

Policy Number  
90-F5-0000-7

DECLARATIONS PAGE

AMENDED APR 26 2012



STATE FARM GENERAL INSURANCE COMPANY  
900 OLD RIVER RD, BAKERSFIELD CA 93311-6000  
A STOCK COMPANY WITH HOME OFFICES IN BLOOMINGTON, ILLINOIS

Named Insured and Mailing Address

12-1112-F429 R  
TERRACE VILLAGE MAINTENANCE  
CORPORATION  
PO BOX 34398 PMB  
SAN DIEGO CA 92163-4398

Mortgagee

COLONIAL SAVINGS FA  
ITS SUCCESSORS AND/OR ASSIGNS  
DEPT 054  
PO BOX 2988  
FORT WORTH TX 76113-2988

CONDO/ ASSOC POLICY - SPECIAL FORM 3

Inflation Coverage Index: 207.9

**AUTOMATIC RENEWAL** - If the **POLICY PERIOD** is shown as **12 MONTHS**, this policy will be renewed automatically subject to the premiums, rules and forms in effect for each succeeding policy period. If this policy is terminated, we will give you and the Mortgagee/Lienholder written notice in compliance with the policy provisions or as required by law.

**Policy Period:** 12 Months  
**Effective Date:** JUN 15 2012  
**Expiration Date:** JUN 15 2013

The policy period begins and ends at 12:01 am standard time at the premises location.

Named Insured: Corporation

**Location of Covered Premises:**  
3688 1ST AVE  
SAN DIEGO CA 92103-4060

Requested By: Mortgagee  
Your policy is amended APR 26 2012  
MORTGAGEE ADDED  
ENDORSEMENT FE-1313 ADDED

Other items shown are effective  
with the policy's 2012 renewal

Coverages & Property

Limits of Insurance

Section I	
A Buildings	\$ 3,058,400
B Business Personal Property	\$ 5,600
Section II	
L Business Liability	\$ 2,000,000
M Medical Payments	\$ 5,000
Products-Completed Operations (PCO) Aggregate	\$ 4,000,000
General Aggregate (Other Than PCO)	\$ 4,000,000

Deductibles - Section I

\$ 3,000 Basic

In case of loss under this policy, the deductible will be applied to each occurrence and will be deducted from the amount of the loss. Other deductibles may apply - refer to policy.

Forms, Options, and Endorsements

Special Form 3 FP-6149  
\*Form 438bf Uns Lndr Loss Pay FE-1313  
Amendatory Endorsement FE-6205  
Tree Debris Removal FE-6451  
Policy Endorsement FE-6506.2  
Glass Deductible - Sect I FE-6538.1  
Condo-Assn Policy Endorsement FE-6466  
\* New Form Attached

Endorsement Premium

None

Discounts Applied:  
Renewal Year  
Protective Devices  
Age of Building  
Claim Record

Continued on Reverse Side of Page

Prepared MAY 08 2012  
OTHER LIMITS AND EXCLUSIONS MAY APPLY - REFER TO YOUR POLICY

Countersigned

By BRUCE A HOFBAUER CPCU  
(858) 679-2880 Agent

FP-8010.3C TAQE  
06/1992  
Your policy consists of this page, any endorsements  
and the policy form. PLEASE KEEP THESE TOGETHER.



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**CONDO/ ASSOC POLICY - SPECIAL FORM 3**

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**Forms, Options, and Endorsements**

Policy Endorsement	FE-6567
Terrorism Insurance Cov Notice	FE-6999.1
Amendatory Collapse	FE-6551
Policy Endorsement-Condo/Asn	FE-6624
Registered Domestic Partnership	FE-5383
Dist Mat Violat Statues Excl	FE-6655
Policy Endorsement	FE-6656
Developer/Sponsor Exclusion	FE-6384
Incr Cost and Demolition Cov	FE-6645
Mandatory Reporting Endorsement	FE-5801
Amend Endorsement - California	FE-6644
Dir & Officers	Option DO
Emp Dishonesty \$25,000	Option ED

**IMPORTANT NOTICE:**

California law requires us to provide you with information for filing complaints with the State Insurance Department regarding the coverage and service provided under this policy.

Complaints should be filed only after you and State Farm or your agent or other company representative have failed to reach a satisfactory agreement on a problem.

Please forward such complaints to: California Department of Insurance  
Consumer Services Division  
300 South Spring Street  
Los Angeles, CA 90013

Or call toll free: 1-800-927-HELP



## **FORM 438BFU NS - LENDERS LOSS PAYABLE ENDORSEMENT**

### **S.F. FORM**

1. Loss or damage, if any, under this policy shall be paid to the Payee named on the Declarations of this policy, its successors and assigns, hereinafter referred to as "the Lender," in whatever form or capacity its interests may appear and whether said interest be vested in said Lender in its individual or in its disclosed or undisclosed fiduciary or representative capacity, or otherwise, or vested in a nominee or trustee of said Lender.
2. The insurance under this policy, or any rider or endorsement attached thereto, as to the interest only of the Lender, its successors and assigns, shall not be invalidated nor suspended: (a) by any error, omission, or change respecting the ownership, description, possession, or location of the subject of the insurance or the interest therein, or the title thereto; (b) by the commencement of foreclosure proceedings or the giving of notice of sale of any of the property covered by this policy by virtue of any mortgage or trust deed; (c) by any breach of warranty, act, omission, neglect, or non-compliance with any of the provisions of this policy, including any and all riders now or hereafter attached thereto, by the named insured, the borrower, mortgagor, trustor, vendee, owner, tenant, warehouseman, custodian, occupant, or by the agents of either or any of them or by the happening of any event permitted by them or either of them, or their agents, or which they failed to prevent, whether occurring before or after the attachment of this endorsement, or whether before or after a loss, which under the provisions of this policy of insurance or of any rider or endorsement attached thereto would invalidate or suspend the insurance as to the named insured, excluding herefrom, however, any acts or omissions of the Lender while exercising active control and management of the property.
3. In the event of failure of the insured to pay any premium or additional premium which shall be or become due under the terms of this policy or on account of any change in occupancy or increase in hazard not permitted by this policy, this Company agrees to give written notice to the Lender of such non-payment of premium after sixty (60) days from and within one hundred and twenty (120) days after due date of such premium and it is a condition of the continuance of the rights of the Lender hereunder that the Lender when so notified in writing by this Company of the failure of the insured to pay such premium shall pay or cause to be paid the premium due within ten (10) days following receipt of the Company's demand in writing therefor. If the Lender shall decline to pay said premium or additional premium, the rights of the Lender under this Lender's Loss Payable Endorsement shall not be terminated before ten (10) days after receipt of said written notice by the Lender.
4. Whenever this Company shall pay to the Lender any sum for loss or damage under this policy and shall claim that as to the insured no liability therefor exists, this Company, at its option, may pay to the Lender the whole principal sum and interest and other indebtedness due or to become due from the insured, whether secured or unsecured, (with refund of all interest not accrued), and this Company, to the extent of such payment, shall thereupon receive a full assignment and transfer, without recourse, of the debt and all rights and securities held as collateral thereto.
5. If there be any other insurance upon the within described property, this Company shall be liable under this policy as to the Lender for the proportion of such loss or damage that the sum hereby insured bears to the entire insurance of similar character on said property under policies held by, payable to and expressly consented to by the Lender. Any Contribution Clause included in any Fallen Building Clause Waiver or any Extended Coverage Endorsement attached to this contract of insurance is hereby nullified, and also any Contribution Clause in any other endorsement or rider attached to this contract of insurance is hereby nullified except Contribution Clauses for the compliance with which the insured has received reduction in the rate charged or has received extension of the coverage to include hazards other than fire and compliance with such Contribution Clause is made a part of the consideration for insuring such other hazards. The Lender upon the payment to it of the full amount of its claim, will subrogate this Company (pro rata with all other insurers contributing to said payment) to all of the Lender's rights of contribution under said other insurance.



6. This Company reserves the right to cancel this policy at any time, as provided by its terms, but in such case this policy shall continue in force for the benefit of the Lender for ten (10) days after written notice of such cancellation is received by the Lender and shall then cease.
7. This policy shall remain in full force and effect as to the interest of the Lender for a period of ten (10) days after its expiration unless an acceptable policy in renewal thereof with loss thereunder payable to the Lender in accordance with the terms of this Lender's Loss Payable Endorsement, shall have *been issued* by some insurance company and accepted by the Lender.
8. Should legal title to and beneficial ownership of any of the property covered under this policy become vested in the Lender or its agents, insurance under this policy shall continue for the term thereof for the benefit of the Lender but, in such event, any privileges granted by this Lender's Loss Payable Endorsement which are not also granted the insured under the terms and conditions of this policy and/or under other riders or endorsements attached thereto shall not apply to the insurance hereunder as respects such property.
9. All notices herein provided to be given by the Company to the Lender in connection with this policy and this Lender's Loss Payable Endorsement shall be mailed to or delivered to the Lender at its office or branch described on the Declarations.

Approved:

Board of Fire Underwriters of the Pacific,  
California Bankers' Association,  
Committee on Insurance.