



February 1, 2020

Portside Homeowners Association
38 Bryant Street
& 403 Main Street
San Francisco, CA 94105

Re: Insurance Renewal

Ladies & Gentlemen:

Enclosed is the insurance disclosure per civil code for your complex in our California Condo/Co-op Apartment Safety Association ('CCCASA') insurance program effective February 1, 2020.

Also enclosed are the Evidence of Property Insurance and Certificate of Liability Insurance which should be forwarded to your lender, if applicable. If a customized certificate showing borrower name, unit number, lender name and loan number is required by their lenders, unit owners may email requests to SFCerts@hubinternational.com. Please note that a \$40 processing fee will apply if a customized certificate is required.

NOTE THAT THERE IS A \$10,000 PROPERTY DEDUCTIBLE, EXCEPT \$25,000 FOR WATER DAMAGE CLAIMS AND YOUR COMPLEX'S GOVERNING DOCUMENTS MAY REQUIRE THAT YOU INSURE YOUR FIXTURES/BUILDING IMPROVEMENTS, SO IT IS VERY IMPORTANT THAT YOU PURCHASE A HOMEOWNERS POLICY TO COVER YOUR FIXTURES, LOSS ASSESSMENT, PERSONAL PROPERTY, ADDITIONAL LIVING EXPENSE/RENT LOSS AND PERSONAL LIABILITY, EVEN THOSE WHO RENT THEIR UNIT. EACH UNIT OWNER COULD BE CHARGED FOR THE DEDUCTIBLE IN THE EVENT HE/SHE (UNIT OWNER), A RESIDENT, OR GUEST IS NEGLIGENT IN CAUSING THE LOSS, EVEN IF YOU RENT YOUR UNIT.

Please call us if there are any questions.

Best regards,

A handwritten signature in black ink that reads "Kevin B. Eggleston". The signature is written in a cursive style and is followed by a horizontal line.

Kevin B. Eggleston,
Managing Director



February 1, 2020

**Portside Homeowners Association
 INSURANCE DISCLOSURE PURSUANT TO CIVIL CODE SECTION 5300**

A. GENERAL LIABILITY INSURANCE

- Name of Insurer: Chubb Custom Insurance Company (Chubb Group of Insurance Companies)
- Limits of Liability: \$1,000,000 per occurrence | \$2,000,000 annual aggregate
- General Liability Deductible: None (Mold is Excluded)

B. DIRECTORS AND OFFICERS LIABILITY INSURANCE

- Name of Insurer: Continental Casualty
- Limits of Liability: \$2,000,000 each wrongful act | \$2,000,000 each policy year
- Deductible: \$2,500

C. UMBRELLA LIABILITY INSURANCE (excess of A. & B.)

- Name of Insurer: Federal Insurance Company (Chubb Group of Insurance Companies)
- Limits of Liability: \$25,000,000 per occurrence | \$25,000,000 annual aggregate

D. PROPERTY INSURANCE POLICY

- Name of Insurer: Affiliated FM Insurance Company (FM Global Group)
- Building, Association's or Corporation's Personal Property and Business Income Limit: \$151,750,000
- Building Ordinance/Code Upgrade coverage included at full policy limit
- Earthquake Sprinkler Leakage included
- Boiler & Machinery Mechanical Breakdown included
- Mold Cleanup/Repairs of Building up to full policy limit
- Property Insurance Deductible: \$10,000 for all perils, \$25,000 for Earthquake Sprinkler Leakage, \$25,000 Water Damage, \$500,000 for Flood. Does the property insurance extend to the real property improvements owned by owners? No, but if the governing documents require the association or corporation to insure the owners' fixtures, our policy would cover them automatically.

E. FIDELITY/CRIME BOND (Employee/Board Dishonesty)

- Name of Insurer: Chubb Custom Insurance Company
- Limit: \$1,845,000 subject to \$5,000 Deductible

F. EARTHQUAKE INSURANCE

- Name of Insurer: Princeton Excess & Surplus Lines Ins. Co.
- Limit: \$10,000,000 subject to 10% Deductible

G. PLATE GLASS INSURANCE

- Name of Insurer: Not arranged through HUB International Insurance Services
- **Note: It is important that you call 1-877-SHATTER to arrange replacement of any broken windows to obtain full recovery.**

NOTE: THE ASSOCIATION'S PROPERTY DEDUCTIBLE IS \$10,000, EXCEPT \$25,000 FOR WATER DAMAGE CLAIMS. WE RECOMMEND THAT YOU PURCHASE A CONDOMINIUM HOMEOWNER'S POLICY (HO6) TO INSURE YOUR FIXTURES THAT THE ASSOCIATION IS NOT TO INSURE PER BY-LAWS OR CC&RS, AND LOSS ASSESSMENTS, PERSONAL PROPERTY, ADDITIONAL LIVING EXPENSE, RENTAL INCOME, LOSS OF USE AND PERSONAL LIABILITY. YOU COULD BE CHARGED FOR THE DEDUCTIBLE IN THE EVENT YOU ARE AT FAULT FOR THE LOSS.

"This summary of the association's policies of insurance provides only certain information, as required by Section 5300 of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary, the association's policies of insurance may not cover your property, including personal property or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage."

Kevin B. Eggleston
 Managing Director