



QUAIVIS-01

NJORGENSEN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/9/2026

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 INSURER A : West Bend Insurance Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :
INSURED Quail Vista Townhomes Association c/o Steve Gulling Property Management PO Box 57273 Des Moines, IA 50317	NAIC # 15350

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:			C509111	6/15/2026	6/15/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 1,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	☒ AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY			C509111	6/15/2026	6/15/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 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			C509147	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)

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

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):	COMPANY West Bend Insurance Company 1900 South 18th Avenue West Bend, WI 53095	
FAX (A/C, No):		E-MAIL ADDRESS: info@thedanaco.com		
CODE: 14200		SUB CODE:		
AGENCY CUSTOMER ID #: QUAIVIS-01				
INSURED Quail Vista Townhomes Association c/o Steve Gulling Property Management PO Box 57273 Des Moines, IA 50317		LOAN NUMBER		POLICY NUMBER C509111
		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 # 1, Bldg # 1, 1400 S 52nd St, West Des Moines, IA 50265-5269, Building 1 (13-18)
Loc # 1, Bldg # 2, 1400 S 52nd St, West Des Moines, IA 50265-5269, Building 2 (19-24)
Loc # 1, Bldg # 3, 1400 S 52nd St, West Des Moines, IA 50265-5269, Building 3 (25-30)
Loc # 1, Bldg # 4, 1400 S 52nd St, West Des Moines, IA 50265-5269, Building 4 (19-12)
Loc # 1, Bldg # 5, 1400 S 52nd St, West Des Moines, IA 50265-5269, Building 5 (5-8)
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 # 1, Bldg # 1 Building, Special (Including theft), Replacement Cost	\$860,500	25,000
Loc # 1, Bldg # 2 Building, Special (Including theft), Replacement Cost	\$920,500	25,000
Loc # 1, Bldg # 3 Building, Special (Including theft), Replacement Cost	\$1,033,125	25,000
Loc # 1, Bldg # 4 Building, Special (Including theft), Replacement Cost	\$1,264,750	25,000
Loc # 1, Bldg # 5 Building, Special (Including theft), Replacement Cost	\$1,267,750	25,000
Loc # 1, Bldg # 6 Building, Special (Including theft), Replacement Cost	\$1,309,625	25,000
SEE ATTACHED ACORD 101		

REMARKS (Including Special Conditions)

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 PO Box 57273 Des Moines, IA 50317-0005	ADDITIONAL INSURED	LENDER'S LOSS PAYABLE	LOSS PAYEE
	MORTGAGEE		
	LOAN #		
AUTHORIZED REPRESENTATIVE 			

**ADDITIONAL REMARKS SCHEDULE**

AGENCY The Dana Company		NAMED INSURED Quail Vista Townhomes Association c/o Steve Gulling Property Management PO Box 57273 Des Moines, IA 50317	
POLICY NUMBER C509111			
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 # 1, Bldg # 6, 1400 S 52nd St, West Des Moines, IA 50265-5269, Building 6 (1-4)
Loc # 1, Bldg # 7, 1400 S 52nd St, West Des Moines, IA 50265-5269, Building 7 (35-38)
Loc # 1, Bldg # 8, 1400 S 52nd St, West Des Moines, IA 50265-5269, Building 8 (31-34)
Loc # 1, Bldg # 9, 1400 S 52nd St, West Des Moines, IA 50265-5269, Building 9 (43-46)
Loc # 1, Bldg # 10, 1400 S 52nd St, West Des Moines, IA 50265-5269, Building 10 (39-42)
Loc # 1, Bldg # 11, 1400 S 52nd St, West Des Moines, IA 50265-5269, Building 11 (83-86)
Loc # 1, Bldg # 12, 1400 S 52nd St, West Des Moines, IA 50265-5269, Building 12 (79-82)
Loc # 1, Bldg # 13, 1400 S 52nd St, West Des Moines, IA 50265-5269, Building 13 (51-54)
Loc # 1, Bldg # 14, 1400 S 52nd St, West Des Moines, IA 50265-5269, Building 14 (47-50)
Loc # 1, Bldg # 15, 1400 S 52nd St, West Des Moines, IA 50265-5269, Building 15 (60-64)
Loc # 1, Bldg # 16, 1400 S 52nd St, West Des Moines, IA 50265-5269, Building 16 (55-59)
Loc # 1, Bldg # 17, 1400 S 52nd St, West Des Moines, IA 50265-5269, Building 17 (75-78)
Loc # 1, Bldg # 18, 1400 S 52nd St, West Des Moines, IA 50265-5269, Building 18 (70-74)
Loc # 1, Bldg # 19, 1400 S 52nd St, West Des Moines, IA 50265-5269, Building 19 (65-69)

Coverage Information:

Loc # 1, Bldg # 7
Building, Special (Including theft), Replacement Cost, Amount of Insurance: \$860,500, Deductible: 25,000
Loc # 1, Bldg # 8
Building, Special (Including theft), Replacement Cost, Amount of Insurance: \$860,500, Deductible: 25,000
Loc # 1, Bldg # 9
Building, Special (Including theft), Replacement Cost, Amount of Insurance: \$844,000, Deductible: 25,000
Loc # 1, Bldg # 10
Building, Special (Including theft), Replacement Cost, Amount of Insurance: \$860,500, Deductible: 25,000
Loc # 1, Bldg # 11
Building, Special (Including theft), Replacement Cost, Amount of Insurance: \$860,500, Deductible: 25,000
Loc # 1, Bldg # 12
Building, Special (Including theft), Replacement Cost, Amount of Insurance: \$873,000, Deductible: 25,000
Loc # 1, Bldg # 13
Building, Special (Including theft), Replacement Cost, Amount of Insurance: \$1,124,875, Deductible: 25,000
Loc # 1, Bldg # 14
Building, Special (Including theft), Replacement Cost, Amount of Insurance: \$1,054,125, Deductible: 25,000
Loc # 1, Bldg # 15
Building, Special (Including theft), Replacement Cost, Amount of Insurance: \$1,124,875, Deductible: 25,000
Loc # 1, Bldg # 16
Building, Special (Including theft), Replacement Cost, Amount of Insurance: \$1,045,750, Deductible: 25,000
Loc # 1, Bldg # 17
Building, Special (Including theft), Replacement Cost, Amount of Insurance: \$895,250, Deductible: 25,000
Loc # 1, Bldg # 18
Building, Special (Including theft), Replacement Cost, Amount of Insurance: \$875,500, Deductible: 25,000
Loc # 1, Bldg # 19
Building, Special (Including theft), Replacement Cost, Amount of Insurance: \$860,500, Deductible: 25,000