



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

08/19/2025

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

If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28.

PRODUCER ABI Insurance an ISU Network Agency 4800 SW Griffith Dr. Suite 300 Beaverton, OR 97005	CONTACT NAME: PHONE (A/C, No, Ext): (503)292-1580 FAX (A/C, No): (503)467-4600 E-MAIL ADDRESS: certificates@abipdx.com PRODUCER CUSTOMER ID: 00025441														
INSURED AUO of Flanders Lofts, A Condominium c/o Cascade Real Estate Services, LLC DBA Bluestone Real Estate Services 9430 SW Coral Street, Suite 100 Portland, OR 97223	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A : Sierra Specialty Insurance Company</td><td></td></tr><tr><td>INSURER B : Continental Casualty Company</td><td></td></tr><tr><td>INSURER C : Federal Insurance Company</td><td></td></tr><tr><td>INSURER D :</td><td></td></tr><tr><td>INSURER E :</td><td></td></tr><tr><td>INSURER F :</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Sierra Specialty Insurance Company		INSURER B : Continental Casualty Company		INSURER C : Federal Insurance Company		INSURER D :		INSURER E :		INSURER F :	
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COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
A	<input checked="" type="checkbox"/> PROPERTY	FPP2000013600	08/19/2025	08/19/2026	BUILDING	\$
	CAUSES OF LOSS				PERSONAL PROPERTY	\$
	<input type="checkbox"/> BASIC	BUILDING 25,000			BUSINESS INCOME	\$
	<input type="checkbox"/> BROAD	CONTENTS			EXTRA EXPENSE	\$
	<input checked="" type="checkbox"/> SPECIAL				RENTAL VALUE	\$
	<input type="checkbox"/> EARTHQUAKE				<input checked="" type="checkbox"/> BLANKET BUILDING	\$ 16,500,000
	<input checked="" type="checkbox"/> WIND	25,000			BLANKET PERS PROP	\$
	<input type="checkbox"/> FLOOD				BLANKET BLDG & PP	\$
	<input checked="" type="checkbox"/> Water Damage	25,000/Unit				\$
C		G75177720	08/19/2025	08/19/2026	<input checked="" type="checkbox"/> Umbrella Limit	\$ 5,000,000
	INLAND MARINE	TYPE OF POLICY				\$
	CAUSES OF LOSS					\$
	<input type="checkbox"/> NAMED PERILS	POLICY NUMBER				\$
						\$
	<input checked="" type="checkbox"/> CRIME				<input checked="" type="checkbox"/> Employee Dishonesty	\$ 550,000
	TYPE OF POLICY	**See Page 2**	08/19/2025	08/19/2026	<input checked="" type="checkbox"/> Computer Fraud	\$ 550,000
					<input checked="" type="checkbox"/> Forgery & Alterations	\$ 75,000
A	<input checked="" type="checkbox"/> BOILER & MACHINERY / EQUIPMENT BREAKDOWN	FPP2000013600	08/19/2025	08/19/2026	<input checked="" type="checkbox"/> Equipment Breakdown	\$ 16,825,000
						\$
A	Commercial General Liability	FPP2000013600	08/19/2025	08/19/2026	<input checked="" type="checkbox"/> Per Occurrence Limit	\$ 1,000,000
	Directors & Officers	618690143	08/19/2025	08/19/2026	<input checked="" type="checkbox"/> Directors & Officers	\$ 1,000,000

SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

EVIDENCE OF INSURANCE
Need a certificate for an owner or Lender
Request Certificate from:
www.abipdx.com

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

AUTHORIZED REPRESENTATIVE

CMD

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ADDITIONAL REMARKS SCHEDULE

AGENCY ABI Insurance an ISU Network Agency		NAMED INSURED AUO of Flanders Lofts, A Condominium c/o Cascade Real Estate Services, LLC DBA Bluestone Real Estate Services 9430 SW Coral Street, Suite 100, Portland, OR 97223	
POLICY NUMBER		EFFECTIVE DATE: 08/19/2025	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: _____ FORM TITLE: _____

WALLS IN COVERAGE INCLUDED
 BETTERMENTS AND IMPROVEMENTS INCLUDED
 100% REPLACEMENT COST
 25 RESIDENTIAL UNITS & 2 COMMERCIAL UNITS
 THE PROPERTY MANAGEMENT COMPANY IS LISTED AS AN ADDITIONAL INSURED
 CANCELLATION NOTICES ARE SENT DIRECTLY TO THE NAMED INSURED WITH A 10 DAY NOTICE FOR NON-PAY
 AND 30 DAY NOTICE FOR ALL OTHER REASONS

A \$25,000 PER UNIT WATER DAMAGE DEDUCTIBLE APPLIES

The policy includes 4% Inflation Guard Coverage

The policy includes Waiver Of Rights Of Recovery

Building Ordinance:

Coverage A (Undamaged Portion of Building) - \$16,500,000 Limit / \$25,000 Ded.

Coverage B (Demolition) - \$300,000 Limit / \$25,000 Ded.

Coverage C (Increased Cost of Construction) - \$300,000 Limit / \$25,000 Ded.

Full Employee Dishonesty Limits are written through two separate carriers which are as follows:

*Sierra Specialty Insurance Company- Policy #: FPP2000013600 - 8/19/2025-8/19/2026 - \$25,000

*Continental Casualty Company- Policy #: 618690143 - 8/19/2025-8/19/2026 - \$525,000

Directors & Officers coverage is written through Continental Casualty Company. Policy #: 618690143