



Commercial Property Policy

Policy No: AIG-CPP-2026-04871 | Effective: 03/01/2026 - 03/01/2027

SECTION I — DECLARATIONS

Named Insured:	Meridian Steel Corporation
DBA:	Meridian Steel Manufacturing & Distribution
Mailing Address:	4200 Industrial Parkway, Suite 100 Houston, TX 77041
FEIN:	74-3298156
SIC Code:	3312 — Steel Works, Blast Furnaces
NAICS Code:	331110 — Iron and Steel Mills and Ferroalloy Manufacturing
Policy Period:	March 1, 2026, 12:01 AM to March 1, 2027, 12:01 AM Standard Time at the address shown above
Producer:	Marsh & McLennan Companies Attn: David Chen, SVP License No: TX-7841205
Premium:	\$287,500 (Annual) Deposit: \$143,750
Policy Form:	AIG Advantage Property Premier (AIG-PP-2026)

SECTION II — SCHEDULE OF COVERAGES & LIMITS

Coverage	Limit	Deductible	Coinsurance	Valuation
Building — Loc 1	\$42,500,000	\$25,000	90%	Replacement Cost
Building — Loc 2	\$18,750,000	\$25,000	90%	Replacement Cost
Business Personal Property — Loc 1	\$15,200,000	\$10,000	80%	Replacement Cost
Business Personal Property — Loc 2	\$8,400,000	\$10,000	80%	Replacement Cost
Business Income w/ Extra Expense	\$12,000,000	72-hr waiting	N/A	12-month ALS
Equipment Breakdown	\$5,000,000	\$10,000	N/A	Replacement Cost
Ordinance or Law — Coverage A	\$2,500,000	Per Building Ded	N/A	ACV
Ordinance or Law — Coverage B	\$2,500,000	Per Building Ded	N/A	RC
Ordinance or Law — Coverage C	\$5,000,000	Per Building Ded	N/A	RC
Flood — Loc 1 (Zone X)	\$5,000,000	\$100,000	N/A	RC
Flood — Loc 2 (Zone AE)	\$2,500,000	\$250,000	N/A	RC

Coverage	Limit	Deductible	Coinsurance	Valuation
Named Storm — All Locations	\$10,000,000	3% TIV / \$500K min	N/A	RC
Earthquake — All Locations	\$5,000,000	5% TIV / \$250K min	N/A	RC
Transit / Inland Marine	\$2,000,000	\$5,000	N/A	RC
Valuable Papers & Records	\$500,000	\$2,500	N/A	RC
Accounts Receivable	\$1,000,000	\$2,500	N/A	N/A

Aggregate Policy Limit: \$85,000,000 per occurrence / \$170,000,000 annual aggregate

SECTION III — SCHEDULE OF LOCATIONS

Loc #	Address	Occupancy	Const.	Year Built	Sq Ft	Sprinkler	TIV
1	4200 Industrial Pkwy Houston, TX 77041	Manufacturing & Warehouse	Fire Resistive	2008	120,000	Full ESFR NFPA 13	\$57,700,000
2	8901 Port Arthur Rd Beaumont, TX 77705	Distribution Center	Masonry Non-Comb	2015	65,000	Wet Pipe NFPA 13	\$27,150,000

SECTION IV — ENDORSEMENT SCHEDULE

Form No.	Edition	Endorsement Title	Premium +/-
AIG-PP-001	01/2026	Agreed Value Endorsement (Waiver of Coinsurance)	Included
AIG-PP-002	01/2026	Blanket Limits — Buildings & BPP	Included
AIG-PP-003	01/2026	Business Income — Extended Period of Indemnity (365 days)	+\$4,200
AIG-PP-004	01/2026	Utility Services — Direct Damage & Time Element	Included
AIG-PP-005	01/2026	Fungus, Wet Rot, Dry Rot — Limited Coverage (\$100K)	Included
AIG-PP-006	01/2026	Electronic Data — Expanded Coverage (\$250K)	+\$1,800
AIG-PP-007	01/2026	Ordinance or Law — Increased Coverage	Included
AIG-PP-008	01/2026	Protective Safeguards — P-1, P-2, P-9	Warranty
AIG-PP-009	01/2026	Water Exclusion — Amended (Storm Surge Buyback)	+\$12,500
AIG-PP-010	01/2026	Terrorism Risk Insurance Act (TRIA) — Certified Acts	+\$3,400
CP 99 33	10/2012	Exclusion of Loss Due to Virus or Bacteria	N/A
IL 09 35	07/2022	Exclusion of Certain Computer-Related Losses	N/A

SECTION V — FIVE-YEAR LOSS HISTORY

Source: Meridian Steel Corp — verified via carrier loss runs and TPA reports.

Policy Year	Carrier	Earned Premium	# Claims	Incurred Losses	Loss Ratio	Status
2025-2026	AIG (Current)	\$287,500	2	\$84,200	29.3%	Open (1)
2024-2025	Zurich	\$265,000	4	\$312,450	117.9%	All Closed
2023-2024	Zurich	\$248,000	1	\$18,700	7.5%	All Closed
2022-2023	Chubb	\$242,000	3	\$156,800	64.8%	All Closed
2021-2022	Chubb	\$235,000	0	\$0	0.0%	All Closed

5-Year Combined Incurred: \$572,150 | Avg Loss Ratio: 43.9% | Large Loss (\$50K+): 2 claims

Large Loss Detail:

Date of Loss	Location	Cause	Description	Incurred	Status
06/14/2024	Loc 1	Wind/Hail	Severe thunderstorm — roof membrane damage, HVAC unit destruction, 3-week production delay	\$248,000	Closed
11/02/2022	Loc 2	Equipment Breakdown	Transformer failure — electrical surge damaged conveyor systems and control panels	\$142,300	Closed

SECTION VI — SPECIAL CONDITIONS & WARRANTIES

1. Protective Safeguards Warranty: The insured warrants that the following protective safeguards are maintained in working order at all times: (P-1) Automatic Sprinkler System per NFPA 13, (P-2) Automatic Fire Alarm connected to central station, (P-9) Operational security cameras with 30-day recording retention.

2. Vacancy Provision (Amended): The standard 60-day vacancy provision is amended to 120 days. After 120 consecutive days of vacancy, coverage for vandalism, sprinkler leakage, and glass breakage is suspended. All other covered perils are subject to a 15% reduction in loss payment.

3. Roof Maintenance Warranty: The insured shall maintain a written roof maintenance program with semi-annual inspections by a qualified roofing contractor. Inspection reports shall be retained and made available to AIG upon request. Failure to comply may result in exclusion of roof-related losses.

4. Hot Work Procedures: All welding, cutting, and open flame operations shall comply with NFPA 51B. A designated fire watch shall be maintained for a minimum of 60 minutes following completion of hot work.

5. Business Continuity Plan: The insured warrants that a documented Business Continuity Plan (BCP) is in effect, reviewed annually, and tested at least once every 24 months. The BCP shall include provisions for alternate production facilities.

6. Flood Zone AE — Location 2: A flood elevation certificate (FEMA Form 086-0-33) is on file confirming the lowest floor elevation is 2.4 feet above Base Flood Elevation (BFE). The \$250,000 flood deductible applies to Location 2 only.

7. Cyber Exclusion: This policy does not cover loss or damage arising from any cyber incident, malicious code, hacking, ransomware, or denial of service attack. See endorsement IL 09 35 attached.

SECTION VII — SIGNATURES

Authorized Representative

AIG Property Division

Date: _____

Named Insured or Authorized Agent

Meridian Steel Corporation

Date: _____