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ACORD	

## **CERTIFICATE OF LIABILITY INSURANCE**

2735338 DATE (MM/DD/YYYY)

							03/1//	2022		
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.										
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed.										
If SUBROGATION IS WAIVED, subject							require an endorsement. A s	tatement on		
this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).										
PRODUCER				CONTA NAME:	EOI Dire	ect				
USI Insurance Services, LLC					PHONE FAX (A/C, No, Ext): 877-456-3643 (A/C, No):					
One South Nevada Avenue, Suite	230			E-MAIL	E-MAIL ADDRESS: help@eoidirect.com					
Colorado Springs, CO 80903				INSURER(S) AFFORDING COVERAGE NAIC #						
(719) 228–1070				INSURER A: Allied Insurance						
INSURED				INSURER B: Sirius America Ins Co				-		
Steam Plant Lofts Condominium Association				INSURER C :						
c/o Oblio Management Group LLC										
275 Spruce St				INSURER D :						
Denver, CO 80230				INSURE						
				INSURE	RF:					
			NUMBER:				REVISION NUMBER:			
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		SUBR WVD	POLICY NUMBER		POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS			
X COMMERCIAL GENERAL LIABILITY			ACP31803012878		1/1/2022	1/1/2023	EACH OCCURRENCE \$ 1,0	000,000		
CLAIMS-MADE OCCUR							DAMAGE TO RENTED	0,000		
							MED EXP (Any one person) \$ 10,			
								000,000		
GEN'L AGGREGATE LIMIT APPLIES PER:								000,000		
POLICY PRO- JECT LOC							PRODUCTS - COMP/OP AGG \$ 2,0	00,000		
OTHER:							COMBINED SINGLE LIMIT			
							(Ea accident)			
							BODILY INJURY (Per person) \$			
OWNED SCHEDULED AUTOS ONLY							BODILY INJURY (Per accident) \$			
HIRED NON-OWNED AUTOS ONLY							PROPERTY DAMAGE \$			
							\$			
A X UMBRELLA LIAB OCCUR			ACP31803012878		1/1/2022	1/1/2023	EACH OCCURRENCE \$ 2,0	000,000		
EXCESS LIAB CLAIMS-MADE							AGGREGATE \$ 2,0	000,000		
X DED RETENTION \$ 10,000							\$			
B WORKERS COMPENSATION			WC 87250 00		1/1/2022	1/1/2023	X PER OTH- STATUTE ER			
AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE								,000		
OFFICER/MEMBEREXCLUDED? (Mandatory in NH)	N/A						E.L. DISEASE - EA EMPLOYEE \$ 500			
If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - POLICY LIMIT \$ 500	•		
A Director's & Officers			ACP31803012878		1/1/2022	1/1/2023	\$1,000,000	1000		
			ACP31803012878		1/1/2022	1/1/2023	\$100,000/ \$1,000 deduct	iblo		
A Crime			ACF31803012878		1/1/2022	1/1/2025	\$100,0007 \$1,000 deducc	IDIE		
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) x x, x, x, CO 80918										
CERTIFICATE HOLDER				CANC	ELLATION					
x 1st Mortgagee x x, CO 80230				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.						
Loan Number: 1										

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Fidelity, General Liability, and Directors & Officers Liability policies include Property Management Company as an Insured:

OBLIO Management 275 Spruce Street Denver, CO 80230

Crime/Fidelity/Employee Dishonesty policy includes coverage for Property Management Company and Manager, Board Members and Volunteers

**COVERAGE:** Property **INSURER: Allied Insurance Company of America** POLICY NUMBER: ACP3180312878 POLICY DATES: 01/01/2022 - 01/01/2023 Buildings/Blanket Limit: \$10,862,600 Personal Property Limit: \$34,600 Deductible: \$1,000 Wind/Hail Coverage is included. Wind/Hail Deductible: \$50,000 # of Units: 14 # of Buildings: 2 Replacement Cost applies up to the blanket/buildings limit No Coinsurance/Agreed Value Special causes of loss excluding earthquake and flood Subject to policy limits and exclusions. Equipment Breakdown/Boiler & Machinery coverage is included. Ordinance and Law is included. A - Undamaged Portion of Building is included in Building Limit B&C - Demolition Cost & Increased Cost of Construction Combined is \$100,000 each Inflation Guard is not included on policy. Limits are reviewed annually to ensure adequate building coverage on the project. Waiver of Subrogation in favor of unit owners applies. Locations must be shown on policy for coverage to apply. This is the only complex covered under the policies listed on the certificate. Policy does not cover multiple unaffiliated projects. Severability of Liability (Separation of Insureds) is included. If Mortgagee is listed as Certificate Holder, then Holder is recognized as Mortgagee. Cancellation - 10 days prior to cancellation date. \*\*\*\*\*\*PLEASE READ\*\*\*\*\* Insurance is for Building structures and common areas for which the Association has a requirement to insure per the governing documents. The governing documents showing the insurance requirement of the Association can only be provided by the Unit Owner or the Community Manager. Each Unit Owner or their Tenant may be required to carry an HO6 (owner's policy) or HO4 (tenant's policy) and should consult their own insurance agent to confirm coverages needed.

Location Addresses covered by Policy (All addresses are Denver, CO 80230 ) \*Street Address \*Building Limit \*Number of Units 7752 E. 4<sup>th</sup> Ave \$ 10,862,600 14

Cancellation - 10 days prior to cancellation date.