



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
01/02/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERNS 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.

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: 00026408

INSURED

Murray Park Condominiums Association of Unit Owners
c/o FRESH START Real Estate, Inc.
6107 SW Murray Blvd. #313
Beaverton, OR 97008

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Accelerant National Insurance Company	
INSURER B: Palomar Specialty Insurance Company	
INSURER C: Federal Insurance Company	
INSURER D: Continental Casualty Company	
INSURER E:	
INSURER F:	

COVERAGE

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		N030PK3247-01	01/01/2026	01/01/2027	BUILDING	\$			
	CAUSES OF LOSS	DEDUCTIBLES				PERSONAL PROPERTY	\$			
		BASIC				BUSINESS INCOME	\$			
		BROAD				EXTRA EXPENSE	\$			
	<input checked="" type="checkbox"/> SPECIAL					RENTAL VALUE	\$			
	<input checked="" type="checkbox"/> EARTHQUAKE	10%				BLANKET BUILDING	\$ 17,613,066			
	<input checked="" type="checkbox"/> WIND	25,000				BLANKET PERS PROP	\$			
	FLOOD					BLANKET BLDG & PP	\$			
	<input checked="" type="checkbox"/> Water Damage	25,000/Unit					\$			
						<input checked="" type="checkbox"/> Earthquake Limit	\$ 18,155,171			
	INLAND MARINE		TYPE OF POLICY	01/01/2026	01/01/2027					
	CAUSES OF LOSS						\$			
	NAMED PERILS		POLICY NUMBER				\$			
							\$			
			See Page 2	01/01/2026	01/01/2027	<input checked="" type="checkbox"/> Employee Dishonesty	\$ 400,000			
	CRIME					<input checked="" type="checkbox"/> Computer Fraud	\$ 400,000			
	TYPE OF POLICY					<input checked="" type="checkbox"/> Forgery/Alteration	\$ 75,000			
A	<input checked="" type="checkbox"/> BOILER & MACHINERY / EQUIPMENT BREAKDOWN		N030PK3247-01	01/01/2026	01/01/2027	<input checked="" type="checkbox"/> Equipment Breakdown	\$ 18,006,778			
A	Commercial General Liability		N030PK3247-01	01/01/2026	01/01/2027	<input checked="" type="checkbox"/> Per Occurrence Limit	\$ 1,000,000			
D	Directors & Officers					<input checked="" type="checkbox"/> Directors & Officers	\$ 1,000,000			

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached 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

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AGENCY ABI Insurance an ISU Network Agency		NAMED INSURED Murray Park Condominiums Association of Unit Owners c/o FRESH START Real Estate, Inc. 6107 SW Murray Blvd. #313 Beaverton, OR 97008
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE: 01/01/2026

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: _____ FORM TITLE: _____

WALLS IN COVERAGE INCLUDED

BETTERMENTS AND IMPROVEMENTS INCLUDED

GUARANTEED REPLACEMENT COST

80 RESIDENTIAL 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

The policy includes a Special Causes of Loss Form with a \$25,000 per occurrence deductible for all covered perils except as respects water damage. A \$25,000 per unit deductible applies only to water damage. In any one occurrence of loss or damage, the aggregate Per Unit Deductible shall not exceed 5% of the total Limit of Insurance for Building coverage.

Building Ordinance:

Coverage A (Undamaged Portion of Building) - \$17,613,066 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 Earthquake Limits are written through the following carriers:

*Palomar Specialty Insurance Company- Policy #: CPDCP-26-1227488-B-01 - 01/01/2026-01/01/2027 - \$8,155,171

*Accelerant National Insurance Company- Policy #: N030PK3247-01 - 01/01/2026-01/01/2027 - \$10,000,000

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

*Accelerant National Insurance Company - Policy # N030PK3247-01 - 01/01/2026-01/01/2027 - \$25,000

*Continental Casualty Company - Policy # 768639519 - 01/01/2026-01/01/2027 - \$375,000

The Umbrella Policy is written through the below carrier:

*Federal Insurance Company - Policy #: G75240995 - 01/01/2026-01/01/2027 - \$5,000,000