

oer 2004

BRIGHTON AT ETIWANDA HOMEOWNERS:

The Board of Directors has approved the 2005 budget. Please review the enclosed copy of the budget.

The monthly dues will continue in accordance with the Department of Real Estate budget.

Reserve items will continue to be allocated in accordance with the Department of Real Estate budget. When the Board has a reserve study completed the study will be sent to all homeowners. This study addresses the procedures used for the calculation and establishment of those reserves to defray the future repair, replacement, or additions to those major components that the association is obligated to maintain.

Reserves are funded by monthly assessments. The Board of Directors does not anticipate that the levy of one or more special assessments will be required to repair, replace or restore any major component or to provide adequate reserves therefore.

MONTHLY BUDGETED RESERVE ALLOCATION: \$3,973.00

ASSESSMENT COLLECTION POLICY: 2005

To comply with the California Civil Code, the Board has enclosed a summary of section 1354, Alternative Dispute Resolution.

In compliance with California Civil Code 1365.9, the Association currently carries adequate insurance to meet the minimum required insurance coverage of two million (\$2,000,000) General Liability. Since the Association is so insured, each owner may be individually liable, but only for their proportional share of the assessments levied to pay the amounts of any judgment which exceeds the limits of the Association insurance.

This code further states that an association provide its members a summary of its general liability, earthquake/flood (if any), and Directors and Officers liability insurance policies. We have enclosed copies of the Declaration pages of each of the Association's policies.

This summary of the Association's policies of insurance provides only certain information, as required by subdivision (e) of Section 1365 of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any Association member may, upon request and provision of reasonable notice, review the Association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the Association maintains the policies of insurance specified in this summary, the Association's policies of insurance may not cover your property, including personal property or, real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies.

Association members should consult with their individual insurance broker or agent for appropriate additional coverage.

The Association will notify you as soon as possible if any of these policies are cancelled and not immediately replaced. If a policy is renewed or a new policy is issued to replace a policy and there is no lapse in coverage, the Association will notify you in its next available mailing to members.

A copy of the monthly meeting minutes is available from Euclid Management by written request. Please enclose a check payable to Euclid Management for \$3 per set of minutes or \$25 for the entire year.

Sincerely,

BOARD OF DIRECTORS
BRIGHTON AT ETIWANDA HOMEOWNERS ASSOCIATION

BUDGET SUMMARY

PHASE NUMBER 1	DATE OF BUDGET 03-Dec-04	DRE FILE NUMBER
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NUMBER OF UNITS 36	TRACT NUMBER/NAME OF PROJECT Brighton at Etiwanda
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		Per Unit Per Month	Total Monthly	Total Annual
100	FIXED COSTS			
	101. Property Taxes			
	102. Corporation Franchise Taxes	0.06	2	25
	103. Insurance (attach proposal)	26.93	970	11,635
	104. Local License & Inspection Fees	1.39	50	600
	105. Estimated Income Taxes			
	100 - SUBTOTAL	28.38	1,022	12,260
200	OPERATING COSTS			
	201. Electricity (attach work sheet)	22.57	812	9,748
	202. Gas (attach work sheet)	34.31	1,235	14,820
	203. Water (attach work sheet)	32.22	1,160	13,917
	204. Sewer/Septic Tanks (include if not in 203)			
	205. Cable TV/Master Antenna			
	207. Custodial Area:			
	# of Restrooms: 2	13.89	500	6,000
Rates:	\$0.30 208. Landscape Area: FLAT SF : 51,476	35.75	1,287	15,443
	\$0.15 SLOPE 4,440	1.54	56	666
	\$0.07 FUEL MOD.			
	\$0.03 DRY F.M.			
	\$0.01 NATURAL EXTRAS	3.92	141	1,695
	209. Refuse Disposal			
	Vendor Name & Telephone Number			
	<input checked="" type="checkbox"/> NOT ASSOCIATION EXPENSE			
	210. Elevators			
	Number & Type			
	211. Private Streets, Driveways, Parking Areas			
	Area: 1.09	1.51	54	653
	212. Heating & Air Conditioning Maintenance			
	Area:			
No. Pools: 1	213. Pool Size: 1125			
No. Spas: 1	Spa Size: 100	13.44	484	5,805
	Months Heated: 8			
	214. Tennis Courts: Number			
	215. Access Control: Guard hrs./day			
	# of Motorized Gates:			
	Type of Gate:			
	# of Intercom/Phones:			

	Per Unit Per Month	Total Monthly	Total Annual
216. Reserve Study	1.85	67	800
Maintenance: Inspections	8.33	300	3,600
217. Miscellaneous			
Minor Repairs	3.00	108	1,296
Pest Control	2.00	72	864
Snow Removal			
Other: Sewer & Drain Lines	1.74	63	750
Other: Pay Phone	1.25	45	540
Other: Lighting Maintenance	3.47	125	1,500
Other: Firesprinkler Maintenance & Monitoring	10.00	360	4,320
200-SUBTOTAL	190.78	6,868	82,417
300 RESERVES			
301-313 (attach work sheet)	110.37	3,973	47,680
300-SUBTOTAL	110.37	3,973	47,680
400 ADMINISTRATION			
401. Management	27.78	1,000	12,000
402. Legal Services	1.39	50	600
403. Accounting	1.67	60	720
404. Education	0.42	15	180
405. Miscellaneous, office expense	2.00	72	864
400-SUBTOTAL	33.25	1,197	14,364
TOTAL (100-400)	362.78	13,060	156,721
500 CONTINGENCY			
501. New Construction 3%	11.22	404	4,846
502. Conversions 5%			
503. Revenue Offsets (attach documentation)			
TOTAL BUDGET	374.00	13,464	161,567

➔ DRE regulations allow the use of variable assessments against units only if one unit will derive as much as 10 percent more than another unit in the value of common goods and services supplied by the association.

After determining the percent of benefit derived from services provided (page 15) by the association, an easy chart to follow would be:

- Less than 10% - equal assessments
- From 10% - 20% - variable or equal
- Over 20% - variable assessments

The budget and management documents indicate:
(Check appropriate box):

<input type="checkbox"/>	Use equal assessments
<input checked="" type="checkbox"/>	Use variable assessments

➔ The inventory and quantities used in the preparation of this budget are normally derived from plans completed prior to construction and may vary slightly from actual field conditions. The calculated budget is a good faith estimate of the projected costs and should be deemed more than one year. The Board of Directors should conduct an annual review of the Association's actual costs and revise the budget accordingly.

ⓘ Depending upon the level of service selected by the Association, the amount shown may be insufficient to cover the cost and may be higher.

RESERVES WORKSHEET

DRE FILE NUMBER

TRACT NUMBER/NAME

Brighton at Etiwanda

Item	①① Sq. Feet or number	②① Unit Cost HOA Manual	③① Replacement Cost	④① Remaining Life	Yearly Reserve Columns 1 x 2 or 3 + 4	Cost Per Unit Per Month
Paint	38,299	0.12			4,596	10.64
Wood Siding (paint/stain)	5,011	0.35			1,754	4.06
Roof - type: Shingle						
Roof - type: tile	44,777	0.03			1,343	3.11
Water Heaters	1	70.00			70	0.16
Exterior Lights	154				3,052	7.07
Floors- type: Tile	350	0.19			67	0.15
Pool Decking	5,097	0.50			2,549	5.90
Elevators						
Streets & Drives	33,154	0.08			2,652	6.14
Heating & Cooling						
Pool Re-plaster	1	700.00			700	1.62
Pool Heater	1	290			290	0.67
Pool Filter	1	160			160	0.37
Spa Re-plaster	1	200			200	0.46
Spa Heater	1	250			250	0.58
Spa Filter	1	160			160	0.37
Pool/Spa Pumps - No.	3	200			600	1.39
Tennis Courts						
Furnishings/Equipment			30,000	5	6,000	13.89
Fences (paint/stain)						
Fences (repair/replace)-Type						
Walls (Paint)						
Walls (repair/replace)	1,360	0.10			136	0.31
Wrought Iron (paint) SF	4,320	0.90			3,888	9.00
Wrought Iron (repair/rpl.) LF	800	1.95			1,560	3.61
Pumps/Motors - type:						
Motorized Gates						
Decking/Overheads	3,390	1.50			5,085	11.77
Septic Tank						
Raingutters LF	4,176	0.15			626	1.45
Other						
Other						
Utility doors replace	18		3,600	15	240	0.56
Shutters	96		14,400	15	960	2.22
Other						
Phone & Monitoring System Lines			150,300	30	5,010	11.60
Other: Tree Trimming					2,574	5.96
Other: Mailbox Structures					540	1.25
Other: Termite Control	6		30,000	20	1,500	3.47
Other: Landscape/Irrigation	55,916	0.02			1,118	2.59
TOTAL RESERVE					47,680	110.37

Note: For space purposes, we have included only the components most frequently found in common-interest subdivisions. Reserve items should not be limited to the list above, but be tailored to your particular project.

PHASE:

1

①

a particular line item.

03-Dec-04

Rev. 3/15/04 - correct reserve calculations

BRIGHTON COLLECTION AT ETIWANDA HOMEOWNERS ASSOCIATION ASSESSMENT COLLECTION POLICY

Brighton Collection at Etiwanda Homeowners Association is responsible for managing and operating the common areas of the community, and for collecting annual homeowners' assessments. The timely collection of the assessments from all homeowners is important to the management and operation of the community, and to the preservation of property values. Pursuant to California Civil Code 1365(d), the Association has adopted the following policy for the collection of delinquent assessments.

1. Assessments shall be paid monthly. Assessments are due on the first day of the month. Any regular assessment not paid by the **FIFTEENTH (15)** day of the month shall be considered delinquent; any special assessment levied shall be considered delinquent thirty days after the due date, unless otherwise specified by the Board of Directors. A late charge of **Ten Dollars (\$10.00)**, shall be levied on all delinquent assessments. Any assessment not paid within thirty (30) days of the due date may accrue interest at the rate of **Twelve percent (12%) per annum**. If a check is returned for insufficient funds, the owner will be charged a **Twenty-five Dollar (\$25.00)** fee. An assessment is considered paid the day the payment is received by the Association. Postmarks are not considered.
2. Owners may request a receipt from the Association, when payment is made, which shall indicate the date of payment and the person who received it. Overnight payment of assessments may be sent/delivered to the following address:

**Brighton Collection at Etiwanda Homeowners Association
C/O Euclid Management Company
195 North Euclid Avenue Suite 100
Upland, CA 91786**

3. Upon any assessment becoming delinquent, the Association, through its designated Agent, shall mail a courtesy notice to the owner by way of reminder that the account has become delinquent.
4. Upon any assessment becoming sixty (60) days delinquent, the Association, through its designated agent, shall mail a notice to the owner stating that the account remains delinquent. This notice will serve as a demand for payment in full within thirty (30) days.
5. Upon any assessment becoming ninety (90) days delinquent, the Association, through its designated agent, shall mail a notice via certified mail to the owner with certain documents and stating that the account remains delinquent. This notice will serve as a demand for payment in full within thirty (30) days. The owner will be charged a fee for such pay or lien letter. In the event payment is not received, the process of the recordation of a lien against the owner's property will begin.

6. The Association will diligently proceed with any of the following: liening the property, small claims, judicial or nonjudicial foreclosure, or any other collection method deemed necessary by the Board of Directors. Collection costs will vary depending on the method used. Said costs shall be the responsibility of and assessed to the delinquent owner.
7. An owner may dispute the pay or lien letter notice if he/she submits to the Board of Directors a written explanation of the reason for his/her dispute within fifteen days of the postmark of the pay or lien Letter. If the owner submits an explanation within the (15)-day requirement, the Association shall respond in writing to the owner within fifteen (15) days of the date of the postmark of the explanation letter. Unless the Association agrees in writing that the owner has a valid explanation, the Association will not forebear its collection efforts and will proceed to collect the assessments in accordance with the collection policy.
8. An owner may submit a written request to meet with the Board to discuss a payment plan. If such request is mailed within 15 days of the postmark of the pay or lien letter, the board will meet with the owner, in executive session, within 45 days of the postmark of such request.
9. All collection action will comply with the applicable provisions of the Davis-Stirling Common Interest Development Act, and other California Statutes.
10. An owner may choose to pay in full, under protest, to the Association all amounts due, including assessments, late charges, interest and the cost of the lien provided, however, that the amount payable for attorneys' fees and costs of collection shall be as permitted by law for payment under protest. Such protest must be made in writing and sent to the Association via certified mail along with payment in full as set forth above within thirty (30) days after the lien is recorded against the owner's property. If payment under protest is made in this manner, the Association shall advise the owner of the owner's right to resolve the dispute via alternative dispute resolution, civil action, or other procedures the Association may have in place. Payment under protest may not be made more than two times in one year or three times in five years.
11. All attorneys' fees, costs, late charges, interest, penalties, fines, charges, and expenses billed to the Association for any of the above activities shall be added to the owner's account and shall become the liability of the owner.
12. Any payments delivered to the collection agent shall be forwarded to the attorney's office; the attorney shall then release the lien if payment in full was made by the delinquent owner.
13. Monetary payments received from an owner will be credited to balances on the owners account in the following order:
 - a. Emergency assessments
 - b. Special assessments
 - c. Regular assessments

- d. Late charges
- e. Monetary penalties or fines
- f. Legal fees and costs
- g. Interest

14. A copy of this collection policy shall be annually sent to all owners within the sixty (60) day period immediately preceding the beginning of the Association's fiscal year, pursuant to Civil Code 1365(b). The Board of Directors reserves the right to change the Collection Policy at any time with thirty (30) days notice to the homeowners. A notice outlining some of the rights and responsibilities of owners is included with this collection policy per civil code section 1365.1.

15. In general, the Association's Board intends to take whatever actions are authorized by law and the Association's governing documents to collect assessments. If the Board elects to use practices, procedures or notices, which exceed those required by law or under the governing documents, it does so without waiving the Association's right to exercise collection remedies to the fullest extent permissible. Any additional notices or time periods the Association might use are extended solely as a courtesy. No owner shall be entitled to expect longer time limits or notices other than those that are required by law or the governing documents. Monthly statements are a courtesy. Owners are responsible for making payments on time, whether or not a statement is received.

**BOARD OF DIRECTORS
BRIGHTON AT ETIWANDA HOMEOWNERS ASSOCIATION**

NOTICE
ASSESSMENTS AND FORECLOSURE

This notice outlines some of the rights and responsibilities of owners of property in common interest developments and the associations that manage them. Please refer to the sections of the Civil Code indicated for further information. A portion of the information in this notice applies only to liens recorded on or after January 1, 2003. You may wish to consult a lawyer if you dispute an assessment.

ASSESSMENTS AND NONJUDICIAL FORECLOSURE

The failure to pay association assessments may result in the loss of an owner's property without court action, often referred to as nonjudicial foreclosure. When using nonjudicial foreclosure, the association records a lien on the owner's property. The owner's property may be sold to satisfy the lien if the lien is not paid. Assessments become delinquent 15 days after they are due, unless the governing documents of the association provide for a longer time. (Sections 1366 and 1367.1 of the Civil Code) In a nonjudicial foreclosure, the association may recover assessments, reasonable costs of collection, reasonable attorney's fees, late charges, and interest. The association may not use nonjudicial foreclosure to collect fines or penalties, except for costs to repair common areas damaged by a member or a member's guests, if the governing documents provide for this. (Sections 1366 and 1367.1 of the Civil Code) The association must comply with the requirements of Section 1367.1 of the Civil Code when collecting delinquent assessments. If the association fails to follow these requirements, it may not record a lien on the owner's property until it has satisfied those requirements. Any additional costs that result from satisfying the requirements are the responsibility of the association. (Section 1367.1 of the Civil Code) At least 30 days prior to recording a lien on an owner's separate interest, the association must provide the owner of record with certain documents by certified mail. Among these documents, the association must send a description of its collection and lien enforcement procedures and the method of calculating the amount. It must also provide an itemized statement of the charges owed by the owner. An owner has a right to review the association's records to verify the debt. (Section 1367.1 of the Civil Code) If a lien is recorded against an owner's property in error, the person who recorded the lien is required to record a lien release within 21 days, and to provide an owner certain documents in this regard. (Section 1367.1 of the Civil Code) The collection practices of the association may be governed by state and federal laws regarding fair debt collection. Penalties can be imposed for debt collection practices that violate these laws.

PAYMENTS

When an owner makes a payment, he or she may request a receipt, and the association is required to provide it. On the receipt, the association must indicate the date of payment and the person who received it. The association must inform owners of a mailing address for overnight payments. (Sections 1367.1 and 1367.1 of the Civil Code) An owner may dispute an assessment debt by giving the board of the association a written explanation, and the board must respond within 15 days if certain conditions are met. An owner may pay assessments that are in dispute in full under protest, and then request alternative dispute resolution. (Sections 1366.3 and 1367.1 of the Civil Code) An owner is not liable for charges, interest, and costs of collection, if it is established that the assessment was paid properly on time. (Section 1367.1 of the Civil Code)

MEETINGS AND PAYMENT PLANS

An owner of a separate interest that is not a time-share may request the association to consider a payment plan to satisfy a delinquent assessment. The association must inform owners of the standards for payment plans, if any exist. (Section 1367.1 of the Civil Code) The board of the directors must meet with an owner who makes a proper written request for a meeting to discuss a payment plan when the owner has received a notice of a delinquent assessment. These payment plans must conform with the payment plan standards of the association, if they exist. (Section 1367.1 of the Civil Code)

**ALTERNATIVE DISPUTE RESOLUTION
("ADR") SUMMARY**

TO ALL OWNERS:

Pursuant to the requirement of California Civil Code 1354, we are notifying you that on August 25, 1993, Assembly Bill 55 was passed requiring that, under certain circumstances, all California community associations and their individual members are to offer to participate in some form of Alternative Dispute Resolution ("ADR") prior to initiating certain types of lawsuits. This new legislation is contained within California Civil Code 1354, which became law effective January 1, 1994.

This letter is for informational purposes. This letter does not indicate the Association is in a lawsuit. It is now required that the Board send this notice to all homeowners annually.

Please be advised that 1354 could be subject to different interpretations as the statutory language has not yet been interpreted by any court. This summary, therefore, represents the Board's best interpretation, given the currently available information. Each homeowner should consult with his/her own attorney regarding appropriate compliance with the statute.

I. SCOPE OF NEW STATUTE:

The new legislation applies only to lawsuits filed by either individual homeowners or community associations, involving enforcement of the governing documents, where the lawsuit seeks:

- A. Declaratory relief only; or
- B. Permanent injunctive relief only (no request for temporary restraining order or preliminary injunction); or
- C. Either declaratory relief or injunctive relief, which also includes a claim for monetary damages of \$5,000.00 or less, and which does not relate to the collection of association assessments.

If the lawsuit does not involve at least one of the above causes of action, neither the Association nor the member is legally required to offer to participate in some form of Alternative Dispute Resolution.

II. PROVISIONS OF THE NEW STATUTE:

Assuming that the intended lawsuit involves at least one of the above categories of relief, then the party seeking to bring the lawsuit must first notify and offer to all of the parties in the dispute an opportunity to resolve the matter first by some form of Alternative Dispute Resolution (such as mediation or arbitration, either binding or non-binding) before bringing the lawsuit.

The only exemptions to this requirement are:

- A. Where any applicable statute of limitations will run within 120 days following the filing of the lawsuit;
- B. Where the party filing the lawsuit certifies that either preliminary or temporary injunctive relief is necessary;
- C. For claims of monetary damages exceeding \$5,000.00;
- D. For claims involving recovery of delinquent association assessments, late charges, interest, or costs of collection, including attorney's fees; or

- E. The statute does not apply to any cross-complaint.
- F. Where one of the parties has already refused some form of ADR prior to the filing of the lawsuit.
- G. Where any party demonstrates to the court that dismissal of the action for failure to comply with the new ADR statute would result in "substantial prejudice" to one of the parties.

III. COMPLIANCE PROCEDURES:

The ADR process is initiated by one party serving all other parties with a "Request for Resolution", which shall include:

- A. A brief statement of the facts in dispute.
- B. A request for some form of ADR. The request must be accompanied by a copy of the new statute and served in the same manner as in small claims actions as provided in 166.340 of the California Code of Civil Procedure.
- C. A notice to all parties that they are required to respond within 30 days of receipt, or else the offer of ADR is deemed rejected.
- D. If the request for resolution is accepted by the "other party," the ADR procedure (such as mediation or arbitration) must be completed within 90 days of the receipt of the acceptance, unless the parties sign a written agreement extending the completion date.

The cost of ADR is to be borne by the parties. Unless the parties agree, no oral or written evidence or statements made in the ADR proceeding are admissible as evidence in the later lawsuit. The form of ADR may either be binding or non-binding, at the option of the parties.

IV. FAILURE TO PARTICIPATE IN SOME FORM OF ADR:

Should a party refuse to participate in ADR before the lawsuit is filed, the court may, in its discretion, take this refusal into consideration in determining the amount of attorney's fees and costs ultimately awarded at trial, even if the refusing party ultimately prevails at trial in the main action. In accordance with California Civil Code 1354, the Board of Directors of the Association hereby advises you of the following:

"Failure by any member of the Association to comply with the pre-filing requirements of Section 1354 of the Civil Code may result in the loss of your rights to sue the Association or another member of the Association regarding enforcement of the governing documents."

V. NO EFFECT ON VOLUNTARY PARTICIPATION IN ADR:

The parties may still agree, in writing, to refer any dispute involving enforcement of the Association's governing documents to some form of ADR, even in those categories of disputes which are technically outside of the new statute.

ACORD CERTIFICATE OF LIABILITY INSURANCE

BRIGHT2 10/06/04

PRODUCER
 LaBarre/Oksnes Insurance Agency, Inc.
 85 Argonaut Suite 110
 Aliso Viejo CA 92656
 Phone: 949-588-0711 Fax: 949-588-1275

INSURED
 Brighton at Etiwanda
 c/o Euclid Management
 P.O. Box 1510
 Upland CA 91785-1510

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE		NAIC #
INSURER A:	Farmers Insurance Group	
INSURER B:	Great American Insurance Co.	
INSURER C:		
INSURER D:		
INSURER E:		

COVERAGES

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. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR/ADD'L LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	X	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	TBA	10/06/04	10/06/05	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 75,000
B		<input checked="" type="checkbox"/> D&O Liability	TBA	10/06/04	10/06/05	MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJ. <input type="checkbox"/> LOC						
A		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	TBA TBA	10/06/04 10/06/04	10/06/05 10/06/05	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
A		EXCESS/UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE RETENTION \$	TBA	10/06/04	10/06/05	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$ \$ \$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				WC STATUTORY LIMITS OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A		Property	TBA	10/06/04	10/06/05	2,500 Ded 6,365,859
A		Fidelity Bond	TBA	10/06/04	10/06/05	Bond 50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

CERTIFICATE HOLDER

EUCLIDM

Euclid Management
 PO Box 1510
 Upland CA 91786

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE
 Keith E. [Signature]