



The Travelers Indemnity Company and Its Affiliates

Company Quoted: TRAVELERS PROPERTY CASUALTY COMPANY OF AMERICA

ONE TOWER SQUARE, HARTFORD CT 06183

Master PacSM Insurance Proposal for:

MORE'S CORNER HOMEOWNERS
ASSOCIATION, INC.

2096 INDIAN SUMMER DRIVE

STEAMBOAT SPRINGS, CO 80487

MASTER PAC CONDOMINIUM



For Policy Effective:

04/21/2016

thru **04/21/2017**

Proposal Number:

680 – 009799B58A

Proposal Presented By:

G I A GROUP LLC
Po Box 1270

Glenwood Springs, CO 81602-1270
(970) 945-9161

On behalf of G I A GROUP LLC and the Travelers Company, we appreciate the opportunity to provide MORE'S CORNER HOMEOWNERS with the following policy proposal.

This proposal will expire **thirty (30) days** from the date of creation identified below and is not a binding contract of insurance. If you have any questions regarding this proposal, please contact your agent.

THE FOLLOWING OUTLINES THE COVERAGE FORMS, LIMITS OF INSURANCE, POLICY ENDORSEMENTS AND OTHER TERMS AND CONDITIONS PROVIDED IN THIS PROPOSAL. ANY POLICY COVERAGES, LIMITS OF INSURANCE, POLICY ENDORSEMENTS, COVERAGE SPECIFICATIONS, OR OTHER TERMS AND CONDITIONS THAT YOU HAVE REQUESTED THAT ARE NOT INCLUDED IN THIS PROPOSAL HAVE NOT BEEN AGREED TO BY TRAVELERS. PLEASE REVIEW THIS PROPOSAL CAREFULLY AND IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT YOUR TRAVELERS REPRESENTATIVE.

Master PacSM Premium Summary

<u>Coverage</u>	<u>Premium</u>
Property	\$40,322.00
Liability	\$173.00
Optional Coverages	\$43.00
Total Policy Premium	\$40,538.00

Created on 02/04/2016 by G I A GROUP LLC

Refer to your Policy for Actual Terms and Conditions

* The Limit includes any additionally requested limits.

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Policy Level Coverages: (These may be replaced by optional coverages)

Property, Crime, and Inland Marine Coverages and Options:

<u>Coverage Description</u>	<u>Limit*/Time Frame</u>	<u>Deductible</u>
Appurtenant Buildings and Structures	\$50,000	\$2,500
Arson & Theft Reward	\$5,000	N/A
Claim Data Expenses	\$5,000	\$2,500
	Actual Loss Sustained	\$500
Electronic Data Processing Equipment and Data & Media:		
EDP Equipment, Data & Media in Transit	\$25,000**	\$2,500
Electronic Data Processing - Duplicate Data	\$25,000**	\$2,500
Off Premises		
Electronic Vandalism	\$25,000**	\$2,500
Employee Dishonesty	\$25,000	\$2,500
Expediting Expenses	\$25,000	\$2,500
Fine Arts	\$25,000	\$2,500
Fire Department Service Charge	\$25,000	N/A
Fire Protective Equipment Discharge	\$10,000	\$2,500
Forgery or Alteration	\$25,000	\$2,500
Fungus, Rot and Bacteria	\$15,000	\$2,500
Green Building Alternatives – Increased Cost	\$25,000	\$2,500
Green Building Reengineering & Recertification Expense	\$25,000	\$2,500
Green Business Personal Property Alternatives – Increased Cost	\$25,000	\$2,500
Newly Acquired or Constructed Property:		
Building	\$500,000	\$2,500
Business Personal Property	\$250,000	\$2,500
Non-Owned Detached Trailers	\$5,000	\$2,500
Pollutant Cleanup & Removal	\$25,000 Aggregate	\$2,500
Preservation of Property	Up to 90 days	\$2,500
Temporary Relocation of Property	\$50,000	\$2,500

Business Income and Extra Expense Coverages and Options:

<u>Coverage Description</u>	<u>Limit*/Time Frame</u>
Business Income & Extra Expense	Actual Loss for 12 Consecutive Months
Civil Authority for Business Income & Extra Expense	3 Consecutive Weeks
Civil Authority, Business Income – Waiting Period	Begins Immediately
Dependent Properties	\$25,000
Dependent Properties – Waiting Period	24 Hours
Extended Business Income	90 Days

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Green Building and Personal Property Alternatives	
– Increased Period of Restoration	30 days
Interruption of Computer Operations	\$25,000 Aggregate
Maintenance Fees	Included
Newly Acquired or Constructed Property:	
Business Income, Extra Expense	\$250,000
Ordinance or Law – Increased Period of Restoration	\$25,000
Period of Restoration – Waiting Period	Immediately

Commercial General Liability Coverages and Options:

<u>Coverage Description</u>	<u>Limit*</u>
General Aggregate	\$2,000,000
Products – Completed Operations Aggregate	\$2,000,000
Each Occurrence	\$1,000,000
Personal Injury and Advertising Injury	\$1,000,000
Damage to Premises Rented to You	\$300,000
Medical Expenses – Any One Person	\$5,000
Hired Automobile Liability	Included
Non-Owned Automobile Liability	Included
Broad Form Products Coverage	Included
Contractual Liability (As Defined)	Included
Limited World Wide Liability (Lawsuits brought in the US)	Included

Described Premises Level Coverages: (These may be replaced by optional coverages)

Premises 1 Building ALL: 1289 TURNING LEAF CT STEAMBOAT SPRINGS, CO 80487

Described Premises Level Coverages and Options:

<u>Coverage Description</u>	<u>Limit*/Time Frame</u>	<u>Deductible</u>
Building -		
Valuation Type REPLACEMENT COST	\$39,954,050 Blanket Limit	\$2,500
Building Coinsurance – Waived	N/A	N/A
Business Personal Property -		
Valuation Type REPLACEMENT COST	\$978,500	\$2,500
Coinsurance – Waived	N/A	N/A

Additional Described Premises Level Coverages and Options:

<u>Coverage Description</u>	<u>Limit*/Time Frame</u>	<u>Deductible</u>
Accounts Receivable:		
On Premises	\$25,000	N/A
Off Premises	\$25,000	N/A
Valuable Papers and Records:		
On Premises	\$25,000	\$2,500
Off Premises	\$25,000	\$2,500
Building Glass	Included**	\$250
Combined Ordinance or Law	\$25,000	\$2,500
Debris Removal	\$25,000 excess of 25% of loss	\$2,500
Equipment Breakdown	Included**	\$2,500
Diagnostic, Power Generating, Production Equipment	\$100,000**	
Money and Securities	Included in BPP**	\$2,500
Money Orders and Counterfeit Paper Currency	Included in BPP**	\$2,500
Ordinance or Law	\$25,000	\$2,500
Demolition Cost and Increased Cost of		
Outdoor Property Including:		
Bridges, Walks, Roadways, Patios, or Paved Surfaces, Radio & TV Antennas	\$10,000**	\$2,500
Peak Season	25% Seasonal Increase for BPP	\$2,500
Property Off Premises – Including Transit	Included in BPP**	\$2,500
Personal Effects	\$25,000	\$2,500
Personal Property of Others	Included in BPP**	\$2,500

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Sewer or Drain Backup	\$25,000	\$2,500
Signs within 1,000 feet of premises	Included**	\$2,500
Spoilage – Consequential Loss	Included in BPP**	\$2,500

<u>Type of Wind Deductible</u>	<u>Deductible Amount</u>	<u>Minimum Dollar Deductible Amount</u>
Property Deductible	\$2,500	

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Optional Coverages:

POWER PACSM

<u>POWER PAC Coverages and Replacements:</u>	<u>Limit*/Time Frame</u>
Business Income from Dependent Properties	\$25,000
Claim Data Expense	\$10,000
Electronic Data Processing Equipment and Data & Media:	
EDP Equipment, Data & Media In Transit	\$50,000
Electronic Vandalism	\$50,000
Newly Acquired – Business Personal Property	\$500,000
Newly Acquired – Business Income & Extra Expense	\$500,000
Ordinance or Law – Increased Period of Restoration	\$25,000
Trees, Shrubs, Plants and Lawns	\$5,000
<u>POWER PAC Coverage Additions:</u>	
Accounts Receivable:	
On Premises	\$100,000
Off Premises	\$100,000
Brands and Labels	\$25,000
Computer Fraud	\$5,000
Identity Fraud Expense	\$15,000 Aggregate
Lost Key Consequential Loss	\$500
Limited Building Coverage – Tenant Obligation	\$5,000
Ordinance or Law – Extended to Include Tenant Improvements and Betterments	Included
Unauthorized Business Card Use	\$5,000
Utility Services Direct Damage	
Water Supply Services	
Communication Supply Services, excluding Overhead Transmission Lines	
Power Supply Services, excluding Overhead Transmission Lines	
Utility Services Time Element – 24 hour waiting period	
Water Supply Services	
Communication Supply Services, excluding Overhead Transmission Lines	
Power Supply Services, excluding Overhead Transmission Lines	

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Terrorism Risk Insurance Act Disclosure

The federal Terrorism Risk Insurance Act of 2002 as amended (“TRIA”) establishes a program under which the Federal Government may partially reimburse “Insured Losses” (as defined in TRIA) caused by “Acts Of Terrorism” (as defined in TRIA). “Act Of Terrorism” is defined in Section 102(1) of TRIA to mean any act that is certified by the Secretary of the Treasury – in consultation with the Secretary of Homeland Security and the Attorney General of the United States – to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States Mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

The Federal Government’s share of compensation for such Insured Losses is established by TRIA and is a percentage of the amount of such Insured Losses in excess of each Insurer’s “Insurer Deductible” (as defined in TRIA), subject to the “Program Trigger” (as defined in TRIA). Through 2020, that percentage is established by TRIA as follows:

- 85% with respect to such Insured Losses occurring in calendar year 2015.
- 84% with respect to such Insured Losses occurring in calendar year 2016.
- 83% with respect to such Insured Losses occurring in calendar year 2017.
- 82% with respect to such Insured Losses occurring in calendar year 2018.
- 81% with respect to such Insured Losses occurring in calendar year 2019.
- 80% with respect to such Insured Losses occurring in calendar year 2020.

In no event, however, will the Federal Government be required to pay any portion of the amount of such Insured Losses occurring in a calendar year that in the aggregate exceeds \$100 billion, nor will any Insurer be required to pay any portion of such amount provided that such Insurer has met its Insurer Deductible. Therefore, if such Insured Losses occurring in a calendar year exceed \$100 billion in the aggregate, the amount of any payments by the Federal Government and any coverage provided by this policy for losses caused by Acts Of Terrorism may be reduced.

For each coverage provided by this policy that applies to such Insured Losses, the charge for such Insured Losses is included in the premium for such coverage and is listed below. Such charges do not include any charge for the portion of such Insured Losses covered by the Federal Government under TRIA.

<p>The Included Charge For Insured Losses is:</p> <ul style="list-style-type: none">▪ 4% of your total policy premium (excluding any Inland Marine, Employee Benefits Liability, Employment Practices Liability⁺ With Identity Fraud Expense Reimbursement or CyberFirst Essentials Liability coverage part premium) if your primary location is in a Designated City (as listed below).▪ 2% of your total policy premium (excluding any Inland Marine, Employee Benefits Liability, Employment Practices Liability⁺ With Identity Fraud Expense Reimbursement or CyberFirst Essentials Liability coverage part premium) if your primary location is not in a Designated City (as listed below).▪ 1% of your total Inland Marine Coverage Part premium if applicable.▪ 1% of your total Employee Benefits Liability, Employment Practices Liability⁺ With Identity Fraud Expense Reimbursement or CyberFirst Essentials Liability Coverage Part if applicable.
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Designated Cities are:			
Albuquerque, NM	El Paso, TX	Miami, FL	San Diego, CA
Atlanta, GA	Fort Worth, TX	Milwaukee, WI	San Antonio, TX
Austin, TX	Fresno, CA	Minneapolis, MN	San Francisco, CA
Baltimore, MD	Honolulu, HI	Nashville-Davidson, TN	San Jose, CA
Boston, MA	Houston, TX	New Orleans, LA	Seattle, WA
Charlotte, NC	Indianapolis, IN	New York, NY	St. Louis, MO
Chicago, IL	Jacksonville, FL	Oakland, CA	Tucson, AZ
Cleveland, OH	Kansas City, MO	Oklahoma City, OK	Tulsa, OK
Colorado Springs, CO	Las Vegas, NV	Omaha, NE	Virginia Beach, VA
Columbus, OH	Long Beach, CA	Philadelphia, PA	Washington, DC
Dallas, TX	Los Angeles, CA	Phoenix, AZ	Wichita, KS
Denver, CO	Memphis, TN	Portland, OR	
Detroit, MI	Mesa, AZ	Sacramento, CA	

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IMPORTANT NOTICE REGARDING COMPENSATION DISCLOSURE

For information about how Travelers compensates independent agents, brokers, or other insurance producers, please visit this website:

http://www.travelers.com/w3c/legal/Producer_Compensation_Disclosure.html

If you prefer, you can call the following toll-free number: 1-866-904-8348. Or you can write to us at Travelers, Enterprise Development, One Tower Square, Hartford, CT 06183.

THIS PROPOSAL DOES NOT AMEND, OR OTHERWISE AFFECT, THE PROVISIONS OF COVERAGE OF ANY RESULTING INSURANCE POLICY ISSUED BY TRAVELERS. IT IS NOT A REPRESENTATION THAT COVERAGE DOES OR DOES NOT EXIST FOR ANY PARTICULAR CLAIM OR LOSS UNDER ANY SUCH POLICY. COVERAGE DEPENDS ON THE APPLICABLE PROVISIONS OF THE ACTUAL POLICY ISSUED, THE FACTS AND CIRCUMSTANCES INVOLVED IN THE CLAIM OR LOSS AND ANY APPLICABLE LAW.

Underwritten By: TRAVELERS PROPERTY CASUALTY COMPANY OF AMERICA

Acknowledged and Accepted By:

_____ On _____
(Signature of the Insured) (Date)

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Payment Plan Options

Lump Sum	For new business, the insured pays 25 percent down and receives one bill for balance of premium due, approximately one month after the policy is issued. For renewals, a single bill is issued for the total amount.
Two Payment	For new business, the insured pays 25 percent down and receives up to two installment bills.
Four Payment	For new business, the insured pays 25 percent down and receives up to three installment bills.
Six Payment	For new business, the insured pays 25 percent down and receives up to five monthly installments. Total premium is paid in full by the end of the sixth month.
Ten Payment	For new business, the insured pays 25 percent down and receives up to nine monthly bills. Total premium is paid in full by the end of the tenth month.
Ten Equal Pay	For new business the total premium is divided by 10 and each installment is for 10 percent of the total premium. Down payments collected will reduce the number of installments billed. Total premium is paid in full by the end of the tenth month. (This payment option is typically available for renewals).

Payment Remittance Slip

Customer Name:	MORE'S CORNER HOMEOWNERS	Agency Name:	G I A GROUP LLC
Account/SAI Number:	9449Y9078		
Policy #:	680-009799B58A		
Total Premium	\$40,538.00		

Down payment amount:	Mail payment to :	Travelers P.O. Box 26208 Richmond, VA 23260-6208
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