



EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

RFALLON

DATE (MM/DD/YYYY)
10/10/2022

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 Mesirow Insurance Services, Inc. 353 N Clark St 11th Fl Chicago, IL 60654		PHONE (A/C, No, Ext):	COMPANY NAME AND ADDRESS Lloyd's of London		NAIC NO: 00000
Contact name:		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH			
FAX (A/C, No): (847) 201-4720		E-MAIL ADDRESS:			
CODE:	SUB CODE:		POLICY TYPE Builders Risk		
AGENCY CUSTOMER ID #: BRINDEV-03					
NAMED INSURED AND ADDRESS Palmer Pointe, LLC 1603 Orrington Avenue, Suite 450 Evanston, IL 60201-3807			LOAN NUMBER	POLICY NUMBER BINDER	
			EFFECTIVE DATE 10/13/2022	EXPIRATION DATE 4/13/2024	<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**

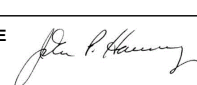
LOCATION / DESCRIPTION
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY 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: \$ 32,247,769	DED: 25,000			
<input type="checkbox"/> BUSINESS INCOME <input checked="" type="checkbox"/> RENTAL VALUE	YES	NO	N/A	If YES, LIMIT: <input checked="" type="checkbox"/> Actual Loss Sustained; # of months:
BLANKET COVERAGE		<input checked="" type="checkbox"/>		If YES, indicate value(s) reported on property identified above: \$
TERRORISM COVERAGE		<input checked="" type="checkbox"/>		Attach Disclosure Notice / DEC
IS THERE A TERRORISM-SPECIFIC EXCLUSION?		<input checked="" type="checkbox"/>		
IS DOMESTIC TERRORISM EXCLUDED?		<input checked="" type="checkbox"/>		
LIMITED FUNGUS COVERAGE	<input checked="" type="checkbox"/>			If YES, LIMIT: 15,000 DED: 25,000
FUNGUS EXCLUSION (If "YES", specify organization's form used)		<input checked="" type="checkbox"/>		
REPLACEMENT COST	<input checked="" type="checkbox"/>			
AGREED VALUE		<input checked="" type="checkbox"/>		
COINSURANCE		<input checked="" type="checkbox"/>		If YES, %
EQUIPMENT BREAKDOWN (If Applicable)	<input checked="" type="checkbox"/>			If YES, LIMIT: DED: 25,000
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	<input checked="" type="checkbox"/>			If YES, LIMIT: DED: 25,000
- Demolition Costs	<input checked="" type="checkbox"/>			If YES, LIMIT: DED: 25,000
- Incr. Cost of Construction	<input checked="" type="checkbox"/>			If YES, LIMIT: DED: 25,000
EARTH MOVEMENT (If Applicable)	<input checked="" type="checkbox"/>			If YES, LIMIT: 2,500,000 DED: 50,000
FLOOD (If Applicable)	<input checked="" type="checkbox"/>			If YES, LIMIT: 2,500,000 DED: 50,000
WIND / HAIL INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	<input checked="" type="checkbox"/>			If YES, LIMIT: DED:
NAMED STORM INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	<input checked="" type="checkbox"/>			If YES, LIMIT: DED:
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS	<input checked="" type="checkbox"/>			

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 checked="" type="checkbox"/>			
NAME AND ADDRESS FNBC Leasing Corporation c/o jpmorgan capital, housing investments 21 s. clark 12th floor Chicago, IL 60603			AUTHORIZED REPRESENTATIVE 

**ADDITIONAL REMARKS SCHEDULE**

AGENCY Mesirow Insurance Services, Inc.		NAMED INSURED Palmer Pointe, LLC 1603 Orrington Avenue, Suite 450 Evanston, IL 60201-3807	
POLICY NUMBER BINDER			
CARRIER Lloyd's of London	NAIC CODE 00000	EFFECTIVE DATE: 10/13/2022	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 28 FORM TITLE: EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

Special Conditions:

Builder's Risk Coverage is "all risk" subject to policy terms and conditions.
Coverage is NOT written on a monthly reporting form.

Issuing Company: Certain Underwriters at Lloyd's London

NAIC No #AA1122000

Policy Number #TBD

Policy Period: 10/13/2022 to 4/13/2024

Jobsite Limit \$22,000,000 in any one occurrence being 68.22% of \$32,247,769
\$25,000 Deductible

68.22% Quota Share:

Hard Cost \$27,694,454

Soft Costs \$2,789,083

Loss of Rental Income \$1,764,232

Soft Costs 30 Days Waiting Period

Transit Limit \$1,000,000/\$25,000 Deductible

Expediting Expense \$100,000/\$25,000 deductible

Permission to Occupy granted unlimited Occupancy

Ordinance or Law Coverage A included in Building Limit

Ordinance or Law Coverage B & C - 20% of Building Limit with a maximum of \$1,000,000 per occurrence.

Interior Water Damage \$2,500,000

\$150,000 Deductible Water Damage and/or Interior Water Intrusion other than Flood per occurrence.

3% of the total insured value at risk at the time of loss subject to a minimum deductible of

\$1000,000 for Windstorm/Hail per occurrence.

Earth Movement deductible 3% of Building limit with a minimum of \$100,000

Underground Pipes, Flues & Drains Included

Scaffolding and Temporary Structures \$250,000

Limited Pollution Annual Aggregate \$100,000

Debris Removal Lessor of 25% or \$5,000,000

Issuing Company: General Security Indemnity Company of Arizona

NAIC No #20559

Policy Number #TBD

Policy Period: 10/13/2022 to 4/13/2024

Policy Coverage Information:

Jobsite Limit \$10,247,769 in any one occurrence being 31.78% of \$32,247,769

\$25,000 Deductible

31.78% Quota Share:

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CARRIER Lloyd's of London	NAIC CODE 00000	EFFECTIVE DATE: 10/13/2022	

ADDITIONAL REMARKS

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

Hard Cost \$27,694,454
Soft Costs \$2,789,083
Loss of Rental Income \$1,764,232
Soft Costs 30 Days Waiting Period

Transit Limit \$1,000,000/\$25,000 Deductible

Expediting Expense \$100,000/\$25,000 deductible

Permission to Occupy granted unlimited Occupancy

Interior Water Damage \$2,500,000
\$150,000 Deductible Water Damage and/or Interior Water Intrusion other than Flood per occurrence.

\$50,000 Windstorm and Hail per occurrence
3% of the total insured value at risk at the time of loss subject to a minimum deductible of \$100,000 for Windstorm/Hail per occurrence.

30 days respects Loss of Gross Earnings/Loss of rental income/soft costs per occurrence

\$50,000 Flood per occurrence
3% of the total insured value at risk at the time of loss subject to a minimum deductible of \$100,000 for Windstorm/Hail per occurrence.

Underground Pipes, Flues & Drains Included
Scaffolding and Temporary Structures \$250,000
Limited Pollution Annual Aggregate \$100,000
Debris Removal Lessor of 25% or \$5,000,000

Terrorism Coverage included under Policy # TBD
Policy Effective Date: 9/15/2022 - 3/15/2024
Issuing Company: Certain Underwrites at Lloyd's London

****Effective upon closing******RE: The Haven at Palmer Pointe: 1115 Carter Street, Columbia, SC 29204****30 day notice of cancellation, except 10 days for non payment, provided to certificate holder**