



EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)

7/3/2024

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 Seneca Insurance Co 160 Water Street New York, NY 10038		NAIC NO: 10936
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 Granada Terrace Apartments, LP 11911 San Vicente Boulevard, Suite 355 Los Angeles CA 90049			LOAN NUMBER	POLICY NUMBER SSP1803522	
ADDITIONAL NAMED INSURED(S)			EFFECTIVE DATE 06/30/2024	EXPIRATION DATE 06/30/2025	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
			THIS REPLACES PRIOR EVIDENCE DATED:		

PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) ☒ BUILDING OR ☒ BUSINESS PERSONAL PROPERTY

LOCATION/DESCRIPTION
1301, 1303, 1305 Avenue A, South Houston, TX 77587, 16 Apartment Bldgs, 2 Maintenance Bldgs, 3 Laundry Bldgs

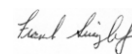
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE 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	<input checked="" type="checkbox"/> SPECIAL
COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$ 18,405,147		DED: 25,000			
		YES	NO	N/A	
<input checked="" type="checkbox"/> BUSINESS INCOME <input checked="" type="checkbox"/> RENTAL VALUE		X			If YES, LIMIT: 2,305,257 Actual Loss Sustained; # of months:
BLANKET COVERAGE			X		If YES, indicate value(s) reported on property identified above: \$
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: 20,000,000 DED: 10,000
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg		X			If YES, LIMIT: 16,084,890 DED: 25000
- Demolition Costs		X			If YES, LIMIT: 10% DED: 25,000
- Incr. Cost of Construction		X			If YES, LIMIT: 10% DED: 25,000
EARTH MOVEMENT (If Applicable)			X		If YES, LIMIT: DED:
FLOOD (If Applicable)			X		If YES, LIMIT: DED:
WIND / HAIL INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:		X			If YES, LIMIT: 5,000,000 DED: 5%
NAMED STORM INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:		X			If YES, LIMIT: 5,000,000 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	LENDER'S LOSS PAYABLE	<input checked="" type="checkbox"/> LOSS PAYEE	LENDER SERVICING AGENT NAME AND ADDRESS
<input checked="" type="checkbox"/> MORTGAGEE			
NAME AND ADDRESS Citibank, N.A., ISAOA ATIMA c/o Berkadia Commercial Mortgage LLC P.O. Box 557 Ambler, PA 19002			AUTHORIZED REPRESENTATIVE 

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ADDITIONAL REMARKS SCHEDULE

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AGENCY Swingle, Collins & Associates		NAMED INSURED Granada Terrace Apartments, LP 11911 San Vincente Boulevard, Suite 355 Los Angeles CA 90049	
POLICY NUMBER SSP1803522		EFFECTIVE DATE: 06/30/2024	
CARRIER Seneca Insurance Co	NAIC CODE 10936		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

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

REMARKS:

Conditions:
30 days' notice of cancellation except 10 days' notice for non-payment.

Property Excluding Wind & Hail:
Carrier: Seneca Specialty Insurance Company
Policy Number: SSP1803522
Policy Period 06-30-2024 to 06-30-2025
Building Limit \$16,084,890, Coinsurance 0, Per schedule of values attached
Business Personal Property \$15,000, 80% Coinsurance, Per schedule of values attached
Business Income w/Loss of Rents \$2,305,257, Per schedule of values attached
TOTAL INSURED VALUE \$18,405,147, Per schedule of values attached
Ordinance of Law:
Coverage A up to building limit, Per Building
Coverage B 10%, Per Building
Coverage C 10%, Per Building
Deductibles - \$25,000 per claim. Loss of Rents 72 Hour wait.
Valuation Replacement Cost
Coinsurance 0

Wind/Hail:
Carrier: HDI Global Specialty SE
Policy Period 06-30-2024 to 06-30-2025
Policy # CTW007673
Loss Limit: \$5,000,000 includes Named Storm & Wind & Hail.
Based on Total Insured value of \$18,405,147, Per schedule of values attached
Deductible 5% Named Storm including Wind & Hail
Valuation: Replacement
Coinsurance 0

Property - Terrorism:
Carrier: Underwriters at Lloyd's of London
Policy # UTS2579954.24
Policy Period 06-30-2024 to 06-30-2025
Limits:
Building \$16,085,160, Per schedule of values attached
Business Personal Property \$15,000, Per schedule of values attached
Rental Income Limit \$2,305,257, Per schedule of values attached
Total Insured Value \$18,405,147, Per schedule of values attached
Deductible \$5,000 per claim
Demolition and Increased Cost of Construction Limit \$1,000,000
Valuation Replacement Cost

Equipment Breakdown:
Carrier: Liberty Mutual Fire Insurance Company
Policy # YB2-L9L-478388-014
Policy Period 06-30-2024 to 06-30-2025
Limits Per Breakdown: \$20,000,000
Deductibles:
Property Damage \$10,000
Business Income 24 Hours

BUILDINGS ARE SPECIFICALLY SCHEDULED PER THE ATTACHED STATEMENT OF VALUES. NO BLANKET COVERAGE.
THIS IS THE ONLY LOCATION ON THESE POLICIES.

Waiver of subrogation in favor of certificate holder.

Loan Number – 60000185

GRANADA TERRACE APARTMENTS, LP STATEMENT OF VALUES

Bldg	Street	Address	City	State	Zip	Stories	Building Value	Contents Value	BI/Rental Income	TIV
1	1301	Avenue A	South Houston	TX	77587	2	\$1,236,170.00	\$15,000.00	\$163,775.47	\$1,414,945.47
2	1301	Avenue A	South Houston	TX	77587	2	\$696,280.00	\$-	\$99,354.10	\$795,634.10
3	1301	Avenue A	South Houston	TX	77587	2	\$683,800.00	\$-	\$99,354.10	\$783,154.10
4	1301	Avenue A	South Houston	TX	77587	2	\$1,582,100.00	\$-	\$99,354.10	\$1,681,454.10
5	1301	Avenue A	South Houston	TX	77587	2	\$683,800.00	\$-	\$99,354.10	\$783,154.10
6	1301	Avenue A	South Houston	TX	77587	2	\$696,280.00	\$-	\$99,618.74	\$795,898.74



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CARRIER Seneca Insurance Co	NAIC CODE 10936	EFFECTIVE DATE: 06/30/2024	

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

7	1301 Avenue A South Houston TX 77587 2	\$1,127,880.00	\$-	\$99,618.74	\$1,227,498.74
8	1301 Avenue A South Houston TX 77587 2	\$696,280.00	\$-	\$99,618.74	\$795,898.74
9	1301 Avenue A South Houston TX 77587 2	\$683,800.00	\$-	\$99,618.74	\$783,418.74
10	1301 Avenue A South Houston TX 77587 2	\$1,582,100.00	\$-	\$220,975.91	\$1,803,075.91
11	1301 Avenue A South Houston TX 77587 2	\$683,800.00	\$-	\$220,975.91	\$904,775.91
12	1301 Avenue A South Houston TX 77587 2	\$696,280.00	\$-	\$163,321.80	\$859,601.80
13	1301 Avenue A South Houston TX 77587 2	\$1,141,400.00	\$-	\$206,382.81	\$1,347,782.81
14	1301 Avenue A South Houston TX 77587 2	\$1,127,880.00	\$-	\$206,382.81	\$1,334,262.81
15	1301 Avenue A South Houston TX 77587 2	\$1,132,560.00	\$-	\$163,775.47	\$1,296,335.47
16	1301 Avenue A South Houston TX 77587 2	\$1,442,090.00	\$-	\$163,775.47	\$1,605,865.47
17	1301 Avenue A South Houston TX 77587 2	\$58,500.00	\$-		\$58,500.00
18	1301 Avenue A South Houston TX 77587 2	\$47,060.00	\$-		\$47,060.00
19	1301 Avenue A South Houston TX 77587 2	\$30,290.00			\$30,290.00
20	1301 Avenue A South Houston TX 77587 2	\$30,290.00			\$30,290.00
21	1301 Avenue A South Houston TX 77587 2	\$26,250.00			\$26,250.00
		\$16,084,890.00	\$15,000.00	\$2,305,257.00	\$18,405,147.00