



BOULBRO-01

NJORGENSEN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/10/2026

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. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 1001001193 The Dana Company 12345 University, Ste 300 Des Moines, IA 50325	CONTACT NAME:		
	PHONE (A/C, No, Ext): (515) 224-4391	FAX (A/C, No): (515) 224-4955	
	E-MAIL ADDRESS: info@thedanaco.com		
	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : West Bend Insurance Company		15350
INSURED Boulder Brook Townhomes c/o Gulling Property Management LLC PO Box 57273 Des Moines, IA 50317	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		
	INSURER F :		

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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			A930679	6/15/2026	6/15/2027	EACH OCCURRENCE	\$ 2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
							MED EXP (Any one person)	\$ 1,000
							PERSONAL & ADV INJURY	\$ 2,000,000
							GENERAL AGGREGATE	\$ 4,000,000
	PRODUCTS - COMP/OP AGG	\$ 6,000,000						
								\$
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE ☐ OTH-ER ☐	
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
A	Directors & Officers			A933632	6/15/2026	6/15/2027	Aggregate	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
FOR INFORMATION ONLY

Cancellation per State of Iowa law - 10 days notice

Severability of Interest

West Bend Mutual Employee Theft deductible - \$500

Includes Designated Agents as Employees in favor of Gulling Property Management LLC with \$25,000 limit

CERTIFICATE HOLDER

CANCELLATION

Gulling Property Management PO Box 57273 Des Moines, IA 50317	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE



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PRODUCER License # 1001001193 The Dana Company 12345 University, Ste 300 Des Moines, IA 50325	CONTACT NAME: PHONE (A/C, No, Ext): (515) 224-4391 FAX (A/C, No): (515) 224-4955 E-MAIL ADDRESS: info@thedanaco.com
	INSURER(S) AFFORDING COVERAGE INSURER A : West Bend Insurance Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :
INSURED Boulder Brook Townhomes c/o Gulling Property Management LLC PO Box 57273 Des Moines, IA 50317	NAIC # 15350

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			A930679	6/15/2026	6/15/2027	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 1,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 6,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Directors & Officers			A933632	6/15/2026	6/15/2027	Aggregate 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
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Cancellation per State of Iowa law - 10 days notice

Severability of Interest

West Bend Mutual Employee Theft deductible - \$500

Includes Designated Agents as Employees in favor of Gulling Property Management LLC with \$25,000 limit

CERTIFICATE HOLDER

CANCELLATION

To Whom It May Concern

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

AUTHORIZED REPRESENTATIVE

B. P. P. P.



EVIDENCE OF PROPERTY INSURANCE

THIS EVIDENCE OF 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.

AGENCY The Dana Company 12345 University, Ste 300 Des Moines, IA 50325		PHONE (A/C, No, Ext): (515) 224-4391	COMPANY West Bend Insurance Company 1900 South 18th Avenue West Bend, WI 53095	
FAX (A/C, No): (515) 224-4955		E-MAIL ADDRESS: info@thedanaco.com		
CODE: 14200		SUB CODE:		
AGENCY CUSTOMER ID #: BOULBRO-01				
INSURED Boulder Brook Townhomes c/o Gulling Property Management LLC PO Box 57273 Des Moines, IA 50317			LOAN NUMBER	POLICY NUMBER A930679
			EFFECTIVE DATE 6/15/2026	EXPIRATION DATE 6/15/2027
			☐ CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION Loc # 0, Bldg # 0, Blanket Loc # 1, Bldg # 1, 1022-1024 NW Irvinedale Drive, Ankeny, IA 50023, Townhome Loc # 2, Bldg # 1, 1026-1028 NW Irvinedale Drive, Ankeny, IA 50023, Townhome Loc # 3, Bldg # 1, 1012-1016 NW Irvinedale Drive, Ankeny, IA 50023, Townhome Loc # 4, Bldg # 1, 1006-1010 NW Irvinedale Drive, Ankeny, IA 50023, Townhome 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.

COVERAGE INFORMATION

PERILS INSURED

BASIC

BROAD

☒

SPECIAL

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Loc # 0, Bldg # 0 Blanket, Special (Including theft)	\$14,149,900	25,000
Loc # 1, Bldg # 1 Building, Special (Including theft)	\$829,200	25,000
Loc # 2, Bldg # 1 Building, Special (Including theft)	\$829,200	25,000
Loc # 3, Bldg # 1 Building, Special (Including theft)	\$1,196,500	25,000
Loc # 4, Bldg # 1 Building, Special (Including theft)	\$1,196,500	25,000
Loc # 5, Bldg # 1 Building, Special (Including theft)	\$829,200	25,000
SEE ATTACHED ACORD 101		

REMARKS (Including Special Conditions)

Special Conditions: FOR INFORMATION ONLY Total of 35 units 5% windstorm/hail deductible per building Wind/Hail Actual Cash Value Roof Surfacing Wind/Hail Cosmetic Damage Roof Surfacing Excluded Ordinance & Law and Water Back Up Included SEE ATTACHED ACORD 101
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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

NAME AND ADDRESS Gulling Property Management LLC PO Box 57273 Des Moines, IA 50317	ADDITIONAL INSURED	LENDER'S LOSS PAYABLE	LOSS PAYEE
	MORTGAGEE	☒	FOR INFORMATION ONLY
	LOAN #		
AUTHORIZED REPRESENTATIVE 			



ADDITIONAL REMARKS SCHEDULE

AGENCY The Dana Company		NAMED INSURED Boulder Brook Townhomes c/o Gulling Property Management LLC PO Box 57273 Des Moines, IA 50317
POLICY NUMBER A930679		
CARRIER West Bend Insurance Company	NAIC CODE 15350	EFFECTIVE DATE: 06/15/2026

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 27 FORM TITLE: EVIDENCE OF PROPERTY INSURANCE

Locations:

Loc # 5, Bldg # 1, 1018-1020 NW Irvinedale Drive, Ankeny, IA 50023, Townhome
Loc # 6, Bldg # 1, 928-932 NW Irvinedale Drive, Ankeny, IA 50023, Townhome
Loc # 7, Bldg # 1, 938-942 NW Irvinedale Drive, Ankeny, IA 50023, Townhome
Loc # 8, Bldg # 1, 1002-1004 NW Irvinedale Drive, Ankeny, IA 50023, Townhome
Loc # 9, Bldg # 1, 918-922 NW Irvinedale Drive, Ankeny, IA 50023, Townhome
Loc # 10, Bldg # 1, 908-912 NW Irvinedale Drive, Ankeny, IA 50023, Townhome
Loc # 11, Bldg # 1, 934-936 NW Irvinedale Drive, Ankeny, IA 50023, Townhome
Loc # 12, Bldg # 1, 902-906 NW Irvinedale Drive, Ankeny, IA 50023
Loc # 13, Bldg # 1, 914-916 NW Irvinedale Drive, Ankeny, IA 50023
Loc # 14, Bldg # 1, 924-924 NW Irvinedale Drive, Ankeny, IA 50023-8720

Coverage Information:

Loc # 6, Bldg # 1
Building, Special (Including theft), Amount of Insurance: \$1,196,500, Deductible: 25,000
Loc # 7, Bldg # 1
Building, Special (Including theft), Amount of Insurance: \$1,196,500, Deductible: 25,000
Loc # 8, Bldg # 1
Building, Special (Including theft), Amount of Insurance: \$829,200, Deductible: 25,000
Loc # 9, Bldg # 1
Building, Special (Including theft), Amount of Insurance: \$1,196,500, Deductible: 25,000
Loc # 10, Bldg # 1
Building, Special (Including theft), Amount of Insurance: \$1,196,500, Deductible: 25,000
Loc # 11, Bldg # 1
Building, Special (Including theft), Amount of Insurance: \$829,200, Deductible: 25,000
Loc # 12, Bldg # 1
Building, Special (Including theft), Amount of Insurance: \$1,196,500, Deductible: 25,000
Loc # 13, Bldg # 1
Building, Special (Including theft), Amount of Insurance: \$829,200, Deductible: 25,000
Loc # 14, Bldg # 1
Building, Special (Including theft), Amount of Insurance: \$829,200, Deductible: 25,000

Special Conditions:

100% coinsurance

8% Inflation guard

This is a "Single Entity" policy - policy provides coverage for common areas and original build excluding betterments and improvements (no coverage for walls in).