



INSURANCE

6/2/2008

Association Insurance Ready Reference for One Breckenridge Place

Please retain this form in your insurance file along with your policy.

Thank you for choosing Neil-Garing Insurance for your Community Association Master Insurance Policy. To provide the best possible service to the unit owners, we ask that you review and observe the following procedures regarding coverage, claim reporting and certificates of insurance.

Retain this form for future reference with the actual policy to answer any questions that may arise. Coverage questions should be referred to Neil-Garing Insurance. It is preferred that the property manager or a board member makes contact.

Please provide a copy of the enclosed Unit Owners letter, the Association Insurance Summary, a certificate of insurance, and a copy of the association declarations and bylaws to each unit owner.

Your Neil-Garing Team

Producer: Steve DeRaddo
Commercial Service Representative: Susan Schmitz
Commercial Claims Representative: Cassie Maddox
Phone: 970-945-9111
Toll Free: 800-255-6390
Fax: 970-945-2350

Claim Reporting

Report all claims promptly to Neil-Garing Insurance at 970-945-9111 to the attention of Cassie Maddox.

Certificates

All requests for certificates of insurance for lending purposes must be faxed to our office at 970-945-2350 and must include the full name, physical address and complete mortgagee clause for each owner. Blank certificates may not be issued under any circumstance.

Coverage

Please reference the following page for a summary of all insurance policies written through Neil-Garing Insurance.

The attached Unit Owner letter summarizes the coverage as applicable to the Association relative to our agreed interpretation of its Declarations and Bylaws.

This notice is furnished to you in accordance with Colorado Revised Statute 38-33.3-209.4 (2) (f)

Neil - Garing

I N S U R A N C E

6/2/2008

Association Insurance Summary for One Breckenridge Place

Package Policy

Carrier: Fireman's Fund Insurance Co
Policy #: MZX808888969
Policy Term: 05/01/08-05/01/09
Buildings/Structures: \$15,200,000
Boiler & Machinery: Included
Building Ordinance/Law A Undamaged Buildings: \$15,200,000
Building Ordinance/Law B Demolition Costs: \$1,000,000
Building Ordinance/Law C Increased construction costs: \$1,000,000
Property Deductible: \$5,000
General Liability: \$1,000,000 per occurrence / \$2,000,000 aggregate
Personal & Advertising Injury: \$1,000,000 per occurrence
Hired & Non-Owned Auto: \$1,000,000
Medical Payments: \$10,000 per person

Umbrella Policy

Carrier: Zurich Insurance Services
Policy #: AUC902375404
Policy Term: 5/1/08-5/1/09
Limit: \$5,000,000 per occurrence/aggregate
Self-Insured Retention: \$10,000

Directors and Officers Liability

Carrier: Travelers
Policy #: 104643087
Policy Term: 11/1/05-11/1/08
Limit: \$1,000,000 per occurrence/aggregate
Deductible: \$2,500

Fidelity

Carrier: Travelers
Policy #: 104653493
Policy Term: 11/1/05-11/1/08
Limit: \$50,000
Deductible: \$1,000

Additional Insureds

The association, property manager, unit owners, and mortgage holders are "insureds" on all of the above policies.

This is only a summary of the insurance policy(ies) written through Neil-Garing Insurance for One Breckenridge Place. Please consult the actual policy(ies) for complete coverage, limits, endorsements and exclusions.

This notice is furnished to you in accordance with Colorado Revised Statute 38-33.3-209.4 (2) (f)



**Fireman's
Fund**

POLICY NUMBER
S 17 MZX 80888969

Previous Policy Numbers
S 17 MZX 80878329

Coverage for sections
other than WORKERS'
COMPENSATION is provided
in the following Company:
NATIONAL SURETY
CORPORATION
CHICAGO, IL 60606
A STOCK INSURANCE CO. (07)

PORTFOLIO POLICY (R)

GENERAL DECLARATIONS

Risk ID. J27/

Named Insured and Mailing Address

ONE BRECKENRIDGE PLACE ASSOCIATION, INC.

**P.O. BOX 3355
BRECKENRIDGE**

CO 80424

C/O KEITH KROEPLER

Producer Name and Address

NEIL-GARING AGENCY, INC.

**201 CENTENNIAL SUITE 400
GLENWOOD SPRINGS CO 81601**

The Named Insured is a(n) ASSOCIATION

Business or Operations of the Named Insured: CONDOMINIUM ASSOCIATION

The insurance provided by this policy consists of the following coverage form(s). The premium may be subject to adjustment. In return for payment of the premium and subject to all the terms of this policy, we agree with you to provide the insurance as stated in this policy.

**PROPERTY COVERAGES
GENERAL LIABILITY COVERAGES - OCCURRENCE
AUTO INSURANCE COVERAGES**

Policy Period (For above coverages)

INCEPTION DATE 05-01-08

EXPIRATION DATE 05-01-09

**Beginning and Ending at 12:01 A.M., Standard Time
at the address of the insured**

If this policy includes the "Business Auto Coverage Form", and/or the "Truckers Coverage Form" and/or the "Garage Coverage Form", each such form shall be construed independent of any other such form, and none of the terms or conditions contained in one such form shall be construed as being applicable to any other such form.

Premium is included in the premium summary below.

POLICY NUMBER S 17 MZX 80888969

PORTFOLIO POLICY (R)

Named Insured

ONE BRECKENRIDGE PLACE

GENERAL DECLARATIONS Continued

PREMIUM SUMMARY:

Estimated Annual Premium	\$12,988.00
Premium Due at Inception	\$12,988.00

Terrorism Risk Insurance Act ("The Act") - Certified Acts Coverage -
All Coverages Subject to the Act Excl WC - Not Covered \$0

This Policy may be subject to Premium Adjustment per Policy Terms.

A \$10 INSTALLMENT FEE WILL BE ADDED TO EACH INSTALLMENT INVOICE.

LOCATIONS OF PREMISES--Applicable to Coverages specified in these Declarations
(Not applicable to WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY POLICY)

LOC.

001 315 S. PARK AVENUE
BRECKENRIDGE

CO 80424

SUMMIT

(CNTY)

POLICY NUMBER S 17 MZX 80888969

NAMED INSURED
ONE BRECKENRIDGE PLACE

PORTFOLIO POLICY (R)

PROPERTY-GARD (R) PROPERTY DECLARATIONS

INSURANCE IS PROVIDED ONLY FOR THOSE COVERAGES, ENDORSEMENTS AND
LIMITS OF LIABILITY SHOWN BELOW.

BUSINESS REAL PROPERTY - SPECIAL CAUSES OF LOSS FORM

LOCATIONS AND LIMITS OF LIABILITY				LOCATIONS AND LIMITS OF LIABILITY			
LOC	COINS	LIMITS OF	DEDUCTIBLE	LOC	COINS	LIMITS OF	DEDUCTIBLE
		LIABILITY				LIABILITY	
001	100	\$15,200,000	\$5,000				

REPLACEMENT COST

APPLIES AT LOCATIONS 001

PROPERTY ENDORSEMENTS

VAL-U-GARD II ENDORSEMENT (140413-06-84)
APPLIES TO BUSINESS REAL PROPERTY
VAL-U-GARD II COST INDEX AUTOMATIC INCREASE
LOC(S): 001

PROPERTY-GARD AMENDATORY ENDORSEMENT (141073 05 93)

ENDORSEMENTS - OTHER PROPERTY COVERAGE

CP1410 ADDITIONAL COVERED PROPERTY - CP 14 10 06 95

SCHEDULE

	PREM. NO.	BLDG. NO.	DESCRIPTION OF PROPERTY
(X)			THE COST OF EXCAVATIONS, GRADING, BACK- FILLING OR FILLING
(X)			FOUNDATIONS OF BUILDINGS, STRUCTURES, MACHINERY OR BOILERS IF THEIR FOUNDATIONS ARE BELOW:

NAMED INSURED
ONE BRECKENRIDGE PLACE

PORTFOLIO POLICY (R)

ENDORSEMENTS - OTHER PROPERTY COVERAGE (CONTINUED)

CP1410
(CONTINUED)

ADDITIONAL COVERED PROPERTY - CP 14 10 06 95

- (1) THE LOWEST BASEMENT FLOOR; OR
- (2) THE SURFACE OF THE GROUND, IF THERE IS NO BASEMENT.

(X) UNDERGROUND PIPES, FLUES, OR DRAINS

(X) PILINGS, PIERS, WHARVES OR DOCKS

(X) FENCES OUTSIDE OF BUILDINGS

(X) RETAINING WALLS THAT ARE NOT PART OF THE BUILDING

(X) BRIDGES, ROADWAYS, WALKS, PATIOS OR OTHER PAVED SURFACES

(X) VEHICLES OR SELF-PROPELLED MACHINES (INCLUDING AIRCRAFT OR WATERCRAFT) THAT:

- (1) ARE LICENSED FOR USE ON PUBLIC ROADS; OR
- (2) ARE OPERATED PRINCIPALLY AWAY FROM THE DESCRIBED PREMISES.

THIS PARAGRAPH DOES NOT APPLY TO:

- (A) VEHICLES OR SELF-PROPELLED MACHINES OR AUTOS YOU MANUFACTURE, PROCESS OR WAREHOUSE;
- (B) VEHICLES OR SELF-PROPELLED MACHINES, OTHER THAN AUTOS, YOU HOLD FOR SALE; OR
- (C) ROWBOATS OR CANOES OUT OF WATER AT THE DESCRIBED PREMISES;

() ANIMALS

POLICY NUMBER S 17 MZX 80888969

NAMED INSURED
ONE BRECKENRIDGE PLACE

PORTFOLIO POLICY (R)

ENDORSEMENTS - OTHER PROPERTY COVERAGE (CONTINUED)

CP1410 ADDITIONAL COVERED PROPERTY - CP 14 10 06 95
(CONTINUED)

(X)

UNDERGROUND PIPES, INCLUDING UNDERGROUND
TANKS AND CONNECTIONS. BUT UNDERGROUND
FLUES AND DRAINS ARE NOT COVERED.

141056 ORDINANCE OR LAW COVERAGE - 141056 04 95

SCHEDULE OF LIMITS

LOC.NO(S)	COVERAGE A*	COVERAGE B	COVERAGE C	COVERAGE B and C BLANKET
001	\$INCLUDED	\$1,000,000	\$1,000,000	\$ **

145957 Green Real and Personal Property Upgrade Coverage -
145957 09 06

Schedule of Locations

Description of Business Real Property to which this endorsement applies

Location Number	Address
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001	315 S. PARK AVENUE BRECKENRIDGE, CA 80424
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PROPERTY-GARD EQUIPMENT BREAKDOWN COVERAGE ENDORSEMENT (143609 07 03)

THIS ENDORSEMENT MODIFIES INSURANCE PROVIDED UNDER THE:

PROPERTY-GARD BUILDING AND PERSONAL PROPERTY COVERAGE FORM 142000
CAUSES OF LOSS FORM 141035

NAMED INSURED
ONE BRECKENRIDGE PLACE

PORTFOLIO POLICY (R)

PROPERTY ENDORSEMENTS (CONTINUED)

SCHEDULE OF EQUIPMENT BREAKDOWN COVERAGE DEDUCTIBLES

DAMAGE TO COVERED PROPERTY: POLICY DEDUCTIBLES
TIME ELEMENT LOSS: 24 HOURS
PERISHABLE STOCK: POLICY DEDUCTIBLES

IF A DEDUCTIBLE AMOUNT IS NOT SHOWN ABOVE, THEN COVERAGE PROVIDED BY THIS ENDORSEMENT IS SUBJECT TO THE DEDUCTIBLE AMOUNT SHOWN IN THE DECLARATIONS FOR EACH APPLICABLE LOCATION COVERED UNDER THIS POLICY.

SCHEDULE OF EQUIPMENT BREAKDOWN COVERAGE LIMITS

COVERAGE DESCRIPTION	LIMIT OF INSURANCE
DAMAGE TO COVERED PROPERTY	POLICY LIMIT OF INSURANCE
TIME ELEMENT LOSS	POLICY LIMIT OF INSURANCE
PERISHABLE STOCK	\$250,000
HAZARDOUS SUBSTANCES	\$250,000
EXPEDITING EXPENSE	\$250,000
DATA RESTORATION	\$250,000

SPECIAL PROVISIONS: