



MAC A0194-080  
45 Fremont Street, Suite 800  
San Francisco, CA 94105  
415.541.7900 Voice / 415.541.7195 Fax  
800.648.1600

February 1, 2009

**Wells Fargo of California  
Insurance Services, Inc.  
CA DOI #0352275**

To the Owners of:

The Sierra At Jack London Square Owners Association  
311 Oak Street  
Oakland, CA 94607

Re: Insurance

Ladies and Gentlemen:

Enclosed is the insurance disclosure per California Civil Code 1365 for your information.

Also enclosed is an Evidence of Property Insurance and Certificate of Liability Insurance which should be forwarded to your lender. If your lender sends you a letter requesting an evidence showing your name and address and their name and address, please fax it to our office, attention Michelle Shivers fax number (415) 495-6261 and she will forward a specific evidence to your lender.

**NOTE THAT THE PROPERTY DEDUCTIBLE IS \$10,000, SO IT IS VERY IMPORTANT THAT YOU PURCHASE A HOMEOWNERS POLICY TO COVER YOUR FIXTURES, LOSS ASSESSMENTS, PERSONAL PROPERTY, ADDITIONAL LIVING EXPENSE/RENTS AND PERSONAL LIABILITY. YOU COULD BE CHARGED FOR THE \$10,000 DEDUCTIBLE IN THE EVENT YOU ARE NOT ADEQUATELY INSURED FOR FIXTURES/BUILDING IMPROVEMENTS AND/OR IF YOU ARE AT FAULT FOR THE CLAIM.**

Please call us if there are any questions on the insurance program.

Sincerely,

Dorothy McCorkindale, CPCU  
Senior Vice President

DMC:dmh

Enclosures



February 1, 2009

To the unit owners of  
The Sierra At Jack London Square  
311 Oak Street  
Oakland, CA 94607

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**INSURANCE DISCLOSURE PURSUANT TO CIVIL CODE SECTION 1365**

**A. GENERAL LIABILITY INSURANCE**

1. Name of Insurer: Chubb Custom Insurance Company (Chubb)
2. Limits of Liability: \$1,000,000 per occurrence/\$2,000,000 annual aggregate
3. General Liability Deductible: \$5,000 per occurrence  
(Mold is Excluded)

Wells Fargo of California  
Insurance Services, Inc.  
CA DOI #0352275

**B. DIRECTORS AND OFFICERS LIABILITY INSURANCE**

1. Name of Insurer: Travelers Casualty and Surety of America
2. Limits of Liability: \$2,000,000 each wrongful act/\$2,000,000 each policy year
3. Deductible: \$2,500

**C. UMBRELLA LIABILITY INSURANCE (excess of A. & B.)**

1. Name of Insurer: Federal Insurance Company (Chubb)
2. Limits of Liability: \$35,000,000 per occurrence/\$100,000,000 annual aggregate

**D. PROPERTY INSURANCE POLICY**

1. Name of Insurer: Affiliated FM Insurance Company (FM Global Group)
2. Property Insurance Limits:
  - a) Building Limit: \*\$500,000,000 loss limit per occurrence with automatic reinstatement of limit including Building Ordinance for rebuilding undamaged part, \$10,000,000 for demolition cost of undamaged part, \$50,000,000 for Increased Cost of Construction part. Terrorism Act included. \$75,500,000 limit reserved for Sierra at Jack London.
  - b) Association's Personal Property Limit: Included above
  - c) Earthquake Sprinkler Leakage included.
  - d) Mold Cleanup Sublimit: \$2,000,000.

Note: \*This large loss limit is available to you because you chose to participate in The California Condo/Co-op Apartment Safety Association (CCCASA) consolidated Insurance Program. Affiliated issued as many \$500,000,000 policies as are needed so that total insured values of the properties in each policy do not exceed \$500,000,000 limit.

3. Property Insurance Deductible: \$10,000 for all perils except \$25,000 for Earthquake Sprinkler Leakage and \$50,000 for flood including surface water and from below ground water.
4. Does the property insurance extend to the real property improvements owned by the unit owners?  
No, but if the CC&Rs require the association to insure the unit owners' fixtures/building improvements, our policy would automatically cover them.

**E. FIDELITY BOND: (Employee/Board Dishonesty)**

1. Name of Insurer: National Union Fire Insurance Company
2. Limit: \$250,000
3. Deductible: \$5,000

**F. EARTHQUAKE AND FLOOD INSURANCE POLICY: None**

**EACH UNIT OWNER WOULD NEED A CONDOMINIUM HOMEOWNER'S POLICY TO INSURE PERSONAL PROPERTY AND FIXTURES OWNED BY THE UNIT OWNER, LOSS ASSESSMENTS, ADDITIONAL LIVING EXPENSE/RENTAL INCOME AND PERSONAL LIABILITY, EVEN THOSE WHO RENT THEIR UNITS.**

**NOTE: THE ASSOCIATION'S PROPERTY DEDUCTIBLE IS \$10,000, SO PURCHASE A HOMEOWNERS POLICY TO INSURE YOUR FIXTURES AND LOSS ASSESSMENT. EACH UNIT OWNER COULD BE CHARGED FOR THE \$10,000 DEDUCTIBLE IN THE EVENT HE OR SHE IS NOT ADEQUATELY INSURED FOR FIXTURES/BUILDING IMPROVEMENTS AND/OR IF HE OR SHE IS AT FAULT FOR THE CLAIM.**

**"This summary of the association's policies of insurance provides only certain information, as required by subdivision (e) of Section 1365 of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary, the association's policies of insurance may not cover your property including personal property or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered you may nevertheless be responsible of paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage."**

Dorothy McCorkindale, CPCU, Senior Vice President

# ACORD EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YY)  
01/29/09

THIS IS EVIDENCE THAT INSURANCE AS IDENTIFIED BELOW HAS BEEN ISSUED, IS IN FORCE, AND CONVEYS ALL THE RIGHTS AND PRIVILEGES AFFORDED UNDER THE POLICY.

PRODUCER LIC #0352275 Wells Fargo of CA Ins. Services Inc.  45 Fremont Street Suite 800 San Francisco, CA 94105 Dorothy McCorkindale	PHONE (A/C, No, Ext): 1-415-541-7900	COMPANY Affiliated FM Insurance Company
CODE: AGENCY CUSTOMER ID#:	SUB CODE:	
INSURED The Sierra at Jack London Square Owners Association  311 Oak Street  Oakland, CA 94607	LOAN NUMBER  EFFECTIVE DATE 02/01/09	POLICY NUMBER TS553  EXPIRATION DATE 02/01/10  <input checked="" type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED  THIS REPLACES PRIOR EVIDENCE DATED:

**PROPERTY INFORMATION**

LOCATION/DESCRIPTION  
311 Oak Street, Oakland, CA 94607

COVERAGE/PERILS/FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
A) BUILDING, BUSINESS PERSONAL PROPERTY & BUSINESS INCOME: Affiliated FM Provision Form (Excluding Earthquake); Special Form, Including \$50,000,000 Building Ordinance Increased Cost of Construction, \$10,000,000 Building Ordinance Demolition; Replacement Cost; Agreed Amount; Terrorism Risk Insurance Act included EARTHQUAKE SPRINKLER LEAKAGE	75,500,000	10,000
	INCLUDED	25,000
B) CRIME - Employee and Board Member Dishonesty National Union Fire Insurance Company Policy# 0171341	250,000	5,000

**REMARKS (including Special Conditions)**

438 BPU

**CANCELLATION**

THE POLICY IS SUBJECT TO THE PREMIUMS, FORMS, AND RULES IN EFFECT FOR EACH POLICY PERIOD. SHOULD THE POLICY BE TERMINATED, THE COMPANY WILL GIVE THE ADDITIONAL INTEREST IDENTIFIED BELOW 30 DAYS WRITTEN NOTICE, AND WILL SEND NOTIFICATION OF ANY CHANGES TO THE POLICY THAT WOULD AFFECT THAT INTEREST, IN ACCORDANCE WITH THE POLICY PROVISIONS OR AS REQUIRED BY LAW.

**ADDITIONAL INTEREST**

NAME AND ADDRESS	MORTGAGEE	ADDITIONAL INSURED
	LOSS PAYEE	
ANY LENDER OF RECORD AT TIME OF LOSS	LOAN #	
	AUTHORIZED REPRESENTATIVE <i>Dorothy McCorkindale</i>	

# ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)  
02/02/09

PRODUCER LIC #0352275 1-415-541-7900  
Wells Fargo of CA Ins. Services Inc.  
45 Fremont Street  
Suite 800  
San Francisco, CA 94105  
Dorothy McCorkindale

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

### INSURERS AFFORDING COVERAGE

INSURED  
The Sierra at Jack London Square Owners Association  
311 Oak Street  
Oakland, CA 94607

INSURER A: Chubb Custom Insurance Company  
INSURER B: Federal Insurance Company (Chubb)  
INSURER C:  
INSURER D:  
INSURER E:

### COVERAGES

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. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC	79497271	02/01/09	02/01/10	EACH OCCURRENCE \$ 1,000,000 FIRE DAMAGE (Any one fire) \$ 100,000 MED EXP (Any one person) \$ n/a PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS <b>GARAGE LIABILITY</b> <input type="checkbox"/> ANY AUTO	79497272	02/01/09	02/01/10	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC AGG \$
B	<b>EXCESS LIABILITY</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input checked="" type="checkbox"/> RETENTION \$ 0 <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>	79217704	02/01/09	02/01/10	EACH OCCURRENCE \$ 35,000,000 AGGREGATE \$ 35,000,000 \$ \$ \$ WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	OTHER				\$ \$ \$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS  
ANY UNIT OWNER OF RECORD AT TIME OF LOSS

### CERTIFICATE HOLDER

ADDITIONAL INSURED; INSURER LETTER:

### CANCELLATION

ANY LENDER OF RECORD AT TIME OF LOSS

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE *Dorothy McCorkindale*