



# EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)

7/9/2024

THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

PRODUCER NAME, CONTACT PERSON AND ADDRESS Swingle, Collins & Associates 13760 Noel Road, Suite 600 Dallas, TX 75240		PHONE (A/C, No, Ext): 972-387-3000	COMPANY NAME AND ADDRESS Lloyds of London		NAIC NO: 1122000
FAX (A/C, No): 972-387-3808		E-MAIL ADDRESS: services@swinglecollins.com		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
CODE: AGENCY CUSTOMER ID #:		SUB CODE:		POLICY TYPE Property	
NAMED INSURED AND ADDRESS August Real Estate Co. 3612 Amherst Avenue Dallas TX 75225		LOAN NUMBER 267025		POLICY NUMBER B1306P558822400	
EFFECTIVE DATE 06/23/2024		EXPIRATION DATE 06/23/2025		<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
ADDITIONAL NAMED INSURED(S)		THIS REPLACES PRIOR EVIDENCE DATED:			

**PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) ☒ BUILDING OR ☒ BUSINESS PERSONAL PROPERTY**LOCATION / DESCRIPTION  
See Page 2

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

**COVERAGE INFORMATION**

PERILS INSURED

BASIC

BROAD

☒

SPECIAL

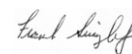
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COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$ 46,384,891		DED: 250,000	
	YES NO N/A		
<input type="checkbox"/> BUSINESS INCOME <input checked="" type="checkbox"/> RENTAL VALUE	X		If YES, LIMIT: 5,100,953.64 Actual Loss Sustained; # of months:
BLANKET COVERAGE	X		If YES, indicate value(s) reported on property identified above: \$ 46,384,891
TERRORISM COVERAGE	X		Attach Disclosure Notice / DEC
IS THERE A TERRORISM-SPECIFIC EXCLUSION?		X	
IS DOMESTIC TERRORISM EXCLUDED?		X	
LIMITED FUNGUS COVERAGE		X	If YES, LIMIT: DED:
FUNGUS EXCLUSION (If "YES", specify organization's form used)	X		
REPLACEMENT COST	X		
AGREED VALUE		X	
COINSURANCE		X	If YES, %
EQUIPMENT BREAKDOWN (If Applicable)	X		If YES, LIMIT: DED:
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	X		If YES, LIMIT: DED:
- Demolition Costs	X		If YES, LIMIT: DED:
- Incr. Cost of Construction	X		If YES, LIMIT: DED:
EARTH MOVEMENT (If Applicable)		X	If YES, LIMIT: DED:
FLOOD (If Applicable)	X		If YES, LIMIT: 1,000,000 DED: 250,000
WIND / HAIL INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	X		If YES, LIMIT: 46,384,891 DED: 3%
NAMED STORM INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	X		If YES, LIMIT: 46,384,891 DED: 5%
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS		X	

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

**ADDITIONAL INTEREST**

CONTRACT OF SALE	<input checked="" type="checkbox"/>	LENDER'S LOSS PAYABLE	<input type="checkbox"/>	LOSS PAYEE	LENDER SERVICING AGENT NAME AND ADDRESS
MORTGAGEE	<input type="checkbox"/>				
NAME AND ADDRESS Southside Bank, ISAOA, ATIMA P.O. Box 1079 Tyler, TX 75701-1079					AUTHORIZED REPRESENTATIVE 

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# **ADDITIONAL REMARKS SCHEDULE**

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<b>AGENCY</b> Swingle, Collins & Associates		<b>NAMED INSURED</b> August Real Estate Co. 3612 Amherst Avenue Dallas TX 75225	
<b>POLICY NUMBER</b> B1306P558822400		<b>EFFECTIVE DATE:</b> 06/23/2024	
<b>CARRIER</b> Lloyds of London	<b>NAIC CODE</b> 1122000		

## **ADDITIONAL REMARKS**

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**

**FORM NUMBER:** 28 **FORM TITLE:** EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

### **REMARKS:**

#### **Carriers:**

#### **Property**

\$4,425,000 Primary - Lloyd's of London - Policy Number B1306P558822400

\$575,000 Primary - Lloyd's of London - Policy Number B1306P558822401

\$5,000,000 XS \$5,000,000 - Kinsale Insurance Company - 01002462181

\$36,384,891 XS \$10,000,000 - Palomar Excess and Surplus Lines Insurance Company - Policy Number CENPP22202317101

#### **Terrorism**

\$46,384,890 - Underwriters at Lloyd's of London - Policy Number 24N29838AATO99

#### **Equipment Breakdown**

Phoenix Insurance Company - Policy Number BME15Y375733PHX24

#### **Flood**

Transverse Specialty Insurance Company - Policy Number TNF3680302

#### **Locations Covered:**

500-08 Exposition, Dallas, TX 75226

816 Exposition and 4115 Commerce, Dallas TX 75226

801 Exposition, Dallas TX 75226

800-02 Exposition and 4101 Commerce, Dallas TX 75226

820 Exposition and 4121 Commerce, Dallas TX 75226

824 Exposition, Dallas TX 75226

830 Exposition, 4139 Commerce Dallas TX 75226

832 Exposition, 4145 Commerce Dallas TX 75226

840 Exposition, 4147 Commerce Dallas TX 75226

842 Exposition and 4153 Commerce, Dallas TX 75226

3711 Parry, Dallas TX 75226

3715 Parry, Dallas TX 75226

4118 E. Commerce, Dallas TX 75226

4130 Commerce, Dallas TX 75226

4140 Commerce, Dallas TX 75226

3809 Parry, Dallas TX 75226

4100 Commerce, Dallas TX 75226

4112 Commerce, Dallas TX 75226

Certificate holder is named as additional insured and mortgagee.

Borrowers are included as named insureds: Expo Park 500 Exposition, LLC; Expo Park 801 Exposition, LLC; Expo Park Block 811, LLC; Expo Park Block 809, LLC