



POLICY NUMBER
S 17 FZX 80937724

Previous Policy Numbers
S 17 FZX 80927292

Coverage for sections
other than WORKERS'
COMPENSATION is provided
in the following Company:
THE AMERICAN
INSURANCE COMPANY
COLUMBUS, OH 43215-6101
A STOCK INSURANCE CO. (18)

PORTFOLIO POLICY (R)

GENERAL DECLARATIONS

Risk ID. J27/

Named Insured and Mailing Address

ONE BRECKENRIDGE PLACE ASSOCIATION, INC.

**P.O. BOX 3355
BRECKENRIDGE**

**C/O KEITH KROEPLER
CO 80424**

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 05-01-12

EXPIRATION DATE 05-01-13

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 "Motor Carrier 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.

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NAMED INSURED
ONE BRECKENRIDGE PLACE ASSOC INC

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

REPLACEMENT COST

APPLIES AT LOCATIONS 001

OTHER PROPERTY COVERAGE

PROPERTY-GARD GREEN COVERAGE ENDORSEMENT -
143643DEC 06 10
Schedule

Green Upgrade Coverage
Limit(s) of Insurance

Location(s) Blanket Limit of Insurance
001 \$15,200,000

Location(s) Sublimit(s) of Insurance
\$ _____
\$ _____

Green Certification Coverage
Limit(s) of Insurance

Location(s) Blanket Limit of Insurance
\$ _____

Location(s) Sublimit(s) of Insurance

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NAMED INSURED
ONE BRECKENRIDGE PLACE ASSOC INC

PORTFOLIO POLICY (R)

\$ _____
\$ _____

Extensions of Coverage

Description of Coverage	Sublimit(s) of Insurance
Green Certification Upgrade Coverage	\$ 25,000
Vegetated Roof and Heat Island Effect Coverage	\$ 25,000
Any One Tree, Shrub, Plant or Lawn	\$ 5,000
Wind or Hail Causes of Loss] Excluded]
Professional Design Consulting Coverage	\$ 25,000
Commissioning Expense Coverage	
Commissioning or Retro-Commissioning Services	\$ 25,000
Test and Balance Analysis	\$ 25,000
Certification Fees Coverage	\$ 25,000
Recycling Additional Expense Coverage	\$ 25,000
Flush-Out Coverage	\$ 25,000
Green Financial Incentive Coverage	\$ 25,000
Porous Paving Coverage	\$ 25,000
Green Mobile Equipment Coverage	\$ 25,000
Miscellaneous Green Property Coverage	\$ 25,000

Additional Green Rating Authorities
Enter the Name of the Business Entity (below)

- 1.
- 2.

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NAMED INSURED
ONE BRECKENRIDGE PLACE ASSOC INC
PORTFOLIO POLICY (R)

GENERAL LIABILITY DECLARATIONS

Insurance is provided only for those Coverages, Limits of Liability and Endorsements shown below.

Coverages	Limits of Liability
COMMERCIAL GENERAL LIABILITY COVERAGE PART	
GENERAL AGGREGATE LIMIT (Other Than Products - Completed Operations)	\$2,000,000
PRODUCTS - COMPLETED OPERATIONS AGGREGATE LIMIT	\$2,000,000
PERSONAL & ADVERTISING INJURY LIMIT	\$1,000,000
EACH OCCURRENCE LIMIT	\$1,000,000
DAMAGE TO PREMISES RENTED TO YOU LIMIT	ANY ONE PREMISES \$100,000
MEDICAL EXPENSE LIMIT	ANY ONE PERSON \$5,000

The audit period shall be ANNUAL

GENERAL LIABILITY ENDORSEMENT(S)

- ADDITIONAL INSURED - CONDOMINIUM UNIT OWNERS (CG 20 04 11 85)
- EMPLOYMENT - RELATED PRACTICES EXCLUSION (CG 21 47 12 07)
- COMPLETE LEAD POISONING AND LEAD CONTAMINATION EXCLUSION (CG 70 92 12 92 S)
- COMPLETE ASBESTOS EXCLUSION (CG 70 93 12 92R)
- MULTICOVER - WITHOUT MEDICAL PAYMENTS (CG 71 93 12 07 S)
- FUNGI OR BACTERIA EXCLUSION (CG 72 77 04 08)
- RECORDING AND DISTRIBUTION OF MATERIAL OR INFORMATION IN VIOLATION OF LAW EXCLUSION (CG 00 68 05 09)