Increased Cost		\$2,500	\$160,000		Included
BI & EXTRA EXP			Actual Loss Sustained		
0 Hour Waiting Period			12 Months		
Causes of Loss					
Special	0%	\$0		3.048	\$100.00
Theft	0%	\$0			Included
OPTIONAL COVERAGE					
Equipment Breakdown		\$0	See Form 54843		\$3.00

*This deductible will apply separately to each building.

Forms that apply to this building:

59350 (01-15)	54833 (07-08)	IL0276 (06-89)	IL0003 (07-02)	IL0022 (05-87)
CP0197 (11-05)	CP0151 (02-03)	64224 (01-16)	59325 (12-19)	64326 (07-19)
64036 (02-12)	CP0090 (07-88)	54585 (12-10)	64000 (12-10)	64013 (12-10)
64010 (12-10)	54843 (07-19)	64020 (12-10)	64004 (12-10)	54754 (12-00)
64352 (12-20)	64014 (07-17)	59390 (11-20)		

COMMERCIAL PROPERTY COVERAGE - LOCATION 0002 SUMMARY

COMMERCIAL PROPERTY COVERAGE - LOCATION 0002 SUMMARY	PREMIUM
TERRORISM - CERTIFIED ACTS SEE FORM: 59350, 54833, 59390	\$30.00
LOCATION 0002	\$3,020.00

LOCATION 0003 - BUILDING 0001

Location: 6142 Bristol Ln # 6162, Johnston, IA 50131-3152

Occupied As: Apartment/Townhome

Secured Interested Parties: None

Rating Information

Territory: 770

Program: Apartment

Protection Class: 03

Annual Receipts: \$14,400

Class Rate - Bi & Extra Exp: 4.060

County: Polk

Construction: Frame

Class Code: 0311

Class Rate - Building: 0.336

Owners Ins. Co.

Issued 03-22-2024

AGENCY NORTH RISK PARTNERS LLC
07-0581-00 07 MKT TERR 031

Company POLICY NUMBER 234607-39485653-24
Bill 39-46-IA-2305

INSURED ADAM RIDGE ROWHOMES ASSOCIATION INC

Term 05-09-2024 to 05-09-2025

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING			\$1,764,200		
Causes of Loss					
Basic Group I	90%	\$2,500*		0.063	\$1,111.00
Basic Group II	90%	\$2,500*		0.064	\$1,129.00
Windstorm/Hail	90%	3% *			Included
Special	90%	\$2,500*		0.020	\$353.00
Theft	90%	\$2,500*			Included
OPTIONAL COVERAGE					
Agreed Value Exp Date 05-09-2025					
Inflation Guard Factor Building 1.000					
Replacement Cost					
Equipment Breakdown		\$2,500	See Form 54843		\$77.00
Property Plus Coverage Package		None	See 55198 (12-10)		\$361.00
Tier: Premier					
ORDINANCE OR LAW					
Coverage A-Undamaged Portion		\$2,500	Incl in Bldg Limit		Included
Coverage B-Demolition		\$2,500	\$160,000		Included
Coverage C-Increased Cost		\$2,500	\$160,000		Included
BI & EXTRA EXP			Actual Loss Sustained		
0 Hour Waiting Period			12 Months		
Causes of Loss					
Special	0%	\$0		3.048	\$100.00
Theft	0%	\$0			Included
OPTIONAL COVERAGE					
Equipment Breakdown		\$0	See Form 54843		\$3.00

*This deductible will apply separately to each building.

Forms that apply to this building:

59350 (01-15)	54833 (07-08)	IL0276 (06-89)	IL0003 (07-02)	IL0022 (05-87)
CP0197 (11-05)	CP0151 (02-03)	64224 (01-16)	59325 (12-19)	64326 (07-19)
64036 (02-12)	CP0090 (07-88)	54585 (12-10)	64000 (12-10)	64013 (12-10)
64010 (12-10)	54843 (07-19)	64020 (12-10)	64004 (12-10)	54754 (12-00)
64352 (12-20)	64014 (07-17)	59390 (11-20)		

COMMERCIAL PROPERTY COVERAGE - LOCATION 0003 SUMMARY	PREMIUM
TERRORISM - CERTIFIED ACTS SEE FORM: 59350, 54833, 59390	\$31.00
LOCATION 0003	\$3,165.00

LOCATION 0004 - BUILDING 0001

Location: 6121 Bradford Ln # 6141, Johnston, IA 50131-3151

Occupied As: Apartment/Townhome

Owners Ins. Co.

Issued 03-22-2024

AGENCY NORTH RISK PARTNERS LLC
07-0581-00 07 MKT TERR 031

Company POLICY NUMBER 234607-39485653-24
Bill 39-46-IA-2305

INSURED ADAM RIDGE ROWHOMES ASSOCIATION INC

Term 05-09-2024 to 05-09-2025

Secured Interested Parties: None

Rating Information

Territory: 770	County: Polk
Program: Apartment	Construction: Frame
Protection Class: 03	Class Code: 0311
Annual Receipts: \$14,400	Class Rate - Building: 0.336
Class Rate - Bi & Extra Exp: 4.060	

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING			\$1,764,200		
Causes of Loss					
Basic Group I	90%	\$2,500*		0.057	\$1,006.00
Basic Group II	90%	\$2,500*		0.058	\$1,023.00
Windstorm/Hail	90%	3% *			Included
Special	90%	\$2,500*		0.018	\$318.00
Theft	90%	\$2,500*			Included
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.000					
Replacement Cost					
Equipment Breakdown		\$2,500	See Form 54843		\$70.00
Property Plus Coverage Package		None	See 55198 (12-10)		\$327.00
Tier: Premier					
ORDINANCE OR LAW					
Coverage A-Undamaged Portion		\$2,500	Incl in Bldg Limit		Included
Coverage B-Demolition		\$2,500	\$160,000		Included
Coverage C-Increased Cost		\$2,500	\$160,000		Included
BI & EXTRA EXP			Actual Loss Sustained		
0 Hour Waiting Period			12 Months		
Causes of Loss					
Special	0%	\$0		3.048	\$100.00
Theft	0%	\$0			Included
OPTIONAL COVERAGE					
Equipment Breakdown		\$0	See Form 54843		\$3.00

*This deductible will apply separately to each building.

Forms that apply to this building:

59350 (01-15)	54833 (07-08)	IL0276 (06-89)	IL0003 (07-02)	IL0022 (05-87)
CP0197 (11-05)	CP0151 (02-03)	64224 (01-16)	59325 (12-19)	64326 (07-19)
64036 (02-12)	CP0090 (07-88)	54585 (12-10)	64000 (12-10)	64013 (12-10)
64010 (12-10)	54843 (07-19)	64020 (12-10)	64004 (12-10)	54754 (12-00)
64352 (12-20)	64014 (07-17)	59390 (11-20)		

COMMERCIAL PROPERTY COVERAGE - LOCATION 0004 SUMMARY	PREMIUM
TERRORISM - CERTIFIED ACTS SEE FORM: 59350, 54833, 59390	\$28.00
LOCATION 0004	\$2,875.00

Owners Ins. Co.

Issued 03-22-2024

AGENCY NORTH RISK PARTNERS LLC
07-0581-00 07 MKT TERR 031

Company POLICY NUMBER 234607-39485653-24
Bill 39-46-IA-2305

INSURED ADAM RIDGE ROWHOMES ASSOCIATION INC

Term 05-09-2024 to 05-09-2025

LOCATION 0005 - BUILDING 0001

Location: 6120 Bradford Ln # 6140, Johnston, IA 50131-3151

Occupied As: Apartment/Townhome

Secured Interested Parties: None

Rating Information

Territory: 770

County: Polk

Program: Apartment

Construction: Frame

Protection Class: 03

Class Code: 0311

Annual Receipts: \$14,400

Class Rate - Building: 0.336

Class Rate - Bi & Extra Exp: 4.060

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING			\$1,764,200		
Causes of Loss					
Basic Group I	90%	\$2,500*		0.057	\$1,006.00
Basic Group II	90%	\$2,500*		0.058	\$1,023.00
Windstorm/Hail	90%	3% *			Included
Special	90%	\$2,500*		0.018	\$318.00
Theft	90%	\$2,500*			Included
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.000					
Replacement Cost					
Equipment Breakdown		\$2,500	See Form 54843		\$70.00
Property Plus Coverage Package		None	See 55198 (12-10)		\$327.00
Tier: Premier					
ORDINANCE OR LAW					
Coverage A-Undamaged Portion		\$2,500	Incl in Bldg Limit		Included
Coverage B-Demolition		\$2,500	\$160,000		Included
Coverage C-Increased Cost		\$2,500	\$160,000		Included
BI & EXTRA EXP			Actual Loss Sustained		
0 Hour Waiting Period			12 Months		
Causes of Loss					
Special	0%	\$0		3.048	\$100.00
Theft	0%	\$0			Included
OPTIONAL COVERAGE					
Equipment Breakdown		\$0	See Form 54843		\$3.00

*This deductible will apply separately to each building.

Owners Ins. Co.

Issued 03-22-2024

AGENCY NORTH RISK PARTNERS LLC
07-0581-00 07 MKT TERR 031

Company POLICY NUMBER 234607-39485653-24
Bill 39-46-IA-2305

INSURED ADAM RIDGE ROWHOMES ASSOCIATION INC

Term 05-09-2024 to 05-09-2025

Forms that apply to this building:

59350 (01-15)	54833 (07-08)	IL0276 (06-89)	IL0003 (07-02)	IL0022 (05-87)
CP0197 (11-05)	CP0151 (02-03)	64224 (01-16)	59325 (12-19)	64326 (07-19)
64036 (02-12)	CP0090 (07-88)	54585 (12-10)	64000 (12-10)	64013 (12-10)
64010 (12-10)	54843 (07-19)	64020 (12-10)	64004 (12-10)	54754 (12-00)
64352 (12-20)	64014 (07-17)	59390 (11-20)		

COMMERCIAL PROPERTY COVERAGE - LOCATION 0005 SUMMARY	PREMIUM
TERRORISM - CERTIFIED ACTS SEE FORM: 59350, 54833, 59390	\$28.00
LOCATION 0005	\$2,875.00

LOCATION 0006 - BUILDING 0001

Location: 6101 Manchester Ln # 6119, Johnston, IA 50131-3150

Occupied As: Apartment/Townhome

Secured Interested Parties: None

Rating Information

Territory: 770	County: Polk
Program: Apartment	Construction: Frame
Protection Class: 03	Class Code: 0311
Annual Receipts: \$14,400	Class Rate - Building: 0.336
Class Rate - Bi & Extra Exp: 4.060	

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING			\$1,764,200		
Causes of Loss					
Basic Group I	90%	\$2,500*		0.050	\$882.00
Basic Group II	90%	\$2,500*		0.051	\$900.00
Windstorm/Hail	90%	3% *			Included
Special	90%	\$2,500*		0.016	\$282.00
Theft	90%	\$2,500*			Included
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.000					
Replacement Cost					
Equipment Breakdown		\$2,500	See Form 54843		\$61.00
Property Plus Coverage Package		None	See 55198 (12-10)		\$287.00
Tier: Premier					
ORDINANCE OR LAW					
Coverage A-Undamaged Portion		\$2,500	Incl in Bldg Limit		Included
Coverage B-Demolition		\$2,500	\$160,000		Included
Coverage C-Increased Cost		\$2,500	\$160,000		Included

Owners Ins. Co.

Issued 03-22-2024

AGENCY NORTH RISK PARTNERS LLC
07-0581-00 07 MKT TERR 031

Company POLICY NUMBER 234607-39485653-24
Bill 39-46-IA-2305

INSURED ADAM RIDGE ROWHOMES ASSOCIATION INC

Term 05-09-2024 to 05-09-2025

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BI & EXTRA EXP 0 Hour Waiting Period Causes of Loss			Actual Loss Sustained 12 Months		
Special	0%	\$0		3.048	\$100.00
Theft	0%	\$0			Included
OPTIONAL COVERAGE					
Equipment Breakdown		\$0	See Form 54843		\$3.00

*This deductible will apply separately to each building.

Forms that apply to this building:

59350 (01-15)	54833 (07-08)	IL0276 (06-89)	IL0003 (07-02)	IL0022 (05-87)
CP0197 (11-05)	CP0151 (02-03)	64224 (01-16)	59325 (12-19)	64326 (07-19)
64036 (02-12)	CP0090 (07-88)	54585 (12-10)	64000 (12-10)	64013 (12-10)
64010 (12-10)	54843 (07-19)	64020 (12-10)	64004 (12-10)	54754 (12-00)
64352 (12-20)	64014 (07-17)	59390 (11-20)		

COMMERCIAL PROPERTY COVERAGE - LOCATION 0006 SUMMARY	PREMIUM
TERRORISM - CERTIFIED ACTS SEE FORM: 59350, 54833, 59390	\$25.00
LOCATION 0006	\$2,540.00

LOCATION 0007 - BUILDING 0001

Location: 6100 Manchester Ln # 6118, Johnston, IA 50131-3150

Occupied As: Apartment/Townhome

Secured Interested Parties: None

Rating Information

Territory: 770	County: Polk
Program: Apartment	Construction: Frame
Protection Class: 03	Class Code: 0311
Annual Receipts: \$14,400	Class Rate - Building: 0.336
Class Rate - Bi & Extra Exp: 4.060	

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
BUILDING			\$1,764,200		
Causes of Loss					
Basic Group I	90%	\$2,500*		0.054	\$953.00
Basic Group II	90%	\$2,500*		0.056	\$988.00
Windstorm/Hail	90%	3% *			Included
Special	90%	\$2,500*		0.017	\$300.00
Theft	90%	\$2,500*			Included

Owners Ins. Co.

Issued 03-22-2024

AGENCY NORTH RISK PARTNERS LLC
07-0581-00 07 MKT TERR 031

Company POLICY NUMBER 234607-39485653-24
Bill 39-46-IA-2305

INSURED ADAM RIDGE ROWHOMES ASSOCIATION INC

Term 05-09-2024 to 05-09-2025

COVERAGE	COINSURANCE	DEDUCTIBLE	LIMIT	RATE	PREMIUM
OPTIONAL COVERAGE					
Inflation Guard Factor Building 1.000 Replacement Cost					
Equipment Breakdown		\$2,500	See Form 54843		\$66.00
Property Plus Coverage Package Tier: Premier		None	See 55198 (12-10)		\$312.00
ORDINANCE OR LAW					
Coverage A-Undamaged Portion		\$2,500	Incl in Bldg Limit		Included
Coverage B-Demolition		\$2,500	\$160,000		Included
Coverage C-Increased Cost		\$2,500	\$160,000		Included
BI & EXTRA EXP					
0 Hour Waiting Period			Actual Loss Sustained 12 Months		
Causes of Loss					
Special	0%	\$0		3.048	\$100.00
Theft	0%	\$0			Included
OPTIONAL COVERAGE					
Equipment Breakdown		\$0	See Form 54843		\$3.00

*This deductible will apply separately to each building.

Forms that apply to this building:

59350 (01-15)	54833 (07-08)	IL0276 (06-89)	IL0003 (07-02)	IL0022 (05-87)
CP0197 (11-05)	CP0151 (02-03)	64224 (01-16)	59325 (12-19)	64326 (07-19)
64036 (02-12)	CP0090 (07-88)	54585 (12-10)	64000 (12-10)	64013 (12-10)
64010 (12-10)	54843 (07-19)	64020 (12-10)	64004 (12-10)	54754 (12-00)
64352 (12-20)	64014 (07-17)	59390 (11-20)		

COMMERCIAL PROPERTY COVERAGE - LOCATION 0007 SUMMARY

COMMERCIAL PROPERTY COVERAGE - LOCATION 0007 SUMMARY	PREMIUM
TERRORISM - CERTIFIED ACTS SEE FORM: 59350, 54833, 59390	\$27.00
LOCATION 0007	\$2,749.00

55040 (11-87)

COMMERCIAL GENERAL LIABILITY COVERAGE

COVERAGE	LIMITS OF INSURANCE
General Aggregate (Other Than Products-Completed Operations)	\$4,000,000
Products-Completed Operations Aggregate	\$4,000,000
Personal And Advertising Injury	\$2,000,000
Each Occurrence	\$2,000,000
Assn Directors/Officers Errors and Omissions Agg	\$2,000,000
Assn Directors/Officers Errors and Omissions Occ	\$2,000,000

Owners Ins. Co.

Issued 03-22-2024

AGENCY NORTH RISK PARTNERS LLC
07-0581-00 07 MKT TERR 031

Company POLICY NUMBER 234607-39485653-24
Bill 39-46-IA-2305

INSURED ADAM RIDGE ROWHOMES ASSOCIATION INC

Term 05-09-2024 to 05-09-2025

COVERAGE	LIMITS OF INSURANCE
COMMERCIAL GENERAL LIABILITY PLUS ENDORSEMENT	
Damage to Premises Rented to You (Fire, Lightning, Explosion, Smoke or Water Damage)	\$300,000 Any One Premises
Medical Payments	\$10,000 Any One Person
Hired Auto & Non-Owned Auto	\$2,000,000 Each Occurrence
Expanded Coverage Details See Form:	
Extended Watercraft	
Personal Injury Extension	
Broadened Supplementary Payments	
Broadened Knowledge Of Occurrence	
Additional Products-Completed Operations Aggregate	
Blanket Additional Insured - Lessor of Leased Equipment	
Blanket Additional Insured - Managers or Lessors of Premises	
Newly Formed or Acquired Organizations Extension	
Blanket Waiver of Subrogation	

Twice the "General Aggregate Limit", shown above, is provided at no additional charge for each 12 month period in accordance with form 55885.

AUDIT TYPE: Non-Audited

Forms that apply to this coverage:

59350 (01-15)	55405 (07-08)	55146 (06-04)	CG2106 (05-14)	CG2109 (06-15)
55091 (05-17)	55010 (05-17)	CG2017 (10-93)	CG2167 (12-04)	IL0021 (07-02)
CG2648 (06-08)	59325 (12-19)	CG0001 (04-13)	IL0276 (06-89)	IL0017 (11-85)
55537 (05-17)	55513 (05-17)	55029 (05-17)	CG2132 (05-09)	CG2147 (12-07)
55885 (05-17)	59390 (11-20)			

LOCATION 0001 - BUILDING 0001

Location: 6164 Sheffield Ln # 6184, Johnston, IA 50131-3153

Territory: 001

County: Polk

CLASSIFICATION	CODE	SUBLINE	PREMIUM BASIS	RATE	PREMIUM
Commercial General Liability Plus Endorsement Included At 7.5% Of The Premises Operation Premium	00501	Prem/Op	Prem/Op Prem Included	Included	Included
Assn Directors/Officers Errors And Omissions	00811	Professional	Flat Charge 42		\$344.00
Townhouse Or Similar Associations (Association Risk Only)	68500	Prem/Op Prod/Comp Op	Units 6 6	Each 1 4.527 .929	\$27.00 \$6.00

COMMERCIAL GENERAL LIABILITY COVERAGE - LOCATION 0001 SUMMARY	PREMIUM
TERRORISM - CERTIFIED ACTS SEE FORM: 59350, 55405, 59390	\$4.00
LOCATION 0001	\$381.00

Owners Ins. Co.

Issued 03-22-2024

AGENCY NORTH RISK PARTNERS LLC
07-0581-00 07 MKT TERR 031

Company POLICY NUMBER 234607-39485653-24
Bill 39-46-IA-2305

INSURED ADAM RIDGE ROWHOMES ASSOCIATION INC

Term 05-09-2024 to 05-09-2025

LOCATION 0002 - BUILDING 0001

Location: 6143 Bristol Ln # 6163, Johnston, IA 50131-3152

Territory: 001 **County:** Polk

CLASSIFICATION	CODE	SUBLINE	PREMIUM BASIS	RATE	PREMIUM
Townhouse Or Similar Associations (Association Risk Only)	68500		Units	Each 1	
		Prem/Op	6	4.527	\$27.00
		Prod/Comp Op	6	.929	\$6.00

COMMERCIAL GENERAL LIABILITY COVERAGE - LOCATION 0002 SUMMARY	PREMIUM
TERRORISM - CERTIFIED ACTS SEE FORM: 59350, 55405, 59390	INCLUDED
LOCATION 0002	\$33.00

LOCATION 0003 - BUILDING 0001

Location: 6142 Bristol Ln # 6162, Johnston, IA 50131-3152

Territory: 001 **County:** Polk

CLASSIFICATION	CODE	SUBLINE	PREMIUM BASIS	RATE	PREMIUM
Townhouse Or Similar Associations (Association Risk Only)	68500		Units	Each 1	
		Prem/Op	6	4.527	\$27.00
		Prod/Comp Op	6	.929	\$6.00

COMMERCIAL GENERAL LIABILITY COVERAGE - LOCATION 0003 SUMMARY	PREMIUM
TERRORISM - CERTIFIED ACTS SEE FORM: 59350, 55405, 59390	INCLUDED
LOCATION 0003	\$33.00

LOCATION 0004 - BUILDING 0001

Location: 6121 Bradford Ln # 6141, Johnston, IA 50131-3151

Territory: 001 **County:** Polk

CLASSIFICATION	CODE	SUBLINE	PREMIUM BASIS	RATE	PREMIUM
Townhouse Or Similar Associations (Association Risk Only)	68500		Units	Each 1	
		Prem/Op	6	4.527	\$27.00
		Prod/Comp Op	6	.929	\$6.00

COMMERCIAL GENERAL LIABILITY COVERAGE - LOCATION 0004 SUMMARY	PREMIUM
TERRORISM - CERTIFIED ACTS SEE FORM: 59350, 55405, 59390	INCLUDED
LOCATION 0004	\$33.00

Owners Ins. Co.

Issued 03-22-2024

AGENCY NORTH RISK PARTNERS LLC
07-0581-00 07 MKT TERR 031

Company POLICY NUMBER 234607-39485653-24
Bill 39-46-IA-2305

INSURED ADAM RIDGE ROWHOMES ASSOCIATION INC

Term 05-09-2024 to 05-09-2025

LOCATION 0005 - BUILDING 0001

Location: 6120 Bradford Ln # 6140, Johnston, IA 50131-3151

Territory: 001 **County:** Polk

CLASSIFICATION	CODE	SUBLINE	PREMIUM BASIS	RATE	PREMIUM
Townhouse Or Similar Associations (Association Risk Only)	68500		Units	Each 1	
		Prem/Op	6	4.527	\$27.00
		Prod/Comp Op	6	.929	\$6.00

COMMERCIAL GENERAL LIABILITY COVERAGE - LOCATION 0005 SUMMARY	PREMIUM
TERRORISM - CERTIFIED ACTS SEE FORM: 59350, 55405, 59390	INCLUDED
LOCATION 0005	\$33.00

LOCATION 0006 - BUILDING 0001

Location: 6101 Manchester Ln # 6119, Johnston, IA 50131-3150

Territory: 001 **County:** Polk

CLASSIFICATION	CODE	SUBLINE	PREMIUM BASIS	RATE	PREMIUM
Townhouse Or Similar Associations (Association Risk Only)	68500		Units	Each 1	
		Prem/Op	6	4.527	\$27.00
		Prod/Comp Op	6	.929	\$6.00

COMMERCIAL GENERAL LIABILITY COVERAGE - LOCATION 0006 SUMMARY	PREMIUM
TERRORISM - CERTIFIED ACTS SEE FORM: 59350, 55405, 59390	INCLUDED
LOCATION 0006	\$33.00

LOCATION 0007 - BUILDING 0001

Location: 6100 Manchester Ln # 6118, Johnston, IA 50131-3150

Territory: 001 **County:** Polk

CLASSIFICATION	CODE	SUBLINE	PREMIUM BASIS	RATE	PREMIUM
Townhouse Or Similar Associations (Association Risk Only)	68500		Units	Each 1	
		Prem/Op	6	4.527	\$27.00
		Prod/Comp Op	6	.929	\$6.00

COMMERCIAL GENERAL LIABILITY COVERAGE - LOCATION 0007 SUMMARY	PREMIUM
TERRORISM - CERTIFIED ACTS SEE FORM: 59350, 55405, 59390	INCLUDED
LOCATION 0007	\$33.00

64326 (7-19)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CHANGES - ACTUAL CASH VALUE AND DEPRECIATION

This endorsement modifies insurance provided under the following:

COMMERCIAL PROPERTY COVERAGE PART

Wherever it appears in this Coverage Part and any endorsement attached to this Coverage Part:

1. Actual cash value means the cost to repair or replace lost or damaged property with property of similar quality and features reduced by the amount of depreciation applicable to the lost or damaged property immediately prior to the loss.
2. Depreciation means a decrease in value because of age, wear, obsolescence or market value and includes:
 - a. The cost of materials, labor and services;

- b. Any applicable taxes; and
- c. Profit and overhead necessary to repair, rebuild or replace lost or damaged property.

The meanings of actual cash value and depreciation in this endorsement supersedes any provision in this Coverage Part and any endorsement attached to this Coverage Part to the contrary.

All other policy terms and conditions apply.

64352 (12-20)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CHANGES - EXCLUSION FOR INSECTS, BIRDS, RODENTS OR OTHER ANIMALS

This endorsement modifies insurance provided under the following:

CAUSES OF LOSS - SPECIAL FORM

B. EXCLUSIONS, 2.d.(5) is deleted and replaced by the following exclusion.

(5) Nesting or infestation, or discharge or release of waste products or secretions, by insects, birds, rodents or other animals.

All other policy terms and conditions apply.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

AMENDMENT OF PROPERTY DEDUCTIBLE

This endorsement modifies insurance provided under the following:

BUILDING AND PERSONAL PROPERTY COVERAGE FORM
 CONDOMINIUM ASSOCIATION COVERAGE FORM
 CONDOMINIUM COMMERCIAL UNIT-OWNERS COVERAGE FORM

SECTION **D. DEDUCTIBLE** is deleted and replaced by the following:

D. DEDUCTIBLE

The applicable Deductible shown in the Declarations will apply separately to:

1. Each building sustaining loss or damage.
2. The personal property at each building at which there is loss or damage to personal property.

However, if there is loss or damage to both a building and its personal property, only one deductible will apply for that building.

In any one occurrence of loss or damage (hereinafter referred to as loss), the Deductible shown in the Declarations will apply as follows:

- a. We will first reduce the amount of loss if required by the Coinsurance Condition or the Agreed Value Optional Coverage.
 - (1) If the adjusted amount of loss is less than or equal to the Deductible, we will not pay for that loss.
 - (2) If the adjusted amount of loss exceeds the Deductible, we will then subtract the Deductible from the adjusted amount of the loss and will pay the resulting amount or the Limit of Insurance, whichever is less.
- b. If paragraph a., above does not apply:
 - (1) If the amount of loss is less than or equal to the Deductible, we will not pay for that loss.
 - (2) If the amount of loss exceeds the Deductible, we will then subtract the Deductible from the loss and will pay the resulting amount or the Limit of Insurance, whichever is less.

When the occurrence involves loss to more than one item of Covered Property and separate Limits of Insurance apply, the losses will not be combined in determining application of the Deductible.

- c. No Deductible applies to the following Additional Coverages:

- (1) Fire Department Service Charge;
- (2) Fire Extinguisher Systems Recharge Expense;
- (3) Arson Reward;
- (4) Theft Reward; and
- (5) Rekeying of Locks.

In the following Examples, the figures used are for illustrative purposes only and do not reflect your actual insurance.

The following Examples assume there is no Coinsurance penalty.

EXAMPLE #1

Deductible:	\$ 250
Limit of Insurance - Building #1:	\$60,000
Limit of Insurance - Building #2:	\$80,000
Loss to Building #1:	\$60,100
Loss to Building #2:	\$80,200

The amount of loss to Building #1 (\$60,100) is less than the sum (\$60,250) of the Limit of Insurance applicable to Building #1 plus the Deductible. The amount of loss to Building #2 (\$80,200) is less than the sum (\$80,250) of the Limit of Insurance applicable to Building #2 plus the Deductible.

The Deductible will be subtracted from the amount of loss in calculating the loss payable for Building #1 and Building #2.

\$60,100	
- 250	
\$59,850	Loss Payable - Building #1
\$80,200	
- 250	
\$79,950	Loss Payable - Building #2

EXAMPLE #2

The Deductible and Limits of Insurance are the same as those in Example #1.

Loss to Building #1: (Exceeds Limit of Insurance plus Deductible)	\$70,000
Loss to Building #2: (Exceeds Limit of Insurance plus Deductible)	\$90,000
Loss Payable - Building #1: (Limit of Insurance)	\$60,000
Loss Payable - Building #1: (Limit of Insurance)	\$80,000
Total amount of loss payable:	\$140,000

All other policy terms and conditions apply.

55405 (7-08)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CONDITIONAL EXCLUSION OF TERRORISM INVOLVING NUCLEAR, BIOLOGICAL OR CHEMICAL TERRORISM (RELATING TO DISPOSITION OF FEDERAL TERRORISM RISK INSURANCE ACT)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
OWNERS AND CONTRACTORS PROTECTIVE LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART

A. Applicability Of This Endorsement

1. The provisions of this endorsement will apply if and when one of the following situations occurs:

a. The federal Terrorism Risk Insurance Program ("Program"), established by the Terrorism Risk Insurance Act of 2002 (including ensuing Congressional actions pursuant to the Act), terminates; or

b. The Program is renewed, extended or otherwise continued in effect:

(1) With revisions that increase insurers' statutory percentage deductible or decrease the federal government's statutory percentage share in potential terrorism losses above such deductible, or that results in a change in the level or terms or conditions of coverage; and

(2) We are not required by the Program to make terrorism coverage available to you and elect not to do so.

2. When this endorsement becomes applicable in accordance with the terms of A.1.a. or A.1.b., above, it supersedes any terrorism

endorsement already endorsed to this policy that addresses "certified acts of terrorism".

3. If this endorsement does NOT become applicable, then any terrorism endorsement already endorsed to this policy, that addresses "certified acts of terrorism", will remain in effect. However, if the Program is renewed, extended or otherwise continued in effect with revisions that change the level or terms or conditions of coverage, and we are required to offer you the revised coverage or to provide revised coverage to those who previously accepted coverage under the Program, then we will take the appropriate steps in response to the federal requirements.

B. The following definition is added and applies under this endorsement wherever the term terrorism is enclosed in quotation marks.

"Terrorism" means activities against persons, organizations or property of any nature:

- 1. That involve the following or preparation for the following:**
 - a. Use or threat of force or violence; or**
 - b. Commission or threat of a dangerous act; or**

Includes copyrighted material of Insurance Services Office, Inc., with its permission.
Copyright ISO Properties, Inc., 2004

- c. Commission or threat of an act that interferes with or disrupts an electronic, communication, information, or mechanical system; and
2. When one or both of the following applies:
 - a. The effect is to intimidate or coerce a government or the civilian population or any segments thereof, or to disrupt any segment of the economy; or
 - b. It appears that the intent is to intimidate or coerce a government or the civilian population, or to further political, ideological, religious, social or economic objectives or to express (or express opposition to) a philosophy or ideology.
- C. The following exclusion is added:

Exclusion Of "Terrorism"

We will not pay for "bodily injury", "property damage", "personal injury" or "advertising injury" caused directly or indirectly by "terrorism", including action in hindering or defending against an actual or expected incident of "terrorism". All "bodily injury", "property damage", "personal injury" or "advertising injury" is excluded regardless of any other cause or event that contributes concurrently or in any sequence to such

injury or damage. This exclusion applies only when one or more of the following are attributed to an incident of "terrorism":

1. The "terrorism" is carried out by means of the dispersal or application of radioactive material, or through the use of a nuclear weapon or device that involves or produces a nuclear reaction, nuclear radiation or radioactive contamination;
2. Radioactive material is released, and it appears that one purpose of the "terrorism" was to release such material;
3. The "terrorism" is carried out by means of the dispersal or application of pathogenic or poisonous biological or chemical materials; or
4. Pathogenic or poisonous biological or chemical materials are released, and it appears that one purpose of the "terrorism" was to release such materials.

Multiple incidents of "terrorism" which occur within a 72-hour period and appear to be carried out in concert or to have a related purpose or common leadership will be deemed to be one incident, regardless of whether this endorsement was in effect during the entirety of that time period or not.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CONDITIONAL EXCLUSION OF TERRORISM INVOLVING NUCLEAR, BIOLOGICAL OR CHEMICAL TERRORISM (RELATING TO DISPOSITION OF FEDERAL TERRORISM RISK INSURANCE ACT)

This endorsement modifies insurance provided under the following:

COMMERCIAL PROPERTY COVERAGE PART

A. Applicability Of This Endorsement

1. The provisions of this endorsement will apply if and when one of the following situations occurs:

a. The federal Terrorism Risk Insurance Program ("Program"), established by the Terrorism Risk Insurance Act of 2002 (including ensuing Congressional actions pursuant to the Act), terminates; or

b. The Program is renewed, extended or otherwise continued in effect:

(1) With revisions that increase insurers' statutory percentage deductible or decrease the federal government's statutory percentage share in potential terrorism losses above such deductible, or that results in a change in the level or terms or conditions of coverage; and

(2) We are not required by the Program to make terrorism coverage available to you and elect not to do so.

2. When this endorsement becomes applicable in accordance with the terms of A.1.a. or A.1.b., above, it supersedes any terrorism endorsement already endorsed to this policy that addresses "certified acts of terrorism".

3. If this endorsement does NOT become applicable, then any terrorism endorsement already endorsed to this policy, that addresses "certified acts of terrorism", will remain in effect. However, if the Program is renewed, extended or otherwise continued in effect with revisions that change the level or terms or conditions of coverage, and we are required to offer you the revised coverage or to provide the revised coverage to those who previously accepted coverage under the Program, then we will take the appropriate steps in response to the federal requirements.

B. The following definition is added and applies under this endorsement wherever the term terrorism is enclosed in quotation marks.

"Terrorism" means activities against persons, organizations or property of any nature:

1. That involve the following or preparation for the following:
 - a. Use or threat of force or violence; or
 - b. Commission or threat of a dangerous act; or
 - c. Commission or threat of an act that interferes with or disrupts an electronic, communication, information, or mechanical system; and

2. When one or both of the following applies:
 - a. The effect is to intimidate or coerce a government or the civilian population or any segments thereof, or to disrupt any segment of the economy; or
 - b. It appears that the intent is to intimidate or coerce a government or the civilian population, or to further political, ideological, religious, social or economic objectives or to express (or express opposition to) a philosophy or ideology.

C. The following exclusion is added:

Exclusion Of "Terrorism"

We will not pay for loss or damage caused directly or indirectly by "terrorism", including action in hindering or defending against an actual or expected incident of "terrorism". Such loss or damage is excluded regardless of any other cause or event that contributes concurrently or in any sequence to the loss. This exclusion applies only when one or more of the following are attributed to an incident of "terrorism":

1. The "terrorism" is carried out by means of the dispersal or application of radioactive material, or through the use of a nuclear weapon or device that involves or produces a nuclear reaction, nuclear radiation or radioactive contamination;

2. Radioactive material is released, and it appears that one purpose of the "terrorism" was to release such material;
3. The "terrorism" is carried out by means of the dispersal or application of pathogenic or poisonous biological or chemical materials; or
4. Pathogenic or poisonous biological or chemical materials are released, and it appears that one purpose of the "terrorism" was to release such materials.

Multiple incidents of "terrorism" which occur within a 72-hour period and appear to be carried out in concert or to have a related purpose or common leadership will be deemed to be one incident, regardless of whether this endorsement was in effect during the entirety of that time period or not.

D. Exception To Exclusion Of "Terrorism" For Certain Fire Losses

If "terrorism" results in fire, we will pay for the loss or damage caused by that fire, subject to all applicable policy provisions including the Limit of Insurance on the affected property. Such coverage for fire applies only to direct loss or damage caused by fire to Covered Property. Therefore, for example, the coverage does not apply to insurance provided under Business Income and/or Extra Expense coverage forms or endorsements that apply to those coverage forms or to the Legal Liability Coverage Form.

**CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM
AND
IMPORTANT INFORMATION REGARDING TERRORISM RISK
INSURANCE COVERAGE**

It is agreed:

1. With respect to any one or more certified acts of terrorism, we will not pay any amounts for which we are not responsible because of the application of any provision which results in a cap on our liability for payments for terrorism losses in accordance with the terms of the federal Terrorism Risk Insurance Act of 2002 (including ensuing Congressional actions pursuant to the Act).
2. Certified act of terrorism means any act certified by the Secretary of the Treasury, in consultation with:
 - a. the Secretary of Homeland Security; and
 - b. the Attorney General of the United Statesto be an act of terrorism as defined and in accordance with the federal Terrorism Risk Insurance Act of 2002 (including ensuing Congressional actions pursuant to the Act).
3. Under the federal Terrorism Risk Act of 2002 (including ensuing Congressional actions pursuant to the Act) a terrorist act may be certified:
 - a. if the aggregate covered commercial property and casualty insurance losses resulting from the terrorist act exceed \$5 million; and
 - b. (1) if the act of terrorism is:
 - a) a violent act; or
 - b) an act that is dangerous to human life, property or infrastructure; and(2) if the act is committed:
 - a) by an individual or individuals as part of an effort to coerce the civilian population of the United States; or
 - b) to influence the policy or affect the conduct of the United States government by coercion.

All other policy terms and conditions apply.

IMPORTANT INFORMATION REGARDING TERRORISM RISK INSURANCE COVERAGE

The Terrorism Risk Insurance Act of 2002 was signed into law on November 26, 2002. The Act (including ensuing Congressional actions pursuant to the Act) defines an act of terrorism, to mean any act that is certified by the Secretary of the Treasury, in consultation with the Secretary of Homeland Security and the Attorney General of the United States to be (i) an act of terrorism; (ii) to be a violent act or an act that is dangerous to human life, property or infrastructure; (iii) to have resulted in damage within the United States or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and (iv) to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States government by coercion.

Subject to the policy terms and conditions, this policy provides insurance coverage for acts of terrorism as defined in the Act.

Any coverage for certain commercial lines of property and casualty insurance provided by your policy for losses caused by certified acts of terrorism are partially paid by the federal government under a formula established by federal law. Under this formula, the government will reimburse us for 85% of such covered losses that exceed the statutory deductible paid by us. However, beginning January 1, 2016 the share will decrease 1% per calendar year until it equals 80%. **You should also know that in the event aggregate insured losses exceed \$100 billion during any year the Act is in effect, then the federal government and participating United States insurers that have met their insurer deductible shall not be liable for the payment of any portion of that amount of the loss that exceeds \$100 billion. In the event that aggregate insured losses exceed \$100 billion annually, no additional claims will be paid by the federal government or insurers.** This formula is currently effective through December 31, 2020 unless extended.

The premium charge, if any, for this coverage is shown separately on the attached Declarations page. In the event of a certified act of terrorism, future policies also may include a government assessed terrorism loss risk-spreading premium in accordance with the provisions of the Act.

Please contact us if you would like to reject coverage for certified acts of terrorism.