



# EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)

12/30/2025

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.

<b>PRODUCER NAME, CONTACT PERSON AND ADDRESS</b> Arthur J. Gallagher Risk Management Services, LLC 595 Market Street Suite 2100 San Francisco, CA 94105		<b>PHONE (A/C, No, Ext):</b> 925-953-5204	<b>COMPANY NAME AND ADDRESS</b> Underwriters at Lloyd's, London One Lime Street London, EC3M 7HA	<b>NAIC NO:</b> 32727
<b>FAX (A/C, No):</b> 925-299-0328		<b>E-MAIL ADDRESS:</b> rossmoor@ajg.com	<b>License#:</b> 0D69293	
<b>IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH</b>				
<b>CODE:</b> <b>AGENCY CUSTOMER ID #:</b>		<b>SUB CODE:</b>	<b>POLICY TYPE</b>	
<b>NAMED INSURED AND ADDRESS</b> Golden Rain Foundation of Walnut Creek aka Rossmoor 800 Rockview Drive Walnut Creek CA 94595		<b>LOAN NUMBER</b>	<b>POLICY NUMBER</b> EW0230025	
<b>ADDITIONAL NAMED INSURED(S)</b>		<b>EFFECTIVE DATE</b> 01/01/2025	<b>EXPIRATION DATE</b> 06/01/2026	<input type="checkbox"/> <b>CONTINUED UNTIL TERMINATED IF CHECKED</b>
		<b>THIS REPLACES PRIOR EVIDENCE DATED:</b>		

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

LOCATION / DESCRIPTION

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.

**COVERAGE INFORMATION**

PERILS INSURED

BASIC

BROAD

☒

SPECIAL

☐

COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$ 1,260,000,000


DED:\$250,000

	YES	NO	N/A	
<input checked="" type="checkbox"/> BUSINESS INCOME <input checked="" type="checkbox"/> RENTAL VALUE	X			If YES, LIMIT:\$30,165,000 Actual Loss Sustained; # of months:
BLANKET COVERAGE	X			If YES, indicate value(s) reported on property identified above: \$
TERRORISM COVERAGE		X		Attach Disclosure Notice / DEC
IS THERE A TERRORISM-SPECIFIC EXCLUSION?	X			
IS DOMESTIC TERRORISM EXCLUDED?	X			
LIMITED FUNGUS COVERAGE	X			If YES, LIMIT:\$250,000 DED:\$250,000
FUNGUS EXCLUSION (If "YES", specify organization's form used)	X			LMA5188
REPLACEMENT COST	X			
AGREED VALUE	X			
COINSURANCE		X		If YES, %
EQUIPMENT BREAKDOWN (If Applicable)	X			If YES, LIMIT:\$100,000,000 DED:\$5,000
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	X			If YES, LIMIT:\$25,000,000 DED:\$250,000
- Demolition Costs	X			If YES, LIMIT:\$25,000,000 DED:\$250,000
- Incr. Cost of Construction	X			If YES, LIMIT:Incl in Demo DED:\$250,000
EARTH MOVEMENT (If Applicable)		X		If YES, LIMIT: DED:
FLOOD (If Applicable)	X			If YES, LIMIT:\$5,000,000 DED:\$250,000
WIND / HAIL INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	X			If YES, LIMIT:\$5,000,000 DED:\$250,000
NAMED STORM INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	X			If YES, LIMIT: DED:
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS	X			

**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.

**ADDITIONAL INTEREST**

<input type="checkbox"/> CONTRACT OF SALE	<input type="checkbox"/> LENDER'S LOSS PAYABLE	<input type="checkbox"/> LOSS PAYEE	<b>LENDER SERVICING AGENT NAME AND ADDRESS</b>
<input type="checkbox"/> MORTGAGEE			
<b>NAME AND ADDRESS</b>  Evidence of Coverage			<b>AUTHORIZED REPRESENTATIVE</b>  

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AGENCY CUSTOMER ID: \_\_\_\_\_

LOC #: \_\_\_\_\_



## ADDITIONAL REMARKS SCHEDULE

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<b>AGENCY</b> Arthur J. Gallagher Risk Management Services, LLC		<b>NAMED INSURED</b> Golden Rain Foundation of Walnut Creek aka Rossmoor 800 Rockview Drive Walnut Creek CA 94595
<b>POLICY NUMBER</b> EW0230025		
<b>CARRIER</b> Underwriters at Lloyd's, London	<b>NAIC CODE</b> 32727	<b>EFFECTIVE DATE:</b> 01/01/2025

### ADDITIONAL REMARKS

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**

**FORM NUMBER:** 28 **FORM TITLE:** EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

REMARKS:

Evidence of Insurance

**Property Coverage – Shared & Layered Program – 1/1/2025 to 6/1/2026**

**Primary Alternative Risk Transfer (ART) Property Layer \$5,000,000**

Allianz Global Corporate & Specialty

**Primary \$50,000,000 – Layer 1**

LEAD POLICY: Underwriters at Lloyd's London – AFB

Westchester Surplus Lines Insurance Co.

Lexington Insurance Co.

Lloyd's of London – Dale

Allied World National Assurance Co. (AWAC)

Ironshore Specialty Insurance Co.

Everest Indemnity Insurance Co.

Lloyd's of London – AUW, Ki, InsurX – Expires 1/1/26

Lloyd's of London – Eirion- Added 1/1/26

Lloyd's of London – LIB

Lloyd's of London – Rokstone

Lloyd's of London – CNP

Lloyd's of London – Axis

Lloyd's of London – QBE

Lloyd's of London – ARK SY

**\$1,200,000,000 – Excess of \$55,000,000**

**Layer 2 - \$150,000,000 Excess of \$55,000,000**

Lloyd's of London – AUW, Ki, InsurX – Expires 1/1/26

Lloyd's of London – Eirion- Added 1/1/26

RiskSmith Insurance Services (Mt. Hawley)

Kinsale Insurance Co.

Arch Specialty Insurance Co.

Endurance American Specialty Insurance Co. (Sompo)

North American Capacity Insurance Co. (Golden Bear)

Aspen Specialty Insurance Co.

StarStone Specialty Insurance Co. (Core)

Lloyd's of London – ARK SY

Columbia Casualty Corporation (C.N.A.)

Lloyd's of London – NOA

Lloyd's of London – IQUW, WBC

Lloyd's of London – WRB

The Princeton Excess & Surplus Lines Insurance Co. (Munich)

Fidelis Underwriting Limited (London-Fidelis)

Kinsale Insurance Co.

RPS Eagle – Falls Lake / Western World - Eff 1/1/26

Velocity – Eff 1/1/26

Lloyd's of London – Argo BDA

Lloyd's of London – MAP

StarStone Specialty Insurance Co. (Core)

Lloyd's of London – GIC

Mitsui Sumitomo Insurance Company of America (Mitsui25)

**Layer 3 - \$175,000,000 Excess of \$205,000,000**

Axis Surplus Insurance Co.  
The Princeton Excess & Surplus Insurance Co. (Munich)  
Lloyd's of London – ARK SY  
Starr Surplus Lines Insurance Co. (Starr KR)  
Evanston Insurance Co. (Markel)  
Arch Specialty Insurance Co.  
Ascot Specialty / Lloyd's (Ethos)  
Crum & Forster Specialty Insurance Co.  
Aspen Specialty Insurance Co.  
Landmark American Insurance Co. (RSUI)  
Ironshore Specialty Insurance Co. (Ironshore – Retail)

**Layer 4 - \$330,000,000 Excess of \$375,000,000**

Lloyd's of London – ARK SY  
Lloyd's of London – MAP  
Chubb Bermuda Insurance Ltd. (Chubb BDA)  
Landmark American Insurance Co. (RSUI)  
Starr (Ascot & SR) – Starr Swiss Re & ASC  
Scottsdale (Paragon)  
Fidelis Underwriting Limited – London Fidelis  
Lloyd's of London – ARK SY  
Travelers Excess & Surplus Lines Co. (Travelers)

**Layer 5 - \$450,000,000 Excess of \$705,000,000**

Chubb Bermuda Insurance Ltd. (Chubb BDA)

**Layer 6 – \$100,000,000 Excess of \$1,155,000,000**

Chubb Bermuda Insurance Ltd. (Chubb BDA)

**Equipment Breakdown Coverage - \$100,000,000**

Hartford Steam Boiler Inspection and Insurance Company

**Other Significant Coverage Terms**

Blanket Building coverage includes all Properties at Rossmoor, Wind & Hail Included.  
The Blanket Policies provide “walls-in” coverage, including approved and permitted improvements and betterments in the interior of the unit, **as per requirements in the Mutual/Project's CC&Rs and/or other governing documents.**

The insured value is 100% replacement cost value for all Mutuals. The policy does not contain any language limiting loss recovery to the statement of values. The entire blanket limit is available for loss at any one location.

**Golden Rain Foundation of Walnut Creek, ET AL**  
**1/1/2025 - 06/01/2026 Statement Of Values**

Additional Named Insureds	2025 Total Insurable Value 1	# of Units	# of Buildings 2
Golden Rain Foundation of Walnut Creek Trust	\$ 98,038,776	n/a	n/a
First Walnut Creek Mutual	\$ 640,835,211	1,878	269
Second Walnut Creek Mutual	\$ 497,866,844	1,387	236
Third Walnut Creek Mutual	\$ 518,336,581	1,112	255
Fourth Walnut Creek Mutual	\$ 100,617,546	286	59
Fifth Walnut Creek Mutual	\$ 10,025,412	18	3
Walnut Creek Mutual No. Eight	\$ 35,303,536	103	18
Walnut Creek Mutual No. Twenty-Two	\$ 17,358,962	43	11
Walnut Creek Mutual No. Twenty-Eight	\$ 36,434,868	84	30
Walnut Creek Mutual No. Twenty-Nine	\$ 41,853,911	106	27
Walnut Creek Mutual No. Thirty	\$ 30,668,349	76	24
Walnut Creek Mutual No. Thirty-Nine	\$ 62,573,643	130	27
Walnut Creek Mutual No. Forty	\$ 86,022,647	186	41
Walnut Creek Mutual No. Forty-Eight	\$ 29,799,618	62	9
Walnut Creek Mutual No. Fifty	\$ 54,662,258	110	19
Walnut Creek Mutual No. Fifty-Three	\$ 33,460,243	72	13
Walnut Creek Mutual No. Fifty-Five	\$ 33,137,975	66	13
Walnut Creek Mutual No. Fifty-Six	\$ 24,935,806	37	14
Walnut Creek Mutual No. Fifty-Nine	\$ 65,887,364	108	6
Walnut Creek Mutual No. Sixty-Five	\$ 33,766,882	44	16
Walnut Creek Mutual No. Sixty-Eight	\$ 171,115,506	233	74
Walnut Creek Mutual No. Seventy	\$ 94,684,957	172	37
<b>Grand Total</b>	<b>\$ 2,717,386,895</b>	<b>6,313</b>	<b>1,201</b>

<sup>1</sup> Total Insurable Value is based on Kroll's appraisal of replacement cost. Each value listed above is the combined replacement cost value of all buildings/units in each Mutual. This replacement costs includes interior fixtures (i.e. "walls-in"), common areas, attached garages/carports and non-residential buildings/property owned by the Trust.

<sup>2</sup> Number of Buildings excludes standalone carports.

Additional Information:

- Fire station located less than ¼ mile outside of Rossmoor
- 10 fire stations within 10-mile radius
- 14 Miles of Road public safety, 1,800 acres of ground space and 350 fire hydrants within Rossmoor
- 1,800 acres
- 55 + age restricted retirement community
- Started 1964
- Population 9,900 residents with an average age of 77
- # persons / Household: 1.5
- Forty percent of the homes are garden-style duplexes to four-plexes, and the remaining are either 2 story, 3 story and one high-rise (300 units), and one area of 63 individual single-family homes
- Location: Walnut Creek, California, in the East Bay of the San Francisco Metropolitan Area

# **ENDORSEMENT NO. 2**

## **PROGRAM SUBLIMITS**

This endorsement modifies insurance provided under the Property Coverage Form and the General Conditions:

The following program sublimits apply per occurrence:

\$25,000,000	Earthquake Sprinkler Leakage
EXCLUDED	EARTHQUAKE
EXCLUDED	EARTH MOVEMENT
\$5,000,000	Flood (Per Occurrence and Annual Aggregate)
\$2,500,000	Newly Constructed / Acquired — Final Contract Value not to exceed \$2,500,000
\$500,000	Property in Transit
\$500,000	Property at Undescribed Premises
\$2,500,000	Debris Removal — Additional coverage above 25% of the direct damage loss plus deductible - 180 days
\$100,000	Decontamination and Clean-up Expense (Annual Aggregate)
\$100,000,000	Building Ordinance — Loss to Undamaged Portion (Coverage A)
\$25,000,000	Building Ordinance — Demolition & Increased Cost of Construction combined (Coverage B and C)
\$1,000,000	Business Interruption - Building Ordinance or Law – Increased Period of Restoration (Coverage D)
\$2,500,000	Electronic Data Processing Equipment, Data and Media
\$1,000,000	Outdoor Property Incl. Debris Removal, subject to maximum per tree, shrub or plant of \$50,000
\$5,000,000	Golf Course Grounds and Golf Specific Property Combined
\$250,000	Limited "Fungus", (Wet & Dry Rot) — Direct Damage in the aggregate
30 Days	Limited "Fungus", (Wet & Dry Rot) — Time Element
\$2,214,627	Contractors Equipment, subject to maximum per item \$200,000
\$200,000	Contractors Equipment — Newly Acquired — 60 days
\$200,000	Contractors Equipment — Equipment Rental Expense
\$1,000,000	Valuable Papers
\$1,000,000	Accounts Receivable
\$500,000	Fine Arts, subject to \$25,000 per item
\$1,000,000	Loss Adjustment Expenses
INCLUDED	Business Interruption
365 Days	Extended Time Element/Extended Period of Indemnity
180 Days	Ordinary Payroll included in Business Interruption
30 Days / 3 miles	Ingress and Egress - occurring within 3 miles of the Insured premises
30 Days / 3 miles	Interruption by Civil or Military Authority – occurring within 3 miles of the Insured premises
\$2,000,000	Extra Expense
30 Days / 3 miles	Extra Expense — Civil or Military Authority
\$1,000,000	Extra Expense — Building Ordinance or Law
\$1,000,000	Extra Expense - Newly Acquired Locations — 120 Days
\$1,000,000	Extra Expense — Claims Data
\$2,500,000	Errors and Omissions
\$2,500,000	Utility Services — Direct Damage and Time Element combined
\$2,500,000	Underground Pipes & Flues & Drains
\$100,000	Defense Costs
\$250,000	Soft Costs