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Alliant

SPECIAL PROPERTY INSURANCE PROGRAM (SPIP)

2022-2023 PRE-RENEWAL PACKAGE

OPTIONAL COVERAGE CHECKLIST

ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM (OCERS)

			No Change	Change As Shown	
Total Insured Value	$	20,313,770	☒	☐	_____
All-Risk "Basic" Deductible:	$	5,000	☒	☐	_____
Course of Construction Total Insured Value:	$	0	☒	☐	_____
Vehicle (Auto Physical Damage) Total Insured Value:	$	0	☒	☐	_____
Vehicles in Yard Total Insured Value:	$	0	☒	☐	_____
Vehicle (Auto Physical Damage) Deductible:		Not Covered	☒	☐	_____
Flood Insured Values:	$	0	☒	☐	_____
Flood Deductible – All other Zones:		Not Covered	☒	☐	_____
Flood Limit:		Not Covered	☒	☐	_____
Flood Zones A&V Values:	$	0	☒	☐	_____
Flood Deductible – Zones A & V:		Not Covered	☒	☐	_____
Flood Limit – Zones A & V:		Not Covered	☒	☐	_____

*Disclaimer: Flood zones were identified by using the various Flood determination systems and location addresses. Please feel free to review the data and provide any difference in writing as soon as possible as this may impact your coverage. The actual Flood zone will be determined at the time of loss and may impact coverage deductible(s) and limit(s).

Earthquake Total Insured Value:	$ Covered under a different program	0	☒	☐	_____
Earthquake Deductible:		Not Covered	☒	☐	_____
Earthquake Limit:		Not Covered	☒	☐	_____
Boiler and Machinery Total Insured Value:	$	20,313,770	☒	☐	_____
Boiler and Machinery Deductible:	$	5,000	☒	☐	_____
Boiler and Machinery Limit:	$	25,000,000 Coverage excludes jurisdictional and all other boiler inspections.	☒	☐	_____
Stand Alone Terrorism Total Insured Value:	$	0	☒	☐	_____
Stand Alone Terrorism Deductible:		Not Covered	☒	☐	_____
Stand Alone Terrorism Limit:		Not Covered	☒	☐	_____

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ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM (OCERS)

Please Provide Optional Quotes for:	Yes	No
Upgrade to Green Coverage - $5,000,000 per Occurrence per Declaration - AR deductible	☐	☑
Alliant Deadly Weapon Response Program	☐	☑

Notes: _____

Insured Signature: DocuSigned by: Brenda Shott CD71C40C87B4408...

Brenda Shott, Assistant CEO,
Internal Operations

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ALLIANT PROPERTY INSURANCE PROGRAM

2022-2023 Pre-Renewal Package

NAMED INSURED SCHEDULE

AS OF 02/28/2022

THE NAMED INSURED IS:

ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM (OCERS)
2223 EAST WELLINGTON AVE.
SANTA ANA, CA 92701

First Named Insured shall be deemed the sole agent of each and every Named Insured for the purpose of:

(1) Giving notice of cancellation,
(2) Giving instructions for changes in the Policy and accepting changes in this Policy
(3) The payment of assessments / premiums or receipt of return assessments / premiums.

Member(s), entity(ies), agency(ies), organization(s), enterprise(s) and/or individual(s) for whom the Named Insured has extended coverage is as follows:

NAMED INSURED:

2223 Wellington Place Corp

Orange County Employees Retirement System
"OCERS"

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PREPARED BY
Alliant Insurance Services, Inc.
1301 Dove Street
Suite 200
Newport Beach, CA 92660 (949) 756-0271

SPIP PROPERTY SCHEDULE
ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM (OCERS) (SPIP)

March 02, 2022

Includes B & M
Filter: Selected records
Real Property Trend Factor: 7.50%
Personal Property Trend Factor: 5.00%

Loc #	2nd Id	Address, City, Zip	Occupancy	Construction	Auto Spklr	Year Built	Year Apprs	Zone	Real Prop	Pers Prop	BI / Rents	Year	Real Property	Personal Property	BI / Rents	Totals
1		OFFICE 2223 EAST WELLINGTON AVENUE SANTA ANA CA 92701 Stories: 3 Lat: 33.755618 Lng. -117.836433	50,700 SQ. FT. Pct. Sprnkl: 100	Class: D ALL COMB (WOOD FRAME)	Yes	1978		EQ: B3 Flood:	No No	No No	No No	*2021* **2022**	*$10,206,900* **$10,972,418**	*$739,822* **$776,813**	*$266,304* **$92,076**	*$11,213,026*
2		ZAYO OFF SITE SERVER LOCATION - EDP EDP 17400 VON KARMAN AVENUE IRVINE CA 92614 Stories: 1 Lat: 33.689509 Lng. -117.842305	0 SQ. FT. EDP Pct. Sprnkl: 90	Class: C3 CONCRETE BLOCK / NON-COMB ROOF	Yes	2011		EQ: B3 Flood:	No No	No No	No No	*2021* **2022**	*$0* **$0**	*$698,411* **$733,332**	*$0* **$0**	*$698,411* **$733,332**
3		SWITCH OFF - SITE SERVER LOCATION - EDP EDP 7135 S. DECATUR BLVD LAS VEGAS NV 89118 Stories: 1 Lat: 36.059852 Lng. -115.207929	0 SQ. FT. EDP Pct. Sprnkl: 90	Class: C3 CONCRETE BLOCK / NON-COMB ROOF	Yes	2008		EQ: Flood:	No No	No No	No No	*2021* **2022**	*$0* **$0**	*$612,655* **$643,288**	*$0* **$0**	*$612,655* **$643,288**
4		WELLINGTON CORPORATION 1200 NORTH TUSTIN AVE SANTA ANA CA 92705 Stories: 2 Lat: 33.755857 Lng. -117.834222	30,229 SQ. FT.	Class: D ALL COMB (WOOD FRAME)	No	1977		EQ: B3 Flood:	No No	No No	No No	*2021* **2022**	*$6,392,200* **$6,871,615**	*$0* **$0**	**$603,540** **$603,540**	
5		POSTAGE METER SYSTEM OFFICE 2223 EAST WELLINGTON AVENUE SANTA ANA CA 92701 Stories: 3 Lat: 33.755618 Lng. -117.836433	50,700 SQ. FT.	Class: D ALL COMB (WOOD FRAME)	No	1978		EQ: B3 Flood:	No No	No No	No No	*2021* **2022**	*$0* **$0**	*$0* **$50,000**	*$0* **$0**	*$0* **$50,000**

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SPIP PROPERTY SCHEDULE
ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM (OCERS) (SPIP)

March 02, 2022

Includes B & M
Filter: Selected records
Real Property Trend Factor: 7.50%
Personal Property Trend Factor: 5.00%

Loc #	2nd Id	Address, City, Zip	Occupancy	Construction	Auto Sprklr	Year Built	Year Apprs	Zone	Real Prop	Pers Prop	BI / Rents

	Year	Real Property	Personal Property	BI / Rents	Totals
GRAND TOTALS:	2021	*$16,599,100*	*$2,050,888*	*$266,304*	*$18,916,292*
SPRINKLERED:	2021	*$10,206,900*	*$2,050,888*	*$266,304*	*$12,524,092*
UNSPRINKLERED:	2021	*$6,392,200*	*$0*	*$0*	*$6,392,200*
EARTHQUAKE:	2021	*$0*	*$0*	*$0*	*$0*
FLOOD:	2021	*$0*	*$0*	*$0*	*$0*

Year		Real Property	Personal Property	BI / Rents	Totals
GRAND TOTALS:	2022	**$17,844,033**	**$2,203,433**	**$92,076**	
SPRINKLERED:	2022	**$10,972,418**	**$2,153,433**	**$92,076**	
UNSPRINKLERED:	2022	**$6,871,615**	**$50,000**	**$0**	**$6,921,615**
EARTHQUAKE:	2022	**$0**	**$0**	**$0**	**$0**
FLOOD:	2022	**$0**	**$0**	**$0**	**$0**

SIGNED / ACCEPTED BY: _____

DATE: _____