



# CERTIFICATE OF LIABILITY INSURANCE

4/1/2026

DATE (MM/DD/YYYY)

4/8/2025

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	Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 8110 E Union Ave., Ste. 100 Denver CO 80237 denver-certs@lockton.com	CONTACT NAME: PHONE (A/C, No. Ext): E-MAIL: ADDRESS:	
		INSURER(S) AFFORDING COVERAGE INSURER A : James River Insurance Company	NAIC # 12203
INSURED 1507472	Sako and Partners Lower Holdings LLC Asset Plus USA LLC; Asset Campus USA, LLC 945 Bunker Hill Road, Floor 14 Houston, TX 77024	INSURER B : Underwriters at Lloyds of London	10736
		INSURER C : Arch Insurance (UK) Limited	11150
		INSURER D : --- SEE ATTACHMENT ---	
		INSURER E : Allied World Assurance Company (U.S.) Inc.	19489
		INSURER F :	

**COVERAGES**      **CERTIFICATE NUMBER:** 21227071      **REVISION NUMBER:** XXXXXXXX

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	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> \$50K SIR <input checked="" type="checkbox"/> \$10M Policy Agg. GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO- JECT <input checked="" type="checkbox"/> LOC OTHER:		Y	Y	001421482	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY		N	N	001421482	4/1/2025	4/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB		X	OCCUR	001236064	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ XXXXXXXX
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y / N	N / A	NOT APPLICABLE			PER STATUTE E.L. EACH ACCIDENT \$ XXXXXXXX E.L. DISEASE - EA EMPLOYEE \$ XXXXXXXX E.L. DISEASE - POLICY LIMIT \$ XXXXXXXX
B C D E	Terrorism Active Assailant XS Liab Pollution		Y	Y	CMTRB2500496 CMTRO2500336 See Attached 03142397	4/1/2025 4/1/2025 4/1/2025 4/1/2024	4/1/2026 4/1/2026 4/1/2026 4/1/2027	\$50M per occ./agg. \$2M/\$10M See attached \$10M/\$20M

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

RE: Grand at Lake Sheri, The (fka Grove at Valdosta) - 2201 Baytree Road; Valdosta, GA 31602. Additional Named Insured includes: Grove at Valdosta Apartments, LLC. 30 day notice of Cancellation and 10 Day Notice of Cancellation for Non-Payment. Umbrella follows form. Certificate Holder and Knighthead Funding, LLC are included as Additional Insured where required by written contract for GL/Umbrella/Excess/Active Assailant Policies. GL/Umbrella/Excess/Active Assailant insurance is primary and non-contributory in favor of the Certificate Holder and Knighthead Funding, LLC when required by written contract.

**CERTIFICATE HOLDER**

**CANCELLATION** See Attachment

<b>21227071</b> KHRE SMA Funding, LLC ISAOA, ATIMA c/o Knighthead Funding, LLC 777 West Putnam Avenue 3rd Floor, Suite B-2 Greenwich, CT 06830	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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A waiver of subrogation if provided in favor of Certificate Holder and Knighthead Funding, LLC for GL/Umbrella/Excess/  
Active Assailant when required by written contract.

<u>Insurance Company</u>	<u>Policy Number</u>	<u>Policy Term</u>	<u>Limits</u>
Allied World Assurance Company (U.S.) Inc	3133359	4/1/2025 - 4/1/2026	\$5,000,000 xs \$5,000,000
Bowhead Specialty	CXS03203901	4/1/2025 - 4/1/2026	\$10,000,000 xs \$10,000,000
Texas Insurance Company	JTI25XANN0322902	4/1/2025 - 4/1/2026	\$10,000,000 xs \$20,000,000
Continental Insurance Company	7036695896	4/1/2025 - 4/1/2026	\$10,000,000 xs \$30,000,000
Federal Insurance Company	93651560	4/1/2025 - 4/1/2026	\$10,000,000 xs \$40,000,000

Named Insured Includes:

Asset Plus USA, LLC  
 Asset Campus USA, LLC  
 Asset Living Corporation  
 Asset Living IP, LLC  
 Asset Living, LLC (fka Shelton Residential, LLC)  
 Asset Living Southeast, LLC (fka JMG Realty, LLC)  
 JMG Realty, Inc.  
 Asset Living Risk Management, LLC  
 Asset Campus International, LLC  
 Asset Receiver USA, LLC  
 Alpha Barnes Real Estate Services, LLC  
 Alpha Barnes Real Estate Services II, LLC  
 Sako and Partners Holdings, LLC  
 Sako and Partners Intermediate Holdings LLC  
 Alpha Creek Services, LLC  
 Asset Living Midwest, LLC