



## The Travelers Indemnity Company and Its Affiliates

### Master Pac<sup>sm</sup> Insurance Proposal for:

CASITAS MONTANA CONDO ASSOC.  
C/O SNOW PROPERTY  
201 W. GUADALUPE RD  
GILBERT, AZ 85233

### For Policy Effective:

07/15/2010 thru 07/15/2011

### Proposal Number:

680-1153R58A

### Proposal Presented By:

BENNETT & PORTER INSURANCE  
3260 N HAYDEN RD SUITE #112  
SCOTTSDALE, AZ 85251

On behalf of BENNETT & PORTER INSURANCE and The Travelers Indemnity Company and Its Affiliates, we appreciate the opportunity to provide CASITAS MONTANA CONDO ASSOC. with the following policy proposal.

**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.**

This proposal will expire thirty (30) days from the date of creation identified below and is not a binding contract for insurance.

# The Travelers Indemnity Company and Its Affiliates

Master Pac Insurance Proposal for: CASITAS MONTANA CONDO ASSOC.

---

## POLICY LEVEL COVERAGES:

(These may be replaced by optional coverages)

### POLICY LEVEL COMMERCIAL GENERAL LIABILITY COVERAGES AND OPTIONS

COVERAGE DESCRIPTION	LIMIT*/TIMEFRAME
General Aggregate	\$4,000,000
Products and Completed Operations Aggregate	\$4,000,000
Each Occurrence	\$2,000,000
Personal Injury and Advertising Injury	\$2,000,000
Medical Expenses	\$5,000
Broad Form Property Damage Liability	Included
Insured Contracts (As Defined)	Included
Employee Benefits Liability	Not Covered
Directors & Officers	1,000,000
Printers Errors & Omissions	Not Covered
Damage to Premises Rented to You	\$300,000
Hired Auto	Included
Non-Owned Auto	Included
Liquor Liability (Subject to Premium Audit)	Not Covered
Liability for Non-Owned Watercraft up to 26 Feet	Included
Liberalized Subrogation Against Unit Owners – Except for Losses due to Employee Dishonesty and Theft	Waived
Limited World Wide Liability (Lawsuits brought in the US) (As Defined)	Included

---

Created on 05/17/2010 by BENNETT & PORTER INSURANCE

Consult Policy for Actual Terms and Conditions

\*The LIMIT includes any additionally requested limits.

\*\*Subject to and not in addition to the applicable Limit of Insurance

# The Travelers Indemnity Company and Its Affiliates

Master Pac Insurance Proposal for: CASITAS MONTANA CONDO ASSOC.

---

## POLICY LEVEL PROPERTY, CRIME, AND INLAND MARINE COVERAGES AND OPTIONS

COVERAGE DESCRIPTION	DEDUCTIBLE	LIMIT*/TIMEFRAME
Appurtenant Buildings and Structures	\$2,500	\$50,000
Arson & Theft Reward	N/A	\$5,000
Bailees Coverage	N/A	Not Covered
Builders Risk	N/A	Not Covered
New Construction		Not Covered
Renovation		Not Covered
Claim Data Expenses	\$2,500	\$5,000
Commercial Articles	N/A	Not Covered
Contractors Equipment	N/A	Not Covered
Earthquake Limit	N/A	Not Covered
Electronic Data Processing Equipment and Data & Media:		
EDP Equipment, Data & Media in Transit	N/A	Not Covered
Electronic Vandalism	N/A	Not Covered
Employee Dishonesty	\$2,500	\$50,000
Non-Compensated Officers		Included
Property Managers		Included
ERISA Welfare and Pension	N/A	Not Covered
Expediting Expenses	\$2,500	\$25,000
Fine Arts	N/A	Not Covered
Fire Department Service Charge	N/A	\$25,000
Fire Protective Equipment Discharge	\$2,500	\$10,000
Flood	N/A	Not Covered
Forgery or Alteration	\$2,500	\$50,000
Green Building Alternatives - Increased Cost	\$2,500	\$25,000
Green Building Reengineering & Recertification Expense	\$2,500	\$25,000
Green Business Personal Property Alternatives - Increased Cost	\$2,500	\$25,000**
Fungus, Rot, and Bacteria	\$2,500	\$25,000 Aggregate**
Installation Floater	N/A	Not Covered
Newly Acquired or Constructed Property:		
Building	\$2,500	\$500,000
Business Personal Property	N/A	Not Covered
Non-Owned Detached Trailers	N/A	Not Covered
Pollutant Cleanup & Removal	\$2,500	
Preservation of Property	\$2,500	
Temporary Relocation of Property	\$2,500	Up to \$50,000 each loc
Transportation	N/A	Not Covered
Common Carrier		Not Covered
Owned Vehicle		Not Covered

Created on 05/17/2010 by BENNETT & PORTER INSURANCE

Consult Policy for Actual Terms and Conditions

\*The LIMIT includes any additionally requested limits.

\*\*Subject to and not in addition to the applicable Limit of Insurance

# The Travelers Indemnity Company and Its Affiliates

Master Pac Insurance Proposal for: CASITAS MONTANA CONDO ASSOC.

---

## POLICY LEVEL BUSINESS INCOME AND EXTRA EXPENSE COVERAGES AND OPTIONS:

<b>COVERAGE DESCRIPTION</b>	<b>LIMIT*/TIMEFRAME</b>
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	24 Hours**
Civil Authority, Extra Expense – Waiting Period	Begins Immediately**
Denial of Service Attack	Not Covered
Dependent Properties	\$10,000
Dependent Properties – Waiting Period	24 Hours
Extended Business Income	90 Days
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	Begins Immediately

---

Created on 05/17/2010 by BENNETT & PORTER INSURANCE

Consult Policy for Actual Terms and Conditions

\*The LIMIT includes any additionally requested limits.

\*\*Subject to and not in addition to the applicable Limit of Insurance

# The Travelers Indemnity Company and Its Affiliates

Master Pac Insurance Proposal for: CASITAS MONTANA CONDO ASSOC.

---

## DESCRIBED PREMISES LEVEL COVERAGES:

(These may be replaced by optional coverages)

PREMISES 001  
2950 W LOUISE DR  
PHOENIX, AZ 85027

**Protective Safeguards Endorsement  
For Sprinklered Locations And Restaurants applies**

## DESCRIBED PREMISES LEVEL COVERAGES AND OPTIONS

COVERAGE DESCRIPTION	DEDUCTIBLE	LIMIT*/TIMEFRAME
Building - Replacement Cost	\$2,500	\$1,738,800
Building Coinsurance - Waived	N/A	N/A

## ADDITIONAL DESCRIBED PREMISES LEVEL COVERAGES AND OPTIONS

COVERAGE DESCRIPTION	DEDUCTIBLE	LIMIT*/TIMEFRAME
Accounts Receivable:		
On Premises	None	Not Covered
Off Premises	None	Not Covered
Broadened Wind	N/A	Not Covered
Building Glass	\$2,500	Included**
Debris Removal	\$2,500	\$25,000 excess of 25% loss
Earthquake Coverage	N/A	Not Covered
Electronic Data Processing Equipment and Data & Media	N/A	Not Covered
Equipment Breakdown:	\$2,500	Included**
Diagnostic, Power Generating, and Production Equipment		\$100,000**
Flood Coverage	See Flood Limit	Not Covered
Garagekeepers:		
Comprehensive	N/A	Not Covered
Collision	N/A	Not Covered
Money and Securities	N/A	Not Covered
Money Orders and Counterfeit Paper Currency	\$2,500	Not Covered
Ordinance or Law:	\$2,500	\$25,000
Outdoor Property Including:		
Bridges, Walks, Roadways, Patios, or Paved Surfaces, Radio & TV Antennas	\$2,500	\$10,000**
Peak Season	N/A	Not Covered
Property Off Premises – Including Transit	N/A	Not Covered
Personal Effects	\$2,500	Not Covered
Personal Property of Others	N/A	Not Covered

Created on 05/17/2010 by BENNETT & PORTER INSURANCE

Consult Policy for Actual Terms and Conditions

\*The LIMIT includes any additionally requested limits.

\*\*Subject to and not in addition to the applicable Limit of Insurance

# The Travelers Indemnity Company and Its Affiliates

Master Pac Insurance Proposal for: CASITAS MONTANA CONDO ASSOC.

---

## ADDITIONAL DESCRIBED PREMISES LEVEL COVERAGES AND OPTIONS

COVERAGE DESCRIPTION	DEDUCTIBLE	LIMIT*/TIMEFRAME
Property Floater	N/A	Not Covered
Sewer or Drain Backup	N/A	Not Covered
Signs within 1,000 feet of premises	\$2,500	Included**
Spoilage	N/A	Not Covered
Spoilage – Consequential Loss	N/A	Not Covered
Trees, Shrubs, Plants and Lawns	\$2,500	\$3,000
Utility Services – Direct Damage:		
Buildings	N/A	Not Covered
Business Personal Property	N/A	Not Covered
Utility Services – Time Element	N/A	Not Covered
Valuable Papers and Records:		
On Premises	N/A	Not Covered
Off Premises	N/A	Not Covered

---

Created on 05/17/2010 by BENNETT & PORTER INSURANCE

Consult Policy for Actual Terms and Conditions

\*The LIMIT includes any additionally requested limits.

\*\*Subject to and not in addition to the applicable Limit of Insurance

# The Travelers Indemnity Company and Its Affiliates

Master Pac Insurance Proposal for: CASITAS MONTANA CONDO ASSOC.

---

## OPTIONAL COVERAGES:

### POWER PAC<sup>SM</sup>

#### POWER PAC COVERAGES AND REPLACEMENTS:

#### LIMIT\*/TIMEFRAME

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	Not Covered
Electronic Vandalism	Not Covered
Newly Acquired – Business Personal Property	Not Covered
Newly Acquired – Business Income & Extra Expense	\$500,000
Ordinance or Law – Increased Period of Restoration	\$25,000
Trees, Shrubs, Plants and Lawns	\$5,000

#### POWER PAC COVERAGE ADDITIONS:

Accounts Receivable:	
On Premises	Not Covered
Off Premises	Not Covered
Brands and Labels	\$25,000
Computer Fraud	\$5,000
Identity Fraud Expense	\$15,000 Aggregate
Lost Key Consequential Loss	\$500
Ordinance or Law – Extended to Include Tenant Improvements and Betterments	Applicable
Limited Building Coverage – Tenant Obligation	\$5,000
Unauthorized Business Card Use	\$5,000
Utility Services Direct Damage	\$2,500
Utility Services Time Element – 24 hour waiting period	\$2,500

---

Created on 05/17/2010 by BENNETT & PORTER INSURANCE

Consult Policy for Actual Terms and Conditions

\*The LIMIT includes any additionally requested limits.

\*\*Subject to and not in addition to the applicable Limit of Insurance

# The Travelers Indemnity Company and Its Affiliates

Master Pac Insurance Proposal for: CASITAS MONTANA CONDO ASSOC.

---

## OPTIONAL COVERAGES:

### BUILDING OWNERS

#### BUILDING OWNERS COVERAGE REPLACEMENTS:

#### LIMIT\*/TIMEFRAME

Debris Removal	\$50,000 excess of 25% of Loss
Ordinance or Law	
Per Premises Limit	\$100,000
Per Occurrence Limit	\$250,000

#### BUILDING OWNERS COVERAGE ADDITIONS:

Lessor's Leasehold Interest	\$25,000
Ordinance or Law – Increased Period of Restoration	\$50,000
Tenant Moveback Expenses	\$25,000
Utility Services Direct Damage	\$10,000

---

Created on 05/17/2010 by BENNETT & PORTER INSURANCE

Consult Policy for Actual Terms and Conditions

\*The LIMIT includes any additionally requested limits.

\*\*Subject to and not in addition to the applicable Limit of Insurance

**The Travelers Indemnity Company and Its Affiliates**

*Master Pac Insurance Proposal for: CASITAS MONTANA CONDO ASSOC.*

---

*Created on 05/17/2010 by BENNETT & PORTER INSURANCE*

*Consult Policy for Actual Terms and Conditions*

*\*The LIMIT includes any additionally requested limits.*

*\*\*Subject to and not in addition to the applicable Limit of Insurance*

# The Travelers Indemnity Company and Its Affiliates

Master Pac Insurance Proposal for: CASITAS MONTANA CONDO ASSOC.

---

## Terrorism Risk Insurance Act of 2002 Disclosure – New Business Quotes

On December 26, 2007, the President of the United States signed into law amendments to the Terrorism Risk Insurance Act of 2002 (the “Act”), which, among other things, extend the Act and expand its scope. The Act establishes a program under which the Federal Government may partially reimburse “Insured Losses” (as defined in the Act) caused by “acts of terrorism”. An “act of terrorism” is defined in Section 102(l) of the Act to mean any act that is certified by the Secretary of the Treasury – in concurrence with the Secretary of State 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 Insured Losses is 85% of the amount of Insured Losses in excess of each Insurer’s statutorily established deductible, subject to the “Program Trigger”, (as defined in the Act). In no event, however, will the federal government or any Insurer be required to pay any portion of the amount of aggregate Insured Losses occurring in any one year that exceeds \$100,000,000,000, provided that such Insurer has met its deductible. If aggregate Insured Losses exceed \$100,000,000,000 in any one year, your coverage may therefore be reduced.

The charge for Insured Losses is included in the total policy premium. The included charge for Insured Losses is indicated below, and does not include any charge for the portion of losses covered by the federal government under the Act.

The Included Charge For Insured Losses Is:
▪ 4% of your total policy premium if your primary location is in a Designated City (as listed below).
▪ 2% of your total policy premium if your primary location is <u>not</u> in a Designated City (as listed below).

Designated Cities are:			
<b>Albuquerque, NM</b>	<b>El Paso, TX</b>	<b>Miami, FL</b>	<b>San Diego, CA</b>
<b>Atlanta, GA</b>	<b>Fort Worth, TX</b>	<b>Milwaukee, WI</b>	<b>San Antonio, TX</b>
<b>Austin, TX</b>	<b>Fresno, CA</b>	<b>Minneapolis, MN</b>	<b>San Francisco, CA</b>
<b>Baltimore, MD</b>	<b>Honolulu, HI</b>	<b>Nashville-Davidson, TN</b>	<b>San Jose, CA</b>
<b>Boston, MA</b>	<b>Houston, TX</b>	<b>New Orleans, LA</b>	<b>Seattle, WA</b>
<b>Charlotte, NC</b>	<b>Indianapolis, IN</b>	<b>New York, NY</b>	<b>St. Louis, MO</b>
<b>Chicago, IL</b>	<b>Jacksonville, FL</b>	<b>Oakland, CA</b>	<b>Tucson, AZ</b>
<b>Cleveland, OH</b>	<b>Kansas City, MO</b>	<b>Oklahoma City, OK</b>	<b>Tulsa, OK</b>
<b>Colorado Springs, CO</b>	<b>Las Vegas, NV</b>	<b>Omaha, NE</b>	<b>Virginia Beach, VA</b>
<b>Columbus, OH</b>	<b>Long Beach, CA</b>	<b>Philadelphia, PA</b>	<b>Washington, DC</b>
<b>Dallas, TX</b>	<b>Los Angeles, CA</b>	<b>Phoenix, AZ</b>	<b>Wichita, KS</b>
<b>Denver, CO</b>	<b>Memphis, TN</b>	<b>Portland, OR</b>	
<b>Detroit, MI</b>	<b>Mesa, AZ</b>	<b>Sacramento, CA</b>	

# The Travelers Indemnity Company and Its Affiliates

Master Pac Insurance Proposal for: CASITAS MONTANA CONDO ASSOC.

---

## 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](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.**

COMPANY QUOTED: TRAVELERS CASUALTY INSURANCE COMPANY OF AMERICA

**TOTAL PREMIUM: \$ 2,735**

Underwritten By:  
The Travelers Indemnity Company and Its Affiliates

---

**Acknowledged and Accepted By:**

\_\_\_\_\_  
(Signature of the Insured)

On \_\_\_\_\_

(Date)