



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/17/2022

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.

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 to the terms and conditions of the policy, certain policies may require an endorsement.

Table with PRODUCER and INSURED information, including contact details for Donna L Aguilar CISR Elite and LeBaron & Carroll LLC, and insurance details for QBE, Firemans Fund, and ACE.

COVERAGES CERTIFICATE 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.

Main coverage table with columns for INSR LTR, TYPE OF INSURANCE, POLICY NUMBER, POLICY EFF, POLICY EXP, and LIMITS. Includes Commercial General Liability, Automobile Liability, Umbrella Liability, Workers Compensation, and Crime coverage.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Association consists of 36 Buildings/151 Units

Insuring Agreement: Original Specifications/ Single Entity: Walls-In coverage, excluding improvements, betterments, upgrades and additional installations to the unit, after first conveyance.

Separation of Insureds: Included

Crime: Property Manager is included as additional insured

CERTIFICATE HOLDER CANCELLATION

Table for Certificate Holder (Copper Rose Community Management) and Cancellation details (Authorized Representative signature).



# EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
3/17/2022

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

PRODUCER NAME, CONTACT PERSON AND ADDRESS <b>LeBaron &amp; Carroll LLC</b> 1350 E Southern Avenue Mesa, AZ 85204	PHONE (A/C, No, Ext): <b>(480) 834-9315</b>	COMPANY NAME AND ADDRESS <b>QBE Insurance Corporation</b> 88 Pine Street New York, NY 10005	NAIC NO:
Contact name: <b>Donna L Aguilar CISR Elite</b>		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
FAX (A/C, No): <b>(480) 844-9866</b>	E-MAIL ADDRESS: <b>landc@lebaroncarroll.com</b>		
CODE:	SUB CODE:	POLICY TYPE <b>Commercial Package</b>	
AGENCY CUSTOMER ID #: <b>CREEHOM-01</b>		LOAN NUMBER	POLICY NUMBER <b>MC500020100</b>
NAMED INSURED AND ADDRESS <b>Creekside Homeowners Association, Inc</b> C/O Copper Rose Community Management 6601 E. 22nd Street Tucson, AZ 85710		EFFECTIVE DATE <b>3/1/2022</b>	EXPIRATION DATE <b>3/1/2023</b>
ADDITIONAL NAMED INSURED(S)		<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
		THIS REPLACES PRIOR EVIDENCE DATED:	


**PROPERTY INFORMATION (ACORD 101 may be attached if more space is required)  BUILDING OR  BUSINESS PERSONAL PROPERTY**

LOCATION / DESCRIPTION  
**Loc # 0, Bldg # 0, Blanket Building - 151 units - 22 Rentals**  
**SEE ATTACHED ACORD 101**

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 EVIDENCE OF PROPERTY INSURANCE 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.

<b>COVERAGE INFORMATION</b>	PERILS INSURED	BASIC	BROAD	<input checked="" type="checkbox"/>	SPECIAL	
COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE:	<b>\$ 24,194,539</b>			DED:	<b>10,000</b>	
<input checked="" type="checkbox"/> BUSINESS INCOME <input type="checkbox"/> RENTAL VALUE	YES	NO	N/A	If YES, LIMIT:	<b>135,000</b>	<input checked="" type="checkbox"/> Actual Loss Sustained; # of months:
BLANKET COVERAGE	<input checked="" type="checkbox"/>			If YES, indicate value(s) reported on property identified above: \$	<b>23,909,539</b>	
TERRORISM COVERAGE		<input checked="" type="checkbox"/>		Attach Disclosure Notice / DEC		
IS THERE A TERRORISM-SPECIFIC EXCLUSION?		<input checked="" type="checkbox"/>				
IS DOMESTIC TERRORISM EXCLUDED?		<input checked="" type="checkbox"/>				
LIMITED FUNGUS COVERAGE	<input checked="" type="checkbox"/>			If YES, LIMIT:	<b>15,000</b>	DED: <b>10,000</b>
FUNGUS EXCLUSION (If "YES", specify organization's form used)						
REPLACEMENT COST	<input checked="" type="checkbox"/>					
AGREED VALUE		<input checked="" type="checkbox"/>				
COINSURANCE		<input checked="" type="checkbox"/>		If YES, %		
EQUIPMENT BREAKDOWN (If Applicable)	<input checked="" type="checkbox"/>			If YES, LIMIT:	<b>24,194,539</b>	DED: <b>10,000</b>
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	<input checked="" type="checkbox"/>			If YES, LIMIT:	<b>23,909,539</b>	DED: <b>10,000</b>
- Demolition Costs	<input checked="" type="checkbox"/>			If YES, LIMIT:		DED: <b>10,000</b>
- Incr. Cost of Construction	<input checked="" type="checkbox"/>			If YES, LIMIT:		DED: <b>10,000</b>
EARTH MOVEMENT (If Applicable)		<input checked="" type="checkbox"/>		If YES, LIMIT:		DED:
FLOOD (If Applicable)		<input checked="" type="checkbox"/>		If YES, LIMIT:		DED:
WIND / HAIL INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	<input checked="" type="checkbox"/>			If YES, LIMIT:		DED: <b>10,000</b>
NAMED STORM INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	<input checked="" type="checkbox"/>			If YES, LIMIT:		DED: <b>10,000</b>
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS						

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

CONTRACT OF SALE	LENDER'S LOSS PAYABLE	LOSS PAYEE	LENDER SERVICING AGENT NAME AND ADDRESS
MORTGAGEE			
NAME AND ADDRESS <b>Copper Rose Community Management</b> 6601 E 22nd Street Tucson, AZ 85710			AUTHORIZED REPRESENTATIVE 

**ADDITIONAL REMARKS SCHEDULE**

AGENCY <b>LeBaron &amp; Carroll LLC</b>		NAMED INSURED Creekside Homeowners Association, Inc C/O Copper Rose Community Management 6601 E. 22nd Street Tucson, AZ 85710	
POLICY NUMBER <b>MC500020100</b>		EFFECTIVE DATE: <b>03/01/2022</b>	
CARRIER <b>QBE Insurance Corporation</b>	NAIC CODE		

**ADDITIONAL REMARKS**

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 28 FORM TITLE: EVIDENCE OF COMMERCIAL PROPERTY INSURANCE**Property Information:**

Loc # 3, Bldg # 1, 3559, 3553 N. Briarwood Drive, Tucson, AZ 85712, 2 Units  
 Loc # 4, Bldg # 1, 3547, 3535 N. Briarwood Drive, Tucson, AZ 85712, 2 Units  
 Loc # 5, Bldg # 1, 3529, 3525, 3523 N. Briarwood Drive, Tucson, AZ 85712, 3 Units  
 Loc # 6, Bldg # 1, 3560, 3554, 3547, 3541N. Briarwood Drive, N. Brookhaven Lane, Tucson, AZ 85712, 4 Units  
 Loc # 7, Bldg # 1, 3548, 3542, 3535, 3523N. Briarwood Drive, N. Brookhaven Lane, Tucson, AZ 85712, 4 Units  
 Loc # 8, Bldg # 1, 3536, 3530, 3524, 3517, 3511, 3505N. Briarwood Drive,, Tucson, AZ 85712, 6 Units  
 Loc # 9, Bldg # 1, 3548, 3542, 3535, 3529 N. Brookhaven Lane,, Tucson, AZ 85712, 4 Units  
 Loc # 10, Bldg # 1, 3536, 3530, 3523, 3517 N. Brookhaven Lane,, Tucson, AZ 85712, 4 Units  
 Loc # 11, Bldg # 1, 3524, 3518, 3512, 3511, 3505N. Brookhaven Lane,, Tucson, AZ 85712, 5 Units  
 Loc # 12, Bldg # 1, 3536, 3530, 3524, 3521, 3517, 3513N. Charter Oak Way,, Tucson, AZ 85712, 6 Units  
 Loc # 13, Bldg # 1, 3518, 3512, 3506, 3509, 3505, 3501N. Charter Oak Way,, Tucson, AZ 85712, 6 Units  
 Loc # 14, Bldg # 1, 3514, 3510 N. Oakbury Circle, Tucson, AZ 85712, 2 Units  
 Loc # 15, Bldg # 1, 3506, 3502 N. Oakbury Circle, Tucson, AZ 85712, 2 Units  
 Loc # 16, Bldg # 1, 4436, 4430, 4431, 4437 N. Catalina Ave., Tucson, AZ 85712, 4 Units  
 Loc # 17, Bldg # 1, 4418, 4412, 4419, 4413 E. Dianthus Place, E. Haven Lane, Tucson, AZ 85712, 4 Units  
 Loc # 18, Bldg # 1, 4406, 4400, 4401, 4407 E. Dianthus Place, E. Haven Lane, Tucson, AZ 85712, 4 Units  
 Loc # 19, Bldg # 1, 4424, 4418, 4419, 4425 E. Haven Lane, E. Caladium Place, Tucson, AZ 85712, 4 Units  
 Loc # 20, Bldg # 1, 4412, 4406, 4400, 4401, 4407, 4413 E. Haven Lane,, Tucson, AZ 85712, 6 Units  
 Loc # 21, Bldg # 1, 4424, 4418, 4412, 4413, 4419, 4425E. Caladium Place,, Tucson, AZ 85712, 6 Units  
 Loc # 22, Bldg # 1, 4406, 4400, 4401, 4407 E. Caladium Place, E. Klendale Rd., Tucson, AZ 85712, 4 Units  
 Loc # 23, Bldg # 1, 4400, 4406, 4412, 4413, 4407, 4401 E. Klendale Rd., Tucson, AZ 85712, 6 Units  
 Loc # 24, Bldg # 1, 4418, 4424, 4419, 4425 E. Klendale Rd., Tucson, AZ 85712, 4 Units  
 Loc # 25, Bldg # 1, 3412, 3418, 3415, 3419 N. Catalina Ave., Tucson, AZ 85712, 4 Units  
 Loc # 26, Bldg # 1, 3424, 3430, 3436, 3425, 3431, 3437N. Catalina Ave., Tucson, AZ 85712, 6 Units  
 Loc # 27, Bldg # 1, 3442, 3448, 3443, 3449 N. Catalina Ave., Tucson, AZ 85712, 4 Units  
 Loc # 28, Bldg # 1, 3454, 3460, 3466, 3455, 3461, 3467N. Catalina Ave., Tucson, AZ 85712, 6 Units  
 Loc # 29, Bldg # 1, 3472, 3478, 3473, 3479 N. Catalina Ave., Tucson, AZ 85712, 4 Units  
 Loc # 30, Bldg # 1, 4460, 4446, 4461, 4467 E. Dianthus Place,, Tucson, AZ 85712, 4 Units  
 Loc # 31, Bldg # 1, 4472, 4478, 4473, 4479 E. Dianthus Place,, Tucson, AZ 85712, 4 Units  
 Loc # 32, Bldg # 1, 4460, 4466, 4461, 4467 E. Haven Lane, E. Caladium Place, Tucson, AZ 85712, 4 Units  
 Loc # 33, Bldg # 1, 4472, 4478, 4473, 4479 E. Haven Lane, E. Caladium Place, Tucson, AZ 85712, 4 Units  
 Loc # 34, Bldg # 1, 4460, 4466, 4461, 4467 E. Caladium Place, E. Klendale Rd., Tucson, AZ 85712, 4 Units  
 Loc # 35, Bldg # 1, 4472, 4478, 4473, 4479 E. Caladium Place, E. Klendale Rd., Tucson, AZ 85712, 4 Units  
 Loc # 36, Bldg # 1, 4455, 4461, 4467 E. Dianthus Place, Tucson, AZ 85712, 3 Units  
 Loc # 37, Bldg # 1, 4460, 4466, 4461, 4467 E. Klendale Rd., E. Bullrush Lane, Tucson, AZ 85712, 4 Units  
 Loc # 38, Bldg # 1, 4472, 4478, 4473, 4479 E. Klendale Rd., E. Bullrush Lane, Tucson, AZ 85712, 4 Units  
 Loc # 39, Bldg # 1, Sign  
 Loc # 40, Bldg # 1, Clubhouse  
 Loc # 41, Bldg # 1, Pool  
 Loc # 42, Bldg # 1, Walls

**Special Conditions:**

Association consists of 36 Buildings/151 Units

Insuring Agreement: Original Specifications/ Single Entity: Walls-In coverage, excluding improvements, betterments, upgrades and additional installations to the unit, after first conveyance.

Guaranteed Replacement Cost Included

**ADDITIONAL REMARKS SCHEDULE**

AGENCY <b>LeBaron &amp; Carroll LLC</b>		NAMED INSURED <b>Creekside Homeowners Association, Inc C/O Copper Rose Community Management 6601 E. 22nd Street Tucson, AZ 85710</b>	
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FORM NUMBER: ACORD 28 FORM TITLE: EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

**Building Ordinance Coverage B&C - 10% of Building value**

**Water Damage Deductible: \$25,000 Per Unit**