

SwingleCollins & Associates

RENEWAL REVIEW
FOR
RETAIL PLAZAS, INC. (ETAL)

Presented by:
Frank Swingle
September 2023

<u>Center</u>	<u>Named Insured</u>	<u>Address</u>	<u>City</u>	<u>Flood Zone</u>	<u>Sq. Ft.</u>	<u>Buildings</u>	<u>\$/Ft.</u>	<u>Contents</u>	<u>Rents</u>	<u>3% Deductible</u>
Management Office	Freehold Management, Inc / Retail Plazas Inc	2929 Carlisle	Dallas	X	2,000		\$ 700,000		\$ 21,000	
Belt Line Square	RPI Beltline Square, Ltd.	4021 Belt Line Road	Addison	X	35,252	\$ 3,885,942	\$ 110	\$ 25,000	\$ 704,000	\$ 138,448
CityView	R. P. I. Bryant Irvin Center, LTD	4600-4750 Bryant Irvin Rd	Ft. Worth	X	352,300	\$ 39,580,000	\$ 112	\$ 100,000	\$ 6,928,702	\$ 1,398,261
Court Yard Plaza	RPI Courtyard, LTD	101-185 135W	New Braunfels	AE	190,429	\$ 12,304,146	\$ 65	\$ 25,000	\$ 2,600,000	\$ 447,874
Creekside	R. P. I. Skillman Abrams SC, LTD / R. P. I. Creekside II, LTD	6750 - 6780 Abrams Road	Dallas	X	111,254	\$ 11,304,967	\$ 102	\$ 25,000	\$ 2,722,000	\$ 421,559
Denton Center	R.P.I. Denton Center LTD	500-1900 W University	Denton	A	335,101	\$ 31,805,905	\$ 95	\$ 25,000	\$ 5,708,000	\$ 1,126,167
Duck Creek	DC Shopping Center, LTD	5000 Jupiter	Garland	X	57,910	\$ 5,501,450	\$ 95	\$ 25,000	\$ 640,000	\$ 184,984
Green Oaks Plaza	RPI Green Oaks LTD	1233-1245 Town Square Drive (1200 Green Oaks Blvd)	Ft. Worth	X	74,489	\$ 7,076,455	\$ 95	\$ -	\$ 873,000	\$ 238,484
H Mart Town	RPI Hmart Town Center, LTD	3320 K Avenue / 1105 E Parker	Plano	X	208,794	\$ 20,113,210	\$ 96	\$ 25,000	\$ 2,760,000	\$ 686,946
Lakeside Village	RPI Lakeside SC, LTD	9669 N Central Expwy	Dallas	A	50,254	\$ 4,774,130	\$ 95	\$ 25,000	\$ 1,410,000	\$ 186,274
Market @ Cedar Hill	R.P.I. Cedar Hill LTD	241 E FM 1382	Cedar Hill	X	128,383	\$ 12,196,385	\$ 95	\$ 25,000	\$ 2,110,000	\$ 429,942
New York Plaza	R. P. I. New York Plaza, LTD	1909-1917 E Park Row	Arlington	X	93,799	\$ 8,619,000	\$ 92	\$ 25,000	\$ 700,000	\$ 280,320
Overland Stage	R.P.I. Overland LTD	5700 SW Green Oaks Blvd	Arlington	X	96,111	\$ 9,130,545	\$ 95	\$ 25,000	\$ 1,070,000	\$ 305,766
Ridgmar Town	R.P.I. Ridgmar Town Square, LTD	1100-1400 Green Oaks / 6801-7050 Ridgmar Meadow Rd	Ft. Worth	A	316,603	\$ 29,127,476	\$ 92	\$ 25,000	\$ 2,230,000	\$ 941,474
					<u>2,052,679</u>	<u>\$ 195,419,611</u>			<u>\$ 1,075,000</u>	<u>\$ 30,455,702</u>
Park 2000	RPI Regal LP	6440 Eastern Ave	Las Vegas	X	82,972	\$ 7,882,340	\$ 95		\$ 493,604	

COMMERCIAL PROPERTY

STARR SPECIALTY INS CO (PRIMARY \$10MM)
MSIG SPECIALTY INS USA, INC (\$66.66% OF \$15MM X/S \$10MM)
TBD (33.33% OF \$15MM X/S \$10MM)
LANDMARK AMERICAN INSURANCE CO (\$25MM X/X \$25MM)
HOMELAND INSURANCE CO (\$50MM X/S \$50MM)
AXIS SURPLUS INS CO (\$2.5MM X/S \$2.5MM FLOOD ONLY)
LLOYDS OF LONDON (TERRORISM)
CHUBB PACIFIC INDEMNITY (EQUIPMENT BREAKDOWN)

LIMITS:	\$100,000,000 - Per Occurrence Catastrophe Limit Per Schedule - Buildings Per Schedule Per Schedule - Business Income Per Schedule Per Schedule - Contents Per Schedule \$ 10,000,000 - Earthquake each Occurrence/Aggregate \$ 5,000,000 - Flood each Occurrence/Aggregate – <i>Options to reduce</i> \$ 10,000,000 - Equipment Breakdown \$ 250,000 - Signs
COVERAGE:	All-risk Perils (CP 10 20 1012) Agreed Amount Endorsement - Buildings, BI, Contents Margin Clause 110% 35% Premium Minimum & Earned as of Inception Except Deductible Buy Down 100% Minimum and Earned Replacement Cost Coverage Except ACV of roofs over 12 years old Blanket Landlords Glass & Signs (\$250,000 Limit) \$250,000 Vandalism, Water Damage and Theft Limit for Vacant Locations Under 31% occupancy Terrorism \$125,000,000 Limit per Occurrence / Aggregate Equipment Breakdown (separate contract – (Chubb) Ordinance or Law Coverage Full Limits Coverage A \$5,000,000 Limit Coverage Increased Costs / Demolition Deductibles - \$25,000 per Occurrence / 72 Hour Time Element except 3% Total Insured Values per Building Wind & Hail Subject to a minimum of \$25,000 per occurrence \$100,000 Flood & Water Damage except SFHA Special Flood Zones (A & V) (see notes on flood) \$500,000 Bldg / \$500,000 Cts / \$100,000 BI \$100,000 Earthquake \$5,000 Equipment Breakdown
EXCLUSIONS:	Standard ISO exclusions Asbestos, Mold/Fungus, Pollution, Biological & Chemical Damage
WARRANTIES:	All fire suppression systems are active and working per schedule Heat will be maintained at 55 degrees All vacant or unoccupied spaces are locked and secured

see policy for complete terms and conditions

COMMERCIAL PROPERTY - DEDUCTIBLE BUY BACK
Lloyds of London

LIMITS: \$1,750,000 Maximum per Occurrence / no aggregate

COVERAGE: Difference between 3% program deductible and \$25,000 per occurrence wind and hail only covering real and personal property on a replacement cost basis, rents at actual loss sustained.

TERMS: 100% Earned upon binding

OPTIONS: \$1,500,000 Maximum per Occurrence - \$13,115 annual savings

COMMERCIAL LIABILITY
Cincinnati Insurance Company

LIMITS: \$ 1,000,000 - Each Occurrence
 2,000,000 - Annual Aggregate
 1,000,000 - Products/Completed Operations
 1,000,000 - Personal Injury
 500,000 - Fire Legal Liability
 exclude - Medical Payments

COVERAGE: Commercial General Liability
 Premises Operations
 Products/Completed Operations
 Per Location Aggregate
 Medical Payments excluded
 Non-Owned Automobile Liability

UMBRELLA LIABILITY

Liberty Mutual Insurance Co (\$5MM NV)
Cincinnati Insurance Co (\$5MM All Other Locations)
Chubb Insurance Company(Excess)

LIMIT: \$5,000,000 Primary
 \$20,000,000 Excess

SIR: \$10,000

COVERAGE: Excess over proposed underlying policies
 Follow Form General Liability, Automobile, and Employer's Liability
 Per location Aggregate
Excludes:

- Absolute Pollution – including mold
- Care, Custody & Control
- ERISA
- Nuclear
- Asbestos
- Discrimination
- Communicable Disease

WORKERS' COMPENSATION

Zenith National Insurance Co

LIMITS: STATUTORY - Workers' Compensation
 \$ 1,000,000 - Employer's Liability

COVERAGE: Statutory Worker's Compensation
 Employer's Liability

RATES/CODES:	<u>Code</u>	<u>Class</u>	<u>Net Rate</u>	<u>Payroll</u>
	8742	Salespersons	\$ 0.21	\$138,600
	8809	Executive Officers	\$ 0.14	\$ 70,200
	8810	Clerical	\$ 0.08	\$ 60,722

Center	Property Total	2023			2023			2023			2023			Savings for		
		Boiler	TRIA	DBB	GL	UMBRELLA	Flood	Total	A Flood	with Flood	Total	Flood	Total ex.	Buy Down	\$1.5MM	
															\$2.5MM	
															Flood	
Management Office	\$ 100							\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	
Belt Line Square	\$ 37,517	\$ 109	\$ 318	\$ 14,500	\$ 1,031	\$ 220	\$ 526	\$ 54,221	\$ 54,221	\$ 43,193	\$ (268)	\$ (1,648)	\$ (4,323)			
CityView	\$ 378,913	\$ 1,105	\$ 3,212	\$ 146,447	\$ 10,302	\$ 2,198	\$ 5,253	\$ 547,430	\$ 547,430	\$ 436,044	\$ (2,702)	\$ (16,644)	\$ (43,662)			
Courtyard Plaza	\$ 121,369	\$ 354	\$ 1,029	\$ 46,908	\$ 5,569	\$ 1,188	\$ 2,839	\$ 179,256	\$ 11,752	\$ 191,008	\$ 143,489	\$ (865)	\$ (5,331)	\$ (13,985)		
Creekside	\$ 114,239	\$ 333	\$ 968	\$ 44,152	\$ 3,253	\$ 694	\$ 1,659	\$ 165,298	\$ 5,509	\$ 170,807	\$ 131,710	\$ (815)	\$ (5,018)	\$ (13,164)		
Denton Center	\$ 305,178	\$ 890	\$ 2,587	\$ 117,949	\$ 9,799	\$ 2,090	\$ 4,997	\$ 443,490	\$ 21,192	\$ 464,682	\$ 353,721	\$ (2,176)	\$ (13,405)	\$ (35,166)		
Duck Creek	\$ 50,131	\$ 146	\$ 425	\$ 19,375	\$ 1,693	\$ 361	\$ 863	\$ 72,994	\$ 72,994	\$ 58,244	\$ (357)	\$ (2,202)	\$ (5,777)			
Green Oaks Plaza	\$ 64,627	\$ 188	\$ 548	\$ 24,978	\$ 2,178	\$ 465	\$ 1,111	\$ 94,095	\$ 94,095	\$ 75,079	\$ (461)	\$ (2,839)	\$ (7,447)			
H Mart Town	\$ 186,154	\$ 543	\$ 1,578	\$ 71,947	\$ 6,106	\$ 1,302	\$ 3,113	\$ 270,743	\$ 270,743	\$ 215,982	\$ (1,327)	\$ (8,177)	\$ (21,451)			
Lakeside Village	\$ 50,477	\$ 147	\$ 428	\$ 19,509	\$ 1,470	\$ 313	\$ 749	\$ 73,093	\$ 1,401	\$ 74,494	\$ 58,252	\$ (360)	\$ (2,217)	\$ (5,817)		
Market @ Cedar Hill	\$ 116,510	\$ 340	\$ 988	\$ 45,030	\$ 3,754	\$ 801	\$ 1,914	\$ 169,337	\$ 169,337	\$ 135,064	\$ (831)	\$ (5,118)	\$ (13,425)			
New York Plaza	\$ 75,964	\$ 222	\$ 644	\$ 29,359	\$ 2,743	\$ 585	\$ 1,399	\$ 110,916	\$ 110,916	\$ 85,558	\$ (542)	\$ (3,337)	\$ (8,753)			
Overland Stage	\$ 83,130	\$ 242	\$ 705	\$ 32,129	\$ 2,810	\$ 600	\$ 1,433	\$ 121,049	\$ 121,049	\$ 96,592	\$ (593)	\$ (3,651)	\$ (9,579)			
Ridgmar Town	\$ 255,129	\$ 744	\$ 2,163	\$ 98,605	\$ 9,258	\$ 1,975	\$ 4,721	\$ 372,595	\$ 7,760	\$ 380,355	\$ 297,505	\$ (1,819)	\$ (11,206)	\$ (29,399)		
	\$ 1,839,438	\$ 5,363	\$ 15,593	\$ 710,888	\$ 59,966	\$ 12,792	\$ 30,577	\$ 2,674,617	\$ 47,614	\$ 2,722,231	\$ 2,133,533	\$ (13,116)	\$ (80,793)	\$ (211,948)		
Park 2000	\$ 19,063				\$ 11,715	\$ 5,642	\$ 1,237	\$ 37,657			\$ 30,960	\$ 19,063	\$ 19,063	\$ 19,063		

DISCUSSION POINTS

- Cyber We are seeing tremendous increase in cyber loss. This is both first party loss (ransomware, system vandalism, social engineering), and third party disclosure of data. Protection is recommended for this and now available
- Site Pollution Coverage for continuing pollution episodes from current locations. Examples would be Mold, Legionnaires, Vapors
- Managers E&O Real Estate Managers E&O is available covering the potential liability of a manager from actions of a tenant or third party.
- Executive Protection Employment Practices Legal Liability
Employee Fidelity and Crime (including social engineering)
Kidnap & Ransom
Fiduciary
- Partners E&O General Partners E&O is available for the protection of the General Partners exposure from suits by limited partners. An extensive application process is required, but we will obtain quotes upon request
- Flood \$500,000 / \$500,000 / \$100,000 deductible applies to the following:
Courtyard – All Buildings
Denton – All except 916, 1010-1042, & 1008
Lakeside – Buildings 1,2
Ridgmar – Buildings 1,4,5,7
Creekside – All buildings
- Vacancy Policy wording below.

Description of Terms for Vacancy

(1) As used in this Vacancy Condition, the term building and the term vacant have the meanings set forth in (1)(a) and (1)(b) below:

(b) When this policy is issued to the owner or general lessee of building, building means the entire scheduled location or locations as listed on the schedule of values on file. Such building is vacant unless at least 31% of its total square footage is:

- (i) Rented to a lessee or sublessee and used by the lessee or sublessee to conduct its customary operations; and/or
- (ii) Used by the building owner to conduct customary operations.

(2) Buildings under construction or renovation are not considered vacant.

Vacancy Provisions – Las Vegas Location

If the building where loss or damage occurs has been vacant for more than 60 consecutive days before that loss or damage occurs:

(1) We will not pay for any loss or damage caused by any of the following, even if they are Covered causes of Loss:

- (a) Sprinkler leakage, unless you have protected the system against freezing;
- (b) Building glass breakage;

(2) With respect to Covered Causes of Loss other than those listed in b.(1)(a) through b.(1)(b) above, we will reduce the amount we would otherwise pay for the loss or damage by 15%.

<u>Center</u>	<u>MTG Name</u>	<u>MTG 2</u>	<u>Loan #</u>	<u>Address</u>	<u>CSZ</u>
Management Office					
Belt Line Square	None at this time				
CityView	Barclays Capital Real Estate, Inc.	Sorcery Capital Real Estate, Inc., ISAOA /CD Meldred Loan Services, a PNC Real Estate Business	30509619	P.O. Box 25965	Shawnee Mission, KS 66190
Courtyard Plaza	Berkadia Commercial Mortgage	Berkadia Commercial Mortgage LLC as Sub-Service on behalf of Wells Fargo Bank N.A., as Master Servicer on behalf of Melford Union Services, a Division of PNC Bank N.A., as Trustee for GS Mortgage Pass-Through Certificates Series 2013-9472 /o Berkadia Commercial Mortgage	011224760	P.O. Box 557	Ambler, PA 19002
Creekside	InterBank, an Oklahoma Banking Corporation	Berkadia Commercial Mortgage LLC as Sub-Service on behalf of U.S. Bank N.A., as Trustee for GS Mortgage Pass-Through Certificates Series 2013-GC34 /o Berkadia Commercial Mortgage	20156498	P.O. Box 2327	Grapevine, TX 76099
Denton Center	Berkadia Commercial Mortgage	Berkadia Commercial Mortgage LLC as Sub-Service for Wells Fargo Bank N.A., as Master Servicer on behalf of U.S. Bank N.A., as Trustee for GS Mortgage Pass-Through Certificates Series 2013-GC34 /o Berkadia Commercial Mortgage	011164916	P.O. Box 557	Ambler, PA 19002
Duck Creek	Berkadia Commercial Mortgage	Berkadia Commercial Mortgage LLC as Sub-Service on behalf of Wells Fargo Bank N.A., as Master Servicer on behalf of Wilmington Trust, N.A., as Trustee for GS Mortgage Pass-Through Certificates Series 2013-BNK21 /o Berkadia Commercial Mortgage	011228368	P.O. Box 557	Ambler, PA 19002
Green Oaks Plaza	Prosperity Bank ISAOA/ATIMA	Berkadia Commercial Mortgage LLC as Sub-Service on behalf of Wells Fargo Bank N.A., as Master Servicer on behalf of Wells Fargo Bank N.A., as Trustee for U.S. Bank N.A., as Trustee for Banc of America Commercial Mortgage Inc., Commercial Mortgage Pass-Through Certificates Series 2016-C28 /o Berkadia Commercial Mortgage	3000002212	P.O. Box 3648	Coppell, TX 75019
H Mart Town	Berkadia Commercial Mortgage	Berkadia Commercial Mortgage LLC as Sub-Service on behalf of Wells Fargo Bank N.A., as Master Servicer on behalf of Wilmington Trust, N.A., as Trustee for Banc of America Commercial Mortgage Inc., Commercial Mortgage Pass-Through Certificates Series 2016-C28 /o Berkadia Commercial Mortgage	011181298	P.O. Box 557	Ambler, PA 19002
Lakeside Village	Berkadia Commercial Mortgage	Berkadia Commercial Mortgage LLC as Sub-Service for Wells Fargo Bank N.A., as Master Servicer on behalf of Wilmington Trust, N.A., as Trustee for GS Mortgage Pass-Through Certificates Series 2013-BNK21 /o Berkadia Commercial Mortgage	011199801	P.O. Box 557	Ambler, PA 19002
Market @ Cedar Hill	Berkadia Commercial Mortgage	Berkadia Commercial Mortgage LLC as Sub-Service for Melford Union Services, a Division of PNC Bank N.A., as Master Servicer on behalf of Wells Fargo Bank N.A., as Trustee for GS Mortgage Pass-Through Certificates Series 2013-9472 /o Berkadia Commercial Mortgage	011195009	P.O. Box 557	Ambler, PA 19002
New York Plaza	Berkadia Commercial Mortgage	Berkadia Commercial Mortgage LLC as Sub-Service for Wells Fargo Bank N.A., as Master Servicer on behalf of U.S. Bank N.A., as Trustee for GS Mortgage Pass-Through Certificates Series 2013-GC34 /o Berkadia Commercial Mortgage	011179282	P.O. Box 557	Ambler, PA 19002
Overland Stage	Southside Bank		267029	P.O. Box 1079	Tyler, TX 75701
Ridgmar Town	Prosperity Bank ISAOA/ATIMA		3000002212	P.O. Box 3648	Coppell, TX 75019
Park 2000	InterBank, an Oklahoma Banking Corporation			P.O. Box 2327	Grapevine, TX 76099

FILE COPY

SwingleCollins & Associates

CHERYL

CORIE HAD
FOOT BILL

RENEWAL REVIEW
FOR
RETAIL PLAZAS, INC. (ETAL)

Presented by:
Frank Swingle
September 2023

<u>Center</u>	<u>Named Insured</u>	<u>Address</u>	<u>City</u>	<u>Flood Zone</u>	<u>Sq. Ft.</u>	<u>Buildings</u>	<u>\$/Ft.</u>	<u>Contents</u>	<u>Rents</u>	<u>3% Deductible</u>
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CityView	\$ 378,913	\$ 1,105	\$ 3,212	\$ 146,447	\$ 10,302	\$ 2,198	\$ 5,253	\$ 547,430	\$ 547,430	\$ 436,044	\$ (2,702)	\$ (16,644)	\$ (16,644)	\$ (43,662)	\$ (43,662)	\$ (43,662)	\$ (43,662)		
Courtyard Plaza	\$ 121,369	\$ 354	\$ 1,029	\$ 46,908	\$ 5,569	\$ 1,188	\$ 2,839	\$ 179,256	\$ 11,752	\$ 191,008	\$ 143,489	\$ (865)	\$ (5,331)	\$ (5,331)	\$ (13,985)	\$ (13,985)	\$ (13,985)		
Creekside	\$ 114,239	\$ 333	\$ 968	\$ 44,152	\$ 3,253	\$ 694	\$ 1,659	\$ 165,298	\$ 5,509	\$ 170,807	\$ 131,710	\$ (815)	\$ (5,018)	\$ (5,018)	\$ (13,164)	\$ (13,164)	\$ (13,164)		
Denton Center	\$ 305,178	\$ 890	\$ 2,587	\$ 117,949	\$ 9,799	\$ 2,090	\$ 4,997	\$ 443,490	\$ 21,192	\$ 464,682	\$ 353,721	\$ (2,176)	\$ (13,405)	\$ (13,405)	\$ (35,166)	\$ (35,166)	\$ (35,166)		
Duck Creek	\$ 50,131	\$ 146	\$ 425	\$ 19,375	\$ 1,693	\$ 361	\$ 863	\$ 72,994	\$ 72,994	\$ 58,244	\$ (357)	\$ (2,202)	\$ (2,202)	\$ (5,777)	\$ (5,777)	\$ (5,777)	\$ (5,777)		
Green Oaks Plaza	\$ 64,627	\$ 188	\$ 548	\$ 24,978	\$ 2,178	\$ 465	\$ 1,111	\$ 94,095	\$ 94,095	\$ 75,079	\$ (461)	\$ (2,839)	\$ (2,839)	\$ (7,447)	\$ (7,447)	\$ (7,447)	\$ (7,447)		
H Mart Town	\$ 186,154	\$ 543	\$ 1,578	\$ 71,947	\$ 6,106	\$ 1,302	\$ 3,113	\$ 270,743	\$ 270,743	\$ 215,982	\$ (1,327)	\$ (8,177)	\$ (8,177)	\$ (21,451)	\$ (21,451)	\$ (21,451)	\$ (21,451)		
Lakeside Village	\$ 50,477	\$ 147	\$ 428	\$ 19,509	\$ 1,470	\$ 313	\$ 749	\$ 73,093	\$ 1,401	\$ 74,494	\$ 58,252	\$ (360)	\$ (2,217)	\$ (2,217)	\$ (5,817)	\$ (5,817)	\$ (5,817)		
Market @ Cedar Hill	\$ 116,510	\$ 340	\$ 988	\$ 45,030	\$ 3,754	\$ 801	\$ 1,914	\$ 169,337	\$ 169,337	\$ 135,064	\$ (831)	\$ (5,118)	\$ (5,118)	\$ (13,425)	\$ (13,425)	\$ (13,425)	\$ (13,425)		
New York Plaza	\$ 75,964	\$ 222	\$ 644	\$ 29,359	\$ 2,743	\$ 585	\$ 1,399	\$ 110,916	\$ 110,916	\$ 88,558	\$ (542)	\$ (3,337)	\$ (3,337)	\$ (8,753)	\$ (8,753)	\$ (8,753)	\$ (8,753)		
Overland Stage	\$ 83,130	\$ 242	\$ 705	\$ 32,129	\$ 2,810	\$ 600	\$ 1,433	\$ 121,049	\$ 121,049	\$ 96,592	\$ (593)	\$ (3,651)	\$ (3,651)	\$ (9,579)	\$ (9,579)	\$ (9,579)	\$ (9,579)		
Ridgmar Town	\$ 255,129	\$ 744	\$ 2,163	\$ 98,605	\$ 9,258	\$ 1,975	\$ 4,721	\$ 372,595	\$ 7,760	\$ 380,355	\$ 297,505	\$ (1,819)	\$ (11,206)	\$ (11,206)	\$ (29,399)	\$ (29,399)	\$ (29,399)		
	\$ 1,839,438	\$ 5,363	\$ 15,593	\$ 710,888	\$ 59,966	\$ 12,792	\$ 30,577	\$ 2,674,617	\$ 47,614	\$ 2,772,231	\$ 2,133,533	\$ (13,116)	\$ (80,793)	\$ (211,948)					

Park 2000 \$ 19,063 \$ 11,715 \$ 5,642 \$ 1,237 \$ 37,657 \$ 36,560 \$ 19,063 \$ 19,063 \$ 19,063

DISCUSSION POINTS

- Cyber We are seeing tremendous increase in cyber loss. This is both first party loss (ransomware, system vandalism, social engineering), and third party disclosure of data. Protection is recommended for this and now available
- Site Pollution Coverage for continuing pollution episodes from current locations. Examples would be Mold, Legionnaires, Vapors
- Managers E&O Real Estate Managers E&O is available covering the potential liability of a manager from actions of a tenant or third party.
- Executive Protection Employment Practices Legal Liability
Employee Fidelity and Crime (including social engineering)
Kidnap & Ransom
Fiduciary
- Partners E&O General Partners E&O is available for the protection of the General Partners exposure from suits by limited partners. An extensive application process is required, but we will obtain quotes upon request
- Flood \$500,000 / \$500,000 / \$100,000 deductible applies to the following:
Courtyard – All Buildings
Denton – All except 916, 1010-1042, & 1008
Lakeside – Buildings 1,2
Ridgmar – Buildings 1,4,5,7
Creekside – All buildings
- Vacancy Policy wording below.

Description of Terms for Vacancy

- (1) As used in this Vacancy Condition, the term building and the term vacant have the meanings set forth in (1)(a) and (1)(b) below:
- (b) When this policy is issued to the owner or general lessee of building, building means the entire scheduled location or locations as listed on the schedule of values on file. Such building is vacant unless at least 31% of its total square footage is:
- (i) Rented to a lessee or sublessee and used by the lessee or sublessee to conduct its customary operations; and/or
 - (ii) Used by the building owner to conduct customary operations.
- (2) Buildings under construction or renovation are not considered vacant.

Vacancy Provisions – Las Vegas Location

If the building where loss or damage occurs has been vacant for more than 60 consecutive days before that loss or damage occurs:

- (1) We will not pay for any loss or damage caused by any of the following, even if they are Covered causes of Loss:

- (a) Sprinkler leakage, unless you have protected the system against freezing;
- (b) Building glass breakage;

- (2) With respect to Covered Causes of Loss other than those listed in b.(1)(a) through b.(1)(b) above, we will reduce the amount we would otherwise pay for the loss or damage by 15%.

<u>Center</u>	<u>MTG Name</u>	<u>Loan#</u>	<u>Address</u>	<u>CSZ</u>
Management Office				
Belt Line Square	None at this time			
CityView	Bardays Capital Real Estate, Inc	30509619	P.O. Box 25965	Shawnee Mission, KS 66190
Courtyard Plaza	Berkadia Commercial Mortgage	011224760	P. O. Box 557	Ambler, PA 19002
Creekside	InterBank, an Oklahoma Banking Corporation	20156498	P.O. Box 2327	Grapevine, TX 76099
Denton Center	Berkadia Commercial Mortgage LLC as Sub-Servicer for Wells Fargo Bank N.A., as Master Servicer on behalf of U.S. Bank N.A., as Trustee for GS Mortgage Securities Corporation II, Commercial Mortgage Pass-Through Certificates Series 2015-C3-A (o) Berkadia Commercial Mortgage	011164916	P. O. Box 557	Ambler, PA 19002
Duck Creek	Berkadia Commercial Mortgage LLC as Sub-Servicer on behalf of America Merit Lynch Commercial Mortgagel Inc., Commercial Mortgage Pass-Through Certificates Series 2015-BN021 (o) Berkadia Commercial Mortgage	011228368	P. O. Box 557	Ambler, PA 19002
Green Oaks Plaza	Prosperity Bank ISAOA/ATIMA	3000002212	P.O. Box 3648	Coppell, TX 75019
H Mart Town	Berkadia Commercial Mortgage	0111181298	P. O. Box 557	Ambler, PA 19002
Lakeside Village	Berkadia Commercial Mortgage	011199801	P. O. Box 557	Ambler, PA 19002
Market @ Cedar Hill	Berkadia Commercial Mortgage	011195009	P. O. Box 557	Ambler, PA 19002
New York Plaza	Berkadia Commercial Mortgage	011179282	P. O. Box 557	Ambler, PA 19002
Overland Stage	Southside Bank	267029	P. O. Box 1079	Tyler, TX 75701
Ridgmar Town	Prosperity Bank ISAOA/ATIMA	3000002212	P.O. Box 3648	Coppell, TX 75019
InterBank, an Oklahoma Banking Corporation				
Park 2000		P.O. Box 2327	Grapevine, TX 76099	

Frank Swingle

From: Scott Wolf <Scott.Wolf@amwins.com>
Sent: Monday, September 25, 2023 12:12 PM
To: Frank Swingle
Cc: Rachel Lindsey; Freedom Hernandez
Subject: RE: Freehold - TRIA / Boiler / DBB

Landmark just advised the following:

"

Our currently quoted All Risk 25m x 25m:

- 1) Scheduled Limits no Margin clause - \$135k as originally indicated
- 2) Scheduled Limits with 10% margin clause - \$150k
- 3) Blanket by Location with 10% margin clause - \$160k

TIV of \$226,950,316

The valuation is pretty skinny on this risk and there were credits baked in with the tighter scheduling. With the blanket by location, I'm going to need to pull in FAC so I need to hopefully have enough premium in order to procure that.

Additional Flood only option -As mentioned on the phone, there's actually a pretty significant chunk of values exposed in Zone A – further to that, there's just a ton of ground square footage on this account, and we tend to be on the higher end of the market when we're rating against that amt of ground square footage.

You mentioned that Starr had been providing a 2.5M sublimit last year, I would offer a 1.5M x 1M for 125k for Flood only with your below deductibles – blanket by location with 10% margin clause. A 4M x 1M will be a good bit higher than that which doesn't sound like it would work. Understand if you have a market that is a bit more aggressive."

Will report back a couple of other excess markets position on Flood. This will take a couple of days..

For all of the premiums above, we need to include SLT..

From: Scott Wolf
Sent: Monday, September 25, 2023 12:07 PM
To: 'Frank Swingle' <fswingle@swinglecollins.com>
Cc: Rachel Lindsey <Rachel.Lindsey@amwins.com>; 'Freedom Hernandez' <fhernandez@swinglecollins.com>
Subject: RE: Freehold - TRIA / Boiler / DBB

Good morning. We are still working but wanted to send the following update and attachments:

- Work-in-progress Information Sheet showing current gaps and expected pricing highlighted in yellow
- Revised Starr Primary \$10M Quote:
 - o Removed service fee, lowered commission to 9.5%
 - o Updated Margin Clause and other policy wording to reflect 'per location'
- Revised Mitsui Quote:
 - o Increased offer from previous \$5M x/s \$10M to **\$10M p/o \$15M x/s \$10M**
- Landmark Quote for 100% of \$25M x/s \$25M
 - o Quote is currently scheduled and not blanket per location; underwriter is reviewing and if they can offer blanket per location, they will charge an AP
 - o They are offering an AP option for 110% Margin Clause

Frank Swingle

From: Scott Wolf <Scott.Wolf@amwins.com>
Sent: Monday, September 25, 2023 12:07 PM
To: Frank Swingle
Cc: Rachel Lindsey; Freedom Hernandez
Subject: RE: Freehold - TRIA / Boiler / DBB
Attachments: Amwins Quote - Starr - Primary 10M - Revised.pdf; Amwins Quote - Mitsui - 15M xs 10M.pdf; Amwins Quote - Landmark - 25M xs 25M.pdf; Information sheet to agent 9.25.23.pdf

Good morning. We are still working but wanted to send the following update and attachments:

- Work-in-progress Information Sheet showing current gaps and expected pricing highlighted in yellow
- Revised Starr Primary \$10M Quote:
 - o Removed service fee, lowered commission to 9.5%
 - o Updated Margin Clause and other policy wording to reflect 'per location'
- Revised Mitsui Quote:
 - o Increased offer from previous \$5M x/s \$10M to **\$10M p/o \$15M x/s \$10M**
- Landmark Quote for 100% of \$25M x/s \$25M
 - o Quote is currently scheduled and not blanket per location; underwriter is reviewing and if they can offer blanket per location, they will charge an AP
 - o They are offering an AP option for 110% Margin Clause

Current property gap is 33.33% being \$5M part of \$15M x/s \$10M but AXIS is considering this layer as well as Navigators and CNA. We are using a conservative estimate and hope to get this down. The savings will not be significant – hopefully 33% of \$25K

Excess Flood:

- AXIS can offer either \$1.5M x/s \$1M or \$4M x/s \$1M; need to confirm pricing
- Landmark is reviewing the \$4M x/s \$1M offer as well

Wind/Hail Deductible Buyback:

- London is getting increases because of North TX accumulations and other London markets were NOT as competitive as the incumbents. Ultimately, they agreed to:
- Type – Wind & Hail Only Deductible Buy Back
- Period – 30th September 203 to 30th September 2024
- Form – Stevens' 22
- Payment Terms – LSW 3000 – 60 days
- Total Insured Values – USD 226,950,316 per schedule of values (BI Included)
- No. of Locations - 16
- Limit and Premium –
-
- **OPTION 1**
- To pay the difference between 3% of TIV subject to a minimum of USD 25,000 per occurrence
- and
- USD 25,000 per occurrence
- Maximum Recoverable Amount USD 1,750,000 per occurrence
- @ Premium: USD 677,522 per annum (100% minimum earned at inception)
- Capacity: 100%

- **OPTION 2**
- To pay the difference between 3% of TIV subject to a minimum of USD 25,000 per occurrence
- and
- USD 25,000 per occurrence
- Maximum Recoverable Amount USD 1,500,000 per occurrence
- **@ Premium: USD 665,022 per annum (100% minimum earned at inception)**
- **Capacity: 100%**
-
- **Subject to confirmation of no wind/hail losses.**
-
- Full slip terms and conditions to be agreed.
- No cover given.
- Open 13 days.
- Subject to no deterioration in loss record
- Excluding active storms at date of binding.
- Lineslip Policy Fee: USD 250

Option 1 is essentially the only one of value. London feels like the difference in exposure between option 1 and 2 is nearly NIL.

We have inquired if there is a credit for 2X Agg limit as currently have a per occurrence limit. Our view is that the only way to get a big reduction is to buy down to a larger per occurrence like \$100K or \$250K vs to \$25K

More news to follow.

The above / attached are larger premiums than we indicated below, but we are not done..

Scott Wolf
Executive Vice President
T 214.561.6854 | M 469.222.1877
scott.wolf@amwins.com

From: Scott Wolf
Sent: Thursday, September 21, 2023 11:28 AM
To: Frank Swingle <fswingle@swinglecollins.com>
Cc: Rachel Lindsey <Rachel.Lindsey@amwins.com>; Freedom Hernandez <fhernandez@swinglecollins.com>
Subject: RE: Freehold - TRIA / Boiler / DBB

Are you available for a quick chat Noon or at 1:30m today?

As provided Starr is having to reduce all Flood from \$2.5m to \$1m. Last year we provided \$2.5m XS \$2.5m Flood at \$70K plus tax so this will go up.

Last year total spend was \$2,047,913 which included Property up to \$100M, \$2.5m XS \$2.5m Flood, Voyager Flood, Terrorism & Buy-back. This was \$137,127 less than prior year. Overall last year was 16% reduction. Reason being Starr agreed to step up big time.

The XS layers are being completely restricted and we are testing a few options to get the best price. With combination expiring coverages lines the total spend is looking like \$2,440,784, which is 16% increase or additional \$392,870 from expiring.

While we will continue working XS markets ways to mitigate increase:

- 1) Buy lesser buy-back limit or buy-down to higher retention. Currently have difference between 3%, subject to min. of \$25K and \$25K per occ. Subject to a maximum recoverable of \$1,750,000
- 2) Purchase less limit on All Risk basis – the top layer being \$50m XS \$50m is at \$78,693.75
- 3) Purchase less Flood. The insured currently has \$5m...

Scott Wolf

Executive Vice President
T 214.561.6854 | M 469.222.1877
scott.wolf@amwins.com

From: Frank Swingle <fswingle@swinglecollins.com>

Sent: Wednesday, September 20, 2023 5:24 PM

To: Rachel Lindsey <Rachel.Lindsey@amwins.com>; Freedom Hernandez <fhernandez@swinglecollins.com>

Subject: Re: Freehold - TRIA / Boiler / DBB

Oops, dumb agent!

Frank Swingle
Swingle, Collins & Associates
O 972.387.6709 C 214.893.1872

On Sep 20, 2023, at 5:19 PM, Rachel Lindsey <Rachel.Lindsey@amwins.com> wrote:

Nevermind – we don't handle the Boiler on this. Unless I'm missing something.

Rachel Lindsey

Assistant Vice President
T 214.561.9343 | M 817.938.9995
rachel.lindsey@amwins.com

Amwins Insurance Brokerage, LLC
5910 North Central Expwy | Suite 500 | Dallas, TX 75206
amwins.com

In CA: Amwins Brokerage Insurance Services | CA License #0F19710

Loss run requests can be sent directly to LossRuns@amwins.com (please include the named insured, policy numbers and effective dates)





Amwins Insurance Brokerage, LLC
5910 North Central Expressway
Suite 500
Dallas, TX 75206

amwins.com

September 25, 2023

Frank Swingle
Swingle, Collins and Associates
13760 Noel Road
Suite 600
Dallas, TX 75240

PER LOC vs PER SCHED

RE: Freehold Management, Inc.

PROPERTY QUOTATION

Dear Frank:

Please find the attached quotation for Freehold Management, Inc. Here is a summary of the terms and conditions:

INSURED: Freehold Management, Inc.

MAILING ADDRESS: 2929 Carlisle, Suite 170
Dallas, TX 75204-4067

CARRIER: Starr Surplus Lines Insurance Company (Non-Admitted)

PROPOSED POLICY PERIOD: From 9/30/2023 to 9/30/2024
12:01 A.M. Standard Time at the Mailing Address shown above

QUOTE EXPIRATION DATE: 9/30/2023

POLICY PREMIUM:

Premium	\$1,131,669.00
Fees	\$1,000.00
Surplus Lines Taxes and Fees	\$55,783.95
Total	\$1,188,452.95

TRIA OPTIONS: TRIA can be purchased for an additional premium of \$17,500 plus applicable taxes and fees. Signed acceptance/rejection required at binding.

MINIMUM EARNED PREMIUM: 30%

COMMISSION: 9.500% of premium excluding fees and taxes

SUBJECTIVITIES: Per Attached

LAYER in Millions	COMPANY	AM BEST	% LAYER	LIMIT	CARRIER PREMIUM	CARRIER RATE	COMPANY FEE	TX SLT	GRAND TOTAL
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PROPERTY									4.925%
Primary 10M									
15M x/s 10M	Starr Surplus Lines Insurance Company	A XV	100%	10,000,000	1,131,669	0.499%	1,000	55,783.95	1,188,452.95
	MSIG Specialty Insurance USA Inc.	A+ XV	66.67%	10,000,000	116,567	0.051%	0	5,745.85	122,412.85
25M x/s 25M	Landmark American Insurance Company	A XV	100%	25,000,000	33,333	0.028%	0	3,283.33	69,950.00
50M x/s 50M	Homeland Insurance Company of New York	A+ XV	100%	50,000,000	156,000	0.059%	0	6,648.75	141,648.75
EXCESS FLOOD									
1.5M x/s 1M	AXIS Surplus Insurance Company - or TBD								
4M x/s 1M	AXIS Surplus Insurance Company - or TBD								
DEDUCTIBLE BUY BACK									
1.75M	Certain Underwriters at Lloyd's, London	A XV	100%	1,500,000	0	0.000%	0	0.00	0.00
1.5M	Certain Underwriters at Lloyd's, London	A XV	100%	1,500,000	665,022	0.293%	0	32,752.33	697,774.33
TERRORISM	Certain Underwriters at Lloyd's, London (Hiscox 33 Syndicate)	A XV	100%	100,000,000	15,813	0.007%	0	778.79	16,591.79
STAND-ALONE FLOOD	Voyager Indemnity Insurance Company	A XV	100%	500,000	20,926	0.009%	0	1,030.60	21,956.60

Yellow = Not confirmed

PURE PREMIUM ALL LINES COMBINED
SURPLUS LINES TAXES & FEES
GRAND TOTAL ALL LINES

2,239,263.67
109,717.36
2,337,481.02
0.987%
Option 1 buy-back
1.030%

Buildings	195,419,611
Contents	1,075,000
Rental Income	30,455,705

TIV 2023/24	226,950,316
-------------	-------------

127,387.50



WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY

TheZenith®EXTENSION OF INFORMATION PAGE
ITEM 4 SCHEDULE OF PREMIUM

NAME AND ADDRESS OF INSURED
FREEHOLD MANAGEMENT, INC.
2929 CARLISLE ST STE 170
DALLAS TX 75204-4067

POLICY NUMBER
C045941525

STATE COVERAGE

State Code	From	Thru	Class	Description	Emps	Payroll	Manual Rate	Manual Premium
TX	08/31/23	08/31/24	8742-9	SALESPERSONS-OUTSIDE	2	138,600	0.13	180
TX	08/31/23	08/31/24	8809-1	EXECUTIVE OFFICERS NOC	2	70,200	0.09	63
TX	08/31/23	08/31/24	8810-0	CLERICAL OFFICE EMPLOYEE	2	60,722	0.05	30

PREMIUM CALCULATION DETAILS

Code No.	Premium Adjustments	Limits/Amount	Perc	Premium
08/31/2023 to 08/31/2024				
	STATE MANUAL PREMIUM EMPLOYERS LIABILITY LIMITS BALANCE TO MINIMUM EMPLOYERS LIABILITY SMALL EMPLOYER PLAN TEXAS MEDICAL NETWORK CREDIT EXPENSE CONSTANT	500,000/500,000/500,000	1.10% -15.00% -5.00%	273 3 97 -56 -16 140
	Sub-Total			441
	TOTAL ESTIMATED PREMIUM			441

Courtyard	169 Interstate 35 S New Braunfels, TX 78130	\$580,100	\$5,000	\$50,000/\$4,000	\$2,960.00	\$ 3,105.78
Courtyard	161 Interstate 35 S New Braunfels, TX 78130	\$500,000	\$5,000	\$50,000/\$4,000	\$2,660.00	\$ 2,791.01
Courtyard	185 Interstate 35 S New Braunfels, TX 78130	\$500,000	\$5,000	\$50,000/\$4,000	\$2,660.00	\$ 2,791.01 below
Creekside	6750 Abrams Rd Dallas, TX 75231	\$500,000	\$2,500	\$50,000/\$2,000	\$2,504.00	\$ 2,627.32
Creekside	6780 Abrams Rd Dallas, TX 75231	\$500,000	\$22,500	\$50,000/\$20,000	\$2,746.00	\$ 2,881.24 \$ 5,508.56
Green Oak	1255 Green Oaks Rd Fort Worth, TX 76116	\$500,000	\$3,600	\$50,000/\$3,000	\$1,062.00	\$ 1,114.30
Ridgemar	6850 Ridgmar Meadow Rd Fort Worth, TX 76116	\$500,000	\$3,600	\$50,000/\$3,000	\$1,062.00	\$ 1,114.30
Ridgemar	6800 Ridgmar Meadow Rd Fort Worth, TX 76116	\$500,000	\$3,600	\$50,000/\$3,000	\$2,636.00	\$ 2,765.82
Ridgemar	1300 Green Oaks Rd Fort Worth, TX 76116	\$500,000	\$3,600	\$50,000/\$3,000	\$2,636.00	\$ 2,765.82 \$ 7,760.24
					\$20,926.00	\$ 21,956.60

RPI Lakeside: Effective 09/16/2023 – these have been paid

9905053263 – 9667 N. Central Expwy Bld 2 \$674	\$ 674.00
9905053261 – 9669 N. Central Expwy Bld 1 \$727	\$ 727.00 \$ 1,401.00

RPI Denton Center, Ltd.

99053379962023 - 808 W. University Dr., Denton, TX– Effective 01/04/2023 - \$2,636	\$ 2,636.00
87053379922023 - 512-824 W. University Dr., Denton, TX – Effective 01/08/2023 - \$3,106	\$ 3,106.00
87053379932023 – 602 W. University Dr., Denton, TX – Effective 01/08/2023 - \$2,606	\$ 2,606.00
87053379972023 - 906 W. University Dr., Denton, TX – Effective 01/08/2023 - \$1,852	\$ 1,852.00
87053379982023 – 908-910 W. University Dr., Denton, TX – Effective 01/08/2023 - \$3,071	\$ 3,071.00
87053380022023 - 500 W. University Dr., Denton, TX – Effective 01/08/2023 - \$2,443	\$ 2,443.00
87053380042023 – 826-836 W. University Dr., Denton, TX – Effective 01/08/2023 - \$2,937	\$ 2,937.00
87053380052023 - 502 W. University Dr., Denton, TX – Effective 01/08/2023 - \$2,541	\$ 2,541.00 \$ 21,192.00

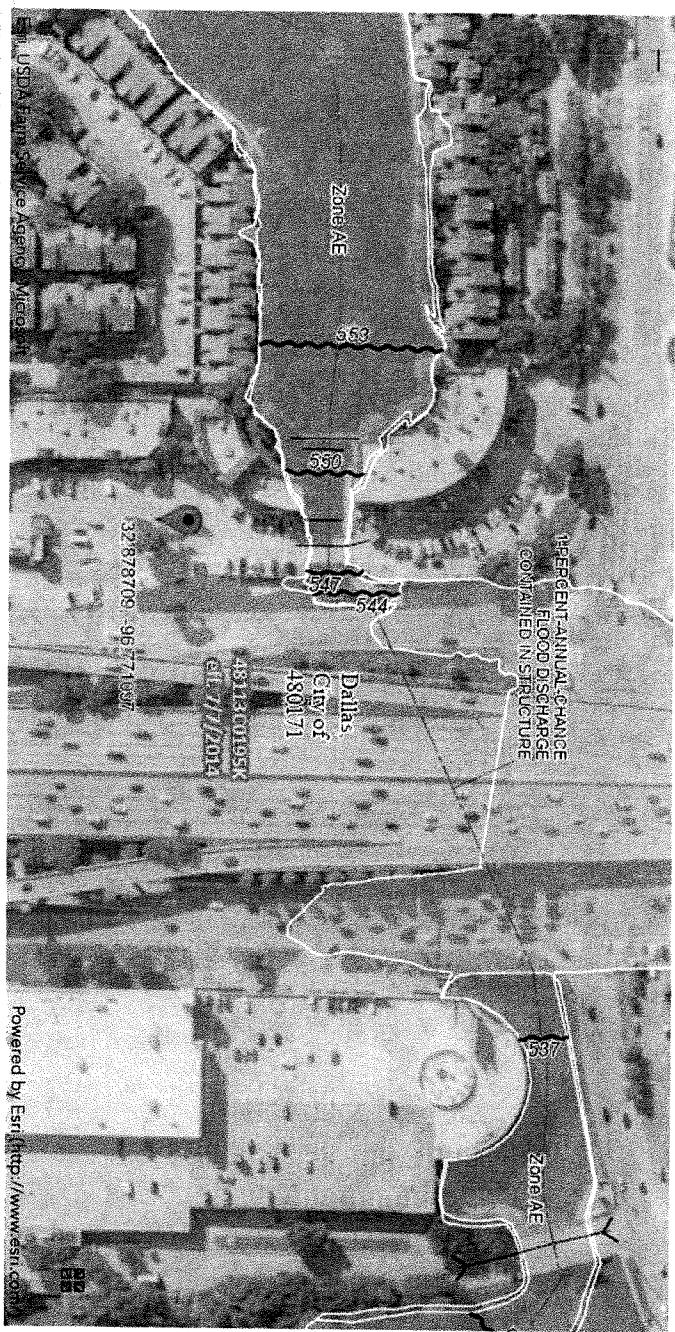
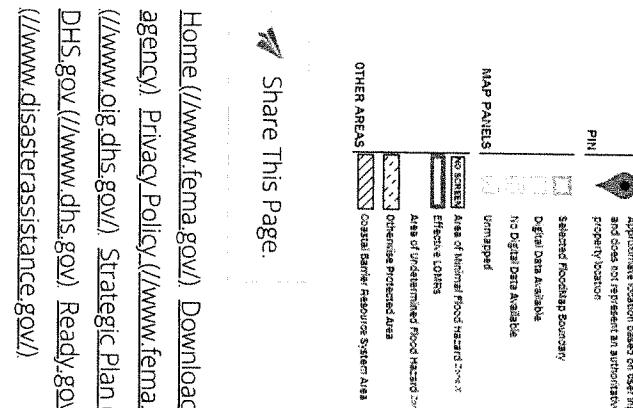
RPI Courtyard

87048930332022 – 117/139/141/153/167 S IH 35 New Braunfels – Effective 11/08/2022 - \$1,264	\$ 1,264.00
87048955932022 – 101-115, 161 SIH 35 New Braunfels – Effective 11/16/2022 - \$1,801	\$ 1,801.00 \$ 11,752.80
	\$ 47,614.60 \$ 47,614.60



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Amwins Insurance Brokerage, LLC
5910 North Central Expressway
Suite 500
Dallas, TX 75206

amwins.com

September 25, 2023

Frank Swingle
Swingle, Collins and Associates
13760 Noel Road
Suite 600
Dallas, TX 75240

RE: Freehold Management, Inc.

PROPERTY QUOTATION

Dear Frank:

Please find the attached quotation for Freehold Management, Inc. Here is a summary of the terms and conditions:

INSURED:	Freehold Management, Inc.		
MAILING ADDRESS:	2929 Carlisle, Suite 170 Dallas, TX 75204-4067		
CARRIER:	Starr Surplus Lines Insurance Company (Non-Admitted)		
PROPOSED POLICY PERIOD:	From 9/30/2023 to 9/30/2024 12:01 A.M. Standard Time at the Mailing Address shown above		
QUOTE EXPIRATION DATE:	9/30/2023		
POLICY PREMIUM:	Premium	\$1,131,669.00	
	Fees	\$1,000.00	
	Surplus Lines Taxes and Fees	\$55,783.95	
	<u>Total</u>	<u>\$1,188,452.95</u>	
TRIA OPTIONS:	TRIA can be purchased for an additional premium of \$17,500 plus applicable taxes and fees. Signed acceptance/rejection required at binding.		
MINIMUM EARNED PREMIUM:	30%		
COMMISSION:	9.500% of premium excluding fees and taxes		
SUBJECTIVITIES:	Per Attached		

STARR

INSURANCE COMPANIES

QUOTATION

NAMED INSURED: Freehold Management Inc.

POLICY NUMBER: To Be Advised

MAILING ADDRESS OF INSURED: 2929 Carlisle, Suite 170, Dallas, TX. 75204

**DESCRIPTION AND LOCATION
OF PROPERTY INSURED:** Real Estate- LRO Retail

VALUES: Total Insured Value: \$226,950,316

TERRITORY: United States of America

POLICY TERM: Effective: 9/30/2023 at 12:01 AM
Expiration: 9/30/2024 at 12:01 AM.

FORM: PR 001, PR 002, PR 003, PR 004 and accompanying
Endorsements as specified

COVERAGE: All Risks of direct physical loss or damage, covering Property
Damage, Business Interruption, Extra Expense and Boiler &
Machinery.

POLICY LIMIT OF LIABILITY: \$10,000,000 any one occurrence excess of Policy deductibles

STARR SPECIALTY PARTICIPATION: 100%

STARR

INSURANCE COMPANIES

QUOTATION

NAMED INSURED: Freehold Management Inc.

VALUATION: This Company's liability for loss under this policy for real and personal property (excluding stock) shall not exceed the smallest of the following amounts:

1. The amount of the policy applicable to the damaged or destroyed property;
 2. The REPLACEMENT COST of the property or any part thereof, with identical property or with like, kind and quality of such property on the same premises and intended for the same occupancy and use; or;
 3. The amount actually and necessarily expended in repairing or replacing said property, or any part thereof.
 4. ACTUAL CASH VALUE if the property is not repaired or replaced within 2 years.
- a. FINISHED STOCK sold but not delivered, at the Insured's net selling price of such property less all discounts and unincurred expenses to which such property would have been subject had no loss occurred. FINISHED STOCK not sold at REPLACEMENT COST.
 - b. RAW STOCK and STOCK IN PROCESS, at REPLACEMENT COST with like kind and quality.
 - c. TIME ELEMENT: Actual Loss Sustained.

STARR

INSURANCE COMPANIES

QUOTATION

NAMED INSURED: Freehold Management Inc.

SUBLIMITS: Sublimits are per occurrence unless shown otherwise.

The following sublimits are part of and not in addition to the Policy Limit of Liability
Sublimits are 100% and are subject to Starr Specialty percentage participation.

<u>EARTH MOVEMENT</u>	\$10,000,000	PER OCCURRENCE AND IN THE ANNUAL AGGREGATE, EXCEPT:
EARTH MOVEMENT in the State of Alaska, California or Hawaii	NOT COVERED	PER OCCURRENCE AND IN THE ANNUAL AGGREGATE, EXCEPT:
EARTH MOVEMENT in the PACIFIC NORTHWEST Seismic Zones (per Appendices A and B)	NOT COVERED	PER OCCURRENCE AND IN THE ANNUAL AGGREGATE, EXCEPT:
The maximum payable for ALL EARTH MOVEMENT losses in any one Policy term shall in no event exceed:	\$10,000,000	
<u>FLOOD</u>	\$1,000,000	PER OCCURRENCE AND IN THE ANNUAL AGGREGATE, EXCEPT:
FLOOD (Including Storm Surge) for any LOCATION Wholly or partially situated within an area defined as a Flood Zone A, A1-A30, AE, AH, AO, AR, A99, AOVEL Or V, V1-V30 and VE as designated by the Federal Emergency Management Agency (FEMA) In published FLOOD Hazard Base Maps Or Flood Insurance Rate Maps	\$1,000,000	PER OCCURRENCE AND IN THE ANNUAL AGGREGATE, EXCEPT:
The maximum payable for all FLOOD (Including Storm Surge) losses in any One policy term shall in no event exceed:	\$1,000,000	

STARR

INSURANCE COMPANIES

QUOTATION

NAMED INSURED: Freehold Management Inc.

SUBLIMITS(Continued)

ACCOUNTS RECEIVABLE:	\$1,000,000
COURSE OF CONSTRUCTION:	\$500,000
DEBRIS REMOVAL:	THE GREATER OF 25% OF ADJUSTED DIRECT PROPERTY LOSS OR \$2,500,000
ELECTRONIC DATA PROCESSING:	\$250,000
EXTRA EXPENSE:	\$500,000
FINE ARTS:	\$100,000
FIRE AND POLICE DEPARTMENT SERVICE CHARGES:	\$50,000
DEMOLITION AND INCREASED COST OF CONSTRUCTION,	\$5,000,000 EXCEPT:
DEMOLITION AND INCREASED COST OF CONSTRUCTION, (UNDAMAGED PORTION):	INCLUDED
LEASEHOLD INTEREST:	\$250,000
LEASED OR RENTED EQUIPMENT:	\$50,000
MARGIN CLAUSE	110% PER LOCATION
MOBILE EQUIPMENT:	\$50,000 (\$10,000 max per item)
MISCELLANEOUS UNNAMED LOCATIONS:	\$50,000
NEWLY ACQUIRED LOCATIONS:	\$1,000,000
POLLUTION AND CONTAMINATION CLEAN UP:	\$50,000 PER OCCURRENCE AND IN THE ANNUAL AGGREGATE
PROTECTION AND PRESERVATION OF PROPERTY	\$100,000
TEMPORARY REMOVAL OF PROPERTY:	\$50,000
OFF PREMISES POWER:	100,000
SIGNS:	\$250,000
SPOILAGE:	\$100,000
TRANSIT:	\$100,000
TREES AND SHRUBS:	\$25,000 (NOT TO EXCEED \$ 1,000 PER TREE OR SHRUB)
VALUABLE PAPERS AND RECORDS:	\$500,000
VEHICLES:	NO COVERAGE

STARR

INSURANCE COMPANIES

QUOTATION

NAMED INSURED: Freehold Management Inc.

SUBLIMITS APPLICABLE TO INSURED LOCATIONS THAT ARE VACANT AT TIME OF LOSS:

VANDALISM AND MALICIOUS MISCHIEF:	\$250,000
WATER DAMAGE:	\$250,000
THEFT:	\$250,000

<u>BOILER AND MACHINERY:</u>	INCLUDED IN POLICY LIMIT OF LIABILITY	ANY ONE ACCIDENT
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The following sublimits are part of and not in addition to the Boiler and Machinery Sublimit:

AMMONIA CONTAMINATION:	\$100,000	ANY ONE ACCIDENT
CONSEQUENTIAL DAMAGE:	\$100,000	ANY ONE ACCIDENT
EXPEDITING EXPENSES:	\$100,000	ANY ONE ACCIDENT
HAZARDOUS SUBSTANCES:	\$100,000	ANY ONE ACCIDENT
WATER DAMAGE:	\$100,000	ANY ONE ACCIDENT

TIME LIMITS:

NO COVERAGE IS PROVIDED BY THIS POLICY BEYOND THE CORRESPONDING TIME LIMIT SPECIFIED BELOW:

CIVIL AND MILITARY AUTHORITY	14 CONSECUTIVE DAYS
INGRESS/EGRESS	14 CONSECUTIVE DAYS
NEWLY ACQUIRED LOCATIONS	60 CONSECUTIVE DAYS
EXTENDED PERIOD OF INDEMNITY	90 CONSECUTIVE DAYS

WAITING PERIOD:

COVERAGE IS PROVIDED BY THIS POLICY ONLY IF THE CORRESPONDING WAITING PERIOD SPECIFIED IS EXCEEDED BY THE PERIOD OF INTERRUPTION OF THE INSURED'S BUSINESS. IF THE WAITING PERIOD IS EXCEEDED, THEN THE CORRESPONDING COVERAGE WILL APPLY:

OFF PREMISES POWER: 48 HOUR(S) WAITING PERIOD

STARR

INSURANCE COMPANIES

QUOTATION

NAMED INSURED: Freehold Management Inc.

DEDUCTIBLES:

ALL DEDUCTIBLES LISTED BELOW ARE PER OCCURRENCE EXCEPT WITH RESPECT TO COVERAGE PROVIDED UNDER THE BOILER & MACHINERY ENDORSEMENT, IF ATTACHED, WHICH SHALL BE ANY ONE ACCIDENT.

PROPERTY DAMAGE & TIME ELEMENT COMBINED	\$25,000
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EXCEPTIONS TO ABOVE DEDUCTIBLES:

FLOOD:	\$100,000
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FLOOD:	\$500,000 PER BLDG, AND \$500,000 PER BLDG CONTENTS, AND \$100,000 TIME ELEMENT
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FLOOD (Including Storm Surge) for any LOCATION Wholly or partially situated within an area defined as a Flood Zone A, A1-A30, AE, AH, AO, AR, A99, AOVEL Or V, V1-V30 and VE as designated by the Federal Emergency Management Agency (FEMA) In published FLOOD Hazard Base Maps Or Flood Insurance Rate Maps

EARTH MOVEMENT:	\$100,000
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WIND:

(PROPERTY DAMAGE AND TIME ELEMENT COMBINED):	3% SUBJECT TO A \$25,000 MINIMUM PER OCCURRENCE
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1. If the deductible is specified as a (%) percentage, whether separately or combined, the deductible is calculated as follows:

PROPERTY DAMAGE – SEE ABOVE% of the 100% value submitted to and accepted by the COMPANY at the time of loss, of the property insured at the LOCATION where the physical loss or damage occurred.

TIME ELEMENT – SEE ABOVE% of the 100% Time Element values that would have been earned in the 12 month period following the OCCURRENCE by use of the facilities at the LOCATION where the loss or damage occurred, plus that proportion of the 100% TIME ELEMENT values at all other LOCATIONS where TIME ELEMENT loss ensues that was directly affected by use of such facilities and that would have been earned in the 12 month period following the OCCURRENCE

2. If the deductible is specified in hours or days, liability shall exist only for such part of the determined period of interruption in excess of the first number of hours or days stated above, starting at the time of physical loss or damage.

STARR

INSURANCE COMPANIES

QUOTATION

NAMED INSURED: Freehold Management Inc.

3. When this POLICY insures more than one INSURED LOCATION, the deductible will apply against the total loss covered by this POLICY in any one OCCURRENCE except that a deductible that applies on a per LOCATION basis, if specified, will apply separately to each LOCATION where the physical damage occurred regardless of the number of Locations involved in the OCCURRENCE.
4. Unless stated otherwise, if two or more deductibles apply to an OCCURRENCE, the total to be deducted will not exceed the largest deductible applicable. If two or more deductibles apply on a per INSURED LOCATION basis in an OCCURRENCE the largest deductible applying to each INSURED LOCATION will be applied separately to each such INSURED LOCATION.
5. If separate Property Damage and TIME ELEMENT deductibles are shown in the Declarations, then the deductible amount(s) shown in the Declarations shall apply separately to each such coverage.
6. The term "TIME ELEMENT" shall be defined as the actual loss sustained due to the necessary interruption of the Insured's NORMAL business operations including but not limited to, loss described in the BUSINESS INTERRUPTION SECTION, if attached, and the following TIME ELEMENT extensions, if endorsed hereon: Contingent Business Interruption, Contingent Extra Expense, Extra Expense, Ingress/Egress, Leasehold Interest, Rental Value, Off Premises Power Business Interruption, but this definition shall not otherwise expand or modify the coverage, if any, provided by this POLICY or its Endorsements.

COINSURANCE: 100% (Waived by Agreed Amount Endorsement)**ADDITIONAL TERMS AND CONDITIONS:**

1. Coverages and/or Extensions of Coverage not specifically mentioned, even though they may be outlined in your submission, are not included.
2. 30% Minimum Earned Premium.
3. Premium to be paid in full within 30 days of inception.
4. Receipt of the completed and signed Surplus Lines Tax Filing Confirmation form warranting that the broker/agent will accept full responsibility for compliance of the Surplus Lines laws and the collection and remittance of the applicable surplus lines tax and/or stamping fees on 100% of the premium, must be received within 10 days of binding. If the Surplus Lines Filing Confirmation form is not received within 10 days, we reserve the right to cancel the binder and/or any policy issued in connection with the binder.
5. Broker will provide licensing information which will be verified prior to binding. No policies will be bound with a business entity or broker whose license is 1) not current and 2) has not been confirmed.
6. Any taxes imposed by virtue of the policy being written by an unauthorized insurer are the responsibility of the insured and a licensed producer.
7. Business Interruption coverage shall only apply to those locations where Business Interruption values have been declared.
8. 72 Hour Occurrence Definition applies to WIND, FLOOD, EARTH MOVEMENT, Riot, Riot attending a strike, civil commotion and vandalism and malicious mischief.

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INSURANCE COMPANIES

QUOTATION

NAMED INSURED: Freehold Management Inc.

9. Owned electrical transmission and distribution lines and their supporting structures located beyond 1,000 feet from any Insured premises are excluded.
10. Signed Statement of Property Values to be provided within 30 days of effective date.
11. Completed BI Worksheet within 30 days.
12. Should this quotation be accepted, the Company will authorize BROKER to issue Certificates of Insurance for the policy issued by the Company solely as a matter of convenience or information for the addressee (s) or holder(s) of said Certificate of Insurance. Any policy issued by this Company may only be amended by an endorsement issued by the Company.
13. TRIA Forms due within 15 days of binding or Insured will be billed for Terrorism
14. The following Endorsements/Additional Endorsements will attach to and form part of the policy. (additional endorsements may apply that are not listed here):

a. Common Policy Conditions	IL 00 17 11 98
b. Commercial Property Conditions	CP 00 90 07 88
c. (OFAC) Advisory Notice to Policyholders	IL P 001 01 04
d. Accounts Receivable Endorsement	PR 006 (02/12)
e. Agreed Amount Endorsement (Business Interruption)	PR 007 (02/12)
f. Agreed Amount Endorsement (Property)	PR 008 (02/12)
g. Biological Chemical Or Nuclear Exclusion	
h. Boiler and Machinery Endorsement	PR 012 (07/13)
i. Course of Construction Endorsement	PR 018 (02/12)
j. Data Distortion/Corruption Endorsement Covers Subsequent Damage from Named Perils and B&M	PR 020 (02/12)
k. Electronic Data Processing Endorsement	PR 023 (02/12)
l. Electronic Date Recognition Clause Endorsement (Combined)	PR 024 (02/12)
m. Extra Expense Endorsement	PR 028 (02/12)
n. Fire and Police Department Service Charges Endt	PR 029 (02/12)
o. Fine Arts Endorsement	PR 030 (11/16)
p. Demolition and Increased Cost of Construction	PR 034 (04/21)
q. Ingress/Egress Endorsement	PR 035 (02/12)
r. Leasehold Interest Endorsement	PR 037 (02/12)
s. Minimum Earned Premium Endorsement	
t. Mobile Equipment Endorsement	PR 041 (11/16)
u. Named Windstorm Definition	PR 042 (11/16)
v. Newly Acquired Locations Endorsement	PR 043 (11/16)
w. Occurrence Limit of Liability Endorsement	PR 044 (02/12)
x. Off Premises Power Endorsement	PR 045 (02/12)
y. Pollution and Contamination Clean-Up Endorsement	PR 049 (02/12)
z. Replacement Cost Endorsement	PR054 (09/14)
aa. Roof Limitation Endorsement	
bb. Schedule of Locations Endorsement	PR 056 (09/14)
cc. Temporary Removal of Property Endorsement	PR 059 (02/12)
dd. Terrorism Exclusion (For Certified Acts of Terrorism Under the Terrorism Risk Insurance Act, as amended)	# 61330 (01/15)
ee. Total Terrorism Exclusion	# 61331 (01/15)
ff. Terrorism Exclusion (Except for Certified Acts of Terrorism Under the Terrorism Risk Insurance Act, as amended)	#61332 (01/15)
gg. Terrorism Risk Insurance Act, as amended, Cap on	

STARR

INSURANCE COMPANIES

QUOTATION

NAMED INSURED: Freehold Management Inc.

Losses Endorsement	# 61333 (01/15)
hh. Trade or Economic Sanctions Endorsement	PR 067 (02/12)
ii. Transit Endorsement	PR 064 (07/13)
jj. Vacant Property Endorsement	PR 099 (04/21) 2D to be amended to read : For purposes of this endorsement, a LOCATION is considered vacant or unoccupied when 75% or more of its square footage is either i) not rented or legally occupied or ii) not used to conduct customary operations.
kk. Valuable Papers and Records Endorsement	PR 066 (07/13)
ll. War and Terrorism Exclusion (as respects transit)	NMA2918
mm. Radioactive Contamination Exclusion Clause	
nn. Service of Suit – SSIL-0005	
oo. Application of Sublimits Endorsement	
pp. Pre-Existing Damages Exclusion	
qq. Communicable Disease Exclusion- Starr 4/20	
rr. Appendix A – New Madrid Seismic Zone	PR073 (02/12)
ss. Appendix B – Pacific Northwest Seismic Zone	PR074 (02/12)
tt. Standard Exclusions: Asbestos, Authorities, Mold, political Risks as specified in Property Coverage Form – General Conditions PR002 (11/16)	

STARR SPECIALTY PREMIUM: \$1,131,669 annual premium plus applicable State or Local Surcharges, Taxes and Fees, Countersignature Fees

**STARR SPECIALTY
TERRORISM PREMIUM (optional):** \$17,500 Plus any State or Local Surcharges, Taxes or Fees, Countersignature Fees (as respects Certified Acts of Terrorism as defined by the Terrorism Risk Insurance Act, as amended).

**STARR SPECIALTY LOSS
CONTROL ENGINEERING
INSPECTION FEE (mandatory):** \$1,000 The Engineering Fee is exclusive of any commissions, taxes, fees or surcharges

SECURITY: Starr Surplus Lines Insurance Company

CANCELLATION: 30 days except 10 days for nonpayment of premium.

STARR

INSURANCE COMPANIES

QUOTATION

NAMED INSURED: Freehold Management Inc.

POLICYHOLDER DISCLOSURE STATEMENT
UNDER
TERRORISM RISK INSURANCE ACT, AS AMENDED

You are hereby notified that under the federal Terrorism Risk Insurance Act of 2002, as amended (the "Act"), 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 in consultation with the Secretary of Homeland Security and the Attorney General of the United States (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 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 the definition of an "Act of Terrorism" and other terms of the Act. The Secretary's decision to certify or not to certify an event as an Act of Terrorism and thus encompassed by this law is final and not subject to review. Coverage is subject to all policy exclusions (including nuclear hazard and war exclusions) and other policy provisions.

YOU SHOULD ALSO KNOW THAT THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A \$100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURERS' LIABILITY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS \$100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED \$100 BILLION, COVERAGE MAY BE REDUCED.

For your information, coverage provided by this policy 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 an 80% share of terrorism losses covered by this law exceeding a statutorily established deductible that must be met by the insurer. This deductible is based on a percentage of the insurer's direct earned premiums for the year preceding the Act of Terrorism.

Unless you reject coverage under the Act by so indicating below and returning this Policyholder Disclosure statement to us, you will have accepted Terrorism coverage under the Act.

Please indicate your selection below.

I hereby elect to purchase coverage in accordance with the Act.

I hereby reject coverage and accept the exclusion in accordance with the Act.

Date:

Signature of Insured

Print Name/Title

12/2020

STARR PRIMARY

\$ 226,950,314

\$ 10,000,000

DED \$ 25,000

3% WIND / HAIL

\$ 100,000 F/Q

48 HR B1 / EE

VACANT LIMITS

\$ 250,000 JMW / WATER / THEFT

B+M

L+O A-INCL

B/L - 5,000,000

MARGIN 110%

FLOOD 1,000,000 NO A/U 500,000 / 500 / 500

QUAKE 10,000,000

10,000,000

10

1,188,452.95

5,000,000 x 5/10 15

83,940

50,000,000 x 5/50

78,693.75

Courtyard	169 Interstate 35 S New Braunfels, TX 78130	\$580,100	\$5,000	\$50,000/\$4,000	\$2,960.00	\$ 3,105.78
Courtyard	161 Interstate 35 S New Braunfels, TX 78130	\$500,000	\$5,000	\$50,000/\$4,000	\$2,660.00	\$ 2,791.01
Courtyard	185 Interstate 35 S New Braunfels, TX 78130	\$500,000	\$5,000	\$50,000/\$4,000	\$2,660.00	\$ 2,791.01 below
Creekside	6750 Abrams Rd Dallas, TX 75231	\$500,000	\$2,500	\$50,000/\$2,000	\$2,504.00	\$ 2,627.32
Creekside	6780 Abrams Rd Dallas, TX 75231	\$500,000	\$22,500	\$50,000/\$20,000	\$2,746.00	\$ 2,881.24 \$ 5,508.56
Green Oak	1255 Green Oaks Rd Fort Worth, TX 76116	\$500,000	\$3,600	\$50,000/\$3,000	\$1,062.00	\$ 1,114.30
Ridgemar	6850 Ridgmar Meadow Rd Fort Worth, TX 76116	\$500,000	\$3,600	\$50,000/\$3,000	\$1,062.00	\$ 1,114.30
Ridgemar	6800 Ridgmar Meadow Rd Fort Worth, TX 76116	\$500,000	\$3,600	\$50,000/\$3,000	\$2,636.00	\$ 2,765.82
Ridgemar	1300 Green Oaks Rd Fort Worth, TX 76116	\$500,000	\$3,600	\$50,000/\$3,000	\$2,636.00	\$ 2,765.82 \$ 7,760.24
					\$20,926.00	\$ 21,956.60

RPI Lakeside: Effective 09/16/2023 – these have been paid

9905053263 – 9667 N. Central Expwy Bld 2 \$674	\$ 674.00
9905053261 – 9669 N. Central Expwy Bld 1 \$727	\$ 727.00 \$ 1,401.00

RPI Denton Center, Ltd.

99053379962023 - 808 W. University Dr., Denton, TX– Effective 01/04/2023 - \$2,636	\$ 2,636.00
87053379922023 - 512-824 W. University Dr., Denton, TX – Effective 01/08/2023 - \$3,106	\$ 3,106.00
87053379932023 – 602 W. University Dr., Denton, TX – Effective 01/08/2023 - \$2,606	\$ 2,606.00
87053379972023 - 906 W. University Dr., Denton, TX – Effective 01/08/2023 - \$1,852	\$ 1,852.00
87053379982023 – 908-910 W. University Dr., Denton, TX – Effective 01/08/2023 - \$3,071	\$ 3,071.00
87053380022023 - 500 W. University Dr., Denton, TX – Effective 01/08/2023 - \$2,443	\$ 2,443.00
87053380042023 – 826-836 W. University Dr., Denton, TX – Effective 01/08/2023 - \$2,937	\$ 2,937.00
87053380052023 - 502 W. University Dr., Denton, TX – Effective 01/08/2023 - \$2,541	\$ 2,541.00 \$ 21,192.00

RPI Courtyard

87048930332022 – 117/139/141/153/167 S IH 35 New Braunfels – Effective 11/08/2022 - \$1,264	\$ 1,264.00
87048955932022 – 101-115, 161 SIH 35 New Braunfels – Effective 11/16/2022 - \$1,801	\$ 1,801.00 \$ 11,752.80
	\$ 47,614.60 \$ 47,614.60

Voyager Indemnity Insurance Company

**Re: Freehold Management Inc
2929 Carlisle St Ste 170
Dallas, TX 75204**

Quote Number: APP0073220

It has been determined that the structure(s) listed below is(are) eligible for the Voyager Indemnity Insurance Company's Private Commercial Flood Insurance Policy (PCFIP). The terms of coverage are described below:

Proposed Policy Details:

Named Insured: Freehold Management Inc
Proposed Effective Date: 09-30-2023
Proposed Expiration Date: 09-30-2024
Valuation: Replacement Cost Value
Total Locations: 9

SCHEDULE OF LOCATIONS:

Property Address	Building Coverage	Contents Coverage	Base Premium	Surplus Lines Tax	Service Fees	State Fees	Deduct Bldg and Contents	Premium Amount
6850 Ridgmar Meadow Rd Fort Worth, TX 76116	\$500,000	\$3,600	\$1,062.00	N/A	N/A	N/A	\$50,000/\$3,000	\$1,062.00
169 Interstate 35 S New Braunfels, TX 78130	\$580,100	\$5,000	\$2,960.00	N/A	N/A	N/A	\$50,000/\$4,000	\$2,960.00
6800 Ridgmar Meadow Rd Fort Worth, TX 76116	\$500,000	\$3,600	\$2,636.00	N/A	N/A	N/A	\$50,000/\$3,000	\$2,636.00
1300 Green Oaks Rd Fort Worth, TX 76116	\$500,000	\$3,600	\$2,636.00	N/A	N/A	N/A	\$50,000/\$3,000	\$2,636.00
185 Interstate 35 S New Braunfels, TX 78130	\$500,000	\$5,000	\$2,660.00	N/A	N/A	N/A	\$50,000/\$4,000	\$2,660.00
1255 Green Oaks Rd Fort Worth, TX 76116	\$500,000	\$3,600	\$1,062.00	N/A	N/A	N/A	\$50,000/\$3,000	\$1,062.00
6750 Abrams Rd Dallas, TX 75231	\$500,000	\$2,500	\$2,504.00	N/A	N/A	N/A	\$50,000/\$2,000	\$2,504.00
6780 Abrams Rd Dallas, TX 75231	\$500,000	\$22,500	\$2,746.00	N/A	N/A	N/A	\$50,000/\$20,000	\$2,746.00
161 Interstate 35 S New Braunfels, TX 78130	\$500,000	\$5,000	\$2,660.00	N/A	N/A	N/A	\$50,000/\$4,000	\$2,660.00



Amwins Insurance Brokerage, LLC
5910 North Central Expressway
Suite 500
Dallas, TX 75206

amwins.com

August 22, 2023

Frank Swingle
Swingle, Collins and Associates
13760 Noel Road
Suite 600
Dallas, TX 75240

RE: Freehold Management, Inc.

FLOOD QUOTATION

Dear Frank:

Please find the attached quotation for Freehold Management, Inc. Here is a summary of the terms and conditions:

INSURED: Freehold Management, Inc.
MAILING ADDRESS: 2929 Carlisle, Suite 170
Dallas, TX 75204-4067
CARRIER: Voyager Indemnity Insurance Company (Non-Admitted)
PROPOSED POLICY PERIOD: From 9/30/2023 to 9/30/2024
12:01 A.M. Standard Time at the Mailing Address shown above
QUOTE EXPIRATION DATE: 9/30/2023
POLICY PREMIUM:

Premium	\$20,926.00
Surplus Lines Taxes and Fees	\$1,030.60
Total	\$21,956.60

MINIMUM EARNED PREMIUM: 25%
COMMISSION: 10.000% of premium excluding fees and taxes
SUBJECTIVITIES: Per Attached

SURPLUS LINES TAX SUMMARY

HOME STATE: Texas

SURPLUS LINES TAX CALCULATION:

State	Description	Taxable Premium	Taxable Fee	Tax Basis	Rate	Tax
Texas	Surplus Lines Tax	\$20,926.00	\$0.00	\$20,926.00	4.850%	\$1,014.91
	Stamping Fee	\$20,926.00	\$0.00	\$20,926.00	0.075%	\$15.69
	Total Surplus Lines Taxes and Fees					\$1,030.60

Voyager Indemnity Insurance Company

A Stock Insurance Company

260 Interstate North Circle, SE, Atlanta, Georgia 30339 • (800) 852-2244

**PRIVATE COMMERCIAL FLOOD INSURANCE POLICY
MULTIPLE BUILDING SCHEDULED POLICY ENDORSEMENT**

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

In consideration of the premium charged and subject to all **Policy** terms, conditions and exclusions, the **Policy** is amended as follows:

1. The **Policy** is hereby amended to allow for multiple buildings to be insured under the **Policy**. In furtherance thereof:

a. The definition of **Policy** under **SECTION II- DEFINITIONS**, 18) is hereby deleted in its entirety and replaced with the following:

18) **Policy.** The entire written contract between **you** and **us**, also referred to as the **Private Commercial Flood Insurance Policy (PCFIP)**. It includes:

- a) This printed form;
- b) The **Application and Declarations Page**;
- c) Any endorsement(s) that may be issued; and
- d) Any renewal certificate indicating that coverage has been instituted for a new **Policy** and new policy term.

This **Policy** insures each **building** which **you** specifically described in the **application** and which is listed on the **Declarations Page** or any schedule thereto.

b. All coverage parts set forth in **Section III – Property Covered** shall apply separately to each **building** insured under this **Policy**.

c. A separate deductible and limit of liability shall apply to each **building** as listed next to each such **building** on the **Declarations Page** or any schedule thereto. Each **building** shall be treated individually for purposes of determining a loss and applying the appropriate deductible and limit of liability for such loss.

ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME.

Voyager Indemnity Insurance Company

A Stock Insurance Company

260 Interstate North Circle, SE, Atlanta, Georgia 30339 • (800) 852-2244

**PRIVATE COMMERCIAL FLOOD INSURANCE POLICY
REPLACEMENT COST ENDORSEMENT**

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

In consideration of additional premium charged and subject to all **policy** terms, conditions and exclusions, the **policy** is amended as follows.

SECTION VII – GENERAL CONDITIONS, Item W) is deleted and replaced as follows:

W) LOSS SETTLEMENT

We will pay the least of the following amounts after application of the deductible:

- 1) The applicable amount of insurance under this **Policy**.
- 2) If the damaged property is not repaired or replaced, **actual cash value**; or
- 3) If the damaged property is repaired or replaced, the amount it would cost to repair or replace the property with material of like kind and quality, without any deduction for depreciation.

You may make a claim for the loss covered by this **Policy** on an **actual cash value** basis and, within 180 days from payment of that loss, make a claim for any additional amount payable under 3) above. In no event will the amount payable exceed the limits of liability shown on the **declarations page**.

ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME.

Re: Freehold Management Inc

Voyager Indemnity Insurance Company

Total Premium: \$20,926.00

Agent Signature

Date

Agency Name

Producing Agent

Insured Signature

Date

**ANNUAL
PREMIUM ADJUSTMENT ENDORSEMENT**

Attached to and forming part of

POLICY NUMBER: ENP 066 71 30

Effective Date: 09-30-2023

Named Insured: FREEHOLD MANAGEMENT INC

PAYMENTS	Annual Total \$ 72,758	
	First Installment	Remaining Installment(s)
ANNUAL	72,758	72,758

Nothing herein contained shall vary, alter, or extend any provision or condition of the policy other than as stated above.

Agency SWINGLE, COLLINS & ASSOCIATES 42-005
DALLAS, TX

08-17-2023 07:55

IA 408 A 09 08

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

GENERAL CHANGE ENDORSEMENT

Attached to and forming part of:

Auto / Garage
Policy Number

All Other
Policy Number ENP 066 71 30

Effective Date
of Endorsement 09-30-2023

Issued to FREEHOLD MANAGEMENT INC
Agent SWINGLE, COLLINS & ASSOCIATES 42-005
DALLAS, TX

Endorsement # 3

PREMIUM INFORMATION

Additional Premium Due at Endorsement Effective Date 912

Subsequent Annual Installments Increased by \$ 912

Revised Annual Installment Payment(s) \$ 72,758

It is agreed that the policy is amended as indicated by

Policy Installment Premium Amended to:

Annual

Semi-Annual

Quarterly

Named Insured

Mailing Address

Form(s) Added

Form(s) Deleted

All Other Reason for Change

AMENDING UMBRELLA PREMIUM

Auto / Garage Reason for Change

08-17-2023 07:55

IA 4329 12 09

Page 1 of 1

<u>Center</u>	<u>Buildings</u>	<u>Contents</u>	<u>Rents</u>	<u>Total Property- 2022 Values</u>
Management Office	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000
Belt Line Square	\$ 3,885,942	\$ 25,000	\$ 704,000	\$ 4,614,942
CityView	\$ 34,573,140	\$ 100,000	\$ 6,150,000	\$ 40,823,140
Courtyard Plaza	\$ 12,304,146	\$ 25,000	\$ 2,600,000	\$ 14,929,146
Creekside	\$ 11,304,967	\$ 25,000	\$ 2,722,000	\$ 14,051,967
Denton Center	\$ 31,805,905	\$ 25,000	\$ 5,708,000	\$ 37,538,905
Duck Creek	\$ 5,501,450	\$ 25,000	\$ 640,000	\$ 6,166,450
Green Oaks Plaza	\$ 7,076,455	\$ 25,000	\$ 873,000	\$ 7,949,455
H Mart Town	\$ 20,113,210	\$ 25,000	\$ 2,760,000	\$ 22,898,210
Lakeside Village	\$ 4,774,130	\$ 25,000	\$ 1,410,000	\$ 6,209,130
Market @ Cedar Hill	\$ 12,196,385	\$ 25,000	\$ 2,110,000	\$ 14,331,385
New York Plaza	\$ 8,619,000	\$ 25,000	\$ 700,000	\$ 9,344,000
Overland Stage	\$ 9,130,545	\$ 25,000	\$ 1,070,000	\$ 10,225,545
Ridgmar Town	\$ 29,127,476	\$ 25,000	\$ 2,230,000	\$ 31,382,476
	<u>\$ 190,412,751</u>	<u>\$ 1,075,000</u>	<u>\$ 29,677,000</u>	<u>\$ 221,164,751</u>
Park 2000	\$ 7,882,340	\$ -	\$ 493,604	\$ 8,375,944
CityView	\$ 39,580,000	\$ 100,000	\$ 6,928,702	\$ 46,608,702
	\$ 195,419,611	\$ 1,075,000	\$ 30,455,702	\$ 226,950,313

<u>Center</u>	<u>2022 Property</u>	<u>2022 Boiler</u>	<u>2022 TRIA</u>	<u>2022 DBB</u>	<u>2022 GL</u>	<u>2022 \$5MM Umbrella</u>	<u>2022 \$20MM Umbrella</u>	<u>2022 Total</u>	<u>2022 Total with Flood</u>
Management Office	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ 100
Belt Line Square	\$ 26,843	\$ 110	\$ 321	\$ 15,270	\$ 1,031	\$ 204	\$ 501	\$ 44,280	\$ 44,280
CityView	\$ 237,450	\$ 972	\$ 2,842	\$ 135,079	\$ 10,307	\$ 2,041	\$ 5,003	\$ 393,694	\$ 393,694
Courtyard Plaza	\$ 86,836	\$ 356	\$ 1,039	\$ 49,399	\$ 5,571	\$ 1,103	\$ 2,704	\$ 147,008	\$ 158,352
Creekside	\$ 81,734	\$ 335	\$ 978	\$ 46,496	\$ 3,255	\$ 645	\$ 1,580	\$ 135,023	\$ 139,320
Denton Center	\$ 218,347	\$ 894	\$ 2,614	\$ 124,212	\$ 9,804	\$ 1,941	\$ 4,759	\$ 362,571	\$ 440,056
Duck Creek	\$ 35,868	\$ 147	\$ 429	\$ 20,404	\$ 1,694	\$ 335	\$ 822	\$ 59,699	\$ 59,699
Green Oaks Plaza	\$ 46,238	\$ 189	\$ 554	\$ 26,304	\$ 2,179	\$ 432	\$ 1,058	\$ 76,954	\$ 76,954
H Mart Town	\$ 133,189	\$ 545	\$ 1,594	\$ 75,767	\$ 6,109	\$ 1,210	\$ 2,965	\$ 221,379	\$ 221,379
Lakeside Village	\$ 36,116	\$ 148	\$ 432	\$ 20,545	\$ 1,470	\$ 291	\$ 714	\$ 59,716	\$ 60,903
Market @ Cedar Hill	\$ 83,359	\$ 341	\$ 998	\$ 47,421	\$ 3,756	\$ 744	\$ 1,823	\$ 138,442	\$ 138,442
New York Plaza	\$ 54,350	\$ 223	\$ 651	\$ 30,918	\$ 2,744	\$ 543	\$ 1,332	\$ 90,761	\$ 90,761
Overland Stage	\$ 59,477	\$ 244	\$ 712	\$ 33,835	\$ 2,812	\$ 557	\$ 1,365	\$ 99,002	\$ 99,002
Ridgmar Town	\$ 182,538	\$ 747	\$ 2,185	\$ 103,841	\$ 9,263	\$ 1,834	\$ 4,496	\$ 304,904	\$ 313,109
Park 2000	\$ 1,282,445	\$ 5,251	\$ 15,349	\$ 729,491	\$ 59,995	\$ 11,880	\$ 29,122	\$ 2,133,533	\$ 2,236,051
	\$ 15,591				\$ 10,086	\$ 4,046	\$ 1,178	\$ 30,901	\$ 102,518
	\$ 221,164,751								
	\$ 700,000								
	\$ 220,464,751								
	\$ 128,2345.81	\$ 5251	\$ 15350.53	\$ 729491.08					
	\$ 0.58	\$ 0.00	\$ 0.01	\$ 0.33					
	\$ 271,102	\$ 1,110	\$ 3,245	\$ 154,223	\$ 10,307	\$ 2,041	\$ 5,003	\$ 447,031	\$ 447,031
	\$ 1,316,097	\$ 5,389	\$ 15,752	\$ 748,635	\$ 59,995	\$ 11,880	\$ 29,122	\$ 2,186,870	\$ 2,289,388

STARR

INSURANCE COMPANIES

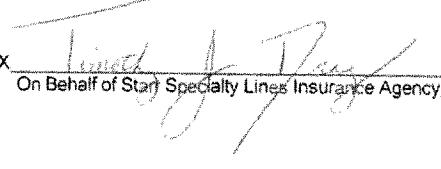
QUOTATION

NAMED INSURED: Freehold Management Inc.

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STARR SPECIALTY PREMIUM:	\$1,131,669 annual premium plus applicable State or Local Surcharges, Taxes and Fees, Countersignature Fees
STARR SPECIALTY TERRORISM PREMIUM (optional):	\$17,500 Plus any State or Local Surcharges, Taxes or Fees, Countersignature Fees (as respects Certified Acts of Terrorism as defined by the Terrorism Risk Insurance Act, as amended).
STARR SPECIALTY LOSS CONTROL ENGINEERING INSPECTION FEE (mandatory):	\$1,000 The Engineering Fee is exclusive of any commissions, taxes, fees or surcharges
SECURITY:	Starr Surplus Lines Insurance Company
CANCELLATION:	30 days except 10 days for nonpayment of premium.

THE COMPANY MAY WITHDRAW THIS QUOTATION AT ANY TIME PRIOR TO EFFECTIVE DATE SHOWN ABOVE AND IN NO EVENT WILL IT REMAIN OPEN FOR ACCEPTANCE BEYOND THE EFFECTIVE DATE SHOWN ABOVE. COVERAGE MAY NOT BE BOUND WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE COMPANY.

X 
On Behalf of Starr Specialty Lines Insurance Agency, LLC

STARR

INSURANCE COMPANIES

QUOTATION

NAMED INSURED: Freehold Management Inc.

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I.	Electronic Date Recognition Clause Endorsement (Combined)	PR 024 (02/12)
m.	Extra Expense Endorsement	PR 028 (02/12)
n.	Fire and Police Department Service Charges Endt	PR 029 (02/12)
o.	Fine Arts Endorsement	PR 030 (11/16)
p.	Demolition and Increased Cost of Construction	PR 034 (04/21)
q.	Ingress/Egress Endorsement	PR 035 (02/12)
r.	Leasehold Interest Endorsement	PR 037 (02/12)
s.	Minimum Earned Premium Endorsement	
t.	Mobile Equipment Endorsement	PR 041 (11/16)
u.	Named Windstorm Definition	PR 042 (11/16)
v.	Newly Acquired Locations Endorsement	PR 043 (11/16)
w.	Occurrence Limit of Liability Endorsement	PR 044 (02/12)
x.	Off Premises Power Endorsement	PR 045 (02/12)
y.	Pollution and Contamination Clean-Up Endorsement	PR 049 (02/12)
z.	Replacement Cost Endorsement	PR054 (09/14)
aa.	Roof Limitation Endorsement	
bb.	Schedule of Locations Endorsement	PR 056 (09/14)
cc.	Temporary Removal of Property Endorsement	PR 059 (02/12)
dd.	Terrorism Exclusion (For Certified Acts of Terrorism Under the Terrorism Risk Insurance Act, as amended)	# 61330 (01/15)
ee.	Total Terrorism Exclusion	# 61331 (01/15)
ff.	Terrorism Exclusion (Except for Certified Acts of Terrorism Under the Terrorism Risk Insurance Act, as amended)	#61332 (01/15)
gg.	Terrorism Risk Insurance Act, as amended, Cap on Losses Endorsement	# 61333 (01/15)
hh.	Trade or Economic Sanctions Endorsement	PR 067 (02/12)
ii.	Transit Endorsement	PR 064 (07/13)
jj.	Vacant Property Endorsement	PR 099 (04/21)
kk.	Valuable Papers and Records Endorsement	PR 066 (07/13)
ll.	War and Terrorism Exclusion (as respects transit)	NMA2918
mm.	Radioactive Contamination Exclusion Clause	
nn.	Service of Suit – SSIL-0005	
oo.	Application of Sublimits Endorsement	
pp.	Pre-Existing Damages Exclusion	
qq.	Communicable Disease Exclusion- Starr 4/20	
rr.	Appendix A – New Madrid Seismic Zone	PR073 (02/12)
ss.	Appendix B – Pacific Northwest Seismic Zone	PR074 (02/12)
tt.	Standard Exclusions: Asbestos, Authorities, Mold, political Risks as specified in Property Coverage Form – General Conditions PR002 (11/16)	

STARR

INSURANCE COMPANIES

QUOTATION

NAMED INSURED: Freehold Management Inc.

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ADDITIONAL TERMS AND CONDITIONS:

1. Coverages and/or Extensions of Coverage not specifically mentioned, even though they may be outlined in your submission, are not included.
2. 30% Minimum Earned Premium.
3. Premium to be paid in full within 30 days of inception.
4. Receipt of the completed and signed Surplus Lines Tax Filing Confirmation form warranting that the broker/agent will accept full responsibility for compliance of the Surplus Lines laws and the collection and remittance of the applicable surplus lines tax and/or stamping fees on 100% of the premium, must be received within 10 days of binding. If the Surplus Lines Filing Confirmation form is not received within 10 days, we reserve the right to cancel the binder and/or any policy issued in connection with the binder.
5. Broker will provide licensing information which will be verified prior to binding. No policies will be bound with a business entity or broker whose license is 1) not current and 2) has not been confirmed.
6. Any taxes imposed by virtue of the policy being written by an unauthorized insurer are the responsibility of the insured and a licensed producer.
7. Business Interruption coverage shall only apply to those locations where Business Interruption values have been declared.
8. 72 Hour Occurrence Definition applies to WIND, FLOOD, EARTH MOVEMENT, Riot, Riot attending a strike, civil commotion and vandalism and malicious mischief.
9. Owned electrical transmission and distribution lines and their supporting structures located beyond 1,000 feet from any Insured premises are excluded.
10. Signed Statement of Property Values to be provided within 30 days of effective date.
11. Completed BI Worksheet within 30 days.
12. Should this quotation be accepted, the Company will authorize BROKER to issue Certificates of Insurance for the policy issued by the Company solely as a matter of convenience or information for the addressee(s) or holder(s) of said Certificate of Insurance. Any policy issued by this Company may only be amended by an endorsement issued by the Company.
13. TRIA Forms due within 15 days of binding or Insured will be billed for Terrorism
14. The following Endorsements/Additional Endorsements will attach to and form part of the policy. (additional endorsements may apply that are not listed here):

a. Common Policy Conditions	IL 00 17 11 98
b. Commercial Property Conditions	CP 00 90 07 88
c. (OFAC) Advisory Notice to Policyholders	IL P 001 01 04
d. Accounts Receivable Endorsement	PR 006 (02/12)
e. Agreed Amount Endorsement (Business Interruption)	PR 007 (02/12)
f. Agreed Amount Endorsement (Property)	PR 008 (02/12)
g. Biological Chemical Or Nuclear Exclusion	
h. Boiler and Machinery Endorsement	PR 012 (07/13)
i. Course of Construction Endorsement	PR 018 (02/12)
j. Data Distortion/Corruption Endorsement Covers Subsequent Damage from Named Perils and B&M	PR 020 (02/12)
k. Electronic Data Processing Endorsement	PR 023 (02/12)

STARR

INSURANCE COMPANIES

QUOTATION

NAMED INSURED: Freehold Management Inc.

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1. If the deductible is specified as a (%) percentage, whether separately or combined, the deductible is calculated as follows:

PROPERTY DAMAGE – SEE ABOVE% of the 100% value submitted to and accepted by the COMPANY at the time of loss, of the property insured at the LOCATION where the physical loss or damage occurred.

TIME ELEMENT – SEE ABOVE% of the 100% Time Element values that would have been earned in the 12 month period following the OCCURRENCE by use of the facilities at the LOCATION where the loss or damage occurred, plus that proportion of the 100% TIME ELEMENT values at all other LOCATIONS where TIME ELEMENT loss ensues that was directly affected by use of such facilities and that would have been earned in the 12 month period following the OCCURRENCE

2. If the deductible is specified in hours or days, liability shall exist only for such part of the determined period of interruption in excess of the first number of hours or days stated above, starting at the time of physical loss or damage.
3. When this POLICY insures more than one INSURED LOCATION, the deductible will apply against the total loss covered by this POLICY in any one OCCURRENCE except that a deductible that applies on a per LOCATION basis, if specified, will apply separately to each LOCATION where the physical damage occurred regardless of the number of Locations involved in the OCCURRENCE.
4. Unless stated otherwise, if two or more deductibles apply to an OCCURRENCE, the total to be deducted will not exceed the largest deductible applicable. If two or more deductibles apply on a per INSURED LOCATION basis in an OCCURRENCE the largest deductible applying to each INSURED LOCATION will be applied separately to each such INSURED LOCATION.
5. If separate Property Damage and TIME ELEMENT deductibles are shown in the Declarations, then the deductible amount(s) shown in the Declarations shall apply separately to each such coverage.
6. The term "TIME ELEMENT" shall be defined as the actual loss sustained due to the necessary interruption of the Insured's NORMAL business operations including but not limited to, loss described in the BUSINESS INTERRUPTION SECTION, if attached, and the following TIME ELEMENT extensions, if endorsed hereon: Contingent Business Interruption, Contingent Extra Expense, Extra Expense, Ingress/Egress, Leasehold Interest, Rental Value, Off Premises Power Business Interruption, but this definition shall not otherwise expand or modify the coverage, if any, provided by this POLICY or its Endorsements.

COINSURANCE: 100% (Waived by Agreed Amount Endorsement)

STARR

INSURANCE COMPANIES

QUOTATION

NAMED INSURED: Freehold Management Inc.

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DEDUCTIBLES:

ALL DEDUCTIBLES LISTED BELOW ARE PER OCCURRENCE EXCEPT WITH RESPECT TO COVERAGE PROVIDED UNDER THE BOILER & MACHINERY ENDORSEMENT, IF ATTACHED, WHICH SHALL BE ANY ONE ACCIDENT.

PROPERTY DAMAGE & TIME ELEMENT COMBINED \$25,000

EXCEPTIONS TO ABOVE DEDUCTIBLES:

FLOOD: \$100,000

FLOOD: \$500,000 PER BLDG, AND
\$500,000 PER BLDG CONTENTS, AND
\$100,000 TIME ELEMENT

FLOOD (Including Storm Surge) for any LOCATION Wholly or partially situated within an area defined as a Flood Zone A, A1-A30, AE, AH, AO, AR, A99, AOVEL Or V, V1-V30 and VE as designated by the Federal Emergency Management Agency (FEMA) In published FLOOD Hazard Base Maps Or Flood Insurance Rate Maps

EARTH MOVEMENT: \$100,000

WIND:

(PROPERTY DAMAGE AND TIME ELEMENT COMBINED): 3% SUBJECT TO A \$25,000
MINIMUM PER OCCURRENCE

STARR

INSURANCE COMPANIES

QUOTATION

NAMED INSURED: Freehold Management Inc.

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SUBLIMITS APPLICABLE TO INSURED LOCATIONS THAT ARE VACANT AT TIME OF LOSS:

VANDALISM AND MALICIOUS MISCHIEF:	\$250,000
WATER DAMAGE:	\$250,000
THEFT:	\$250,000

BOILER AND MACHINERY:

INCLUDED IN POLICY	
LIMIT OF LIABILITY	ANY ONE ACCIDENT

The following sublimits are part of and not in addition to the Boiler and Machinery Sublimit:

AMMONIA CONTAMINATION:	\$100,000	ANY ONE ACCIDENT
CONSEQUENTIAL DAMAGE:	\$100,000	ANY ONE ACCIDENT
EXPEDITING EXPENSES:	\$100,000	ANY ONE ACCIDENT
HAZARDOUS SUBSTANCES:	\$100,000	ANY ONE ACCIDENT
WATER DAMAGE:	\$100,000	ANY ONE ACCIDENT

TIME LIMITS:

NO COVERAGE IS PROVIDED BY THIS POLICY BEYOND THE CORRESPONDING TIME LIMIT SPECIFIED BELOW:

CIVIL AND MILITARY AUTHORITY	14 CONSECUTIVE DAYS
INGRESS/EGRESS	14 CONSECUTIVE DAYS
NEWLY ACQUIRED LOCATIONS	60 CONSECUTIVE DAYS
EXTENDED PERIOD OF INDEMNITY	90 CONSECUTIVE DAYS

WAITING PERIOD:

COVERAGE IS PROVIDED BY THIS POLICY ONLY IF THE CORRESPONDING WAITING PERIOD SPECIFIED IS EXCEEDED BY THE PERIOD OF INTERRUPTION OF THE INSURED'S BUSINESS. IF THE WAITING PERIOD IS EXCEEDED, THEN THE CORRESPONDING COVERAGE WILL APPLY:

OFF PREMISES POWER: 48 HOUR(S) WAITING PERIOD

STARR

INSURANCE COMPANIES

QUOTATION

NAMED INSURED: Freehold Management Inc.

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SUBLIMITS(Continued)

ACCOUNTS RECEIVABLE:	\$1,000,000
COURSE OF CONSTRUCTION:	\$500,000
DEBRIS REMOVAL:	THE GREATER OF 25% OF ADJUSTED DIRECT PROPERTY LOSS OR \$2,500,000
ELECTRONIC DATA PROCESSING:	\$250,000
EXTRA EXPENSE:	\$500,000
FINE ARTS:	\$100,000
FIRE AND POLICE DEPARTMENT SERVICE CHARGES:	\$50,000
DEMOLITION AND INCREASED COST OF CONSTRUCTION,	\$5,000,000 EXCEPT:
DEMOLITION AND INCREASED COST OF CONSTRUCTION, (UNDAMAGED PORTION):	INCLUDED
LEASEHOLD INTEREST:	\$250,000
LEASED OR RENTED EQUIPMENT:	\$50,000
MARGIN CLAUSE	110%
MOBILE EQUIPMENT:	\$50,000 (\$10,000 max per item)
MISCELLANEOUS UNNAMED LOCATIONS:	\$50,000
NEWLY ACQUIRED LOCATIONS:	\$1,000,000
POLLUTION AND CONTAMINATION CLEAN UP:	\$50,000 PER OCCURRENCE AND IN THE ANNUAL AGGREGATE
PROTECTION AND PRESERVATION OF PROPERTY	\$100,000
TEMPORARY REMOVAL OF PROPERTY:	\$50,000
OFF PREMISES POWER:	100,000
SIGNS:	\$250,000
SPOILAGE:	\$100,000
TRANSIT:	\$100,000
TREES AND SHRUBS:	\$25,000 (NOT TO EXCEED \$ 1,000 PER TREE OR SHRUB)
VALUABLE PAPERS AND RECORDS:	\$500,000
VEHICLES:	NO COVERAGE

STARR

INSURANCE COMPANIES

QUOTATION

NAMED INSURED: Freehold Management Inc.

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SUBLIMITS: Sublimits are per occurrence unless shown otherwise.

The following sublimits are part of and not in addition to the Policy Limit of Liability
Sublimits are 100% and are subject to Starr Specialty percentage participation.

<u>EARTH MOVEMENT</u>	\$10,000,000	PER OCCURRENCE AND IN THE ANNUAL AGGREGATE, EXCEPT:
EARTH MOVEMENT in the State of Alaska, California or Hawaii	NOT COVERED	PER OCCURRENCE AND IN THE ANNUAL AGGREGATE, EXCEPT:
EARTH MOVEMENT in the PACIFIC NORTHWEST Seismic Zones (per Appendices A and B)	NOT COVERED	PER OCCURRENCE AND IN THE ANNUAL AGGREGATE, EXCEPT:
The maximum payable for ALL EARTH MOVEMENT losses in any one Policy term shall in no event exceed:	\$10,000,000	
<u>FLOOD</u>	\$1,000,000	PER OCCURRENCE AND IN THE ANNUAL AGGREGATE, EXCEPT:
FLOOD (Including Storm Surge) for any LOCATION Wholly or partially situated within an area defined as a Flood Zone A, A1-A30, AE, AH, AO, AR, A99, AOVEL Or V, V1-V30 and VE as designated by the Federal Emergency Management Agency (FEMA) In published FLOOD Hazard Base Maps Or Flood Insurance Rate Maps	\$1,000,000	PER OCCURRENCE AND IN THE ANNUAL AGGREGATE, EXCEPT:
The maximum payable for all FLOOD (Including Storm Surge) losses in any One policy term shall in no event exceed:	\$1,000,000	

STARR

INSURANCE COMPANIES

QUOTATION

NAMED INSURED: Freehold Management Inc.

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VALUATION: This Company's liability for loss under this policy for real and personal property (excluding stock) shall not exceed the smallest of the following amounts:

1. The amount of the policy applicable to the damaged or destroyed property;
 2. The REPLACEMENT COST of the property or any part thereof, with identical property or with like, kind and quality of such property on the same premises and intended for the same occupancy and use; or;
 3. The amount actually and necessarily expended in repairing or replacing said property, or any part thereof.
 4. ACTUAL CASH VALUE if the property is not repaired or replaced within 2 years.
- a. FINISHED STOCK sold but not delivered, at the Insured's net selling price of such property less all discounts and unincurred expenses to which such property would have been subject had no loss occurred. FINISHED STOCK not sold at REPLACEMENT COST.
 - b. RAW STOCK and STOCK IN PROCESS, at REPLACEMENT COST with like kind and quality.
 - c. TIME ELEMENT: Actual Loss Sustained.

STARR

INSURANCE COMPANIES

QUOTATION

NAMED INSURED: Freehold Management Inc.

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POLICY NUMBER: To Be Advised

MAILING ADDRESS OF INSURED: 2929 Carlisle, Suite 170, Dallas, TX. 75204

**DESCRIPTION AND LOCATION
OF PROPERTY INSURED:** Real Estate- LRO Retail

VALUES: Total Insured Value: \$226,950,316

TERRITORY: United States of America

POLICY TERM: Effective: 9/30/2023 at 12:01 AM
Expiration: 9/30/2024 at 12:01 AM.

FORM: PR 001, PR 002, PR 003, PR 004 and accompanying
Endorsements as specified

COVERAGE: All Risks of direct physical loss or damage, covering Property
Damage, Business Interruption, Extra Expense and Boiler &
Machinery.

POLICY LIMIT OF LIABILITY: \$10,000,000 any one occurrence excess of Policy deductibles

STARR SPECIALTY PARTICIPATION: 100%

SURPLUS LINES DISCLOSURE

Texas

This insurance contract is with an insurer not licensed to transact insurance in this state and is issued and delivered as surplus line coverage under the Texas insurance statutes. The Texas Department of Insurance does not audit the finances or review the solvency of the surplus lines insurer providing this coverage, and the insurer is not a member of the property and casualty insurance guaranty association created under Chapter 462 Insurance Code. Chapter 225, Insurance Code, requires payment of a 4.85 percent tax on gross premium.

Surplus Lines Licensee Name: Amwins Insurance Brokerage, LLC

SURPLUS LINES TAX SUMMARY

HOME STATE: Texas

FEES:

Fee	Taxable	Amount
Market Inspection Fee	Yes	\$1,000.00
Amwins Service Fee	Yes	\$11,317.00
Total Fees		\$12,317.00

SURPLUS LINES TAX CALCULATION:

State	Description	Taxable Premium	Taxable Fee	Tax Basis	Rate	Tax
Texas	Surplus Lines Tax	\$1,131,669.00	\$12,317.00	\$1,143,986.00	4.850%	\$55,483.32
	Stamping Fee	\$1,131,669.00	\$12,317.00	\$1,143,986.00	0.075%	\$857.99
Total Surplus Lines Taxes and Fees						\$56,341.31

Important Notice: Surplus Lines Tax Rates and Regulations are subject to change which could result in an increase or decrease of the total Surplus Lines Taxes and Fees owed on this placement. If a change is required, we will promptly notify you. Any additional taxes owed must be promptly remitted.

TAX FILING REQUIREMENTS: Agent and Agency must hold a valid Texas Insurance P&C License.

The attached Quotation from the carrier sets forth the coverage terms and conditions being offered. Please review carefully with your client as terms and conditions may differ from those requested in your submission. It is your responsibility to ensure the quoted coverage terms and conditions are sufficient to meet your client's coverage needs.

If after reviewing you should have any questions or requested changes, please let us know as soon as possible so we can discuss with the carrier prior to the effective date of coverage.

Thank you for the opportunity to provide this Quotation and I look forward to hearing from you.

Sincerely,

Rachel Lindsey

Assistant Vice President

T 214.561.9343 | F 214.528.9101 | rachel.lindsey@amwins.com

Amwins Insurance Brokerage, LLC

5910 North Central Expressway | Suite 500 | Dallas, TX 75206 | amwins.com

On behalf of,

Scott Wolf

Executive Vice President | CA License 0G05417

T 214.561.6854 | M 469.222.1877 | F 214.528.9101 | scott.wolf@amwins.com

Amwins Insurance Brokerage, LLC

In California: Amwins Brokerage Insurance Services | License 0F19710

5910 North Central Expressway | Suite 500 | Dallas, TX 75206 | amwins.com



Amwins Insurance Brokerage, LLC
5910 North Central Expressway
Suite 500
Dallas, TX 75206

amwins.com

September 11, 2023

Frank Swingle
Swingle, Collins and Associates
13760 Noel Road
Suite 600
Dallas, TX 75240

RE: Freehold Management, Inc.

PROPERTY QUOTATION

Dear Frank:

Please find the attached quotation for Freehold Management, Inc. Here is a summary of the terms and conditions:

INSURED:	Freehold Management, Inc.		
MAILING ADDRESS:	2929 Carlisle, Suite 170 Dallas, TX 75204-4067		
CARRIER:	Starr Surplus Lines Insurance Company (Non-Admitted)		
PROPOSED POLICY PERIOD:	From 9/30/2023 to 9/30/2024 12:01 A.M. Standard Time at the Mailing Address shown above		
QUOTE EXPIRATION DATE:	9/30/2023		
POLICY PREMIUM:	Premium	\$1,131,669.00	
	Fees	\$42,317.00	1000
	Surplus Lines Taxes and Fees	\$56,341.31	55,783.95
	<u>Total</u>	<u>\$1,200,327.31</u>	<u>1,188,452.95</u>
TRIA OPTIONS:	TRIA can be purchased for an additional premium of \$17,500 plus applicable taxes and fees. Signed acceptance/rejection required at binding.		
MINIMUM EARNED PREMIUM:	30%		
COMMISSION:	10.000% of premium excluding fees and taxes		
SUBJECTIVITIES:	Per Attached		

STARR

INSURANCE COMPANIES

QUOTATION

NAMED INSURED: Freehold Management Inc.

Page 12 of 13

POLICYHOLDER DISCLOSURE STATEMENT
UNDER
TERRORISM RISK INSURANCE ACT, AS AMENDED

You are hereby notified that under the federal Terrorism Risk Insurance Act of 2002, as amended (the "Act"), 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 in consultation with the Secretary of Homeland Security and the Attorney General of the United States (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 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 the definition of an "Act of Terrorism" and other terms of the Act. The Secretary's decision to certify or not to certify an event as an Act of Terrorism and thus encompassed by this law is final and not subject to review. Coverage is subject to all policy exclusions (including nuclear hazard and war exclusions) and other policy provisions.

YOU SHOULD ALSO KNOW THAT THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A \$100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURERS' LIABILITY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS \$100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED \$100 BILLION, COVERAGE MAY BE REDUCED.

For your information, coverage provided by this policy 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 an 80% share of terrorism losses covered by this law exceeding a statutorily established deductible that must be met by the insurer. This deductible is based on a percentage of the insurer's direct earned premiums for the year preceding the Act of Terrorism.

Unless you reject coverage under the Act by so indicating below and returning this Policyholder Disclosure statement to us, you will have accepted Terrorism coverage under the Act.

Please indicate your selection below.

- I hereby elect to purchase coverage in accordance with the Act.
 I hereby reject coverage and accept the exclusion in accordance with the Act.

Signature of Insured

Date:

Print Name/Title

12/2020



Amwins Insurance Brokerage, LLC
5910 North Central Expressway
Suite 500
Dallas, TX 75206

amwins.com

August 28, 2023

Frank Swingle
Swingle, Collins and Associates
13760 Noel Road
Suite 600
Dallas, TX 75240

RE: Freehold Management, Inc.

TERRORISM QUOTATION

Dear Frank:

Please find the attached quotation for Freehold Management, Inc. Here is a summary of the terms and conditions:

INSURED: Freehold Management, Inc.
MAILING ADDRESS: 2929 Carlisle, Suite 170
Dallas, TX 75204-4067
CARRIER: Certain Underwriters at Lloyd's, London (Non-Admitted)
PROPOSED POLICY PERIOD: From 9/30/2023 to 9/30/2024
12:01 A.M. Standard Time at the Mailing Address shown above
QUOTE EXPIRATION DATE: 09/30/2023
POLICY PREMIUM:

Premium	\$15,813.00
Surplus Lines Taxes and Fees	\$778.79
Total	\$16,591.79

MINIMUM EARNED PREMIUM: 25%
COMMISSION: 10.000% of premium excluding fees and taxes
SUBJECTIVITIES: Per Attached

SURPLUS LINES TAX SUMMARY

HOME STATE: Texas

SURPLUS LINES TAX CALCULATION:

State	Description	Taxable Premium	Taxable Fee	Tax Basis	Rate	Tax
Texas	Surplus Lines Tax	\$15,813.00	\$0.00	\$15,813.00	4.850%	\$766.93
	Stamping Fee	\$15,813.00	\$0.00	\$15,813.00	0.075%	\$11.86
Total Surplus Lines Taxes and Fees						\$778.79

Important Notice: Surplus Lines Tax Rates and Regulations are subject to change which could result in an increase or decrease of the total Surplus Lines Taxes and Fees owed on this placement. If a change is required, we will promptly notify you. Any additional taxes owed must be promptly remitted.

The attached Quotation from the carrier sets forth the coverage terms and conditions being offered. Please review carefully with your client as terms and conditions may differ from those requested in your submission. It is your responsibility to ensure the quoted coverage terms and conditions are sufficient to meet your client's coverage needs.

If after reviewing you should have any questions or requested changes, please let us know as soon as possible so we can discuss with the carrier prior to the effective date of coverage.

Thank you for the opportunity to provide this Quotation and I look forward to hearing from you.

Sincerely,

Rachel Lindsey

Assistant Vice President

T 214.561.9343 | F 214.528.9101 | rachel.lindsey@amwins.com

Amwins Insurance Brokerage, LLC

5910 North Central Expressway | Suite 500 | Dallas, TX 75206 | amwins.com

On behalf of,

Scott Wolf

Executive Vice President | CA License 0G05417

T 214.561.6854 | M 469.222.1877 | F 214.528.9101 | scott.wolf@amwins.com

Amwins Insurance Brokerage, LLC

In California: Amwins Brokerage Insurance Services | License 0F19710

5910 North Central Expressway | Suite 500 | Dallas, TX 75206 | amwins.com

SURPLUS LINES DISCLOSURE

Texas

This insurance contract is with an insurer not licensed to transact insurance in this state and is issued and delivered as surplus line coverage under the Texas insurance statutes. The Texas Department of Insurance does not audit the finances or review the solvency of the surplus lines insurer providing this coverage, and the insurer is not a member of the property and casualty insurance guaranty association created under Chapter 462 Insurance Code. Chapter 225, Insurance Code, requires payment of a 4.85 percent tax on gross premium.

Surplus Lines Licensee Name: Amwins Insurance Brokerage, LLC



Renewal Quote of Policy No.: UTS2547137.22

Re: Freehold Management Inc.

In accordance with your request for a proposal, and based upon the information submitted, I am pleased to offer the following indication:

This indication is inclusive of the following:

General Terms & Conditions

1. 12 month policy period
2. 100% Lloyd's syndicate paper which is rated A by A.M. Best Financial Size Category is Class XV.
3. General Terms and Conditions TR5 P0001 CW (09-17) applies to this policy in conjunction with the specific wording detailed in each section below.
4. Attached endorsements apply: E2007.7 - Lloyd's Syndicate (33) Endorsement, E2010.1 - Premium Payment Clause (Reinsurance), E2013.2 - Service of Suit Endorsement, E2017.3 - Policyholder Disclosure Notice of Terrorism Insurance Cover, E999.1 - Additional Named Insureds, and E2046.1 - Specified Loss Payees Endorsement

Quotation Premium Summary

Coverage Part	Layer Limit of Liability	Layer Premium	Hiscox Participation
Terrorism and Sabotage	\$ 100,000,000 Per Occurrence / \$ 100,000,000 Aggregate	\$ 15,813	100%
	Excess of: N/A		

For details about any applicable quota share arrangement, please see the corresponding Coverage Part below.

Total Layer Premium: \$ 15,813

Total Hiscox Premium: \$ 15,813

Quotation Details:



Terrorism and Sabotage Coverage Part: TR5 P0004 CW (07-19)

Hiscox Participation:	100%
Hiscox Terrorism and Sabotage Limit of Liability:	\$ 100,000,000 Per Occurrence / \$ 100,000,000 Aggregate
Total Insured Value:	\$ 226,950,316
Business Interruption Sublimit	\$ 30,455,705
Civil or Military Authority Sublimit	\$ 1,000,000, 30 Day(s), and 1 Mile(s)
Debris Removal Expenses Sublimit	\$ 250,000
Decontamination Costs Excluding NCBR Sublimit	\$ 250,000
Demolition and Increased Cost of Construction Sublimit	\$ 1,000,000
Errors and Omissions Sublimit	\$ 250,000
Electronic Data Processing Media Sublimit	\$ 1,000,000
Extended Period of Indemnity Sublimit	\$ 0 and 180 Day(s)
Fine Art Sublimit	\$ 250,000
Ingress/Egress Sublimit	\$ 1,000,000, 30 Day(s), and 1 Mile(s)
Preservation of Property Sublimit	\$ 250,000
Professional Fees Sublimit	\$ 250,000
Relocation Expense Sublimit	\$ 250,000
Service Interruption Sublimit	\$ 1,000,000, 30 Day(s), and 1 Mile(s)
Transit Sublimit	\$ 250,000
Valuable Papers Sublimit	\$ 250,000
Accounts Receivable Sublimit	\$ 250,000
Automatic Coverage Sublimit	\$ 1,000,000 and 30 Day(s)
Commissions, Profits, and Royalties Sublimit	\$ 250,000
Contingent Business Interruption – Named Suppliers/Customers Sublimit	\$ 0
Contingent Business Interruption – Unnamed Suppliers/Customers Sublimit	\$ 0
Delay in Startup Costs Sublimit	\$ 250,000
Fire Protective Systems Sublimit	\$ 10,000
Green Building Additional Expense Sublimit	\$ 250,000
Key and Lock Expense Sublimit	\$ 250,000
Landscaping Sublimit	\$ 10,000
Leasehold Interest Sublimit	\$ 0
Loss of Attraction Sublimit	\$ 0, 0 Day(s), and 0 Mile(s)
Miscellaneous Unnamed Locations Sublimit	\$ 1,000,000 and 30 Day(s)
Newly Acquired Locations Sublimit	\$ 1,000,000 and 90 Day(s)



Property In Course of Construction Sublimit	\$ 1,000,000
Rental Income Sublimit	\$ 30,455,705
Soft Costs Sublimit	\$ 250,000
Deductible:	\$ 1,000
Waiting Period:	0 Hour(s)
Terrorism and Sabotage Premium:	\$ 15,813
Endorsements:	NONE

Unless otherwise specified, all sublimits listed above apply on a per occurrence basis and are a part of, and not in addition to, the Terrorism and Sabotage limit of liability.

This Quotation will expire in 30 days.

82,972

15,591

10,126

7,882,340

ORIG

22/3

15,591

10,126
25,717

23/24

25847

11,715
37,562
11,715
34,306

NEW

7,882,340

COMMERCIAL PROPERTY

STARR SPECIALTY INS CO (PRIMARY \$10MM)
MSIG SPECIALTY INS USA, INC (\$5MM X/S \$10MM)
HOMELAND INSURANCE CO (\$85MM X/S \$15MM)
AXIS SURPLUS INS CO (\$2.5MM X/S \$2.5MM FLOOD ONLY)
LLOYDS OF LONDON (TERRORISM)
CHUBB PACIFIC INDEMNITY (EQUIPMENT BREAKDOWN)

see policy for complete terms and conditions

COMMERCIAL LIABILITY

Cincinnati Insurance Company

LIMITS: \$ 1,000,000 - Each Occurrence
 2,000,000 - Annual Aggregate
 1,000,000 - Products/Completed Operations
 1,000,000 - Personal Injury
 500,000 - Fire Legal Liability
 exclude - Medical Payments

COVERAGE: Commercial General Liability
Premises Operations
Products/Completed Operations
Per Location Aggregate
Medical Payments excluded
Non-Owned Automobile Liability

COMMERCIAL PROPERTY - DEDUCTIBLE BUY BACK
Lloyds of London

LIMITS: \$1,750,000 Maximum per Occurrence / no aggregate

COVERAGE: Difference between 3% program deductible / \$500,000 aggregate and \$25,000 per occurrence hind and hail only covering real and personal property on a replacement cost basis, rents at actual loss sustained.

TERMS: 100% Earned upon binding

UMBRELLA LIABILITY
Liberty Mutual Insurance Co (\$5MM NV)
Cincinnati Insurance Co (\$5MM All Other Locations)
Chubb Insurance Company(Excess)

LIMIT: \$5,000,000 Primary
 \$20,000,000 Excess

SIR: \$10,000

COVERAGE: Excess over proposed underlying policies
 Follow Form General Liability, Automobile, and Employer's Liability
 Per location Aggregate
Excludes:
 Absolute Pollution – including mold
 Care, Custody & Control
 ERISA
 Nuclear
 Asbestos
 Discrimination
 Communicable Disease

WORKERS' COMPENSATION

Zenith National Insurance Co

LIMITS: STATUTORY - Workers' Compensation
 \$ 1,000,000 - Employer's Liability

COVERAGE: Statutory Worker's Compensation
 Employer's Liability

RATES/CODES:	<u>Code</u>	<u>Class</u>	<u>Net Rate</u>	<u>Payroll</u>
	8742	Salespersons	\$ 0.21	\$138,600
	8809	Executive Officers	\$ 0.14	\$ 70,200
	8810	Clerical	\$ 0.10	\$ 60,722

DISCUSSION POINTS

- Cyber We are seeing tremendous increase in cyber loss. This is both first party loss (ransomware, system vandalism, social engineering), and third party disclosure of data. Protection is recommended for this and now available
- Site Pollution Coverage for continuing pollution episodes from current locations. Examples would be Mold, Legionnaires, Vapors
- Managers E&O Real Estate Managers E&O is available covering the potential liability of a manager from actions of a tenant or third party.
- Executive Protection Employment Practices Legal Liability
Employee Fidelity and Crime (including social engineering)
Kidnap & Ransom
Fiduciary
- Partners E&O General Partners E&O is available for the protection of the General Partners exposure from suits by limited partners. An extensive application process is required, but we will obtain quotes upon request
- Flood \$500,000 / \$500,000 / \$100,000 deductible applies to the following:
Courtyard – All Buildings
Denton – All except 916, 1010-1042, & 1008
Lakeside – Buildings 1,2
Ridgmar – Buildings 1,4,5,7
Creekside – All buildings
- Vacancy Policy wording below. We have an issue in Las Vegas

a. Description Of Terms

(1) As used in this Vacancy Condition, the term building and the term vacant have the meanings set forth in (1)(a) and (1)(b) below:

(b) When this policy is issued to the owner or general lessee of building, building means the entire scheduled location or locations as listed on the schedule of values on file. Such building is vacant unless at least 31% of its total square footage is:

- (i) Rented to a lessee or sublessee and used by the lessee or sublessee to conduct its customary operations; and/or
- (ii) Used by the building owner to conduct customary operations.

(2) Buildings under construction or renovation are not considered vacant.

b. Vacancy Provisions

If the building where loss or damage occurs has been vacant for more than 60 consecutive days before that loss or damage occurs:

(1) We will not pay for any loss or damage caused by any of the following, even if they are Covered causes of Loss:

- (a) Sprinkler leakage, unless you have protected the system against freezing;
- (b) Building glass breakage;

(2) With respect to Covered Causes of Loss other than those listed in b.(1)(a) through b.(1)(b) above, we will reduce the amount we would otherwise pay for the loss or damage by 15%.

SwingleCollins & Associates

RENEWAL REVIEW
FOR
RETAIL PLAZAS, INC. (ETAL)

Presented by:
Frank Swingle
September 2022

EXCESS INSURANCE

Policy Number: 7987-80-23
Company: Federal Insurance Company
Effective Date: September 30, 2023 to September 30, 2024

<u>Policy Type</u>	<u>Premium</u>	<u>Commission</u>	<u>Payment Options</u>
Excess Insurance	\$31,815 (Includes Terrorism under this policy, when included in Controlling Underlying)	12.50%	Agency Bill / Prepaid

Federal Insurance Company
Policy No.: 7987-80-23

Terrorism

Premium for Optional Terrorism Coverage included in the "Premium" above:

Excess **\$315**

Should the insured not elect coverage for acts of Terrorism in the Controlling Underlying Insurance, then our policy will not cover acts of Terrorism.

Option One	Limits
\$20,000,000	Other Aggregate Limit (as applicable)
\$20,000,000	Products Completed Operations Aggregate Limit
\$20,000,000	Each Occurrence Limit

Excess Of:		
\$5,000,000		Aggregate Limit - not including primary coverage limits
\$5,000,000		Each Occurrence Limit - not including primary coverage limits

Underlying Limits of Insurance		
Total Including Controlling Limits (In Excess Of):		
Employers Liability		
\$500,000		Bodily Injury By Accident - Each Accident Limit
\$500,000		Bodily Injury By Disease - Policy Limit
\$500,000		Bodily Injury By Disease - Each Employee
Umbrella Liability		
\$5,000,000		Each Occurrence Limit
\$5,000,000		Products Completed Operations Aggregate Limit
\$5,000,000		Aggregate Limit (where applicable)
Umbrella Liability		

\$5,000,000		Each Occurrence Limit
\$5,000,000		Products Completed Operations Aggregate Limit
\$5,000,000		Aggregate Limit (where applicable)

UNDERLYING POLICIES

This quotation is based upon the following information. A change in any of the following information before or during our policy period may result in an adjustment to our quoted premium and/or our policy terms.

COVERAGE/ CARRIER	LIMIT	
CONTROLLING Employers Liability ZNAT INSURANCE COMPANY		
Policy No: C045941524	Policy Period: From: 09/30/2023 To: 09/30/2024	
	\$500,000 Bodily Injury By Accident - Each Accident Limit	
	\$500,000 Bodily Injury By Disease - Policy Limit	
	\$500,000 Bodily Injury By Disease - Each Employee	
CONTROLLING Umbrella Liability THE CINCINNATI INSURANCE COMPANY		
Policy No: ENP0667130	Policy Period: From: 09/30/2023 To: 09/30/2026	
	\$5,000,000 Each Occurrence Limit	
	\$5,000,000 Products Completed Operations Aggregate Limit	
	\$5,000,000 Aggregate Limit (where applicable)	
3 year policy		
CONTROLLING Umbrella Liability THE OHIO CASUALTY INSURANCE COMPANY		
Policy No: ESO64203368	Policy Period: From: 09/30/2023 To: 09/30/2024	
	\$5,000,000 Each Occurrence Limit	
	\$5,000,000 Products Completed Operations Aggregate Limit	
	\$5,000,000 Aggregate Limit (where applicable)	
Covering NV Locations		

No underlying Excess Liability policies may be more restrictive than the Controlling Underlying Insurance.

Until their policy limits are exhausted, all underlying policies must provide unlimited defense in addition to the limits shown above unless specifically noted.

All underlying policies must use an occurrence/offense trigger unless specifically noted.

An exception to the above-stated defense and trigger requirements is Employee Benefits Liability, which is commonly written on a Claims Made basis with defense expenses included within the limits of liability.

All underlying carriers must be rated A-VI or better by A.M. Best. In addition, if rated by Standard & Poor's, a rating of BBB or better is required.

This quotation is subject to the standard policy terms and conditions set forth in the contract noted below. We reserve the right to amend our policy based upon a full review of underlying policies' terms and conditions.

The following endorsements will be attached to the policy.

POLICY FORMS	
07-10-0322	05-05 REQUEST CONTROLLING UNDERLYING LETTER
99-10-0732	01-15 IMPORTANT NOTICE TO POLICYHOLDERS-TRIPRA
99-10-0792	09-04 IMPORTANT NOTICE - OFAC
99-10-0872	06-07 AOD IMPORTANT POLICYHOLDER NOTICE
99-10-0881	12-07 TX IMPORTANT NOTICE
07-02-2268	02-09 COMMERCIAL EXCESS FOLLOW-FORM DECLARATIONS
07-02-0909	05-05 CHUBB COMMERCIAL EXCESS FOLLOW-FORM INSURANCE
07-02-1071	04-06 TEXAS MANDATORY
07-02-2173	01-13 INFORMATION LAWS, INCL UNAUTH OR UNSOL COMMUN
07-02-0919	05-05 EXCL - POLLUTION - ABSOLUTE
07-02-1568	05-10 EXCL - INTELLECTUAL PROPERTY LAWS OR RIGHTS
07-02-1694	05-05 EXCL - BIOLOGICAL AGENTS
07-02-1945	05-05 EXCLUSION - PRIVACY
07-02-2224	07-06 AMENDED LIMITS OF INS-ONE POLICY AGG ABSOLUTE
07-02-2230	08-10 EXCLUSION - CONSTRUCTION OR DEVELOPMENT
07-02-2736	03-17 EXCLUSION - WAR
07-02-2850	03-21 EXCLUSIONS – ACCESS OR DISCLOSURE AND ELECTRONIC DATA-RELATED LIABILITY WITH EXCEPTIONS

State Mandatories where required.

Other endorsements may apply. Please refer to your producer for details.

Should the insured not elect coverage for acts of Terrorism, the following exclusion will be attached to the policy:

07-02-1954 EXCL - CERTIFIED ACTS OF TERRORISM

Should the insured elect coverage for acts of Terrorism, the following exclusion will be attached to the policy:

07-02-1957 CAP ON CERTIFIED TERRORISM LOSSES

2001 Bryan Street, Suite 3600, Dallas, TX 75201-3068

Telephone (214) 754-0777
Facsimile (214) 754-8129
1-800-288-0010

September 13, 2023

Freehold Management, Inc
In care of Swingle, Collins & Associates
Licensed Producer:
c/o: Freedom Hernandez
13760 Noel Road Ste 600
Dallas, TX 75240-1381

RE: Freehold Management, Inc

Policy Type	Policy Number	Policy Term	Underwriting Company
EXCESS	79878023	09/30/2023-09/30/2024	Federal Insurance Company

Dear Freedom:

We are pleased to offer the following quotation on the above referenced account.

The premium quoted will be billed on the Account Current for the month in which the policy incepts. The Commission Rate also applies to the premium charge for Optional **Terrorism** Coverage.

Please note the underwriting company in which this quote is being offered. All insurers of the Chubb Group of Insurance Companies share the same financial ratings.

“Terrorism” refers to terrorism losses covered by the Terrorism Risk Insurance Act of the United States of America (15 USC 6701 note). Please refer to the Important Notice to Policyholders which outlines both the Federal Government’s and the Insurance Company’s obligation of payment under the Terrorism Risk Insurance Act.

FATCA COMPLIANCE

The U.S. Foreign Account Tax Compliance Act, commonly known as “FATCA”, became the law in the U.S. in March of 2010 and becomes effective July 1, 2014. Pursuant to FATCA, brokers, producers, agents and/or clients may need to obtain withholding certificates from insurance companies. For information on how to obtain the applicable withholding certificate from Chubb U.S. insurance companies, please go to the following web site:

<http://www2.chubb.com/us-en/u-s-foreign-account-tax-compliance-act-fatca.aspx>

This proposal does not apply to the extent that trade or economic sanctions or other laws or regulations prohibit us from offering or providing insurance. To the extent any such prohibitions

apply, this proposal is void ab initio.

This information is intended for producers that are properly licensed and authorized in at least one of the writing companies that comprise the Chubb Group of Insurance Companies (Chubb).

If you are not a licensed and authorized Chubb producer, please direct this communication to the person in your office that holds such designations and contact Chubb to update the contact information for this policy.

CONDITIONS

This quotation is subject to the following conditions. Failure to comply with these conditions may result in any policy bound or issued being cancelled.

1. Receipt and acceptable review of the Controlling Underlyer Insurance and all underlying Excess Liability layers' binders or quote letters including a list of all endorsements to be attached.
2. Receipt and acceptable review within 90 days of the effective date of our policy of the Controlling Underlyer Insurance and all underlying Excess Liability layers' policies including the declaration pages and all endorsements.

This letter outlines the extent of coverage we will provide on this risk. Coverage is subject to the terms and conditions of the policy as issued. This quotation is valid for 30 days from the date of this letter.

Thank you for considering Federal Insurance Company for your Commercial Excess Liability coverage. Chubb is an internationally recognized leader in Excess & Umbrella underwriting. Our financial strength, coverages and services offer many advantages to our insureds.

We look forward to providing superior service and coverage to you and your insured.

Sincerely,

Matthew Bandi
Senior Underwriter, Excess Casualty
Commercial Insurance
6235802145



96% of clients who experienced a claim with Chubb are highly satisfied with their experience

Freehold Management, Inc,

Thank you for the opportunity to earn your business!

In today's uncertain environment, who protects your business matters more than ever. Together with Swingle, Collins & Associates, we make it our focus to provide our clients with an unmatched level of service.

Each business that we insure is more than a policy or premium to us—each is a valued client. We're experts in our industry, and in yours. We protect many businesses like yours and have expert knowledge in the risks you face today, and will face tomorrow.

Our insurance products are backed by cutting-edge risk engineering and claims services to provide you with a holistic approach to managing risk.

All of this support allows you to focus on what matters to you most—running your business. We encourage you to check out a new resource center that's designed to explain the value of being a Chubb client.

If you have any questions about the ensuing proposal, please contact Swingle, Collins & Associates.

Thank you.

Learn more at chubb.com/getchubbinsured

*Scores are for personal lines and commercial combined for client surveys conducted by Chubb.

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Why Chubb?



Nearly 200 years in insurance
Stable and predictable capacity



Operations in 54 countries
Protect your business overseas with resources globally



Nearly 30 industry practices
Tailor your protection to address the risks you are most likely to face



70+ products
Eliminate unforeseen gaps in insurance with our seamlessly integrated products



280+ risk engineers in N.A.
Mitigate your risk with help from our loss control experts



Superior claims reputation
Fair and quick reimbursement after a covered claim



Amwins Insurance Brokerage, LLC
5910 North Central Expressway
Suite 500
Dallas, TX 75206

amwins.com

September 15, 2023

Frank Swingle
Swingle, Collins and Associates
13760 Noel Road
Suite 600
Dallas, TX 75240

RE: Freehold Management, Inc.

PROPERTY QUOTATION

Dear Frank:

Please find the attached quotation for Freehold Management, Inc. Here is a summary of the terms and conditions:

INSURED:	Freehold Management, Inc.							
MAILING ADDRESS:	2929 Carlisle, Suite 170 Dallas, TX 75204-4067							
CARRIER:	MSIG Specialty Insurance USA Inc. (Non-Admitted)							
PROPOSED POLICY PERIOD:	From 9/30/2023 to 9/30/2024 12:01 A.M. Standard Time at the Mailing Address shown above							
QUOTE EXPIRATION DATE:	9/30/2023							
POLICY PREMIUM:	<table><tbody><tr><td>Premium</td><td>\$80,000.00</td></tr><tr><td>Surplus Lines Taxes and Fees</td><td>\$3,940.00</td></tr><tr><td>Total</td><td>\$83,940.00</td></tr></tbody></table>		Premium	\$80,000.00	Surplus Lines Taxes and Fees	\$3,940.00	Total	\$83,940.00
Premium	\$80,000.00							
Surplus Lines Taxes and Fees	\$3,940.00							
Total	\$83,940.00							
TRIA OPTIONS:	TRIA can be purchased for an additional premium of \$8,000 plus applicable taxes and fees. Signed acceptance/rejection required at binding.							
MINIMUM EARNED PREMIUM:	35%							
COMMISSION:	10.000% of premium excluding fees and taxes							
SUBJECTIVITIES:	Per Attached							



PROPERTY QUOTATION

FIRST NAMED INSURED

Freehold Management, Inc.
2929 Carlisle, Suite 170
Dallas, TX 75204

COMPANY

MSIG Specialty Insurance USA Inc. (NON-ADMITTED)

POLICY NUMBER

TBA

POLICY PERIOD

From: 09/30/2023
To: 09/30/2024

MSIG PARTICIPATION

\$5,000,000 being 100% part of \$5,000,000 per occurrence excess of \$10,000,000 per occurrence
excess of underlying deductibles.

MSIG PREMIUM

\$80,000

ADDITIONAL PREMIUM FOR CERTIFIED ACTS OF TERRORISM (OPTIONAL)

\$8,000

ADDITIONAL PREMIUM TAXES, SURCHARGES & FEES

Any applicable premium taxes, surcharges or fees are estimated and will be determined at the time of issuance.

TOTAL INSURABLE VALUES

\$ 226,950,316 As reported on 07/26/2023



PROPERTY QUOTATION

- 2) OLLE to Remain Intact with 110% Margin Clause
- 3) Demolition & ICC – “such ordinance was in force at time of loss” wording must be included
- 4) The perils of Earthquake and Flood are EXCLUDED in our layer. No coverage applies as respects to the MSIG Specialty Insurance USA Inc. policy for any loss or damage in which the proximate cause of loss results from the perils listed above.
- 5) Actual Cash Value for roofs older than 12 years

CANCELLATION

90 days except 10 days for non-payment of premium.

OTHER CONDITIONS

- Minimum earned premium is 35%.
- Issued Underlying Primary Policy must be submitted within 30 days of binding.
- Any new locations or additions with a TIV that pierces our attachment point must be submitted for underwriting approval prior to being added to the policy.

SUBJECTIVITIES

This quotation is subject to:

- No deterioration of loss experience prior to binding.
- Review and acceptance of the Underlying Policy Form and/or Manuscript language and sub limits prior to binding. Additionally, the final version of the manuscript form, if applicable, must be received at time of binding for approval.

QUOTE EXPIRATION

The above proposal is only a quotation and you must obtain our written agreement to bind coverage. This quotation is valid until 09/30/2023.

Coverages and/or Extensions of Coverage not specifically mentioned, even though they may be outlined in the specifications provided in the submission, are not included.

This quotation is constructed in reliance of the information and specifications provided in the submission. A material change or misrepresentation of the submission information and/or specifications may void this quotation.

Any applicable taxes, surcharges or countersignature fees etc. are in addition to the above stated premium. The actual taxes, surcharges or fees, etc. will be those in effect on the date coverage is bound. The insured is responsible for paying these taxes, surcharges or fees in addition to the above stated premium.



PROPERTY QUOTATION

POLICY TERRITORY

United States of America and its Territories and Possessions

COVERAGES

Real and Personal Property including Time Element and as further defined in the Policy Form as amended hereon.

PERILS INSURED

All Risks of Direct Physical Loss or Damage INCLUDING Equipment Breakdown and EXCLUDING Earthquake and Flood

SUB LIMITS OF LIABILITY (100% GROUND UP)

As per Underlying Policy

DEDUCTIBLES

As per Underlying Policy

VALUATION

As defined in the Policy Form as amended hereon.

POLICY FORM

AmWins Excess Follow Form – Draft as of 9.11.23 following the underlying primary policy no. TBD of the Starr Surplus Lines Insurance Company and including, but not limited to, the following endorsements:

- MS 0810 Conformance with Law/Severability
- MS 5509 Exclusion – Foreign Terrorism
- LMA 3100 Sanction Limitation and Exclusion Clause
- MS 5533 Virus or Bacteria Exclusion
- LMA 5400 Property Cyber and Data Endorsement
- MSES 08903 07 21 Service of Suit
- Exclusion of Certified Acts of Terrorism
- Policyholder Disclosure Notice of Terrorism Insurance Coverage
- Subject to any State Amendatory Forms or Additional Terrorism Forms
- General Endorsement wording to be included:
 - 1) The following extensions of coverage must be sub limited below our attachment:
 - Contingent Time Element
 - Newly Acquired Locations
 - Miscellaneous Unnamed Locations
 - Automatic Coverage
 - Unintentional Errors & Omissions
 - Course of Construction &/or Soft Costs



Amwins Insurance Brokerage, LLC
5910 North Central Expressway
Suite 500
Dallas, TX 75206

amwins.com

September 15, 2023

Frank Swingle
Swingle, Collins and Associates
13760 Noel Road
Suite 600
Dallas, TX 75240

RE: Freehold Management, Inc.

PROPERTY QUOTATION

Dear Frank:

Please find the attached quotation for Freehold Management, Inc. Here is a summary of the terms and conditions:

INSURED:	Freehold Management, Inc.		
MAILING ADDRESS:	2929 Carlisle, Suite 170 Dallas, TX 75204-4067		
CARRIER:	Homeland Insurance Company of New York (Non-Admitted)		
PROPOSED POLICY PERIOD:	From 9/30/2023 to 9/30/2024 12:01 A.M. Standard Time at the Mailing Address shown above		
QUOTE EXPIRATION DATE:	9/30/2023		
POLICY PREMIUM:	Premium	\$75,000.00	
	Surplus Lines Taxes and Fees	\$3,693.75	
	Total	\$78,693.75	
TRIA OPTIONS:	TRIA can be purchased for an additional premium of \$7,500 plus applicable taxes and fees. Signed acceptance/rejection required at binding.		
MINIMUM EARNED PREMIUM:	35%		
COMMISSION:	10.000% of premium excluding fees and taxes		
SUBJECTIVITIES:	Per Attached		



specialty
property

EXCESS PROPERTY QUOTATION

Policy Period: From: 9/30/2023
To: 9/30/2024 Renewal Of: 795019968

Insured: **Freehold Management, Inc.**

2929 Carlisle, Suite 170
Dallas TX 75204

Excess Insurance Company: Homeland Insurance Company of New York
Non-admitted

Premium:

Coverages

Excess Property Coverages:

Terrorism Coverage

Total Premium

	Coverage Premium
\$ 75,000	\$ 75,000
\$ 7,500	\$ 7,500
	<hr/>
	\$ 82,500

Minimum Earned Premium: 35% of the premium is earned at inception. \$ 28,875

**** NO FLAT CANCELLATIONS ****

The premium amount in this quote does not include any taxes and fees. Homeland Insurance Company of New York is a non-admitted company in the home state of the insured. Note that as the producer of this business, you are solely responsible for compliance with all surplus lines regulations including, but not limited to, licensing, collection and remittance of applicable taxes and/or fees, submission of policies to any state stamping offices, attaching required notices to the application and/or policy, and ensuring that proper due diligence with respect to authorized company declinations has been conducted and documented to the extent required by state regulations.

Surplus Lines Taxes to be filed in the insured's Home State of :

TX

Intact Insurance is the marketing brand for the insurance company subsidiaries of Intact Insurance Group USA LLC, including Atlantic Specialty Insurance Company, a New York insurer, Homeland Insurance Company of New York, a New York insurer, Homeland Insurance Company of Delaware, a Delaware insurer. Each of these insurers maintains its principal place of business at 605 Highway 169 N, Plymouth, MN 55441.



EXCESS PROPERTY QUOTATION

Thank you for the opportunity to provide you with this quote.
We are able to quote coverage under the terms and conditions as follows.

Excess Limit of Liability and Participation:

\$50,000,000 (being 100.0% part of \$50,000,000) Per occurrence

Attachment Point:

\$50,000,000 Per occurrence

Sublimits:

As provided by the primary policy form.

Reported Values: \$226,950,316

Valuation:

Property insured under the Policy will be valued according to the terms of the Primary Underlying Insurance Policy.

Cancellation:

Subject to any state regulations or statutes which govern the notice period, the cancellation notice period is 30 days. The cancellation notice period for nonpayment of premium is 10 days.

EXCESS PROPERTY QUOTATION

Forms and Endorsements:

X Excess Property Policy Declarations	OBSP 100 04 16
X Excess Property Policy – Following Form	OBSP 001 01 23
X Excess Property Conditions	OBSP 002 04 16
X Additional Interests Endorsement	OBSP 241 04 16
X Claim Reporting Options	PHN 049 OBSP 04 16
X Limitations on Roof Surfacing	OBSP 251 08 17
X Loss Occurrence Limit of Liability (Margin Clause Included)	OBSP 225 04 20
X Ordinance or Law Exclusion	OBSP 206 01 19
X Permission to Add Locations	OBSP 238 04 16
X Service of Suit Endorsement	OB IL 001 10 15
X U.S. Treasury OFAC Advisory Notice	IL P 001 01 04
X Policyholder Disclosure Notice of Terrorism Insurance Coverage	PHN 001 IL 12 20
X Policyholder Disclosure Notice of Terrorism Insurance Coverage (If Terrorism Insurance Coverage is Rejected)	PHN 002 IL 12 20
X Exclusion of Certified Acts of Terrorism (If Terrorism Insurance Coverage is Rejected)	OBSP 219 09 15
X Policyholder Disclosure Notice of Terrorism Insurance Coverage (If Terrorism Insurance Coverage is Accepted)	PHN 003 IL 12 20
X Cap on Losses from Certified Acts of Terrorism (If Terrorism Insurance Coverage is Accepted)	OBSP 218 09 15
X Required state amendatory endorsements and notices	PHN 037 OBSP 09 15
X Texas State Notice	PHN 059 05 20
X Texas Complaint Notice	

EXCESS PROPERTY QUOTATION

Conditions:

- At the time of binding, please provide this Company with the following:
 - A copy of the primary binder;
 - The completed and signed SURPLUS LINES PRODUCER CERTIFICATION form;
 - The completed and signed Terrorism Coverage Election Form.
- You must have this Company's permission to bind coverage.
- This Quote is valid until the proposed effective date or for 30 days if none is specified.
- Recovery will be limited to the values shown on the application. Refer to the Occurrence Limit of Liability Endorsement attached to this Quote.
- Newly acquired properties must have the underwriter's prior approval.
- This excess insurance shall not be considered other insurance for the purposes of any "Other Insurance" clause in the primary policy.
- Any coinsurance clause, references to pro rata liability, pro rata distribution or any other apportionment clause will be deleted from the primary policy.
- **Salvage or Recoveries:** When, in connection with any loss under this Policy, any salvage or recovery is received after loss settlement, the loss will be calculated on the basis on which it would have been settled had the amount of salvage or recovery been known at the time the loss was originally determined. Any amounts thus found to be due either party from the other will be paid promptly. The expense of all proceedings necessary to such recoveries will be apportioned between the interests concerned in the ratio of their respective recoveries as finally settled. If there should be no recovery and proceedings are conducted solely by this Company, this Company will pay such expenses.

Subject to Intact Follow Form and Endorsements pending review and approval of the primary policy form.

Underwriter Comments:

Premium will be waived for endorsements of less than \$100.

NOTE: THIS RENEWAL POLICY CONTAINS AN ENDORSEMENT THAT RESTRICTS COVERAGE THAT WAS PROVIDED IN THE PRIOR POLICY. This endorsement is OBSP 251 08 17 Limitations on Roof Surfacing, and a copy has been provided with this quote.

Cosmetic Damage or Loss to roofs is excluded.

Actual Cash Value applies to roofs as per the Starr primary.



specialty
property

EXCESS PROPERTY QUOTATION

Items of Insurance Covered:

Real Property; Business Personal Property; Business Income as shown in the reported values provided by the Insured at the inception of this Policy or added by endorsement during the period of this Policy.

Perils Insured:

Direct Physical Loss or Damage; Excluding Flood and Earthquake

Exclusions:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Earth Movement | <input checked="" type="checkbox"/> Nuclear Hazard |
| <input checked="" type="checkbox"/> Earthquake | <input checked="" type="checkbox"/> Chemical or Biological Materials |
| <input checked="" type="checkbox"/> Cyber Vandalism / Denial of Service Attack | <input checked="" type="checkbox"/> Terrorism (If Not Purchased) |
| <input checked="" type="checkbox"/> Fungus, Wet Rot, Dry Rot, Virus or Bacteria | <input checked="" type="checkbox"/> Electronic Data |
| <input checked="" type="checkbox"/> Equipment Breakdown | <input type="checkbox"/> Windstorm/Hail |
| <input checked="" type="checkbox"/> Asbestos removal | <input type="checkbox"/> Named Storm |
| <input checked="" type="checkbox"/> Water | <input checked="" type="checkbox"/> Ordinance or Law |
| <input checked="" type="checkbox"/> Flood | <input checked="" type="checkbox"/> Contaminants or Pollutants |
| <input checked="" type="checkbox"/> Costs, Expenses, Fines or Penalties Incurred by Order of Authority | |

Warranties:

All Warranties, Conditions, Subjectivities, etc are as per the Starr primary.

POLICY NUMBER:
NAMED INSURED:
ISSUE DATE:
EFFECTIVE DATE:

COMMERCIAL EXCESS PROPERTY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

LIMITATIONS ON COVERAGE FOR ROOF SURFACING

This endorsement modifies insurance provided under the following:

EXCESS PROPERTY POLICY – FOLLOWING FORM

SCHEDULE

Address	Building Description/No.	Indicate Applicability (Paragraph A. and/or Paragraph B.)

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

- A. The following applies with respect to loss or damage by a covered cause of loss (including wind and hail if covered) to a building or structure identified in the Schedule as being subject to this Paragraph A.:
Replacement Cost coverage (if otherwise applicable to such property) does not apply to roof surfacing. Instead, this Company will determine the value of roof surfacing at actual cash value as of the time of loss or damage.
- B. The following applies with respect to loss or damage by wind and/or hail to a building or structure identified in the Schedule as being subject to this Paragraph B.:
This Company will not pay for cosmetic damage to roof surfacing caused by wind and/or hail. For the purpose of this endorsement, cosmetic damage means that the wind and/or hail caused marring, pitting or other superficial damage that altered the appearance of the roof surfacing, but such damage does not prevent the roof from continuing to function as a barrier to entrance of the elements to the same extent as it did before the cosmetic damage occurred.
- C. For the purpose of this endorsement, roof surfacing refers to the shingles, tiles, cladding, metal or synthetic sheeting or similar materials covering the roof and includes all materials used in securing the roof surface and all materials applied to or under the roof surface for moisture protection or insulation, as well as roof flashing.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED

Frank Swingle

From: Rachel Lindsey <Rachel.Lindsey@amwins.com>
Sent: Tuesday, September 12, 2023 9:05 AM
To: Freedom Hernandez; Frank Swingle
Cc: Scott Wolf; David Hopfauf; Maddie White
Subject: RE: Freehold Management, Inc. - Starr Quote
Attachments: Amwins Quote - Starr - Primary 10M.pdf

Freedom,

Attached is the Starr Surplus Lines renewal quote for the Primary \$10M Layer.

Starr originally quoted the renewal with several limitations, the biggest being that they were going to exclude all of the Critical Flood Zones. We were able to negotiate that coverage back in, but they do have to cut back on all Flood from an expiring \$2.5M sublimit to \$1M. We've asked the incumbent Excess Flood carrier AXIS to look at \$4M x/s \$1M, but if there are issues with AXIS we have other XS Flood markets available.

We were also able to get agreement to keep the 110% Margin Clause and other sublimits as expiring. Starr is requiring a completed BI Worksheet within 30 days of binding, and other subjectivities are per the quote. Let us know if you need a specimen BI Worksheet.

Starr's renewal pricing is a .499% Layer Rate, which is a pure rate change of 11.7% from expiring. The all-in rate change including taxes and fees is a 12.55% increase.

Additional Property Layers:

1. Mitsui currently writes 100% of \$5M x/s \$10M. The underwriter expects to be able to offer the same capacity, and we should have their quote shortly.
2. Homeland currently writes 100% of \$85M x/s \$15M. They have to cut back their capacity and increase their attachment this year to \$50M.
3. Due to Homeland cutting back, we're currently working with a \$35M x/s \$15M GAP. We will be focusing attention here to best fill with new capacity.

Let us know of any questions after review.

Thanks,

Rachel Lindsey

Assistant Vice President
T 214.561.9343 | M 817.938.9995
rachel.lindsey@amwins.com

Amwins Insurance Brokerage, LLC
5910 North Central Expwy | Suite 500 | Dallas, TX 75206
amwins.com

In CA: Amwins Brokerage Insurance Services | CA License #0F19710

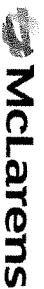
Loss run requests can be sent directly to LossRuns@amwins.com (please include the named insured, policy numbers and effective dates)



Insured: Freehold Management
 Location: Various Texas
 Type of Loss: Freeze

Date of Loss: 2/17/2021
 Insurer Claim #: KY21K2233957
 McLaren's No: 016.011515

Updated 9/15/2023



MASTER STATEMENT OF LOSS

Item #1 Building		Address		Mitigation	Plumbing	Reconstruction	Total RCV	Depreciation	Deductible	Less Payments	Net Amount Due	
Loc #	Bldg #	Location		Suite			\$	\$	\$	\$	\$	
3		City View Center	4720 Bryant Irvin Fort Worth, TX 76132	Suite # 516	\$ 34,705.85	\$ 87,216.13	\$ 121,921.98	\$ 26,818.74	\$ 1,000	\$ 94,103.24	\$ -	
3		City View Center	4720 Bryant Irvin Fort Worth, TX 76132	Suite # 546	\$ 4,198.31	\$ 91,216.17	\$ 95,414.48	\$ 1,000	\$ 94,414.48	\$ -	\$ -	
3		City View Center	4720 Bryant Irvin Fort Worth, TX 76132	Suite # 554	\$ 8,457.92	\$ 28,399.50	\$ 36,857.42	\$ 8,543.98	\$ 1,000	\$ 27,313.44	\$ -	
3		City View Center	4720 Bryant Irvin Fort Worth, TX 76132	Suite # 820	\$ 6,051.83	\$ 75,947.92	\$ 81,999.75	\$ 1,000	\$ 80,999.75	\$ -	\$ -	
3		City View Center	4720 Bryant Irvin Fort Worth, TX 76132	Suite # 822	\$ 4,435.99	\$ 107,410.24	\$ 111,946.23	\$ 1,750	\$ 110,096.23	\$ -	\$ -	
14		Ridgmar TC DIP	7050 Ridgmar Meadow Fort Worth, TX	Don Paublos	\$ 19,768.42	\$ 1,052.73	\$ 324,996.70	\$ 345,817.85	\$ 96,069.09	\$ 2,000	\$ 247,748.76	\$ -
14		Ridgmar TC	6943 Ridgmar Meadow Fort Worth, TX	\$ 7,376.21	\$ 52,412.76	\$ 59,788.97	\$ 14,638.83	\$ 1,708	\$ 43,442.14	\$ -	\$ -	
14		Ridgmar TC	6949 Ridgmar Meadow Fort Worth, TX	\$ 3,310.14	\$ 60,883.94	\$ 64,174.08	\$ 16,610.26	\$ 1,708	\$ 45,855.82	\$ -	\$ -	
14		Ridgmar TC	6955 Ridgmar Meadow Fort Worth, TX	\$ 25,936.23	\$ 89,232.35	\$ 114,268.58	\$ 26,482.42	\$ 1,708	\$ 86,098.16	\$ -	\$ -	
14		Ridgmar TC	6965 Ridgmar Meadow Fort Worth, TX	\$ 38,861.76	\$ 127,250.91	\$ 166,112.67	\$ 38,708.78	\$ 1,710	\$ 125,593.89	\$ -	\$ -	
14		Ridgmar TC	6971 Ridgmar Meadow Fort Worth, TX	\$ 8,282.05	\$ 36,230.25	\$ 44,512.30	\$ 10,694.34	\$ 1,708	\$ 32,109.96	\$ -	\$ -	
14		Ridgmar TC	6977 Ridgmar Meadow Fort Worth, TX	\$ 27,909.90	\$ 90,402.38	\$ 118,312.28	\$ 27,455.11	\$ 1,708	\$ 89,149.17	\$ -	\$ -	
10		Market at CH	223 FM 1382 Cedar Hill, TX 75104	\$ 22,108.56	\$ 885.05	\$ 67,661.85	\$ 90,655.46	\$ 3,000	\$ 87,655.46	\$ -	\$ -	
16		Creekside	6780 Abrams Dallas, TX 75231	Ste. 111	\$ 7,840.42	\$ 61,199.34	\$ 69,039.76	\$ 1,250	\$ 67,789.76	\$ -	\$ -	
16		Creekside	6780 Abrams Dallas, TX 75231	Ste. 115	\$ 8,351.72	\$ 59,841.72	\$ 68,093.44	\$ 750	\$ 67,343.44	\$ -	\$ -	
16		Creekside	6780 Abrams Dallas, TX 75231	Ste. 119	\$ 10,368.97	\$ 649.50	\$ 88,514.60	\$ 99,533.07	\$ 1,750	\$ 97,783.07	\$ -	\$ -
6		Duck Creek	5000 Jupiter Garland, TX 75044	Ste. 170	\$ 636.46	\$ 379.39	\$ 1,015.85	\$ 250	\$ 765.85	\$ -	\$ -	
					\$ 237,600.74	\$ 2,966.67	\$ 1,448,796.76	\$ 1,689,364.17	\$ 266,001.55	\$ 25,000	\$ 1,398,362.62	\$ -
					Mitigation	Plumbing	Reconstruction	Total RCV	Total Depreciation	Deductible	Less Payments	Net Amount Due

Notes:

*Final inspection, vendor invoice and payment review for Recoverable Depreciation Claim.

*The above location building repair amounts as per agreed scope and cost with Tice Construction
 Ms. Carolyn Coleman

The amounts presented are subject to the insurance carriers review and approval

Val Mansfield
 Executive General Adjuster
 val.mansfield@mclarens.com

| McLaren's

(972) 268-7971
 (972) 345-7861
 www.mclarens.com

POLICY NUMBER:
NAMED INSURED:
ISSUE DATE:
EFFECTIVE DATE:

COMMERCIAL EXCESS PROPERTY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**LOSS OCCURRENCE LIMIT OF LIABILITY ENDORSEMENT
(MARGIN CLAUSE INCLUDED)**

This endorsement modifies insurance provided under the following:

EXCESS PROPERTY POLICY – FOLLOWING FORM

The following replaces Paragraph 2. of Paragraph A. **Excess Limit of Liability and Participation of Section III.**
LIMITS OF LIABILITY:

2. The Excess Limit of Liability and Participation shown in the Declarations is the total limit of this Company's liability applicable to each "loss occurrence". Notwithstanding any other terms and conditions of this Policy, in no event will the liability of this Company exceed this limit regardless of the number or type of items of insurance involved or affected or Covered Excess Locations shown in the Declarations which had the loss.

Subject to the paragraph above, the limit of recovery in any one "loss occurrence" under this Policy will not exceed the least of the following:

- a. The actual adjusted amount of loss, less the "underlying limits" and applicable deductibles;
- b. The reported value plus 10.0%, as shown on the most recent reported values provided by the Insured and on file with this Company, for each scheduled item of insurance insured at the Covered Excess Location shown in the Declarations which had the loss, less the "underlying limits" and applicable deductibles. If no value, item or location is reported to this Company then there is no coverage;
- c. The interest of the Insured, less the "underlying limits" and applicable deductibles; or
- d. The Excess Limit of Liability and Participation shown in the Declarations.

If the "loss occurrence" involves more than one Covered Excess Location or scheduled item of insurance, the liability of this Company will be determined separately for each individually scheduled item of insurance.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED

Freehold Management
Loss Summary

Report Date: 06/22/2023

CHUBB

Loss Run Report

Page 1 of 4

Policy Number	D4224563A			Policy Term	9/30/2018 - 9/30/2019	
Insured Name	FREEHOLD MANAGEMENT, INC.			PAC	PMF - Primary Fire	
Division	W - Westchester Specialty			MCC	0080200 - Property-Exclud Westchest A&E	
Master/Subsidiary Producer	43699W - AMWINS INSURANCE BROKERAGELLC					

BCO	Y19	Adjuster	Jennifer Dixon
Claim	225419	Supervisor	Joe Patten

Plant / Div Location Cd

Sub Ltr	Occurrence ID	Proc AIM	Event Date	Made Date	Report Date	Close Date	Reopen Date	State	Desc	Claimant	Sts	Gross Paid Loss	Gross Paid Expense	Gross Outstanding	Gross Incurred Loss
A	KY19K2254197	633	4/13/19		4/15/19	10/22/19		TX	UNKNOWN PERSON RAN INTO BUILDING.	FREEHOLD MANAGEMENT INC	C	\$177,355	\$8,005	\$0	\$185,360

Subtotal	\$177,355	\$8,005	\$0	\$185,360
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CHUBB**Loss Run Report**

Page 3 of 4

Policy Number	D4224563A			Policy Term	9/30/2020 - 9/30/2021
Insured Name	FREEHOLD MANAGEMENT, INC.				
Division	W - Westchester Specialty	PAC	PMF - Primary Fire		
Master/Subsidiary Producer	43699W - AMWINS INSURANCE BROKERAGE LLC	MICC	0080200 - Property-Exclud Westchest A&E		

BCO	Y21	Adjuster	George Lasho													
Claim	223395	Supervisor	Mark Macon													
Plant / Div Location Cd																
Sub Ltr	Occurrence ID	Proc ATM	Event Date	Made Date	Report Date	Close Date	Reopen Date	State	Desc	Claimant	Sts	Gross Paid Loss	Gross Paid Expense	Gross Outstanding	Gross Incurred Loss	
A	KY21K2233957	633	2/17/21		3/15/21			TX	WATER DAMAGE FROM LAST WEEKS COLD WEATHER.	FREEHOLD MANAGEMENT, INC.	O	\$1,000,000	\$31,774		\$0	\$1,031,774
										Subtotal		\$1,000,000	\$31,774		\$0	\$1,031,774

Valuation Date: 6/15/2023

Version: BAR - Report Generated: 6/22/2023 11:01:25 AM



Loss Run Report

Page 4 of 4

Policy Number	D4224563A	Policy Term	9/30/2021 - 9/30/2022
Insured Name	FREEHOLD MANAGEMENT, INC.		
Division	W - Westchester Specialty	PAC	PMF - Primary Fire
Master/Subsidiary Producer	43699W - AMWINS INSURANCE BROKERAGE LLC	MCC	0080200 - Property-Exclud Westchest A&E

Valuation Date: 6/15/2023

Version: BAR - Report Generated: 6/22/2023 11:01:25 AM

AIG Loss Run

Policy : 0011144911-041-000 FREEHOLD MANAGEMENT INC
0011144911-041-001 FREEHOLD MANAGEMENT INC
0011144911-041-002 FREEHOLD MANAGEMENT INC

Filters: Status = ALL

Requester ID: 550585

Report Date / Time: 07/18/2023 14:09 EST

Valuation Date: 06/30/2023

Source: US/CA

The AIG Loss Run is a detail report, providing claim and financial information.
Run additional reports using IntelliRisk at <https://aig.com/ir>.

Certain claim information may not be available in this report, since data availability can vary based on the insurance program or benefit state (due to regulatory considerations).

The content contained in this report is subject to privacy and security laws and should be handled in accordance with the applicable laws and regulations. This report is intended for review and use by authorized representatives of the insured or other parties authorized by the insured solely for legitimate business reasons. The information contained herein should be treated as privileged and confidential. If you are not the intended recipient, you are hereby notified that any disclosure, copy or distribution of this information is strictly prohibited, as is the taking of any action by you in reliance on its contents. If you received this communication in error, please notify us immediately.



Continued

AIG LOSS Run

Policy :

AIG Loss Run Property

PAGE: 3

Policy : 0011144911-041-000

FREEHOLD MANAGEMENT INC

09/30/2019 - 09/30/2020

Report Date / Time: 07/18/2023 14:09 EST
 Valuation Date: 06/30/2023
 Currency: USD

Claimant Name	OneClaim #	Div/H.Q.	Major Class	Code/Description	Indemnity Paid	Adjusting Exp Paid	Alloc Exp Paid	Reserves	Total Recoveries	Total Incurred
Claim #	Receipt Date	Status	Closed Dt	Loss Description						
Loss Date				Claim Examiner Email						
Loss Location										
093/				No Claims for Policy 0011144911-041-000 / Criteria	.00	.00	.00	.00	.00	.00
				Claim Count = 0	.00	.00	.00	.00	.00	.00
				Poi-Asco-Mod: 0011144911-041-000						

Policy : 0011144911-041-001

FREEHOLD MANAGEMENT INC 09/30/2020 - 09/30/2021

Report Date / Time: 07/18/2023 14:09 EST
Valuation Date: 06/30/2023
Currency: USD

AIG Loss Run Property

PAGE: 5

Report Date / Time: 07/18/2023 14:09 EST
 Valuation Date: 06/30/2023
 Currency: USD

Report Date / Time:
 Valuation Date:
 Currency:

Policy : 0011144911-041-002

FREEHOLD MANAGEMENT INC

09/30/2021 - 09/30/2022

Claimant Name	OneClaim #	Div/H.O.	Major Class Code/Description	Indemnity Paid	Adjusting Exp Paid	Alloc Exp Paid	Reserves	Total Recoveries	Total Incurred
Claim #	Receipt Date	Status	Loss Description						
Loss Date	Closed Dt		Claim Examiner Email						
093/	No Claims for Policy 0011144911-041-002	/ Criteria		.00	.00	.00	.00	.00	.00
Pol-Asco-Mod: 0011144911-041-002		Claim Count = 0		.00	.00	.00	.00	.00	.00
Totals For Policy: 0011144911		Claim Count = 1		199,181.32	.00	.00	150,818.68	.00	350,000.00
Property Report Totals:				199,181.32	.00	.00	150,818.68	.00	350,000.00

Sedgwick Delegated Authority
CW Loss Runs Dept.

Sincerely,

To ensure timely processing of your loss run requests, please submit them directly to SDAlossruns@sedgwick.com.

This is not to be construed as an absolute statement of no claims, only that no loss history has been located for this insured and/or policy number(s).

Our records show no losses for the named insured and/or policy number(s).

Dear Team,

Policy: • A83784211CSP - 2021-2022
Insured: Freehold Management, Inc.

RE: Loss Run

AMWins Brokerage of Texas, LLC
5910 North Central Expressway, Suite 500
Dallas, TX 75206

JUNE 22, 2023

The Art of Adjusting

 sedgwick | delegated authority



Region: ALL
Genius Company: ALL

Claim No.:
Policy No.:
Insured Name:
Business Type: ALL
Line of Business: ALL
UW Department Code: ALL

Claim Status: ALL

Transaction Date From: 01-Jan-1980
Transaction Date To: 23-Jun-2023

Policy # 1000350374-01										Policy # 003815000										
Insured Name FREEHOLD MANAGEMENT INC.		Office ATLANTA WHOLESALE		Insured Name Freshhold Management, Inc.		Office ATLANTA														
Line of Business	6503	Participation	1,500,000	Line of Business	6425	Participation	5,000,000													
UW Year	2019	Limits	750,000	UW Year	2018	Limits	1,250,000													
Inception	30-Sep-2019	Attachment Point	1,000,000	Inception	30-Sep-2018	Attachment Point	0													
Expiry	30-Sep-2020			Expiry	30-Sep-2019															
Policy #	1000350374-01	Claim Handler	Date of Loss	Date Reported	Coverage Description	Cause of Loss	Location	Class	Status	Deductible SIR Ind.	Deductible SIR Amount	Currency	Indemnity Paid	Other Expenses	Recovery Received	Indemnity Received	Recovery Received	Other Expenses	Reserves Outstanding	Total
Insured Name	FREEHOLD MANAGEMENT INC.	SHULAR, RACHEL	13-Apr-2019	13-Apr-2019	PROPERTY - REAL	IMPACT	FOBT WORTH	General Merchandise	CLOSED	Actual Dollar Amount	10,000	USD	67,452	0	0	0	0	0	0	68,402
Office	ATLANTA WHOLESALE	SHULAR, RACHEL	07-Apr-2019	07-Apr-2019	PROPERTY - REAL	IMPACT	HOUSTON	General Merchandise	CLOSED	Actual Dollar Amount	10,000	USD	67,452	0	0	0	0	0	0	68,402
Line of Business	6503	SHULAR, RACHEL	07-Apr-2019	07-Apr-2019	PROPERTY - BUILDINGS	IMPACT	HOUSTON	Dept Store	CLOSED	Actual Dollar Amount	10,000	USD	67,452	0	0	0	0	0	0	68,402
UW Year	2019	SHULAR, RACHEL	07-Apr-2019	07-Apr-2019	PROPERTY - BUILDINGS	IMPACT	HOUSTON	Dept Store	CLOSED	Actual Dollar Amount	10,000	USD	67,452	0	0	0	0	0	0	68,402
Inception	30-Sep-2019	SHULAR, RACHEL	07-Apr-2019	07-Apr-2019	PROPERTY - BUILDINGS	IMPACT	HOUSTON	Dept Store	CLOSED	Actual Dollar Amount	10,000	USD	67,452	0	0	0	0	0	0	68,402
Expiry	30-Sep-2020	SHULAR, RACHEL	07-Apr-2019	07-Apr-2019	PROPERTY - BUILDINGS	IMPACT	HOUSTON	Dept Store	CLOSED	Actual Dollar Amount	10,000	USD	67,452	0	0	0	0	0	0	68,402
Policy Totals																				
Claim #	PRP009691	Claim Handler	Date of Loss	Date Reported	Coverage Description	Cause of Loss	Location	Class	Status	Deductible SIR Ind.	Deductible SIR Amount	Currency	Indemnity Paid	Other Expenses	Recovery Received	Indemnity Received	Recovery Received	Other Expenses	Reserves Outstanding	Total
Insured Name	FREEHOLD MANAGEMENT INC.	SHULAR, RACHEL	13-Apr-2019	13-Apr-2019	PROPERTY - BUILDINGS	IMPACT	FOBT WORTH	General Merchandise	CLOSED	Actual Dollar Amount	10,000	USD	67,452	0	0	0	0	0	0	68,402
Office	ATLANTA WHOLESALE	SHULAR, RACHEL	07-Apr-2019	07-Apr-2019	PROPERTY - REAL	IMPACT	HOUSTON	General Merchandise	CLOSED	Actual Dollar Amount	10,000	USD	67,452	0	0	0	0	0	0	68,402
Line of Business	6503	SHULAR, RACHEL	07-Apr-2019	07-Apr-2019	PROPERTY - REAL	IMPACT	HOUSTON	Dept Store	CLOSED	Actual Dollar Amount	10,000	USD	67,452	0	0	0	0	0	0	68,402
UW Year	2019	SHULAR, RACHEL	07-Apr-2019	07-Apr-2019	PROPERTY - REAL	IMPACT	HOUSTON	Dept Store	CLOSED	Actual Dollar Amount	10,000	USD	67,452	0	0	0	0	0	0	68,402
Inception	30-Sep-2018	SHULAR, RACHEL	07-Apr-2019	07-Apr-2019	PROPERTY - REAL	IMPACT	HOUSTON	Dept Store	CLOSED	Actual Dollar Amount	10,000	USD	67,452	0	0	0	0	0	0	68,402
Expiry	30-Sep-2019	SHULAR, RACHEL	07-Apr-2019	07-Apr-2019	PROPERTY - REAL	IMPACT	HOUSTON	Dept Store	CLOSED	Actual Dollar Amount	10,000	USD	67,452	0	0	0	0	0	0	68,402
Policy Totals	PRP0098131																			



Region: ALL
Genius Company: ALL
Business Type: ALL
Line of Business: ALL

Claim No. _____ Policy No. _____ Insured No. _____ UW Depa.

Claim Status: ALL	01-Jan-1980
Transaction Date From:	
Transaction Date To:	23-Jun-2023

Policy #	1000277556-01	Insured Name	FREEHOLD MANAGEMENT INC.																		
Office	ATLANTA	Line of Business	6303																		
UW Year	2017	Participation	2,500,000																		
Inception	30-Sep-2017	Limits	1,250,000																		
Expiry	30-Sep-2018	Attachment Point	1																		
Claim #	Claimant	Date of Loss	Date Reported	Coverage Description	Cause of Loss	Location	Class	Status	Deductible STR Amount	Deductible STR Ind.	Currency	Indemnity Paid	Other Expenses	Recovery Received	Indemnity Received	Prevention	Reserves Outstanding	Other Recovery Reserves	Rebates	Total	
ATLPRO00620274	FREEHOLD MANAGEMENT INC.	06-Jun-2018	24-Aug-2018	REAL PROPERTY - BUILDINGS	HAIL	ARLINGTON	All Others	CLOSED	10,000	USD	291,166	15,154	0	0	0	0	0	0	306,320	306,320	
7	MCHNCHOLS, PATRICK					General Merchandise Dept Store					291,166	15,154	0	0	0	0	0	0	0	306,320	306,320
Policy Totals																				452,208	16,105
Grand Totals																				153,736	10,000
																				0	474,413
																				603,929	0



STARR SPECIALTY LINES

A Member of Starr Companies

399 Park Avenue, New York, NY 10022

LOSS HISTORY

NAMED INSURED: Freehold Management Inc

POLICY NUMBERS: SLSTPTY11688722

Policy Period: 9/30/2022 to 9/30/2023 – No reported losses

** Run Date 7/20/2023

No reserve numbers will be given on Open status claims

VOYAGER INDEMNITY INSURANCE COMPANY
FLOOD LOSS RUN REPORT

Agency Name: AMWINS GROUP LLC	Report Date: 06/22/2023
Insured Name: FREEHOLD MANAGEMENT INC	Reporting Period: 09/30/2018 - 09/30/2019

Loss Run Summary

Policy Number	Policy Type	Number of Claims	Loss & Expense Reserves	Losses Paid	Expenses Incurred	Losses & Expenses Paid	Total Incurred
CFS000079400	CFS (COMMERCIAL FLOOD)	0	\$0	\$0	\$0	\$0	\$0

VOYAGER INDEMNITY INSURANCE COMPANY
FLOOD LOSS RUN REPORT

Agency Name: AMWINS GROUP LLC	Report Date: 06/22/2023
Insured Name: FREEHOLD MANAGEMENT INC	Reporting Period: 09/30/2019 - 09/30/2020

Loss Run Summary

Policy Number	Policy Type	Number of Claims	Loss & Expense Reserves	Losses Paid	Expenses Incurred	Losses & Expenses Paid	Total Incurred
CFS000079401	CFS (COMMERCIAL FLOOD)	0	\$0	\$0	\$0	\$0	\$0

VOYAGER INDEMNITY INSURANCE COMPANY
FLOOD LOSS RUN REPORT

Agency Name: AMWINS GROUP LLC	Report Date: 06/22/2023
Insured Name: FREEHOLD MANAGEMENT INC	Reporting Period: 09/30/2020 - 09/30/2021

Loss Run Summary

Policy Number	Policy Type	Number of Claims	Loss & Expense Reserves	Losses Paid	Expenses Incurred	Losses & Expenses Paid	Total Incurred
CF5000079402	CFS (COMMERCIAL FLOOD)	0	\$0	\$0	\$0	\$0	\$0

VOYAGER INDEMNITY INSURANCE COMPANY
FLOOD LOSS RUN REPORT

Agency Name: AMWINS GROUP LLC	Report Date: 06/22/2023
Insured Name: FREEHOLD MANAGEMENT INC	Reporting Period: 09/30/2021 - 09/30/2022

Loss Run Summary

Policy Number	Policy Type	Number of Claims	Loss & Expense Reserves	Losses Paid	Expenses Incurred	Losses & Expenses Paid	Total Incurred
CFS000079403	CFS (COMMERCIAL FLOOD)	0	\$0	\$0	\$0	\$0	\$0

VOYAGER INDEMNITY INSURANCE COMPANY
FLOOD LOSS RUN REPORT

Agency Name: AMWINS GROUP LLC	Report Date: 06/22/2023
Insured Name: FREEHOLD MANAGEMENT INC	Reporting Period: 09/30/2022 - 06/22/2023

Loss Run Summary

Policy Number	Policy Type	Number of Claims	Loss & Expense Reserves	Losses Paid	Expenses Incurred	Losses & Expenses Paid	Total Incurred
CFS000079404	CFS (COMMERCIAL FLOOD)	0	\$0	\$0	\$0	\$0	\$0