### **Location Information**

### Location 1

Address: 49751 OATES LN, COACHELLA, CA 92236

Number of Employees: 1 Annual Sales: \$8,000

### Class Information

Primary Class: CONDO ASSN: COMM'L - GARAGE OCCUPANCY

Premium Basis: Square Footage Primary Exposure: 121,859

# Building 1

BuildingLimit	\$837,000
Building Valuation	Replacement Cost
Contents Limit	Not Covered
Contents Valuation	N/A
Building/Contents Deductible	\$5,000
Wind/Hail De ductible	\$10,000

# LUXTOR COACHELLA OWNERS ASSOCIATION MASTER INSURANCE POLICY

### Additional Building Information

Burglar Alarm: Central Station

Fire Alarm: None 100% Sprinklered: Yes

Construction Type: Non-Combustible

Number of Stories: 2 Total Building Sq. ft.: 4,144 Year of Construction: 2023

# **Building 2**

BuildingLimit	\$1,166,000
Building Valuation	Replacement Cost
Contents Limit	Not Covered
Contents Valuation	N/A
Building/Contents Deductible	\$5,000
Wind/Hail De ductible	\$10,000

### Additional Building Information

Burglar Alarm: Central Station Fire Alarm: Central Station 100% Sprinklered: Yes

Construction Type: Non-Combustible

Number of Stories: 1 Total Building Sq. ft.: 6,513 Year of Construction: 2023



# **Building 3**

BuildingLimit	\$5,060,000
Building Valuation	Replacement Cost
Contents Limit	Not Covered
Contents Valuation	N/A
Building/Contents Deductible	\$5,000
Wind/Hail De ductible	\$10,000

### Additional Building Information

Burglar Alarm: Central Station Fire Alarm: Central Station 100% Sprinklered: Yes

Construction Type: Non-Combustible

Number of Stories: 1 Total Building Sq. ft.: 32,000 Year of Construction: 2024

# **Building 4**

BuildingLimit	\$7,500,000
Building Valuation	Replacement Cost
Contents Limit	Not Covered
Contents Valuation	N/A
Building/Contents Deductible	\$5,000
Wind/Hail De ductible	\$10,000

### Additional Building Information

Burglar Alarm: Central Station Fire Alarm: Central Station 100% Sprinklered: Yes Construction Type: Frame Number of Stories: 1 Total Building Sq. ft.: 49,000 Year of Construction: 2023

# **Building 5**

BuildingLimit	\$4,800,000
Building Valuation	Replacement Cost
Contents Limit	Not Covered
Contents Valuation	N/A
Building/Contents Deductible	\$5,000
Wind/Hail De ductible	\$10,000

### Additional Building Information

Burglar Alarm: Central Station Fire Alarm: Central Station 100% Sprinklered: Yes

Construction Type: Non-Combustible

Number of Stories: 1 Total Building Sq. ft.: 30,000 Year of Construction: 2024



QUOTE/POLICY NUMBER: 32523401

# Building 6

BuildingLimit	\$83,269
Building Valuation	Replacement Cost
Contents Limit	Not Covere d
Contents Valuation	N/A
Building/Contents Deductible	\$5,000
Wind/Hail De ductible	N/A

### Additional Building Information

Burglar Alarm: Central Station Fire Alarm: Central Station 100% Sprinklered: Yes Construction Type: Frame Number of Stories: 1 Total Building Sq. ft.: 220 Year of Construction: 2023

# **Property**

### **Broadening Endorsement**

Premium: \$500.00

Coverage Description	Blanket Limit	Coverage Details
Small Commercial Bronze Property Broadening Endorsement	\$200,000 *Blanket Limit applies to select coverages only	Expanded Protection for over 65 coverages.  Please refer to appendix for details.

# **Additional Property Coverages**

Fungus, Wet Rot, Dry Rot and Bacteria Coverage

Premium: \$0.00 Limit: \$50,000

Equipment Breakdown Coverage

Deductible: \$5,000

Data Breach Property Coverage

Premium: \$55.00 Limit: \$10,000

Aggregate Limit: \$10,000 Deductible: \$1,000

Additional Expense Limit: \$10,000

Waiting Period: 48 Hours

Business Income and Extra Expense Coverage

Premium: Included in Additional Property Coverage Premium

ALS Limit: 12 Months Waiting Period: 48 Hours

Water Damage De ductible

Applies to all locations and buildings on policy

Deductible: \$50,000



# **Additional Property Coverages**

# **General Liability Coverages**

Coverage	Limit
General Aggregate	\$2,000,000
Business Liability Products/Completed Operations Aggregate	Included
Bodily Injury and Property Damage Liability – Each Occurrence	\$1,000,000
Personal and Advertising Injury Liability – Each Occurrence	\$1,000,000
Medical Payments – Each Person	\$5,000
Damage to Premises Rented to You – Any One Premises Limit, All Perils	\$1,000,000

### Small Commercial Liability Companion Endorsement (Form #822-0001)

Refer to form for full coverage details, extensions, conditions, exclusions and definitions provided within. State amendatory forms may also apply.

### **Coverage Highlights**

Automatic Additional Insured Provisions Including Primary and Non-contributory – Additional Insureds

- Broad Form Vendors
- Co-owner of Insured Premises
- Mortgagee, Assignee, or Receiver
- Grantor of Franchise
- Lessor of Leased Equipment
- Manager or Lessor of Premises

 $Additional \ Insured \ by \ Contract, \ Agreementor \ Permit \ With \ Completed \ Operations \ and \ Primary \ and \ Non-contributory$ 

### Product Recall Expense

- Product Recall Expense Each Occurrence Limit \$25,000
- Product Recall Expense Aggregate Limit \$50,000
- Product Recall Deductible \$500

### Limits of Insurance Amended

- Aggregate Limits of Insurance Per Location

Blanket Waiver of Subrogation

# Additional General Liability Coverages

Limited Fungi or Bacteria

Type: Excluded



# Additional General Liability Coverages

Employment Practices Liability Coverage

Premium: \$26.00 Limit: \$25,000/\$25,000 Deductible: \$5,000

Retroactive Date: 10/08/2024

 $Condo, CoOp, and Association \ Directors\ and\ Officers\ Errors\ and\ Omissions\ Companion$ 

Premium: \$606.00

Limit: \$1,000,000/\$1,000,000 Retroactive Date: 10/08/2024 Punitive Damages: No

# **Umbrella Coverage Information**

Occurrence/Aggregate Limit: \$1,000,000/\$1,000,000

Umbrella Terrorism Coverage: Included



# Appendix

Small Commercial Bronze Property Broadening Endorsement (Form #821-0002) This endorsement amends some coverage limits in the base form. The limit shown is the total limit provided.

Coverage	Limit	
Accounts Receivable	Included in \$200,000 Blanket	
Advertising Expense to Regain Customers	\$1,000	
Appurte nant Structures	\$50,000	
Back up or Overflow of a Sewer, Drain or Sump	Included in \$200,000 Blanket	
Brands and Labels	Included	
Broadening Building Coverage	Included	
Broadened Business Personal Property Coverage	Included	
Bus in ess Income - Extended Business Income	Actual Loss Sustained 90 Days	
Bus in ess Income and Extra Expense – Cloud Services	\$2,500	
Bus in ess Income and Extra Expense – Dependent Properties	\$100,000	
Bus in ess Income and Extra Expense – Lease Cancellation	\$5,000	
Bus in ess Income and Extra Expense – Transit	\$100,000	
Business Income and Extra Expense – Websites	\$10,000 \$10,000 7 Days	
Business Personal Property Off Premises (Including In Transit)	\$50,000	
Bus in ess Personal Property Temporarily in Portable Storage Units	\$25,000	
Civil Authority	4 weeks 72 Hour Waiting Period	
Commercial Tools and Equipment	\$5,000	
Computer and Funds Transfer Fraud	\$10,000	
Consequential Loss to Stock	Included	
Contract Penalties	\$25,000	
Debris Removal	Included in \$200,000 Blanket	
Deferred Payments	\$10,000	
Denial of Access to Premises	30 Days 72 Hour Waiting Period	
E-Commerce	\$20,000	
Electronic Data Processing Equipment: - Business Income and Extra Expense - Unda maged Hardware and Software	Included in \$200,000 Blanket Includes Additional \$10,000 for Undamaged Hardware and Software Includes Addition Perils	
Employee Theft Including ERISA Compliance	\$10,000	
Equipment Breakdown: - Data Restoration - Expediting Expenses - Fungus, Wet or Dry Rot or Bacteria - Hazardous Substances - Personal Property Off Premises - Public Relations - Spoilage	Included \$50,000 \$50,000 \$15,000 \$50,000 \$50,000 \$5,000 \$50,000	



Coverage	Limit	
Expediting Expenses	\$25,000	
Extended Coverage on Property – within 2,000 feet	Included	
Extra Expense	12 Months	
Fine Arts	\$50,000	
Fire Department Service Charge	Included in \$200,000 Blanket	
Fire Protection Equipment Recharge	\$25,000	
Forgery or Alteration	\$50,000	
Foundations and Underground Pipes	Included	
Glass Expenses	Included	
Hired Auto - Physical Damage	\$50,000	
Installation	\$5,000	
Internal Air Shipments	\$5,000	
Inventory and Loss Appraisal	\$25,000	
Key Replacement and Lock Repair	Included in \$200,000 Blanket	
Lease Assessment	\$1,000	
Le a sehold Interest	\$10,000	
Lessor's Tenant Move Expenses	\$10,000 60 Days	
Marring and Scratching	Included	
Money and Se curities	\$10,000	
Money Orders and Counterfeit Money	\$10,000	
Newly Acquired or Constructed Property - Buildings - Business Personal Property - Business Income and Extra Expense	\$1,000,000 \$500,000 \$500,000	
Non-Owned Detached Trailers	Included	
Ordinance or Law - Coverage A - Coverage B and C	Included \$25,000	
Ordinance or Law - Increased Period of Restoration	\$10,000	
Ordinance or Law - Tenants Improvement Extension	\$25,000	
Outdoor Property	\$25,000 \$2,500 for Any One Tree, Shrub, or Plant	
Personal Effects and Property of Others	Included in \$200,000 Blanket	
Pollutant Clean-Up and Removal	\$25,000	
Portable Electronic Devices Coverage Worldwide	\$10,000	
Preservation of Property	90 Days	
Preservation of Property - Expense	\$25,000	
Rewards	\$10,000	
Sales Representative Samples	\$25,000	



Coverage	Limit
Soft Costs	\$10,000
Spoilage	\$5,000
Temporary Relocation of Property	\$25,000
Tenant Building Insurance	\$25,000
Tenant Insurance - Landlord's Personal Property	\$25,000
Te nant Signs	\$25,000
Theft Damage to Building	Included
Theft of Telephonic Services	\$25,000
Unauthorized Business Credit Card Use	\$5,000
Unda maged Tenants Improvements and Betterments	\$5,000
Underground Water Seepage	\$100,000
Utility Services - Direct Damage - Business Income and Extra Expense	\$50,000 \$25,000
Voluntary Parting	\$5,000
Valuable Papers and Records	Included in \$200,000 Blanket
Windblown Debris	\$2,500
Worldwide Business Personal Property Off Premises	\$50,000

# Forms

Description	Number	Edition
Commercial General Liability Coverage Form - Occurrence	CG 00 01	04/13
Employment - Related Practices Exclusion	CG 21 47	12/07
Fungi or Bacteria Exclusion	CG 21 67	12/04
Silica or Silica-Related Dust Exclusion	CG 21 96	03/05
Building and Personal Property Coverage Form	CP 00 10	10/12
Condominium Association Coverage Form	CP 00 17	10/12
Commercial Property Conditions	CP 00 90	07/88
Exclusion of Loss Due to Virus or Bacteria	CP 01 40	07/06
Changes - Fungus, Wet Rot, Dry Rot and Bacteria	CP 04 31	04/02
California Changes - Replacement Cost	CP 04 49	02/20
Causes Of Loss - Special Form	CP 10 30	09/17
California Fraud Statement	ILN 018	01/22



Description	Number	Edition
Common Policy Conditions	IL 00 17	11/98
California Changes - Actual Cash Value	IL 01 02	05/05
California Changes	IL 01 04	09/07
California Changes - Cancellation and Nonrenewal	IL 02 70	12/19
Cap On Losses From Certified Acts of Terrorism	IL 09 52	01/15
Signature Page	SIG-1100	11/17
Availability Of Loss Control Services - NTP	171-0741	08/19
Customer Notice Of Privacy And Producer Compensation Practices Disclosures	231-0862	12/14
Executive Lines Declarations	820-0001	08/19
Executive Lines Common Policy Conditions	820-0002	08/19
California Changes - Executive Lines	820-0104	08/19
Important Notice To Policyholders Claims Made Coverage	820-1017	08/19
Directors And Officers Liability	820-2000	08/19
Condo, Co-Op And Association Directors And Officers Companion	820-2001	08/19
Condo, Co-Op And Association Directors And Officers - Deletion Of Insurance Exclusion	820-2004	08/19
Employment Practices Liability (Claim Expense Within Limits).	820-3000	08/19
Small Commercial Bronze Property Broadening Endorsement	821-0002	08/19
Condominium Association Property Broadening Endorsement	821-0013	08/19
Claim Information Notice To Policyholder	821-0028	08/19
Windstorm or Hail Flat Deductible	821-0035	08/19
Water Damage Deductible	821-3010	08/19
Small Commercial Liability Companion Endorsement	822-0001	08/19
Exclusion - As bestos	822-3024	08/19
Exclusion - Lead	822-3027	08/19
California Changes - Small Commercial Liability	822-3035	08/19
Condominium Association Liability Coverage	822-3096	08/19



Description	Number	Edition
Cap On Los ses From Certified Acts Of Terrorism	825-0018	08/19
Exclusion Of Punitive Damages Related To ACertified Act Of Terrorism	825-0019	08/19
Hanover Small Commercial Policy Declarations Taxes, Surcharges, and Fees	825-0051	06/21
Hanover Small Commercial Policy Declarations	825-3000	08/19
California Insurance Supplement California Department Of Insurance Race, National Origin & Gender Form	825-3003	06/20
Trade Or Economic Sanctions Endorsement	825-3029	08/19
Follow Form Excess And Umbrella Liability Coverage	826-0001	08/19
Schedule Of Underlying Coverages	826-0002	08/19
Follow Form Excess And Umbrella Declarations	826-0003	08/19
Claims Made Endorsement	826-0022	08/19
Exclusion - Aircraft Products, Grounding And Testing(Coverage B)	826-0040	08/19
Other Coverage Endorsement (Coverage B)	826-0053	08/19
Exclusion - Abuse Or Molestation (Coverage A And B)	826-0081	08/19
California Changes	826-0104	08/19
Exclusion - Silica(Coverage A And B)	826-0158	08/19
Exclusion - Cross Suit(Cove rage A And B)	826-0189	08/19
Exclusion - Lead (Coverage A And B)	826-0190	08/19
Exclusion - Occupational Disease (Coverage B)	826-0192	08/19
Exclusion - Fungi Or Bacteria Liability (Coverage B)	826-0259	08/19
Underlying Insurance Redefined	826-0275	08/19
California Changes - Cyber Liability And Data Breach	850-3056	08/19
Data Breach Property Coverage Form	850-3072	08/19
Data Breach Services For Employees And Family Members	850-3073	08/19
Data Breach Services - Designated Service Provider	850-3074	08/19



THIS NOTICE IS PROVIDED IN RESPONSE TO THE DISCLOSURE REQUIREMENTS OF THE TERRORISM RISK INSURANCE ACT. THIS NOTICE DOES NOT GRANT COVERAGE OR CHANGE THE TERMS AND CONDITIONS OF COVERAGE UNDER THE POLICY. IF THERE IS A CONFLICT BETWEEN THIS NOTICE AND THE POLICY, THE PROVISIONS OF THE POLICY SHALL APPLY.

### DISCLOSURE PURSUANT TO TERRORISM RISK INSURANCE ACT

### **SCHEDULE**

	DISCLOSURE OF PREMIUM
Total Terrorism Premium	\$216
Fire Following Premium	\$80
Other than Fire Following Premium	\$ <u>136</u>

### **Disclosure of Terrorism Coverage Available**

You are hereby notified that under the Terrorism Risk Insurance Act, as amended, you have a right to purchase insurance coverage for losses resulting from "acts of terrorism" defined in Section 102(1) of the Act as follows:

Any act or acts that are 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 an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; 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 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.

The premium charged for this coverage is provided in the **SCHEDULE** above and does not include any charges for the portion of loss that may be covered by the Federal Government as described below. This premium has been added to your policy and unless this form is signed and returned to us to reject terrorism coverage, coverage for Certified Acts of Terrorism is provided by your policy.

Your policy may contain other exclusions which could affect your coverage, such as an exclusion for Nuclear Events or Pollution. **Please read your policy carefully**.

# Note for Commercial Property or Commercial Inland Marine Policyholders in Standard Fire States: (CA, GA, IL, IO, ME, MO, NY, NC, OR, WA, WV, WI)

In your state, a terrorism exclusion makes an exception for (and therefore provides coverage for) fire losses resulting from an act of terrorism. If you reject the offer of terrorism coverage in this form, therefore, that rejection does not apply to fire losses resulting from an act of terrorism. Coverage for such fire losses will be provided in your policy. The additional premium just for such fire coverage is shown in the **SCHEDULE** above.

### Disclosure of Federal Participation in Payment of Terrorism Losses

The United States government through the Department of the Treasury may pay a share of terrorism losses insured under the federal program under a formula set forth in the Act. Under this formula, the United States government generally reimburses the following percentage of covered terrorism loss which exceeds the statutorily established deductible paid by the insurance company providing the coverage: 85% through 2015; 84% beginning on January 1, 2016; 83% beginning on January 1, 2017; 82% beginning on January 1, 2018; 81% beginning on January 1, 2019; and 80% beginning on January 1, 2020. However, if aggregate insured losses attributable to terrorist acts certified under the Act exceed \$100 billion in a calendar year, the Treasury shall not make any payment for any portion of the amount of such losses that exceeds \$100 billion.

### Cap on Insurer Participation in Payment of Terrorism Losses

If the aggregate of insured losses attributable to terrorist acts certified under the Terrorism Risk Insurance Act exceed \$100 billion dollars in a calendar year and we have met our insurer deductible under the Act, we will not be liable for the payment of any portion of the amount of such losses that exceeds \$100 billion dollars. In such case, insured losses up to that amount are subject to pro rata allocation in accordance with procedures established by the Secretary of the Treasury.

### **REJECTION OF TERRORISM INSURANCE COVERAGE\***

I decline to purchase terrorism coverage for certified acts of terrorism. I understand that I will have no

coverage fo added to my		ed acts of terrorism, and that an exclusion for suc	ch losses will be
Michael L	Lyon	Allmerica Financial Benefit Insurance Co	
Michael Lyon  Applicant/Policyholder Signature		Insurance Company	
Michael Lyon	Type text here	325234-01	
Print Name		Quote or Policy Number	
10-9-24			
Date			

- **a.** You have previously submitted a signed Rejection, you are not required to submit an additional Rejection at this time; or
- **b.** You have previously accepted coverage and now wish to reject, you are required to complete and sign the Rejection of Terrorism Insurance Coverage above.

<sup>\*</sup>If this policy is a renewal and:

# Business Owners Advantage with Umbrella Payment Plan (Quote/Policy Number: 32523401)

Payment Plan	Down Payment	Each Additional Installment*	Total Cost
Monthly (EFT)	\$1,613.76	\$1,613.76	\$19,365.13
Monthly (Non EFT)	\$3,873.03	\$1,408.37	\$19,365.13
Full Pay	\$19,365.13	\$0.00	\$19,365.13
10 Pay	\$3,873.03	\$1,721.34	\$19,365.13
4 Pay	\$4,841.28	\$4,841.28	\$19,365.13
2 Pay	\$9,682.56	\$9,682.57	\$19,365.13

<sup>\*</sup>May include service fees if applicable

Pay by phone or pay online: 800-573-1187 | www.Hanover.com

Make a payment 24 hours a day with your American Express, Visa, MasterCard, Discover, debit card or checking account. Where permissible, payments made by credit card will incur a credit card fee of up to 3%. This fee is charged by our 3rd party payment processor and is non-refundable. If you do not wish to incur this fee, please choose another payment method.

Customer service: 800-922-8427 Call us with billing questions 24/7.

### Important information

• Payments made by phone or online by 6:00 pm (EST) are applied the same day.

Payments made after 6:00 pm (EST) will be posted the following business day.



# **Electronic Funds Transfer Authorization Form**

### A FEW MINUTES CAN SAVE YOU MONEY!

EFT reduces direct bill installment fees, check fees and postage! Fill out the information below to start paying your bill by EFT. Or go to <a href="Hanover.com/MHP">Hanover.com/MHP</a> to enroll and manage your EFT account. It only takes a few minutes and could save you a lot. Plus, don't forget to sign up for Paperless policy and billing documents.

BANK ACCOUNT HOLDER NAME AND ADDRESS				
First Name:	Last Name:			Suffix:
OR				
Company Name:				
Email Address:		Phone #: _		
Address Line 1:				
Address Line 2:				
City, State, ZIP:				
BANK ACCOUNT INFORMATION (Select one)				
The information provided will be used by Hanover	or Citizens for processi	ng your payment	and will be kept	t confidential.
Bank Name:				
☐ Personal Account – Checking ☐ Personal Accou	unt−Savings 🗆 Busines	s Account-Chec	king 🗆 <b>Busines</b>	ss Account – Saving:
ABA/ACH Routing Number:				
Checking or Savings Account Number:			BANK NAME ADDRESS CITY, STATE ZIP	
Payment Plan*: Full Pay 2 Pay** _	4 Pay			01534567890153# 0153
10 Pay (CL/Specialty polici	es only) Monthly	/		Bank Account Number
*If no payment plan is indicated, your policy will be defau **Available in all states except RI.	ulted to a Monthly payment	plan.	Namber	- Italiasi
Withdrawal Date: (select a day between the 1st ar		o date is chosen, the made on the 10th of		ıtomatically
Write the policy numbers of the policies you wish	h to enroll in the EFT <u>r</u>	program in the sp	paces below:	
Policy #1:		Billing Detail  Policy Number and Details	Effective Date Prev	riously Current Amount Amount Due
Policy #2:		Personal Auto Policy A2A 1234567	12/16/15 12/16/16	### Billed \$0.00 \$3,346.00 \$3,346.
Policy #3:		Horse Policy HNA.1111111	12/16/15 12/16/16	\$0.00 \$2,452.00 \$2,452.
Policy #4:				Total Amount Due: \$5,798.0
DE	EDUCTION AUTHORIZA	TION		
By signing below, you are enrolling in The Hanover Insurance Compar Payment Program to pay your insurance premium. You authorize the the premiums for the indicated policy(ies) and any renewals thereof. T Citizens company. Any overpayment or refunds of the paid premiums or Citizens company and your bank receives a written notice of termi will be used by The Hanover or Citizens to process your premium pa you periodically about your policy or other Hanover offerings and se the 10th of the month in which it's due. Please note all payments ret by your bank due to lack of funds or for any other reason, we may enrollment. Implementing your EFT request may take up to 30 days. receive a written notice of EFT enrollment confirmation in the mail.	Hanover or Citizens, as applical The enrollment will become effects may be returned to the bank as ination from you and a reasonal syment and will be kept confide ervices. If you fail to provide a curred for insufficient funds or conterminate your EFT enrollment	ole, to initiate withdrawa tive when you receive w scount. This authorization le time to cancel your of trial. We may also use ate for your EFT withdr losed account will be as . Any amount you owe	als from the bank acc vritten confirmation from will remain in effect enrollment. The inforn the email address pro- rawal, you agree for to ssessed a fee. If your shall not be waived	count provided above to p com your insuring Hanover it until your insuring Hanover mation provided in this for covided to communicate wi the payment to be made of EFT payment is dishonored by termination of your El
Account holder's signature			Date	
<b>Mail to:</b> The Hanover Insuranc		083, Worcester, I	MA 01653-0083	

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