

ENDORSEMENT

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Endorsement #: 2

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: 07/23/2024

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

- The following Additional Named Insured(s) are added to the policy as per Form # GEN 313 11/13 "Schedule of Additional Insured":

Premium Adjustment:

Pro-Rata Factor: 0.9370

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

Additional Premium:

\$0.00

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.



Authorized Representative

DATE: 08/01/2024

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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:	07/23/2024

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
GEN 303	11 13	SCHEDULE OF NAMED INSUREDS
SSI 325	01 24	COMMERCIAL PROTECTIVE SAFEGUARDS

SENECA

COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS

Policy No.: SSP1803522

Effective Date: 07/23/2024

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.

SENECA

COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS

Policy No.: SSP1803522

Effective Date: 07/23/2024

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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COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS

Policy No.: SSP1803522

Effective Date: 07/23/2024

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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Producer* : RT Specialty - Dallas, TX

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SCHEDULE OF NAMED INSUREDS

Granada Terrace Apartments, LP

Enterprise Housing Partners XXXIII Limited Partnership

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

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COMMERCIAL PROTECTIVE SAFEGUARDS

This Endorsement modifies insurance provided under the following:

COMMERCIAL PROPERTY COVERAGE PART

STANDARD PROPERTY POLICY

Schedule:

Prem. No.	Bldg. No.	Protective Safeguard Symbols Applicable
All	All	P-6
All	All	P-7
All	All	P-9
Describe any "P-9": (All - All) Warrant functional fire extinguishers per NFPA 10.		

A. The following is added to the Commercial Property Conditions:

Protective Safeguards

1.As a condition of this insurance, you are required to maintain the Protective Safeguard(s) listed in the Schedule above.

2.The Protective Safeguard(s) to which this endorsement applies are identified by the following symbols:

"P-1" Automatic Sprinkler System, including related supervisory services.

Automatic Sprinkler System means:

a. Any automatic fire protective or extinguishing system, including connected:

- (1) Sprinklers and discharge nozzles;
- (2) Ducts, pipes, valves and fittings;
- (3) Tanks, their component parts and supports; and
- (4) Pumps and private fire protection mains.

b. When supplied from an automatic fire protective system:

- (1) Non-automatic fire protective systems; and
- (2) Hydrants, standpipes and outlets.

"P-2" Automatic Fire Alarm, protecting the entire building, that is:

a. Connected to a central station; or

b. Reporting to a public or private fire alarm station.

“P-3” Security Service, with a recording system or watch clock, making hourly rounds covering the entire building, when premises are not in actual operation.

“P-4” Service Contract with a privately owned fire department providing fire protection service to the described premises.

“P-5” Automatic Commercial Cooking Exhaust And Extinguishing System installed on cooking appliances and having the following components:

a. Hood;

b. Grease removal device;

c. Duct system; and

d. Wet chemical fire extinguishing equipment.

“P-6” All unoccupied units must be locked and secured to prevent unauthorized access or entry.

“P-7” Hard wired or battery powered smoke detectors must be installed and be operational in each unit and within common areas.

“P-9” The Protective Safeguard(s) described in the Schedule.

B. The following is added to the **Exclusions** section of:

Causes of Loss – Basic Form

Causes of Loss – Broad Form

Causes of Loss – Special Form

Mortgageholders Errors And Omissions Coverage Form

Standard Property Policy

We will not pay for loss or damage caused by or resulting from fire or theft if, prior to the fire or theft, you:

1. Knew of any suspension or impairment in any protective safeguard listed in the Schedule above and failed to notify us of that fact; or
2. Failed to maintain any protective safeguard listed in the Schedule above, and over which you had control, in complete working order.

If part of an Automatic Sprinkler System or Automatic Commercial Cooking Exhaust And Extinguishing System is shut off due to breakage, leakage, freezing conditions or opening of sprinkler heads, notification to us will not be necessary if you can restore full protection within 48 hours.