



GREAT POINT INSURANCE ®

500 West Putnam Avenue, Suite 400
Greenwich, CT 06831
Phone and Fax (877) 505-3226
www.greatpointins.com

November 19, 2024

Mark Trigonoplos
USI of Mt Pleasant
235 Magrath Darby Blvd.
Mt Pleasant, SC 29464

RE: Eastman Acquisitions, LLC
10220641C

Dear Mark,

Great Point Insurance ® is pleased to provide you with our quotation for Eastman Acquisitions, LLC offered through the Paramount Real Estate Group, Inc. Members of the Paramount Real Estate Group, Inc. may not be protected by the insurance insolvency guarantee fund and/or insurance laws and regulations of their domiciled or resident state.

Attached you will find the terms and conditions of our offer which is based on the information provided to us by your office. The terms, conditions and exposures quoted may not reflect what was contained on your application for coverage. We recommend you review the offer carefully and in detail prior to your request to bind. If you determine that an amendment to our offer as attached is necessary please note that there may be a change to either the premium and/or terms. In this event we will issue a replacement quotation to you as quickly as possible.

In order to request coverage to be bound, please have the appropriate section of the quotation properly executed by signing where indicated, addressing all subject to items and returning to our office. No coverage will be considered bound until you receive a confirmation of coverage from our office in writing.

We appreciate the opportunity to work with you on this risk and look forward to your reply.

Sincerely,

Elizabeth Kennedy
Great Point Insurance ®



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QUOTATION

Quotation Control Number: 10220641C

Date: November 19, 2024
Quote #: 10220641C

Agent: USI of Mt Pleasant
Att: Mark Trigonoplos
Presented By: Elizabeth Kennedy

Great Point Insurance ® is pleased to offer terms for the captioned Insured under Paramount Real Estate Group, Inc. This Quote contains a brief outline of coverage to be included in any policy that may be issued in the future. This is only an outline and the terms and conditions of any policy issued will take precedence over this Quote. The terms, conditions or exposures quoted herein may not be as requested on your application. This quote letter is predicated upon the understanding that the submitted information is accurate, the Loss information includes total incurred losses ground up and that the losses have not been capped. The terms and conditions of this offer of Umbrella or Excess coverage may be amended should there be discovery of a material change to the submitted information. **This Quote is valid for 30 days from the date of issue or the beginning of the Member Coverage Period, whichever is sooner.**

Named Insured:	Paramount Real Estate Group, Inc.
Address:	c/o Paramount Programs, Inc. One Reservoir Corporate Centre 4 Research Drive, Suite 402 #121 Shelton, CT 06484
Limits of Insurance:	\$10,000,000 Per Occurrence \$10,000,000 Other Aggregate \$10,000,000 Products/Completed Operations Aggregate
Self Insured Retention:	\$0
Insuring Companies:	Midvale Indemnity Company - Admitted
Insured:	Eastman Acquisitions, LLC 651 Old Mt Pleasant Ave 110 Livingston, NJ 07039
Member Coverage Period:	From: 12/1/2024 To: 12/1/2025

Minimum Requirements for Underlying Limits of Insurance (Where Applicable):

Coverage	Minimum Retained Limit
General Liability	\$1,000,000 Per Occurrence* \$2,000,000 General Aggregate* \$1,000,000 Products/Completed Operations Aggregate* \$1,000,000 Each Occurrence Personal & Advertising Injury Defense Costs Do Not Erode the Retained Limits listed above
Automobile Liability	\$1,000,000 CSL* \$1,000,000 if Hired and Non-Owned* Defense Costs Do Not Erode the Retained Limits listed above
Employee Benefits	\$1,000,000 Each Claim* \$1,000,000 Aggregate Defense Costs Do Not Erode the Retained Limits listed above
Employers Liability	\$500,000 Each Accident* \$500,000 Disease Policy Limit* \$500,000 Disease Each Employee Defense Costs Do Not Erode the Retained Limits listed above
Non-Profit Directors & Officers Liability – (Soley for Condo & Co-Op Exposures; Where Applicable)	Retained Limits \$1,000,000 Wrongful Act \$1,000,000 Aggregate Defense cost follows Schedule of Underlying Insurance
Liquor Liability	Retained Limits \$1,000,000 Wrongful Act \$1,000,000 Aggregate Defense Costs Do Not Erode the Retained Limits listed above
Garage Keepers Legal Liability	(Where applicable) Retained Limits \$1,000,000 Each Occurrence Defense costs do not erode the Retained Limits listed above

* A Self Insured (Retained Limit) Endorsement is made part of this policy that requires the underlying limits to be paid, whether by the scheduled underlying insurance or otherwise, before the Umbrella coverage will respond.

Quotation Control Number: 10220641C

Schedule of Underlying Policies to which this Quotation applies:

COVERAGE	General Liability 1
Carrier	Century Surety Company
Limit	\$1,000,000 Each Occurrence
.	\$2,000,000 General Aggregate
.	\$1,000,000 Products / Completed Operations Aggregate Limit
.	\$1,000,000 Advertising Injury / Personal Injury (Each Offense)
.	\$1,000,000 Hired & Non-owned Auto
Term	12/1/2024 to 12/1/2025

Any additional exclusions or restrictions of coverage applicable to the underlying policies will also apply to this umbrella and must be disclosed.

Terms and Conditions of Lead Umbrella:

Policyholder Notice
OFAC Advisory Notice
Policyholder Fraud Warning
Master Policy Declarations - Commercial Umbrella
Master Policy Declarations – Risk Purchasing Group Commercial Liability Umbrella Coverage
Commercial Liability Umbrella Coverage Form
Common Policy Conditions
Additional Conditions
Calculation of Premium
Terrorism Coverage Disclosure Notice
Form Schedule
Amendment of Insuring Agreement
Amendatory Exclusions
Condominium/Co-operative Directors and Officers Liability Claims-Made Coverage
Employee Benefits Liability Limitation Claims Made Version
Garage Keepers Liability Limitation
Schedule of Underlying Insurance
Employee Benefits Liability Limitation Occurrence Based
Exclusion – Human Trafficking (With Limitations)
Coverage Enhancement (Program Version – Risk Purchasing Group)
Expenses in Addition to Limits of Insurance
Limits of Insurance Amendment
Limitation – Anti-stacking
Condition – Claims Reporting Amendment
Economic or Trade Sanctions
Knowledge of Occurrence
Additional Definitions
Member Policy Period
Insured and Named Insured Amendatory Endorsement
Amendment of Definition of Retained Limit and Schedule of Retained Limits
Exclusion – Absolute Access, Collection and Disclosure of Non-Public Information
Limitation – Auto Liability
Limitation – Commercial General Liability
Exclusion – Communicable Disease
Exclusion – Condominium and Cooperative Conversion
Exclusion – Construction Operations
Exclusion – Diving Board and Water Slide
Exclusion – Earth Movement
Limitation – Employers Liability
Exclusion – Financial Institutions
Limitation – Foreign Liability
Exclusion – Fungus and Bacteria
Exclusion – Marine Liability
Exclusion – No Coverage for Sublimits
Exclusion – Pesticide or Herbicide
Exclusion – Pollution and SIR Amendment
Act of Terrorism Self-Insured Retention
Exclusion – Water Sports
Limitation to Designated Premises
Exclusion – Cross Suits
Exclusion - Exterior Insulation and Finish Systems
Nuclear Energy Liability Exclusion Endorsement (Broad Form)
All State Amendatory Endorsements

Please refer to master policies for full terms & conditions.

Copy of Forms available upon request.

Subject Conditions of Quotation Needed PRIOR TO BINDING:

Signed Application For Insurance ("AFI") and responses to the following questions (identified by AFI Section / Tab Name in parenthesis) that meet our underwriting guidelines:

Year Established (Applicant Information)

of Employees (Applicant Information)

Contact Phone Number (Applicant Information)

All Prospective Insureds must meet standards of statutes, ordinances, regulations and license requirements of Federal, State, and Local Governments under whose jurisdiction the Insureds business interests are governed.

Quotation Control Number: 10220641C

Insured: Eastman Acquisitions, LLC

Participant Coverage Period: 12/1/2024 To 12/1/2025

Limits of Insurance:

- \$10,000,000 Per Occurrence
- \$10,000,000 Other Aggregate
- \$10,000,000 Products/Completed Operations Aggregate

Retained Limits: See Minimum Requirements for Underlying Limits of Insurance

Premium: \$5,846

TRIA Surcharge: INCLUDED

Total Cost at Inception: \$5,846.00

Commission: 0.00 %

Premium-Minimum Earned: 0

Exposures Quoted:

Apartment Units	192
Pools	1

Premium adjustments from additions and deletions will be processed, subject to underwriting approval, effective the date that the request was received.

Terrorism coverage is not optional and may not be rejected by the Insured.

This Quotation DOES NOT CONTEMPLATE COVERAGE FOR ANY CONSTRUCTION EXPOSURES unless otherwise specifically stated.

Flat cancellation requests will not be honored.

Premium is due no later than twenty (20) days from inception.

POLICIES ARE NOT BACKDATED. WRITTEN REQUESTS TO BIND COVERAGE MUST BE RECEIVED ON OR BEFORE THE EFFECTIVE DATE OF 12/1/2024

FEDERAL TERRORISM RISK INSURANCE ACT OF 2002 DISCLOSURE NOTICE

"You are hereby notified that under the federal Terrorism Risk Insurance Act of 2002 (the "Act") effective November 26, 2002, you now have a right to purchase insurance coverage for losses arising out of an Act of Terrorism, which is defined in the Act as an act certified by the Secretary of the Treasury (i) to be an act of terrorism, (ii) to be a violent act or an act that is dangerous to (A) human life; (B) property or (C) infrastructure, (iii) to have resulted in damage within the United States, or outside of the United States in case of an air carrier or vessel or the premises of a U.S. mission and (iv) to have been committed by an individual or individuals acting on behalf of any foreign person or foreign interest, as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion. You should read the Act for a complete description of its coverage. The Secretary's decision to certify or not to certify an event as an Act of Terrorism and thus covered by this law is final and not subject to review. There is a \$100 billion dollar annual cap on all losses resulting from Acts of Terrorism above which no coverage will be provided under this policy and under the Act unless Congress makes some other determination.

For your information, coverage provided under this proposal or binder for losses caused by an Act of Terrorism may be partially reimbursed by the United States under a formula established by the Act. Under this formula the United States pays 90% of terrorism losses covered by this law exceeding a statutorily established deductible that must be met by the insurer, and which deductible is based on a percentage of the insurer's direct earned premiums for the year preceding the Act of Terrorism.

The coverage offered includes a premium charge for Terrorism of 1% that is included in the total premium above."