

ENDORSEMENT

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Endorsement #: 1

Company Name: Seneca Specialty Insurance Company

Policy Number: SSP1803522

Named Insured: Granada Terrace Apartments, LP

Policy Effective Date: 06/30/2024

Producer: RT Specialty - Dallas, TX

Endt. Effective Date: 06/30/2024

IF A COVERAGE IS SHOWN HERE, THIS ENDORSEMENT APPLIES ONLY TO THAT COVERAGE:

Increased TIV from \$18,405,146 to \$19,723,440 through changes in building and BI/EE values.

Premium Adjustment:

Pro-Rata Factor: 1.0000

Premium	Previous Term	New Term	Variance	Pro-Rate
Policy:	\$104,899	\$112,412	\$7,513	\$7,513
Equipment Breakdown:	Not Covered	Not Covered	Not Covered	Not Covered
Terrorism:	\$0	\$0	\$0	\$0
Total Policy Premium:	\$104,899	\$112,412	\$7,513	\$7,513
Total Taxes/Surcharges/Fees	\$500.00	\$500.00	\$0.00	\$0.00

Additional Premium:

\$7,513.00

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

DATE: 07/10/2024



Authorized Representative

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CHANGES TO SCHEDULE OF FORMS AND ENDORSEMENTS

Company Name:	Seneca Specialty Insurance Company	Policy Number:	SSP1803522
Named Insured:	Granada Terrace Apartments, LP	Policy Effective Date:	06/30/2024
Producer:	RT Specialty - Dallas, TX	Endt. Effective Date:	06/30/2024

The following forms are added to the policy:

<u>Form No.</u>	<u>Ed. Date</u>	<u>Form Name</u>
GEN 300	07 23	ENDORSEMENT
GEN 102	01 15	CHANGES TO SCHEDULE OF FORMS AND ENDORSEMENTS
PFL 099	04 23	COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS

SENECA

COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS

Policy No.: SSP1803522

Effective Date: 06/30/2024

Named Insured: Granada Terrace Apartments, LP

DESCRIPTION OF PREMISES

Prem. # Bldg. #	LOCATION – ADDRESS, CITY, STATE, ZIP	CONSTRUCTION / OCCUPANCY	PROTECTION CLASS
01-01	1301 Avenue A, South Houston, TX 77587	F / Apartments	6
01-02	1301 Avenue A, South Houston, TX 77587	F / Apartments	6
01-03	1301 Avenue A, South Houston, TX 77587	F / Apartments	6
01-04	1301 Avenue A, South Houston, TX 77587	F / Apartments	6
01-05	1301 Avenue A, South Houston, TX 77587	F / Apartments	6
01-06	1301 Avenue A, South Houston, TX 77587	F / Apartments	6
01-07	1301 Avenue A, South Houston, TX 77587	F / Apartments	6
01-08	1301 Avenue A, South Houston, TX 77587	F / Apartments	6
01-09	1301 Avenue A, South Houston, TX 77587	F / Apartments	6
01-10	1301 Avenue A, South Houston, TX 77587	F / Apartments	6
01-11	1301 Avenue A, South Houston, TX 77587	F / Apartments	6
01-12	1301 Avenue A, South Houston, TX 77587	F / Apartments	6
01-13	1301 Avenue A, South Houston, TX 77587	F / Apartments	6
01-14	1301 Avenue A, South Houston, TX 77587	F / Apartments	6
01-15	1301 Avenue A, South Houston, TX 77587	F / Apartments	6
01-16	1301 Avenue A, South Houston, TX 77587	F / Apartments	6
01-17	1301 Avenue A, South Houston, TX 77587	F / Maintenance	6
01-18	1301 Avenue A, South Houston, TX 77587	F / Maintenance	6
01-19	1301 Avenue A, South Houston, TX 77587	F / Laundry	6
01-20	1301 Avenue A, South Houston, TX 77587	F / Laundry	6
01-21	1301 Avenue A, South Houston, TX 77587	F / Laundry	6

Construction: FR = Fire Resistive; MFR = Modified Fire Resistive; MNC = Masonry Non-Combustible; NC = Non-Combustible;
JM = Joisted Masonry; F = Frame

LIMITS OF INSURANCE AND COVERAGES PROVIDED

Limit of Insurance: \$19,723,440 is the most we will pay for all loss or damage in any one occurrence; but not to exceed the scheduled Limits of Insurance for each coverage at each location shown, or the applicable Sub-Limits of Insurance shown, if any:

Prem. # Bldg. #	COVERAGE	CAUSES OF LOSS	COINSURANCE **	VALUATION	LIMIT OF INSURANCE
01-01	B	Special	Nil	RC	\$1,331,260
01-01	BPP	Special	80%	RC	\$15,000
01-01	BI/EE	Special	Nil	*	\$161,280
01-02	B	Special	Nil	RC	\$749,840
01-02	BI/EE	Special	Nil	*	\$119,040
01-03	B	Special	Nil	RC	\$736,400
01-03	BI/EE	Special	Nil	*	\$98,640
01-04	B	Special	Nil	RC	\$1,703,800
01-04	BI/EE	Special	Nil	*	\$230,160
01-05	B	Special	Nil	RC	\$736,400

THESE DECLARATIONS TOGETHER WITH THE COMMON POLICY CONDITIONS, COVERAGE PART DECLARATIONS, COVERAGE PART COVERAGE FORM(S), AND FORMS AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART THEREOF, COMPLETE THE ABOVE NUMBERED POLICY.

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COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS

Policy No.: SSP1803522

Effective Date: 06/30/2024

Named Insured: Granada Terrace Apartments, LP

01-05	BI/EE	Special	Nil	*	\$98,640
01-06	B	Special	Nil	RC	\$749,840
01-06	BI/EE	Special	Nil	*	\$119,040
01-07	B	Special	Nil	RC	\$1,214,640
01-07	BI/EE	Special	Nil	*	\$161,280
01-08	B	Special	Nil	RC	\$749,840
01-08	BI/EE	Special	Nil	*	\$119,040
01-09	B	Special	Nil	RC	\$736,400
01-09	BI/EE	Special	Nil	*	\$98,640
01-10	B	Special	Nil	RC	\$1,703,800
01-10	BI/EE	Special	Nil	*	\$213,720
01-11	B	Special	Nil	RC	\$736,400
01-11	BI/EE	Special	Nil	*	\$98,640
01-12	B	Special	Nil	RC	\$749,840
01-12	BI/EE	Special	Nil	*	\$119,040
01-13	B	Special	Nil	RC	\$1,229,200
01-13	BI/EE	Special	Nil	*	\$161,280
01-14	B	Special	Nil	RC	\$1,214,640
01-14	BI/EE	Special	Nil	*	\$241,200
01-15	B	Special	Nil	RC	\$1,219,680
01-15	BI/EE	Special	Nil	*	\$164,400
01-16	B	Special	Nil	RC	\$1,553,020
01-16	BI/EE	Special	Nil	*	\$241,200
01-17	B	Special	Nil	RC	\$45,000
01-18	B	Special	Nil	RC	\$36,200
01-19	B	Special	Nil	RC	\$23,300
01-20	B	Special	Nil	RC	\$23,300
01-21	B	Special	Nil	RC	\$20,400

Total Insurable Values: \$19,723,440

Coverage:

B = Building;

BPP = Business Personal Property including Stock;

BPPX = Business Personal Property excluding Stock;

S = Stock only;

FURN = Furniture;

FIXT = Fixtures;

M&E = Machinery & Equipment;

R = "Rental Value" only;

EE = Extra Expense only;

TI = Tenants' Improvements and Betterments;

Unit Owners I&A = Unit Owners' – Improvements & Alterations;

BPP w/ TI = BPP including Tenant Improvements;

Household PP = Household Personal Property;

PPO = Personal Property of Others;

BI w/o EE = Business Income without Extra Expense including "Rental Value";

BI w/o EEX = Business Income without Extra Expense excluding "Rental Value";

BI/EE = Business Income with Extra Expense including "Rental Value";

BI/EEX = Business Income with Extra Expense excluding "Rental Value";

Causes of Loss:

Basic = ISO Causes of Loss-Basic Form;

Broad = ISO Causes of Loss-Broad Form;

Special = ISO Causes of Loss-Special Form;

Valuation:

* = Valuation is per the respective Coverage Form;

ACV = Actual Cash Value;

RC = Replacement Cost;

ALS = Actual Loss Sustained;

FBV = Functional Building Valuation;

FPPV = Function Personal Property Valuation;

MVS = Market Value - Stock;

MSP = Manufacturer's Selling Price - Finished "Stock" Only;

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Named Insured: Granada Terrace Apartments, LP

Coinsurance: ** If Extra Expense Coverage, Limits on Loss Payment

Optional Coverages: Applicable Only When Entries Are Made in the Schedule below.

Prem. # Bldg. #	COVERAGE	MONTHLY LIMIT OF INDEMNITY *** (FRACTION)	MAXIMUM PERIOD OF INDEMNITY (X)	EXTENDED PERIOD OF INDEMNITY **** (DAYS)
01-01	BI/EE			180 Days
01-02	BI/EE			180 Days
01-03	BI/EE			180 Days
01-04	BI/EE			180 Days
01-05	BI/EE			180 Days
01-06	BI/EE			180 Days
01-07	BI/EE			180 Days
01-08	BI/EE			180 Days
01-09	BI/EE			180 Days
01-10	BI/EE			180 Days
01-11	BI/EE			180 Days
01-12	BI/EE			180 Days
01-13	BI/EE			180 Days
01-14	BI/EE			180 Days
01-15	BI/EE			180 Days
01-16	BI/EE			180 Days

Monthly Limit of Indemnity: *** 1/12th, or 1/6th, or 1/4th, or 1/3rd, or 1/2 = Monthly Limitation applicable to Business Income

Extended Period of Indemnity: **** Applies to Business Income Only

SUB-LIMITS OF INSURANCE

\$250,000 Water Damage per occurrence.

ALL SUB-LIMITS OF INSURANCE ARE CONTAINED WITHIN THE LIMIT OF INSURANCE IN ANY ONE OCCURRENCE,
AND ARE NOT IN ADDITION TO THE LIMIT OF INSURANCE.

DEDUCTIBLES

\$25,000 Per occurrence, except:

72 Hours Business Income Waiting Period

If two or more deductibles apply to any covered loss or damage, the highest single deductible will apply in any one occurrence.

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